

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY8 June 2016Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2016/06ERECTION OF SINGLE STOREY REAR EXTENSION AND DETACHED GARAGE AT
REAR AT 157 PAISLEY ROAD, BARRHEAD**PURPOSE OF REPORT**

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

DETAILS OF APPLICATION

2. Application type: Full Planning Permission (Ref No:- 2016/0104/TP).
- Applicant: Mr Douglas Rankin.
- Proposal: Erection of single storey rear extension and detached garage at rear.
- Location: 157 Paisley Road, Barrhead.
- Council Area/Ward: Barrhead (Ward 2).

REASON FOR REQUESTING REVIEW

3. The applicant has requested a review on the grounds that the Council's appointed officer refused the application.

RECOMMENDATIONS

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

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

BACKGROUND

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

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

7. The report highlighted that historically appeals against planning decisions were dealt with by Scottish Ministers. However, following the introduction of the new planning provisions which came into effect on 3 August 2009 all appeals against decisions made in respect of local developments under delegated powers would be heard by a Local Review Body. The Local Review Body would also deal with cases where the appointed officer had failed to determine an application within two months from the date it was lodged.

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of his application. A copy of the applicant’s Notice of Review and Statement of Reasons is attached as Appendix 5.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that the review can be determined based on the information submitted only without the need for further procedure.

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

11. Members will recall however that at the meeting of the Local Review Body on 4 November 2015, it was decided that the Local Review Body would carry out unaccompanied site inspections for a trial period of 6 months for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. In accordance with the above decision, the Local Review Body agreed to carry out an unaccompanied site inspection on Wednesday, 8 June 2016 immediately before the meeting of the Local Review Body which is scheduled to begin at 2.30pm on that date.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

11. 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.

12. 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 105-112);
- (b) Copies of representations – Appendix 2 (Pages 113-130);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 131-148);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 149-152); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 153-160) .

13. 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 161-170).

- (a) Existing location plan – AP(0)001;
- (b) Refused – Site and location plan - AP(0)004;
- (c) Existing elevations and sections- AP(0)003;
- (d) Refused – Proposed elevations - AP(0)006;
- (e) Existing floor plans - AP(0)002;
- (f) Refused – Proposed floor plans - AP(0)005;
- (g) Refused – Sections and garage - AP(0)007; and
- (h) Proposed 3D Views – AP(0)008.

14. 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.

15. All the documents referred to in this report can be viewed online on the Council's website at www.eastrenfrewshire.gov.uk with the exception of any representations that have been made to the application.

RECOMMENDATIONS

16. The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
 - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and
 - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed.
- (b) In the event that further procedure is required to allow it to determine the review, consider:-
 - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
 - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

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

Date:- May 2016

KEY WORDS:

A report presenting information to allow the Local Review Body to review the decision taken by the appointed officer to refuse the application for planning permission in terms of the scheme of delegation.

Key Words:- Local Review Body, Notice of Review, Statement, Reasons.

APPLICATION FORM

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

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

Thank you for completing this application form:

ONLINE REFERENCE 100003973-001

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

Description of Proposal

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

Proposed rear extension to create an open plan kitchen, dining & family area with utility & WC. Plus replacement garage

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:	Spacesix Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	George	Building Name:	
Last Name: *	Skinner	Building Number:	272
Telephone Number: *	0141 354 1376	Address 1 (Street): *	Bath Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G2 4JR
Email Address: *	george.skinner@spacesix.com		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Douglas	Building Number:	157
Last Name: *	Rankin	Address 1 (Street): *	Paisley Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Barrhead
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G78 1HT
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

157 PAISLEY ROAD

Address 2:

BARRHEAD

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G78 1HT

Please identify/describe the location of the site or sites

Northing

660021

Easting

249661

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: George Skinner

On behalf of: Mr Douglas Rankin

Date: 21/02/2016

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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

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

Continued on the next page

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

You can attach these electronic documents later in the process.

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

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

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

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

Declare – For Householder Application

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

Declaration Name: Mr George Skinner

Declaration Date: 22/02/2016

Payment Details

Cheque: x, x

Created: 22/02/2016 23:55

COPIES OF REPRESENTATIONS

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From:Lindsey Murie
Sent:Sat, 12 Mar 2016 16:38:58 +0000
To:Planning
Cc:Lindsey Dougray
Subject:Objection to Application Number 2016/0104/TP (Mr Douglas Rankin, 157 Paisley Road, Barrhead, Glasgow, G78 1HT)

Hi

My name is Lindsey Murie and I am the immediate neighbour of Mr Rankin at the above address. I reside at 159 Paisley Road, Barrhead, Glasgow, G78 1HT.

Having viewed the above planning application, from the 3D Drawing in the application it is clear that there is a **significant overshadow of the new single story structure** and that will directly negatively impact the use of my sun-room (which is south facing) and also severely reduce the natural light in the kitchen which will be completely overshadowed by the extension. **I therefore strenuously object to the plans on these grounds.**

I have attached pictures of my sun-room (outside and inside), kitchen and sitting room so show the positive impact the sun has on the quality of use of the sun-room, general lighting in the kitchen and sitting room. You can see from these pictures that the proposed extension will cause a significant issue for me.

I am finding this matter quite distressing and would be prepared to make a submission in person if this would help in explaining my concerns. Unfortunately I am unable to do this from the 14th - 28th March as I am on holiday but would be willing to come in person to your offices thereafter.

If you would like access to my property to see for yourself the significant issue this extension will pose for me, my father, William Dougray would be happy to give you access to my house while I am away. He can be contacted on [REDACTED] or on his mobile [REDACTED]

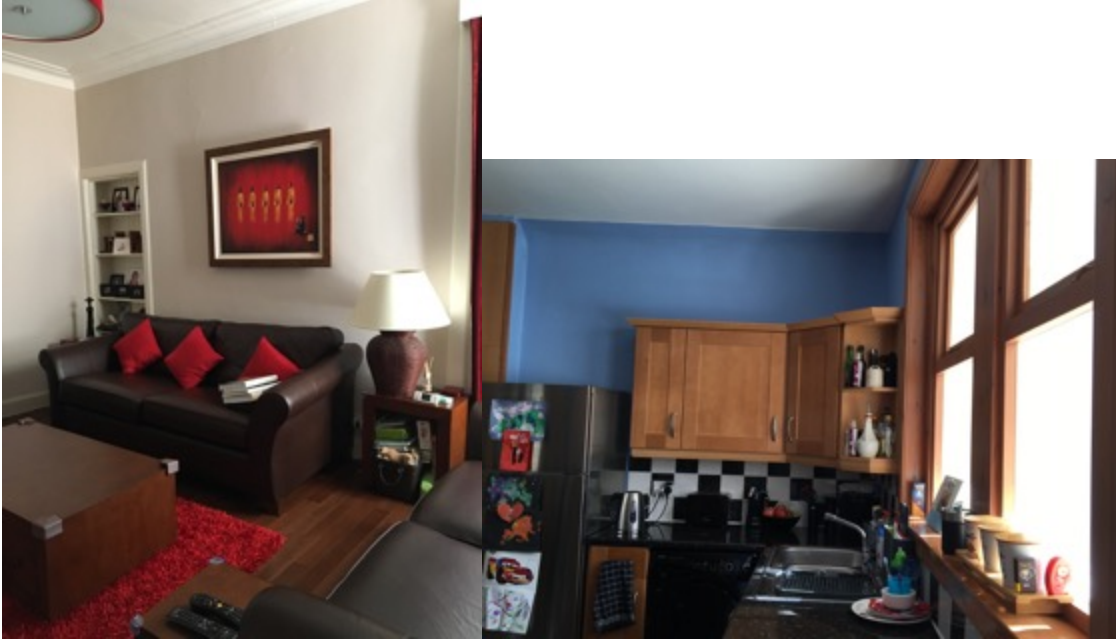
I have also posted a copy of this email and pictures to the Head of Environment (Planning, Property and Regeneration).

Please note I have no objection to the site of the proposed garage as part of this application.

Yours sincerely

Lindsey Murie







This email has been scanned.

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

21st May 2016

Dear Mr O'Neil

Reference: REVIEW/2016/06 (Planning Application 2016/0104/TP)
Location: 157 Paisley Road, Barrhead, East Renfrewshire, G78 1HT
Proposal: Erection of single storey rear extension and detached garage at rear
Objector: Mrs Lindsey Murie, 159 Paisley Road, Barrhead, Glasgow, G78 1HT

Following your letter of the 9th May, in which you informed me that Mr Rankin had appealed the decision of the Council to refuse planning permission, I would like to confirm that I still strenuously object to these plans and hereby submit further representation for the Local Review Body to consider, along with the original letter stating my objection to these plans. *(Please note that in considering all relevant documentation I have sought some independent professional planning advice to ensure that my objection to this application is fair and reasonable).*

My objection to the above Planning Application, (which I believe the Planners have shown a strong objection to and therefore why the Council have reached a decision to refuse), is as follows:

- **Material Consideration: Overshadowing and Lack of Natural Light**

The Report of Handling indicates that the proposed extension would increase the amount of overshadowing, resulting in my conservatory, which is the main source of natural light into my kitchen and sitting room, being in shadow until mid-afternoon, an increase in overshadowing by approximately 3 hours. This will have a significant negative impact on my property and therefore the enjoyment of my home as the kitchen and sitting room are where my young son and I spend most of our time during daylight hours. In addition, I would no longer be able to enjoy the conservatory which takes advantage of the south facing aspect, for a long period during the day, regardless of the brick wall view I would now be faced with.

Whilst Mr Rankin states that the overshadowing will fall on my side access and not usable garden ground of my property (he fails to acknowledge the overshadowing of my conservatory and actual garden), I would like to state that given the small outside space I currently do have, every inch of this is utilised when outside and again this would negatively impact the outside space I do have and enjoyment of my home.

The Report of Handling also indicates that the size and position of the garage will increase the amount of overshadow to my garden. I had not realised that before as my main concern was for the impact to my actual house. I would therefore like to include in my objection the size and height of the garage as well as an increase in overshadowing to my garden will exacerbate the

dampness in my back garden already caused by my own garage, thereby limiting the amount of useable outside space and enjoyment of my home.

- **Material Consideration: Visual Appearance of the Proposed Development and its Relationship to its Surroundings (Inappropriate Design)**

The Report of Handling indicates that Mr Rankin was requested to revise the proposal to incorporate a flat roof extension and reduce the size of garage to minimise the impact in the area and particularly on the neighbouring property as sought by the Local Development Plan. Mr Rankin has refused on the grounds that he believes the design of the extension reflects his existing house and my extension. However, I would like to bring it to the attention of the Local Review Body that the extension to my property I believe is over 50 years old and was used as a commercial property as a Doctor's surgery for a period of time. Therefore it is my belief that my extension due to its age and previous use is an anomaly compared to similar properties and approved extensions and would not meet with today's planning regulations.

I would also like to note that I am disappointed that Mr Rankin, having been informed of the negative impact his planning application would have on my home, has refused to revise his proposal.

In summary, given the evidence in the Report or Handling that the proposal is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design Guidance, and specifically that it would result in overshadowing of my property to the detriment of the enjoyment of my home, I would ask the Local Review Body that the Appeal should not be granted and therefore uphold the Councils decision to refuse.

Given the amount of undue stress this matter is causing me, I would be willing to provide any further information required or access to my home if this would help in bringing this matter to a conclusion.

Yours sincerely

Lindsey Murie

Jennifer Rankin
157 Paisley Road
Barrhead, G78 1HT

28th May 2016
Local Review Body
East Renfrewshire Council
Council HQ
East Woodpark
Rouken Glen Road
Giffnock
G46 6UG

FAO: Local Review Body

Request to approve Application for Planning Permission (157 Paisley Road)

Proposal: Erection of single story rear extension and detached garage at rear

Following the decision taken by East Renfrewshire Council Planning Department to decline planning permission under delegated decision authority, I request that the Review Body reconsiders the reasons for refusal and grant full permission for planning. I strongly believe the reasons outlined in the Report of Handling are not sufficient grounds for refusal based on the lack supporting evidence provided in the Shadow Report. The reasons outlined in Report of Handling also conflict with the contradicting information referenced in line with Policy D1&14. The Report of Handling appears to present an unfair view which I believe has been severely skewed based on the initial representation letter received from 159 Paisley Road and photos provided. Most importantly the design documents submitted supporting the application do conform to Policy D1&14. All design plans were tested against planning standards and were carefully and thoughtfully considered when the design was submitted for approval.

My reasons for planning permission are as follows:

- Replace existing flat roof lean to extension, which is very old (*see photos Appendix 1*)
- Replace existing peaked roof garage, which is in a state of disrepair and is currently unusable. Also to safely allow access into proposed garage via narrow, unlit access lane and at rear of property and to avoid on street parking on the main road.
- Extend existing small kitchen, which has no window or means of natural light (*see photos Appendix 1*)

Response in relation to reasons for refusal - Report of Handling

1. **Incongruous in appearance with the design of the original dwelling house. This will be detriment to of the character and amenity of the area.**

The design of the proposed extension is very much in keeping with the original dwelling house. Materials are in keeping with existing house, existing roof is peaked and has peaked roof dormer windows. Many other extensions along Paisley Road (same style properties) also have peaked roof designs of the same height and peaked roof garages, including the immediate neighbour (159) that objects to this design. ***Please see photos attached in Appendix 1 evidencing this.***

I believe the report of handling contradicts Policy D-14, which clearly states:

“any design must be appropriate to the existing building . In most circumstances, pitched roof utilizing 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

Therefore I would ask that the Review Body overturns the original decision to the decline planning permission on this basis. Please see the design documents submitted with the

planning application and photographs included in appendix 1 evidencing that the design is in keeping with current character of the existing property.

1. **Overshadowing of neighbouring property to detriment of the residential amenity (159 Paisley Road)**

I ask that the Review Body closely reviews the Shadow Report which I believe was also prepared by the Case Officer that also wrote the Report of Handling. The Shadow Report does not support the rationale for refusal outlined in the Report of Handling as it does not show that the neighbouring property will be in shadow for 3 hours up until mid-afternoon based on the proposed peaked roof design. **See extracts included in appendix 3.**

There is no mention in the Shadow Report of the proposed garage design outlining any impact of overshadowing of the neighbouring amenity. Please see email from Graham Shankland (**appendix 4**) to state there is no formal shadow report on file. I believe this should be in place at the time the application was refused to support the reason for refusal and for audit tracking purposes. *(I did request this detail several times under a freedom of information request, therefore if this has been presented to the Review Board I have not had oversight of this as requested)*

The Shadow Report clearly states under the images for the proposed peaked roof design:

“due to the orientation of the property overshadowing in June is minimal and any overshadowing from the proposed extension will have little impact on the neighboring extension/sunroom (highlighted in red)”

I fail to understand why the application was refused on the basis of overshadowing given the statement above on the Shadow Report states little impact. Overshadowing was mentioned as a material consideration in the Report of Handling which I believe is contradicted severely by this statement and the images shown in the Shadow Report (**see appendix 3**) as it fails to support this point.

I also ask the Review Body looks closely at the areas highlighted in red on the Shadow Report. (Neighbouring extension's alleged sunroom/conservatory). There is shadowing on 159's property at the same times during the morning with and without the extension. This is due to where the neighbouring property has windows in their extension overlooking my property (**see photos in appendix 1**). Therefore there would be no change or additional impact should our planned extension proceed with the proposed roof design. Please also see that there is no impact on the highlighted red areas with the proposed peaked roof design at 2-3pm as alluded to by the representation received and as stated in the Report of Handling. The Case Officer's suggestion to change to a flat roof design does not change the shadowing at these times and in fact fails to show any graphic for 3pm.

Considerations: In response to the representation received:

With reference to the points outlined by the representation (159 Paisley Road) I would argue that they are speculative and not based on factual information which is evidenced.

I also believe the photographs submitted by the representation have been somewhat manipulated to skew the perception of the viewer and ask that the Review Body notes this and judges the application on the supporting evidence available. Namely the design plans which are factual, Shadow Report which shows little impact and the subsequent photos I have included which provide a true and fair view of my property and the neighbouring property's amenity externally. The representation shows internal views of their property which does not appear to show a realistic view of their extension in terms of size and scale. This is almost 3.4 meters longer in length than my planned design.

I would also like to highlight that there is no planning permission available on file for 159's extension. This is confirmed via email by the Planning and Building Standards Manager (**see email in Appendix 2**)

Therefore I ask that my planning application is not unfairly refused on the flawed design in relation to the positioning of windows (*see photos in appendix 1*) of 159's extension overlooking my property. I believe overlooking another property would be considered as material grounds for refusal if this were to be considered for planning permission. The representation also underpins this in their letter (dated 21st of May) stating it would not conform to planning standards today. From the appearance of this extension I do not agree that this build is over 50 years old (*see photos in appendix 1*). The suggestion this was a commercial priority is speculative and at this stage as there is no supporting evidence to validate this assumption.

- The proposed extension build does face/fall on side access of 159's amenity and not usable garden ground (*see photos in appendix 1*). The representation also fails to acknowledge additional windows to the side and rear of the property as well as patio doors. This would not therefore be the only source of natural light into the extension. Again I would stress here that the Shadow Report shows very minimal impact with the proposed extension.
- The representation's initial letter (dated 9th May) clearly states they are in support of the proposed garage design and have subsequently changed this view since my application has gone to appeal status. I believe this is a tactical approach to add weight to ensure my application is refused. Again there is no evidence that the proposed garage design will impact the neighbour (159). Please note 159 also have a peaked roof garage design which is located directly adjacent to my existing garage (*see photos in appendix 1*). I fail to see why this now presents an issue. I ask the Review Board does not accept that my proposed design would cause dampness in the neighboring garden as this was not a reason for refusal. The representation confirms this is caused by their garage design (*approval granted for permission in 2008, see appendix 2*).
- The representation states they have little usable garden ground. I believe this to be a conscious choice given the peaked roof garage in place and two gardens sheds. They also have a large patio area (*see photo appendix 1*). I do not believe my planning design has any relevance to this point and ask that the Review Board is not influenced by this as my planned design will not impact 159's garden ground in any way. This was not deemed as a reason for refusal.
- I do not accept that the representation's extension is an anomaly in design given their immediately adjoining neighbour has a peaked roof design which appears to be the same height and of similar length as 159's extension. (*See photo in appendix 1.*) There are also various other properties along Paisley Road, which have similar extension builds in size and height.

Finally I would like to highlight that there is a named individual on the body of the initial objection letter submitted by Mrs Murie (dated 9th of May). I firmly believe this individual works in close association with East Renfrewshire Council contacts/officials. Therefore presenting a conflict of interest via association. This individual is easily identifiable on-line.

My attention was drawn to this named individual when viewing the representation letter at the planning office as there is a suggestion to have the named individual show council planning officials around Mrs Murie's property. I found this suggestion to be somewhat strange and this immediately raised suspicion. Given the conflicting nature of the Report of Handling which is in stark contrast to the detail presented in Shadow Report (states minimal overshadowing impact) and the suggestion the proposed design is not in keeping with the original dwelling house due to the roof design being peaked I cannot help but have the sense there is another agenda/influence here.

Whilst I have not raised a formal investigation into this matter at this stage I have decided to bring it to the attention of the Review Body in the first instance. Again I will stress that the Report of Handling appears to only outline the views raised by

representation which are deemed as a material consideration for refusal yet this is not evidenced

In assisting to bring this decision to a conclusion I would urge the Review Body to pass planning permission based on the merits of planning documents submitted along with the planning application.

The design was carefully and thoughtfully planned to improve the look of the house and be in keeping with the existing dwelling house. The existing lean-to outbuilding and garage is definitely of detriment to the amenity as it stands with no change and badly needs replacing. I request the Review Body grants planning permission based on the supporting evidence I have submitted for consideration as well as the merits of the robust design documents submitted and not refuse planning on insufficiently evidenced statements outlined in the in the Report of Handing which has been unfairly influenced by the representation received.

Please note there are 4 Appendices to support the letter

Yours Sincerely

Mrs. Jennifer Rankin



The pictures above show:

- The existing peaked roof garage which is unusable and needs replacing. The proposed design is to allow safe access from the unlit narrow lane at the back of the property. (Peaked roof garage to the left belongs to 159 who have objected to our garage being replaced in the same location)
- Existing flat roof lean-to extension which currently causes issues letting in water and is not in keeping with current peaked roof design of property, it's very old and needs replaced.
- Small kitchen with no window or means of natural light.



The pictures above show the size and scale of 159's extension which is a peaked roof design. I don't believe from looking at this design this is 50 years old. **The planning department has confirmed there is no planning permission on file for this extension which overlooks my property.**



This picture above shows that our planned extension will fall on the side access of 159 and not unusable garden ground. Please note due to the design of 159's extension this already looks onto a brick wall dividing both properties.



- Please note the window and patio doors to the rear of 159's extension which I believe would let natural light into the extension/alleged sunroom. (The representation fails to mention this)
- This extension exceeds the boundary of our planned build by almost 3.4 meters in length. Therefore our planned build would not overshadow here.
- Please also note the peaked roof design of the immediately adjoining neighbour to 159 which also has a peaked room design which appears to be the same height.
- The representation states their design is an anomaly. I believe these pictures show otherwise. Many other properties along Paisley road also have peaked roof extensions of similar size and scale.



- This picture above shows the height, size and scale of 159's extension who have objected to our planned build.
- Please note our planned build is 3.4 meters shorter in length than this extension and will come out to approximately the garden pole area pointed out in the photo above.
- Please also note the side windows into the 159's extension which are not detailed on the Shadow Report as being impacted by overshadowing. I believe these would let light into the extension which 159 fails to mention. Again these windows overlook my property.
- 159 also have a peaked roof garage. They have objected to our planned garage building follow up representation (representation was in support of this in initial letter dated 9th May) in the to be saturated in the same location.
- Please also see from this image that there is no impact from our garage at the moment in terms of overshadowing to 159. There is also no mention of the garage impacting the 159 in the Shadow Report. The new design would be in the same location.
- The representation states they have little usable garden ground and that my extension will impact this. Please see the additional outbuildings in 159's garden (Garage and Shed) as well as large patio area which I believe are all optional uses of space. I cannot see how our planned build will impact the neighbour's garden space in any way.

Appendix 2 – Copy of email from Planning Dept. (No permissions on file for 159 Paisley Road)

From: McCarney, Gillian <Gillian.McCarney@eastrenfrewshire.gov.uk>
Sent: 18 May 2016 16:31
To: [REDACTED]
Subject: FW: Plans of 159 Paisley Road, Barrhead FOI - 1240493

Dear Mrs Rankin,

I refer to your email which we received on 9th May 2016 which we have recorded as a freedom of information request.

Section 39(2) of the Freedom of Information (Scotland) Act 2002 (FOISA) provides that environmental information is exempt from disclosure under FOISA, thereby allowing any such information to be considered solely in terms of the Environmental Information (Scotland) Regulations 2004 (EIR).

Our records have been searched, and Mrs Mitchell is correct that we have no record of any planning application or building warrant application for the house extension at 159 Paisley Road, Barrhead. What we have on file is the following:

1. Planning application 2008/0692/TP for the erection of a detached garage in 2008, and
2. Building warrant application 2002/0936/ALT for alterations (consisting of the installation of patio doors) in 2002.

We can see from the 2002 building warrant application that the extension was already built by 2002, but we do not hold any more information on it.

With regards to the availability of plans for the two applications referenced above:

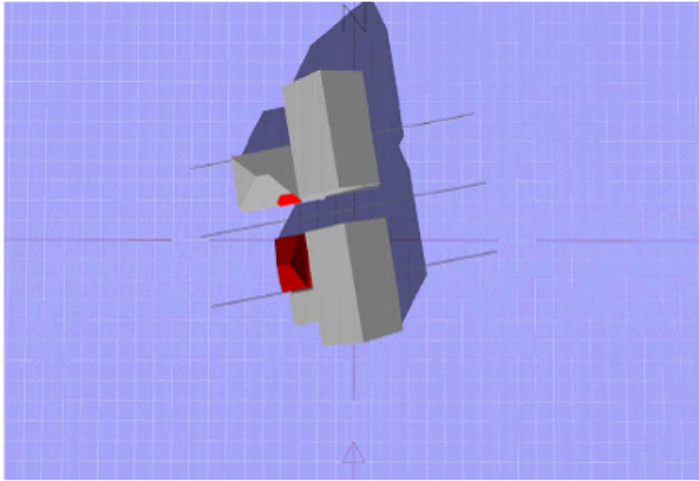
1. The planning application documents are part of the *Planning Register* and you can come in to our office to inspect these – this part of your request is therefore refused as the documents are otherwise available to you under regulation 6(1)(b) of the EIR.
2. The building warrant documents are only available for inspection by the owner/occupier/tenant of the property concerned (or any owner/occupier/tenant of an adjoining building). We therefore cannot provide these to you in terms of the Building (Scotland) Act 2003 and the associated Building (Procedure)(Scotland) Regulations 2004.

There are no records of meetings in relation to these proposals, there is therefore no information to release to you under EIR Section 10(4)(a)

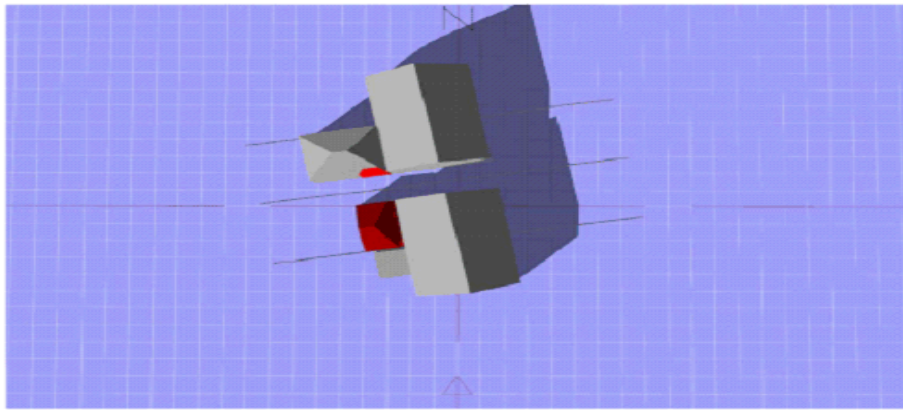
Yours sincerely, Gillian McCarney

Gillian McCarney

Planning and Building Standards Manager



Proposed March 2 pm



Proposed March 3 pm

Due to the orientation of the property overshadowing in June is minimal and any additional overshadowing from the proposed extension will have little impact on the neighbouring extension / sunroom (highlighted in red)

Appendix 4 – No formal shadow report for proposed garage

Note that no attachment was provided as mentioned in email.

----- Original message ----- From : "Shankland, Graham" <Graham.Shankland@eastrenfrewshire.gov.uk>
 Date: 31/05/2016 09:56 (GMT+00:00) To: 'Jennifer Rankin' <[REDACTED]> Subject: RE:
 157 Paisley Road, Barrhead 1253422, 1253173 & 1253436
 Good morning,

I do not see a formal shadow analysis for the garage - there was nothing in the electronic file and the case officer is not in the office this week to ask. In looking through the paper file I see that the print-out of the shadow analysis has the garage drafted in pencil on the 'Proposed March 2pm' print-out, so I have attached this for your attention.

I have checked the online system and there are 13 documents displaying – apologies if there were any technical issues over the weekend. These papers are sent to the members of the Local Review Body before the meeting.

Regards,
Graham Shankland
 Principal Planner

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**REPORT OF HANDLING
AND
CONSULTATIONS**

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REPORT OF HANDLING

Reference: 2016/0104/TP

Date Registered: 2nd March 2016

Application Type: Full Planning Permission

This application is a Local Development

Ward: 2 -Barrhead

Co-ordinates: 249661/:660021

Applicant/Agent:

Applicant:
Mr Douglas Rankin
157 Paisley Road
Barrhead
East Renfrewshire
G78 1HT

Agent:
Spacesix Architects
George Skinner
272 Bath Street
Glasgow
G2 4JR

Proposal: Erection of single storey rear extension and detached garage at rear

Location: 157 Paisley Road
Barrhead
East Renfrewshire
G78 1HT

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: No relevant planning history on file.

REPRESENTATIONS:

One representation has been received from a neighbouring property, who raised an issue regarding overshadowing.

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 an existing two storey semi-detached dwellinghouse on the west side of Paisley Road within an established residential area.

The proposal is for a single storey extension projecting approximately 4.2m from the rear elevation, approximately 6.6m in width and is approximately 5.2m in height. The extension is designed with a full feature gable elevation, predominantly glazed, aspecting to the rear a short but elevated ridgeline and hipped roof section running down to a single storey element where it joins the main body of the house.

Also included is a detached garage with a footprint of approx. 6.2m by 4.9m, and approx. 4.7m (maximum) in height. The drawings also indicate that a patio area measuring approx. 4.2m by 4.6m and approx. 300mm above ground level.

The proposal is required to be assessed against the Local Development Plan (LDP), in particular Policies D1 and D14, and the Supplementary Planning Guidance (SPG) on Householder Design Guide. The policies seek to ensure that proposals are in keeping in terms of scale, size, massing and design with the original building, and are sympathetic to the local character and built form and do not adversely impact on neighbouring properties by loss of privacy or overshadowing.

In considering the proposal against these terms the extension itself raises concerns primarily in connection with its roof design. The roof as outlined above, presents a variety of treatments in a very limited depth. The consequence of this is that the short ridgeline linking the hipped and gable roofs presents a prominent and intrusive truncation of the ridgeline. The ridgeline is artificially high indeed it is higher than the eaves level of main house. This pronounced high point and the steep hipped roof plane increases the incongruous relationship with the existing house to its detriment and that of its neighbours.

The applicant was requested to revise the proposal to incorporate a flat roof extension and reduce the size of garage to minimise the impact in the area and particularly on the neighbouring property as sought by the Local Development Plan (LDP) and the Supplementary Planning Guidance on Householder Design Guide. The applicant declined to revise the proposal as they believe that the proposal retains adequate garden ground and as the design of the extension reflects the existing house and the neighbour's extension. They also state that any overshadowing will fall on the side access and not usable garden ground of the neighbours.

Other rear extensions in the area including the immediate neighbour's are full hipped roofed buildings. The neighbouring property, number 159, has a conservatory on the south elevation, adjacent to the proposed extension. Calculations indicate that the proposed extension would increase the amount of overshadowing, resulting in the conservatory being in shadow until mid-afternoon, an increase in overshadowing by approximately 3 hours. It is also considered due to the size and position of the garage, that this will also increase the amount of overshadowing to the neighbour's garden and when combined with the proposed extension, will exacerbate the impact on the neighbour's amenity, contrary to the aims and objectives of the LDP and SPG.

Drawings also indicate that a raised patio area, some 300mm above ground level is proposed. This would normally constitute Permitted Development, however it has been submitted as part of this planning application and therefore is subject of this assessment. The patio is an extension of the proposed rear extension which contains a dining area and bi-folding doors which open up onto the patio. It is considered that the patio raises concerns regarding noise and extensive use which will adversely impact on the neighbouring properties.

The area is urban and relatively open with limited privacy. As a result the proposal is unlikely to raise significant concerns regarding loss of privacy.

The issue of overshadowing raised by the representation is a material consideration and is addressed above.

In summary noting the above it is considered that the proposal in particular the rear extension will due to its height design and massing have a detrimental impact on the both the architectural quality of the existing property and the residential amenity and character of the area, contrary to the requirements of the Local Development Plan Policies D1 and D14 and the Supplementary Planning Guidance on Householder Design Guidance.

It is therefore recommended that planning permission is refused.

RECOMMENDATION: REFUSED

PLANNING OBLIGATIONS: None.

1. The proposal is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design Guidance as it would be incongruous in appearance with the design of the original dwellinghouse. This will be to the detriment of the character and amenity of the area.
2. The proposal is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design Guidance as it would result in overshadowing of the neighbouring property to the detriment of the residential amenity.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr John Drugan on 0141 577 3175.

Ref. No.: 2016/0104/TP
(JODR)

DATE: 26th April 2016

DIRECTOR OF ENVIRONMENT

Reference: 2016/0104/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan None

Adopted East Renfrewshire Local Development Plan

Policy D1-Detailed Guidance for all Development

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;

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

Policy D14-Extensions to Existing Buildings and Erection of Outbuildings and Garages

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

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

Side extensions should not create an unbroken or terraced appearance.

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

Dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.

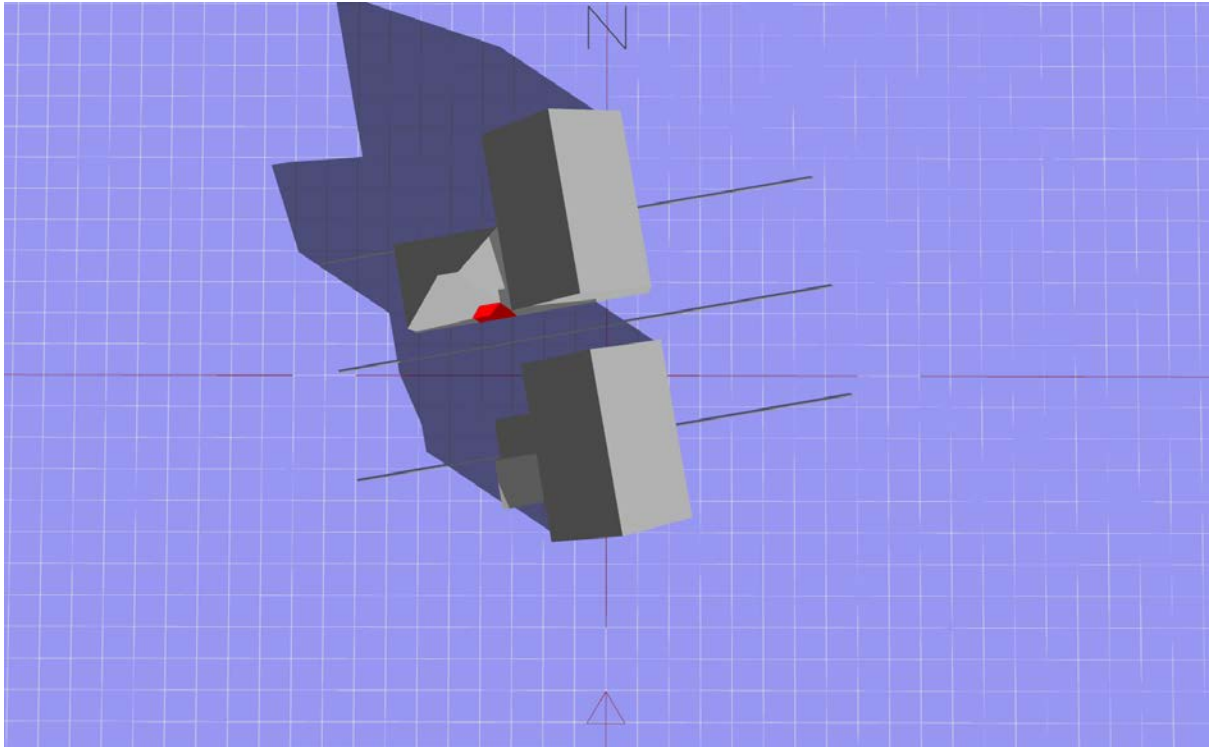
The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance.

GOVERNMENT GUIDANCE: None relevant

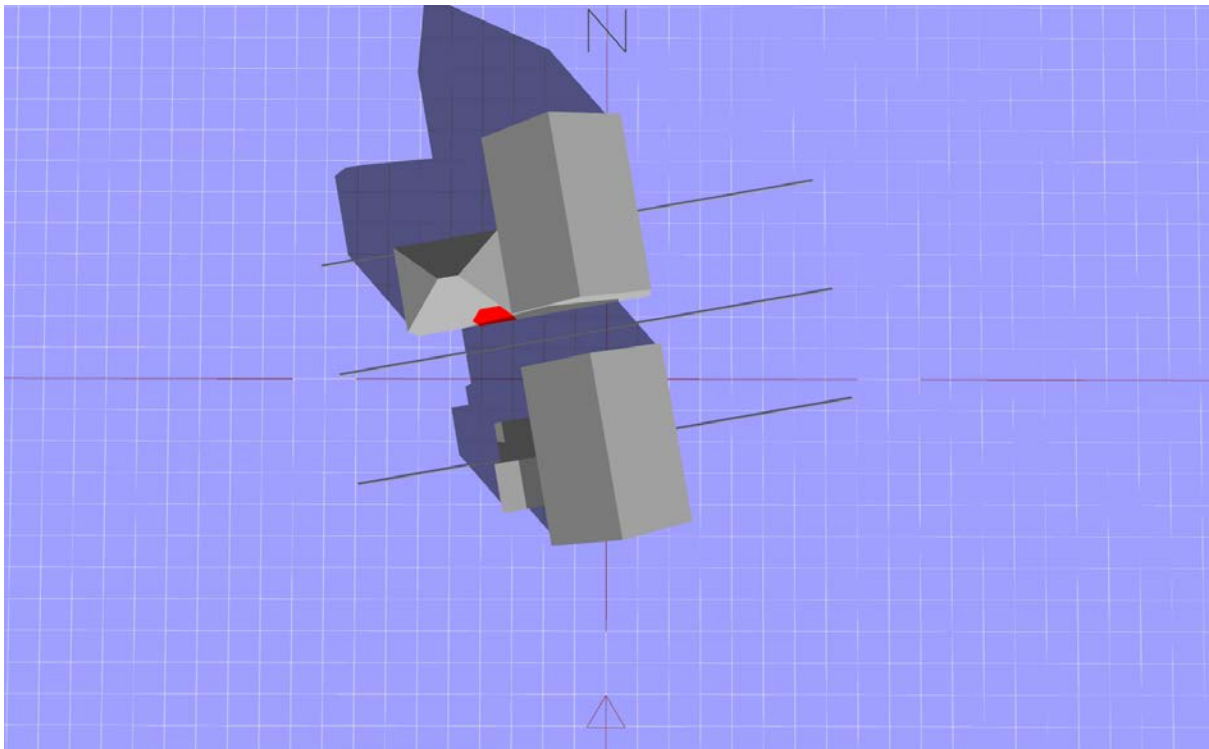
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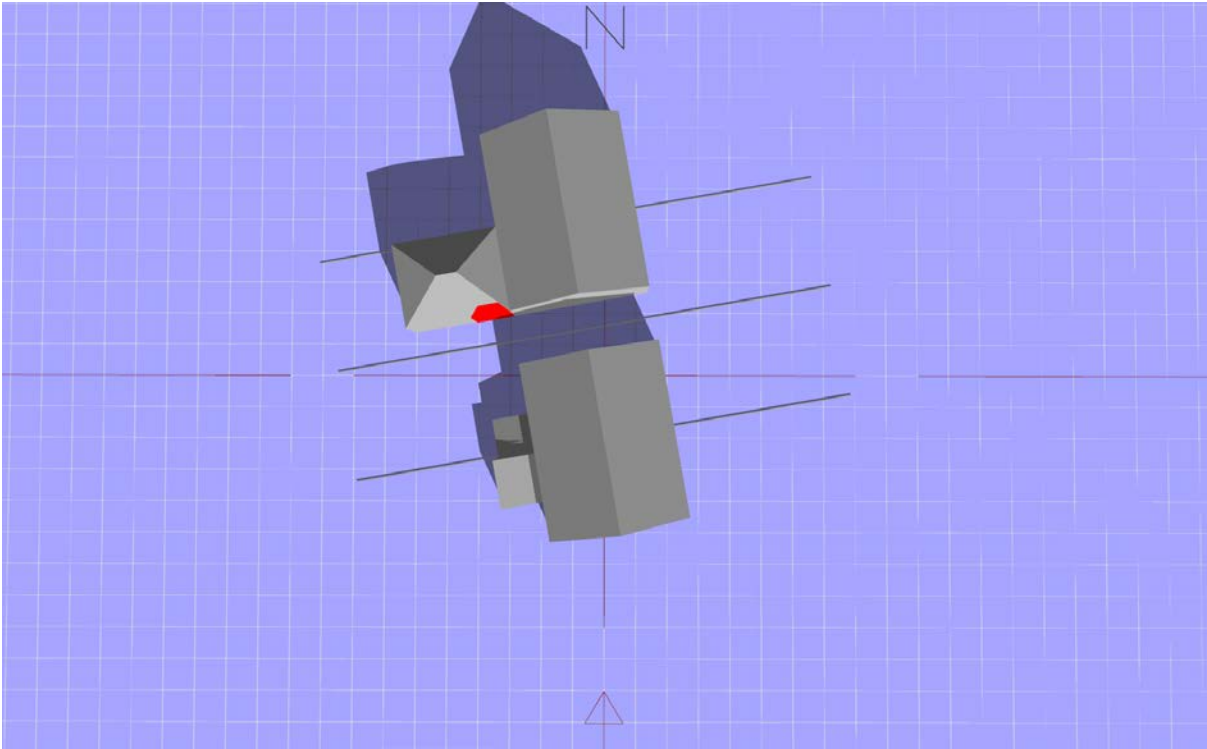
The existing layout overshadows the neighbouring extension / sunroom (highlighted in red) from sunrise until approximately 12 pm.



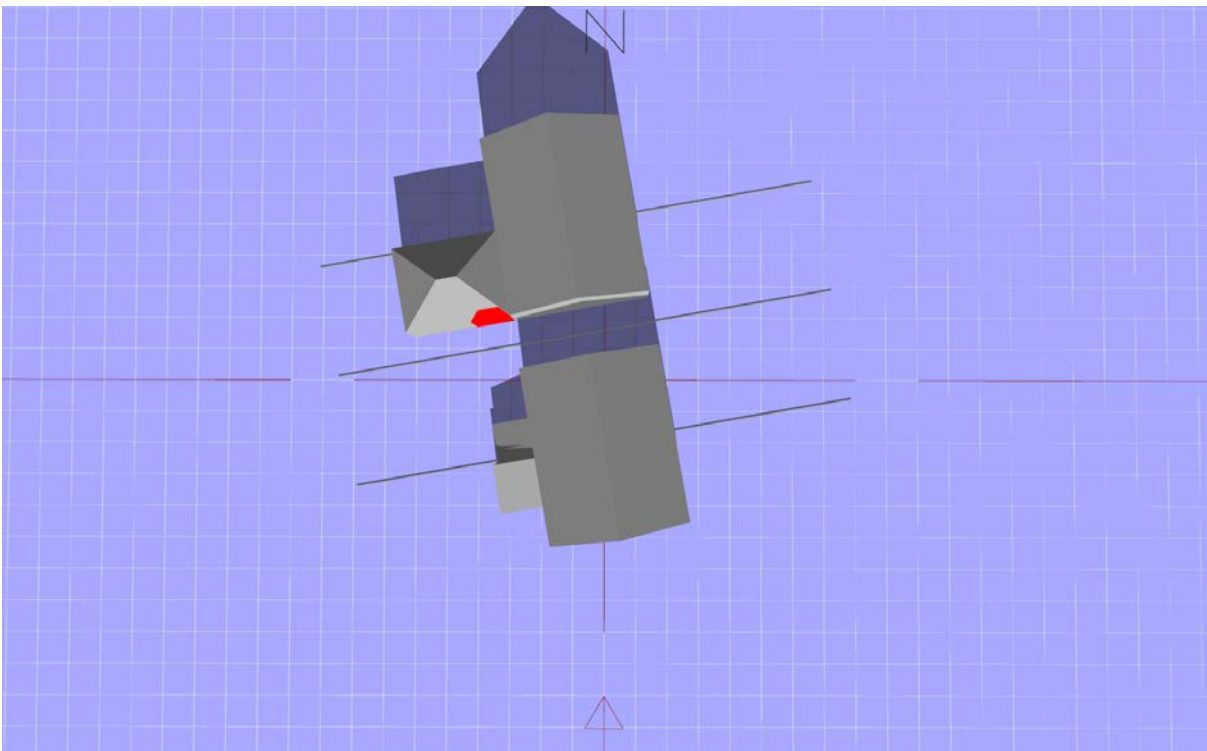
Existing March 9 am



Existing March 10 am

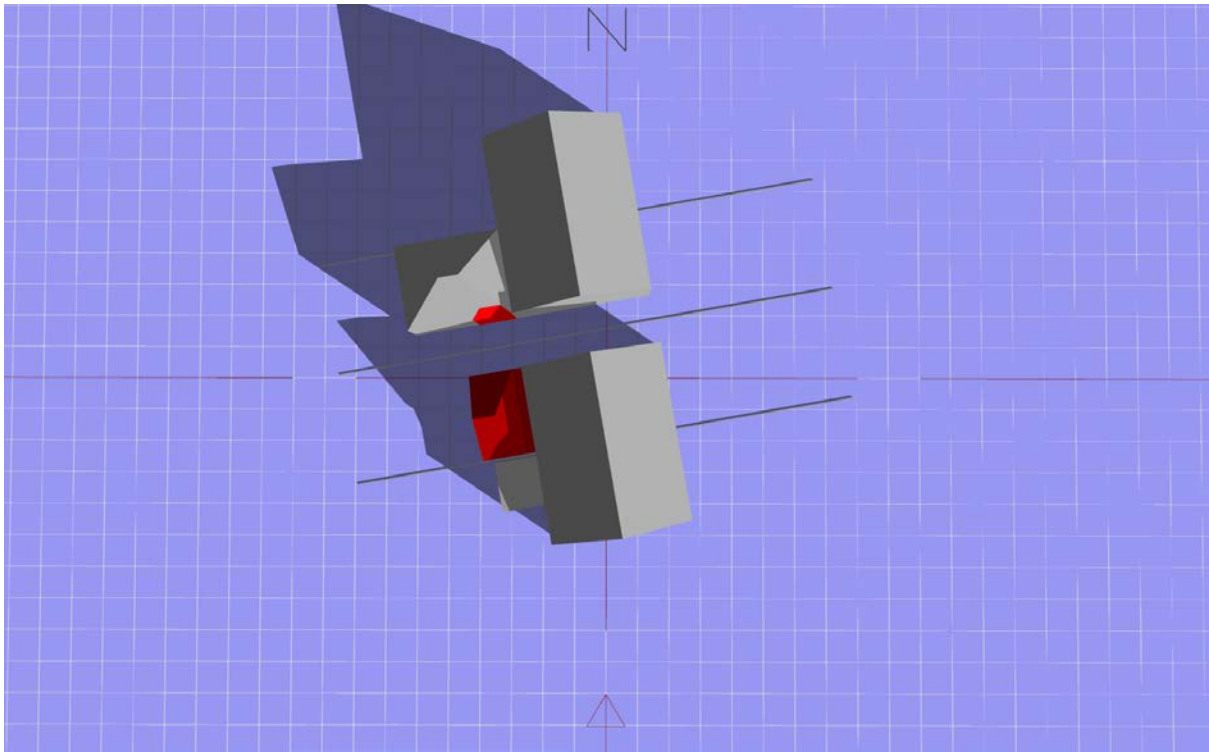


Existing March 11 am

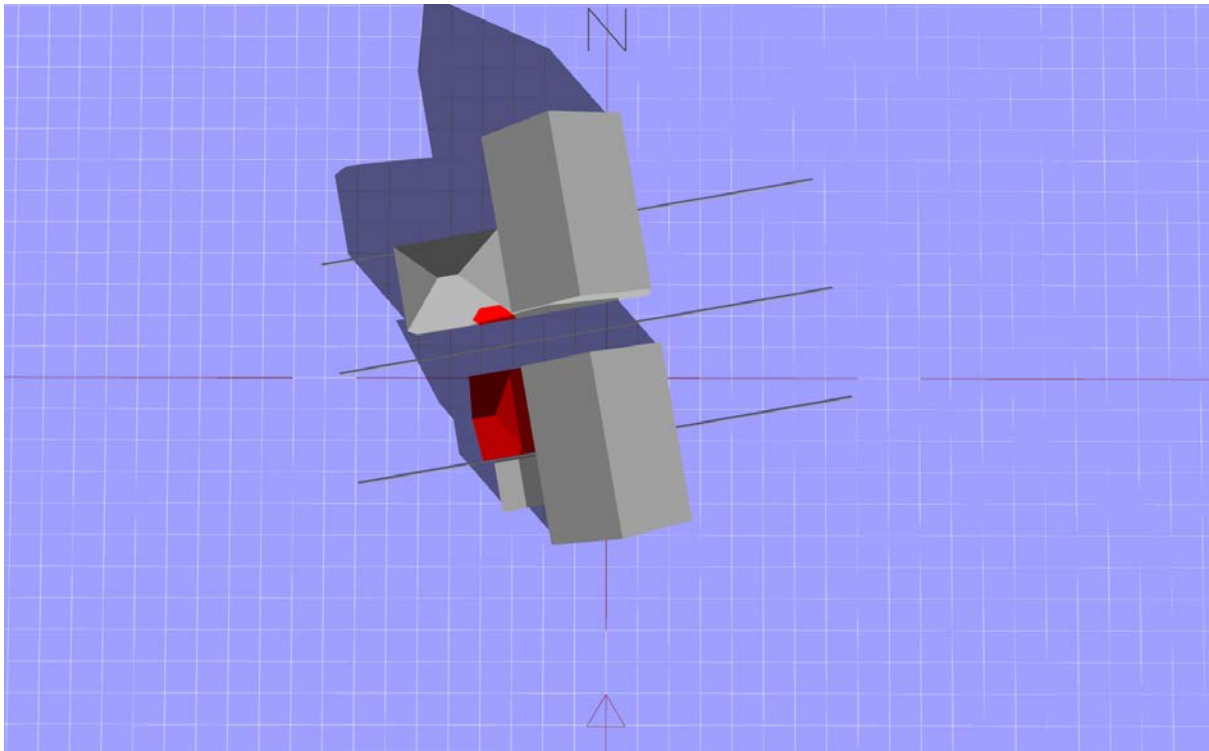


Existing March 12 pm

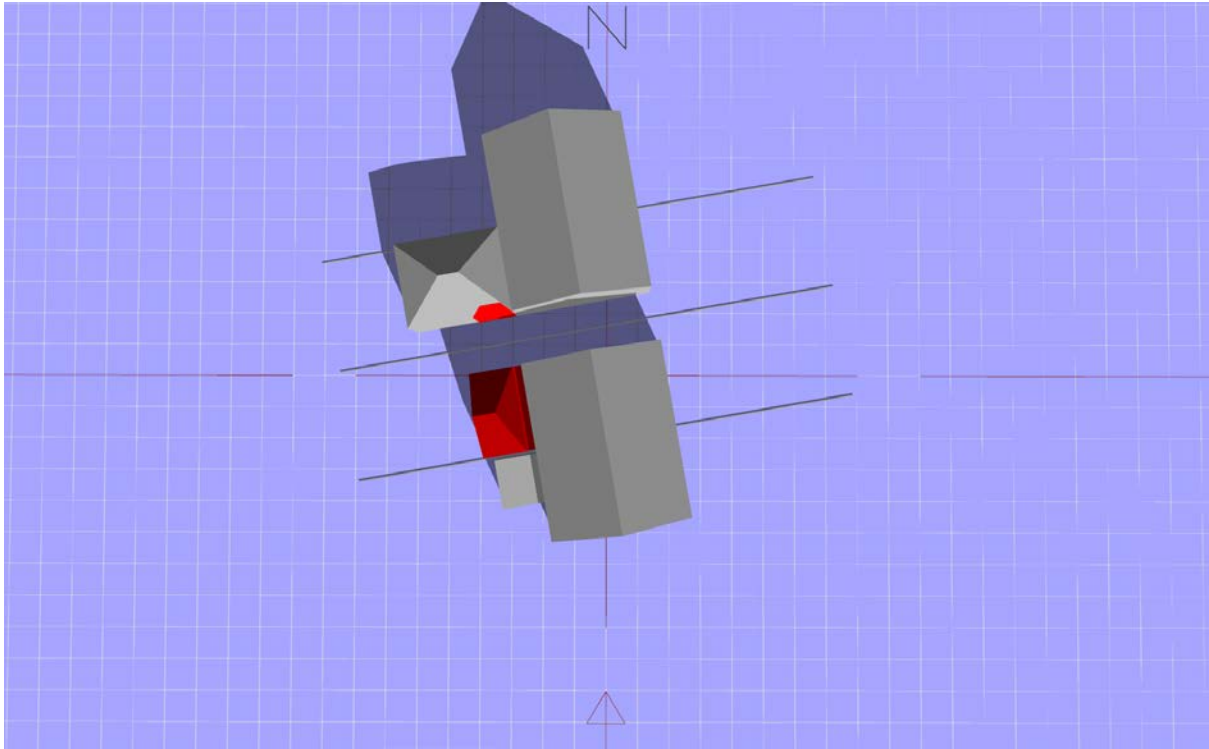
The proposed layout overshadows the neighbouring extension / sunroom (highlighted in red) from sunrise until approximately 3 pm.



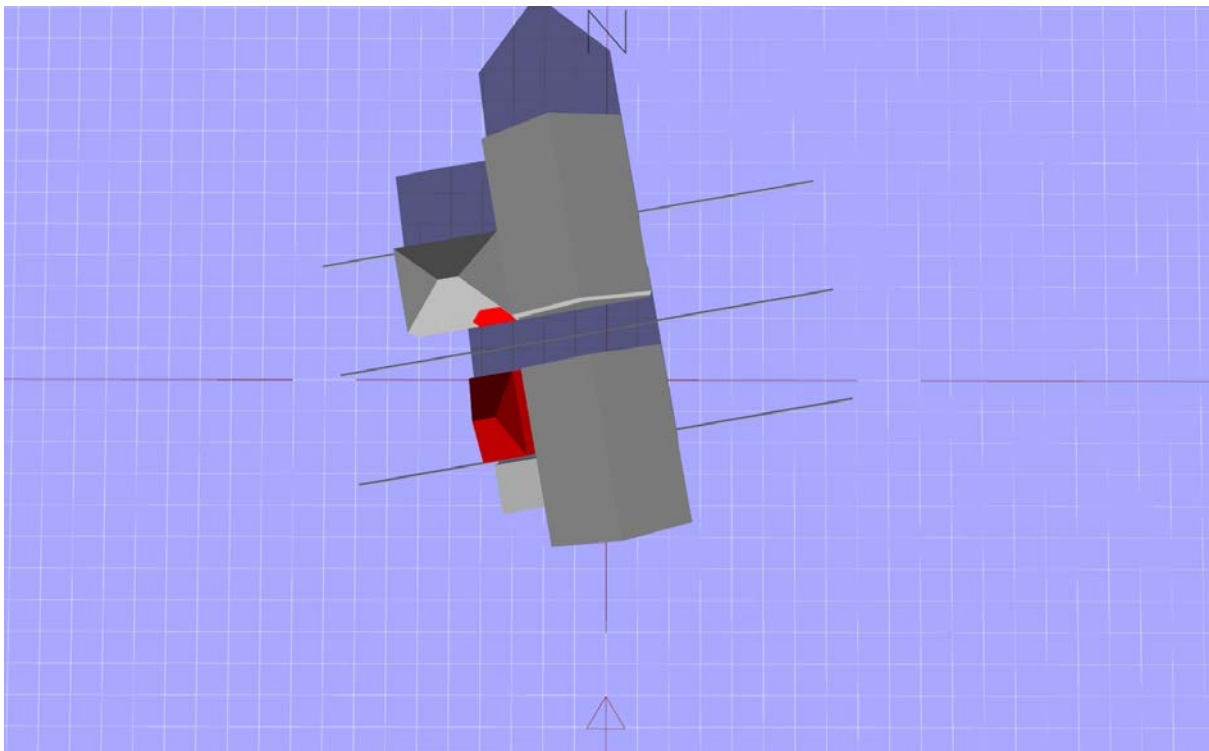
Proposed March 9 am



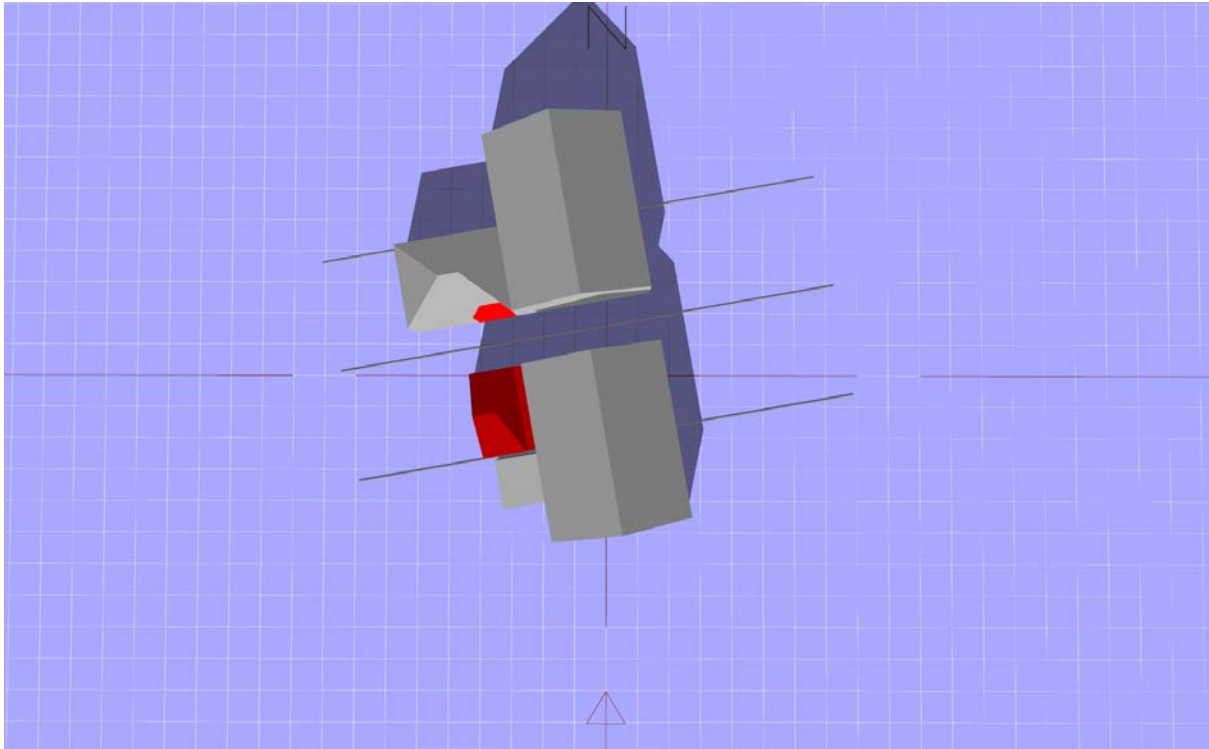
Proposed March 10 am



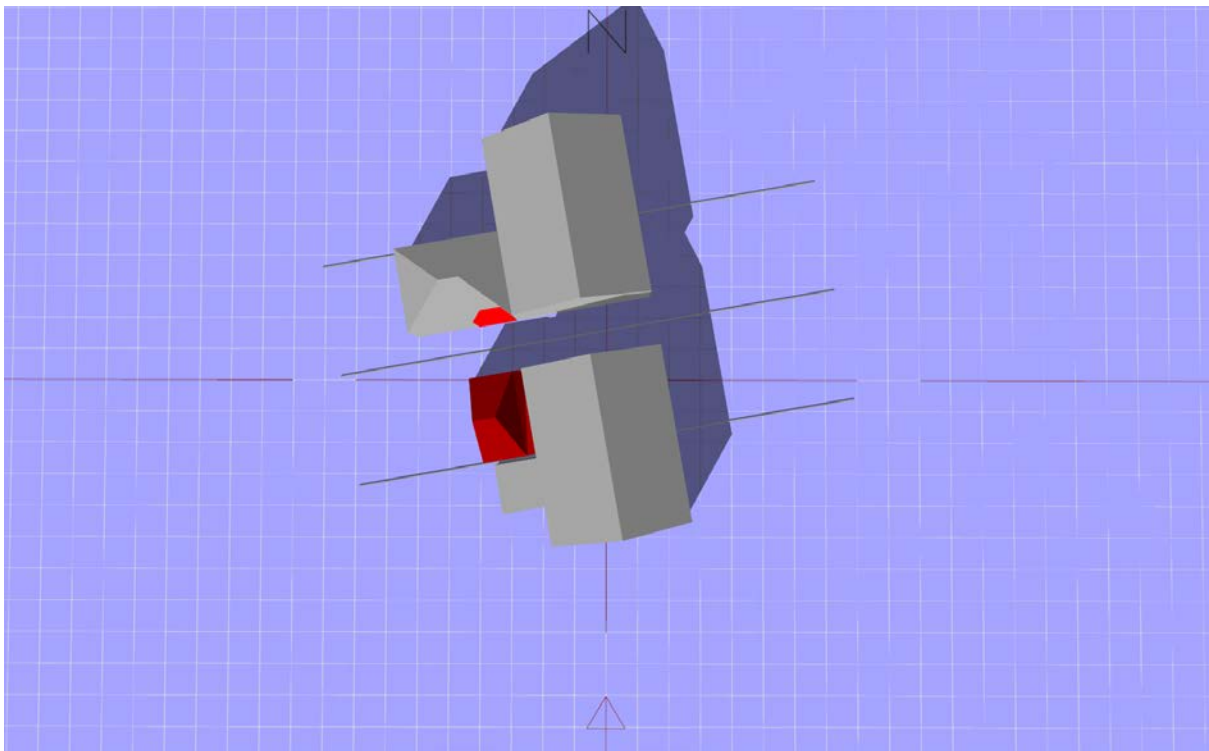
Proposed March 11 am



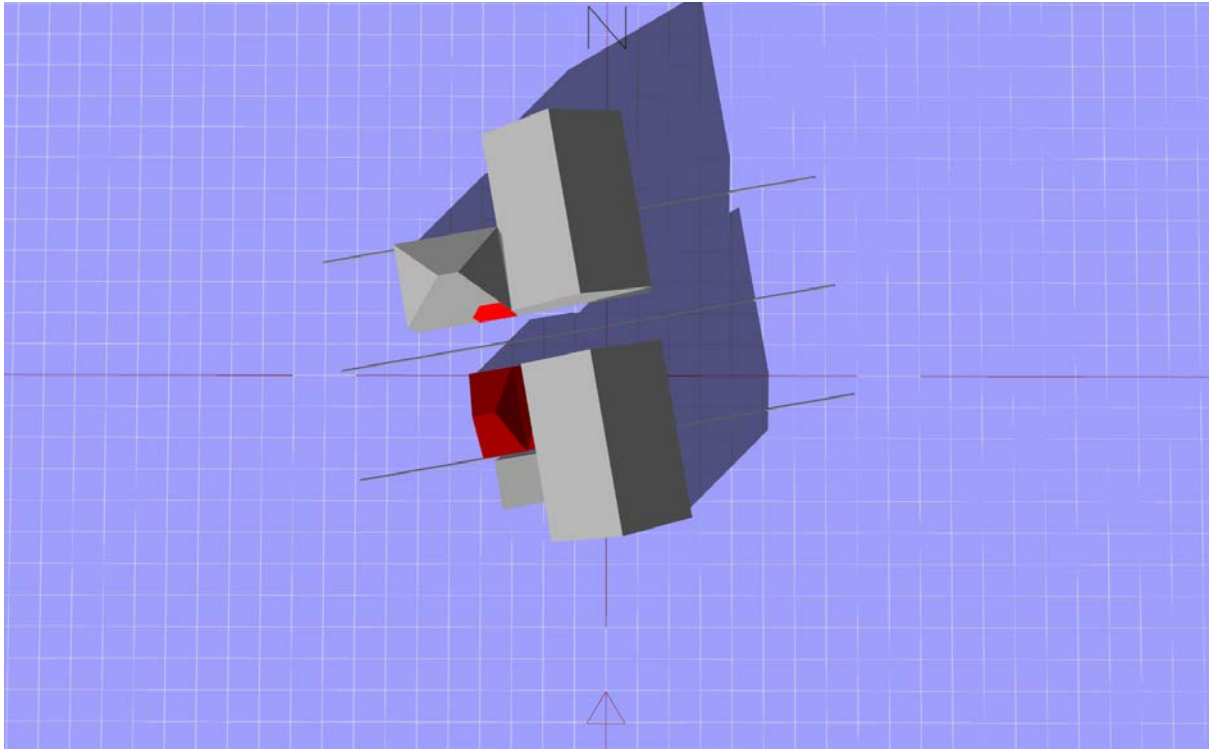
Proposed March 12 pm



Proposed March 1 pm



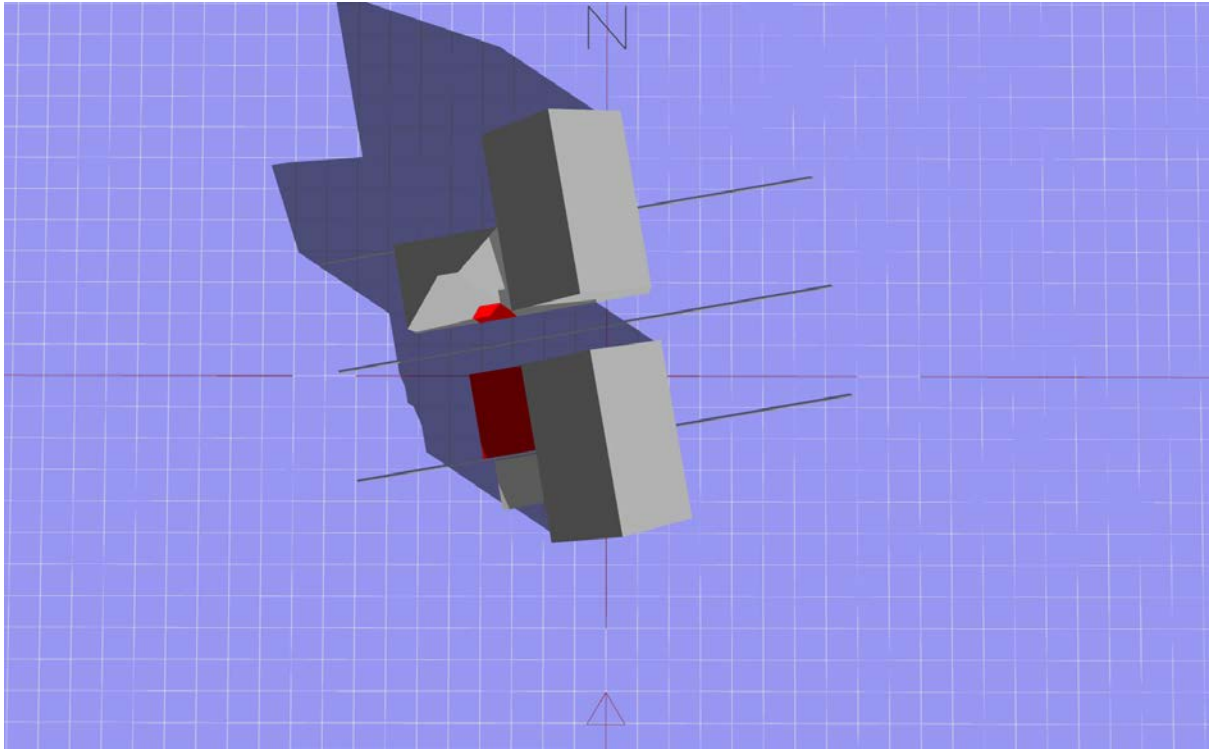
Proposed March 2 pm



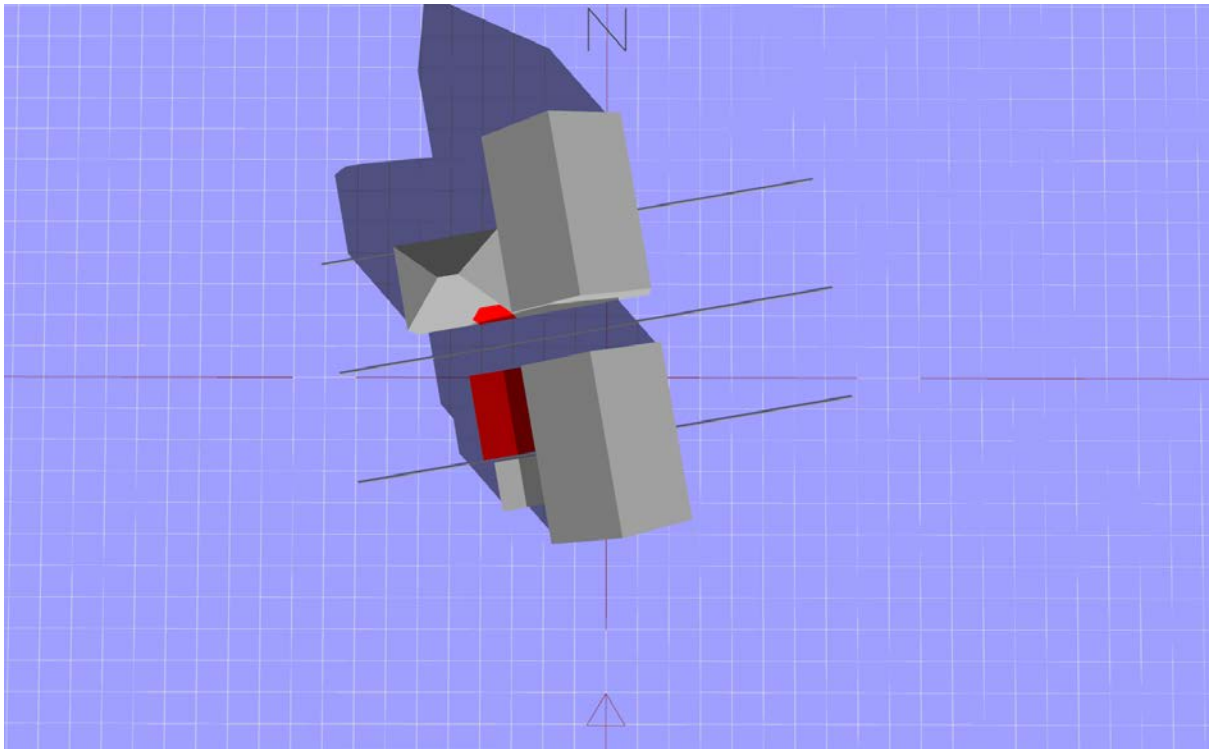
Proposed March 3 pm

Due to the orientation of the property overshadowing in June is minimal and any additional overshadowing from the proposed extension will have little impact on the neighbouring extension / sunroom (highlighted in red)

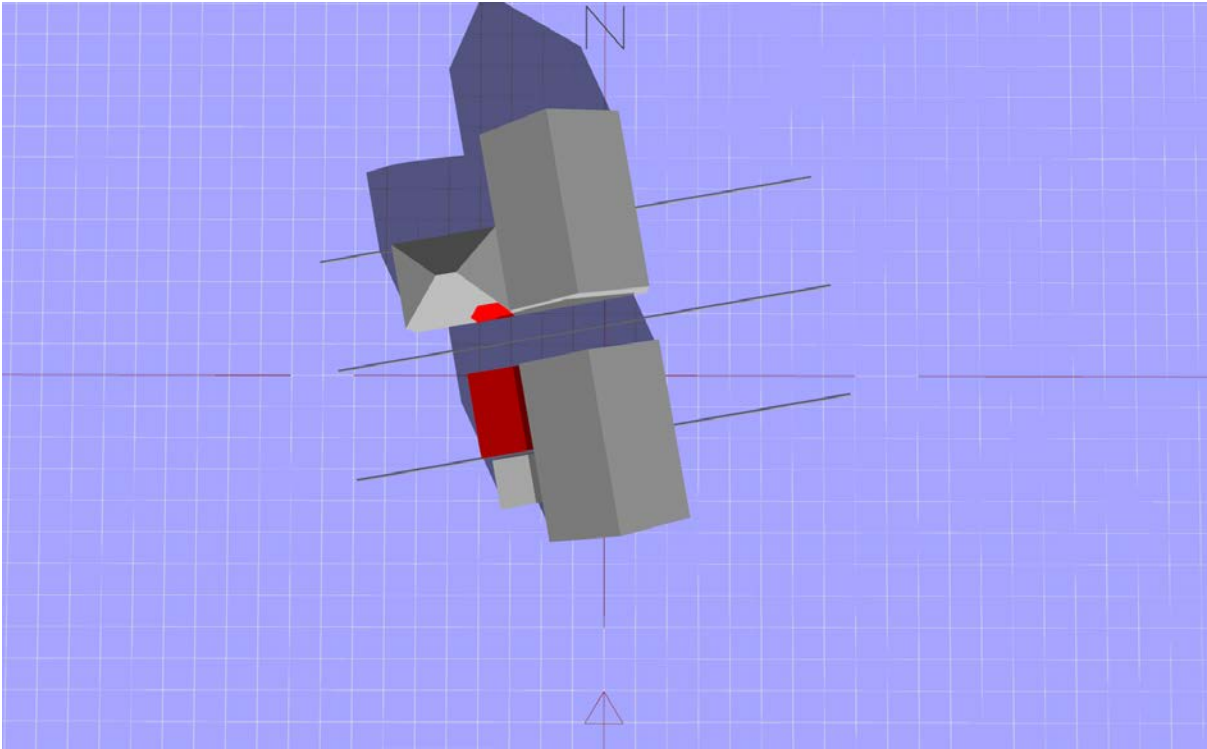
The Planning Officer has suggested an alternative design featuring a flat roof extension to minimise the impact on the neighbouring extension / sunroom. The proposed layout with a flat roof extension overshadows the neighbouring extension / sunroom (highlighted in red) from sunrise until approximately 2 pm.



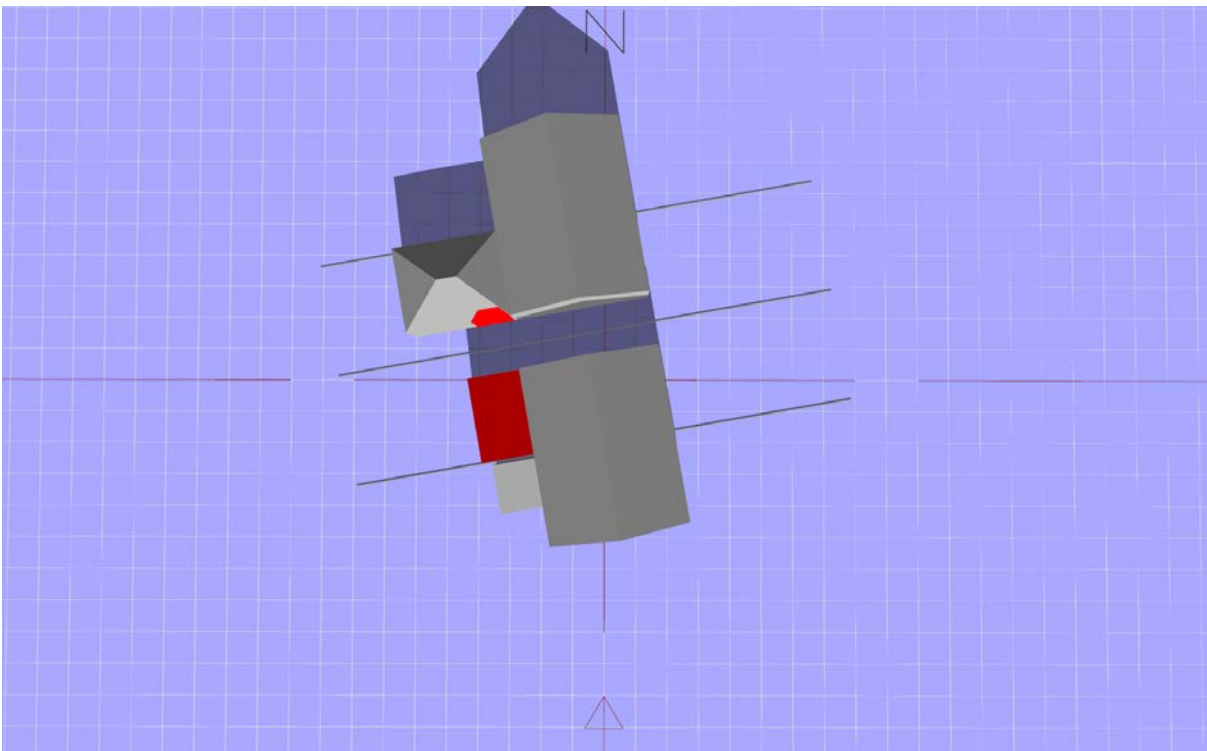
Proposed (Flat Roof) March 9 am



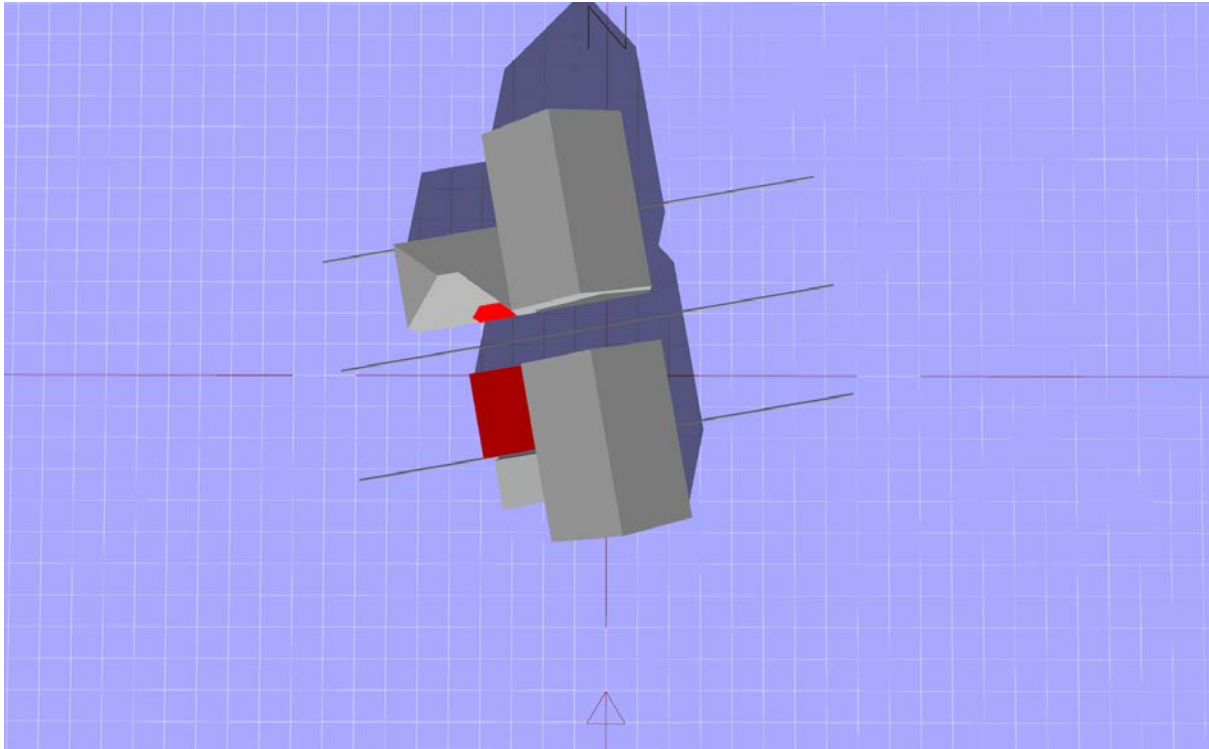
Proposed (Flat Roof) March 10 am



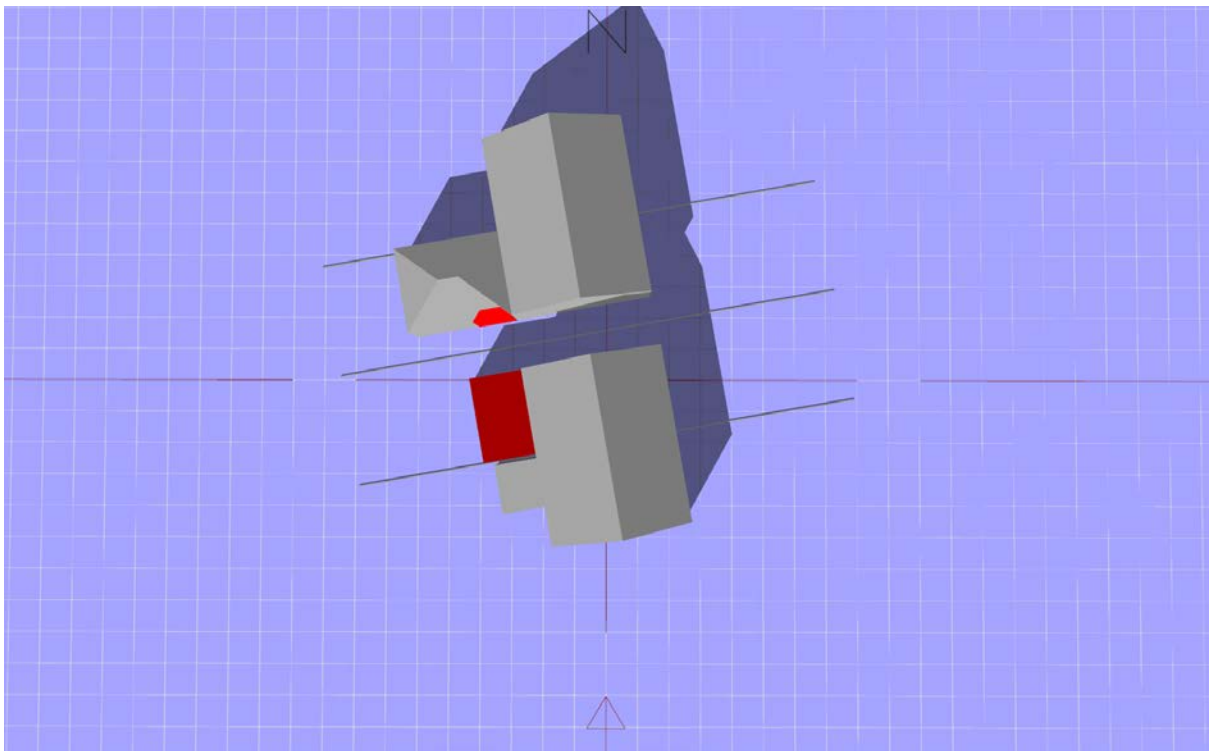
Proposed (Flat Roof) March 11 am



Proposed (Flat Roof) March 12 pm



Proposed (Flat Roof) March 1 pm



Proposed (Flat Roof) March 2 pm

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**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. **2016/0104/TP**

Applicant

Mr Douglas Rankin
157 Paisley Road
Barrhead
East Renfrewshire
G78 1HT

Agent:

Spacesix Architects
George Skinner
272 Bath Street
Glasgow
G2 4JR

With reference to your application which was registered on 2nd March 2016 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of single storey rear extension and detached garage at rear

at: 157 Paisley Road Barrhead East Renfrewshire G78 1HT

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

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

1. The proposal is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design Guidance as it would be incongruous in appearance with the design of the original dwellinghouse. This will be to the detriment of the character and amenity of the area.
2. The proposal is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and the Supplementary Planning Guidance on Householder Design Guidance as it would result in overshadowing of the neighbouring property to the detriment of the residential amenity.

Dated 26th April 2016



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	001		
Block Plan	004		
Elevations	006		
Floorplans	005		
Elevations	007	a	

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at www.eplanning.scotland.gov.uk. Alternatively, you can download a Notice of Review form (along with notes for guidance) from www.eastrenfrewshire.gov.uk/planning-appeals-reviews which should be returned to The Planning Service, 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire G46 8NA. You may also call the Council on 0141 577 3001 to request the Notice of Review Form. Please note that beyond the content of the appeal or review forms, you cannot normally raise new matters in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

CONTACT DETAILS

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

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

**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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

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

Thank you for completing this application form:

ONLINE REFERENCE 100011570-001

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:	Spacesix Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	George	Building Name:	
Last Name: *	Skinner	Building Number:	272
Telephone Number: *	0141 354 1376	Address 1 (Street): *	Bath Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G2 4JR
Email Address: *	george.skinner@spacesix.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="Douglas"/>	Building Number:	<input type="text" value="157"/>
Last Name: *	<input type="text" value="Rankin"/>	Address 1 (Street): *	<input type="text" value="Paisley Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Barrhead"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G78 1HT"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

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="157 PAISLEY ROAD"/>
Address 2:	<input type="text" value="BARRHEAD"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G78 1HT"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="660021"/>	Easting	<input type="text" value="249661"/>
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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)

Form a single storey rear extension to create and open plan kitchen, dining and family area + utility & WC

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.

We wish for the application to be reviewed as we feel the planning department have completely failed to evaluate the application properly and fairly. Neighbours have gained approval to build larger poorer quality extensions yet this application has been refused.

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)

Existing & Proposed site & location plans, floor plans, sections, elevations & 3D views

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2016/0104/TP

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

22/02/2016

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

02/05/2016

Review Procedure

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

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

Yes No

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

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

Yes No

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

Yes No

Checklist – Application for Notice of Review

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

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

Yes No

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

Yes No

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

Yes No N/A

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

Yes No

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

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

Yes No

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

Declare – Notice of Review

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

Declaration Name: Mr George Skinner

Declaration Date: 03/05/2016

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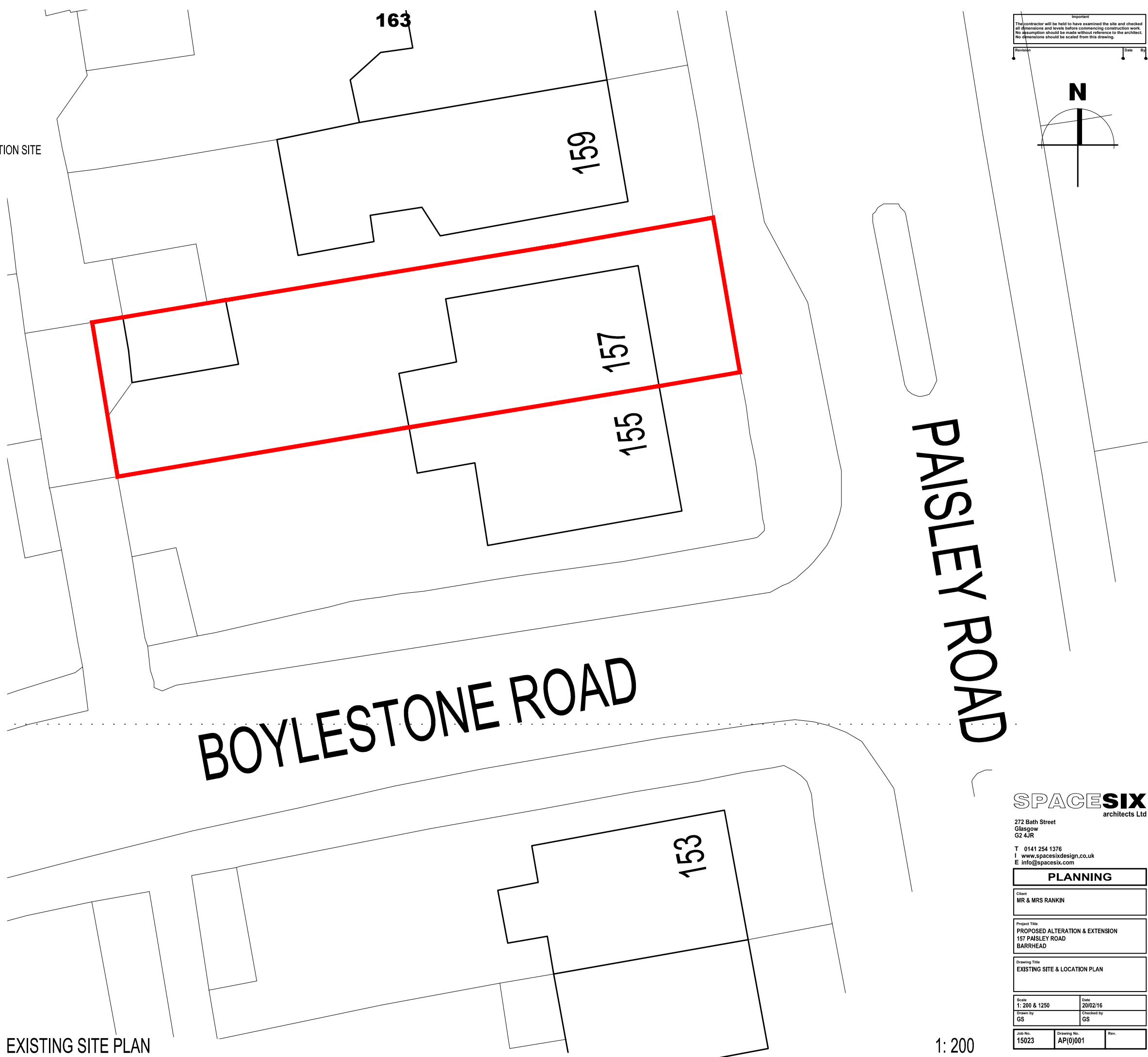
PLANS/PHOTOGRAPHS/DRAWINGS

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EXISTING LOCATION PLAN 1: 1250

APPLICATION SITE



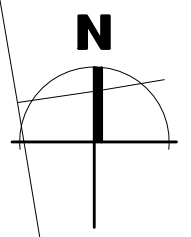
EXISTING SITE PLAN

PAISLEY ROAD

BOYLESTONE ROAD

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

Revision	Date	By



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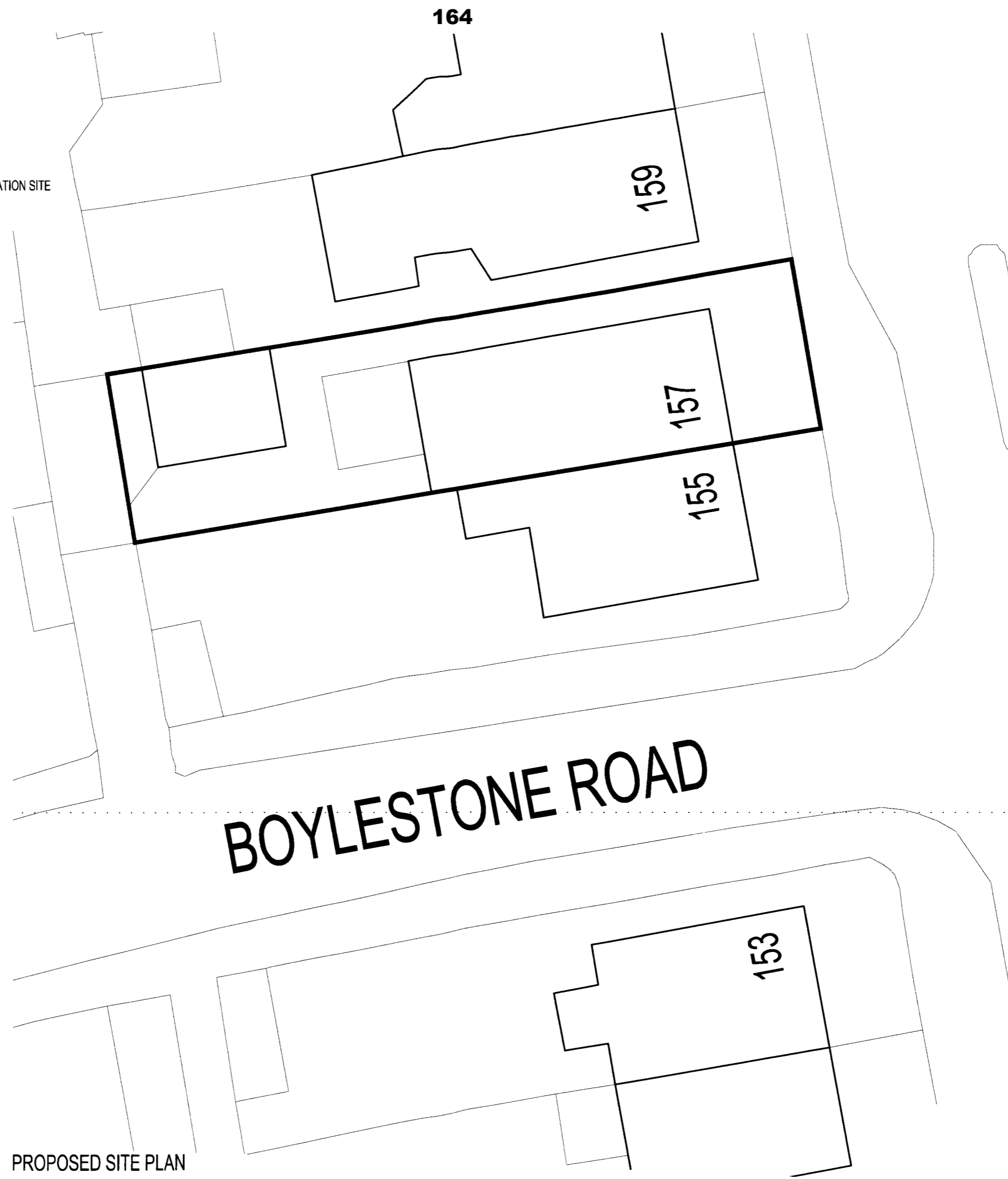
PLANNING		
Client MR & MRS RANKIN		
Project Title PROPOSED ALTERATION & EXTENSION 157 PAISLEY ROAD BARRHEAD		
Drawing Title EXISTING SITE & LOCATION PLAN		
Scale 1: 200 & 1250	Date 20/02/16	
Drawn by GS	Checked by GS	
Job No. 15023	Drawing No. AP(0)001	Rev.

1: 200



PROPOSED LOCATION PLAN 1: 1250

APPLICATION SITE

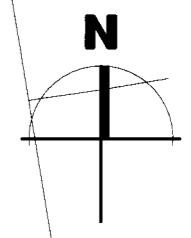


PROPOSED SITE PLAN

BOYLESTONE ROAD

PAISLEY ROAD

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AMENDED PLANS RECEIVED
Date: 26 FEB 2016

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Client	MR & MRS RANKIN	
Project Title	PROPOSED ALTERATION & EXTENSION 157 PAISLEY ROAD BARRHEAD	
Drawing Title	PROPOSED SITE & LOCATION PLAN	
Scale	1: 200 & 1250	Date
Drawn by	GS	Checked by
Job No.	15023	Drawing No.
	AP(0)004	Rev

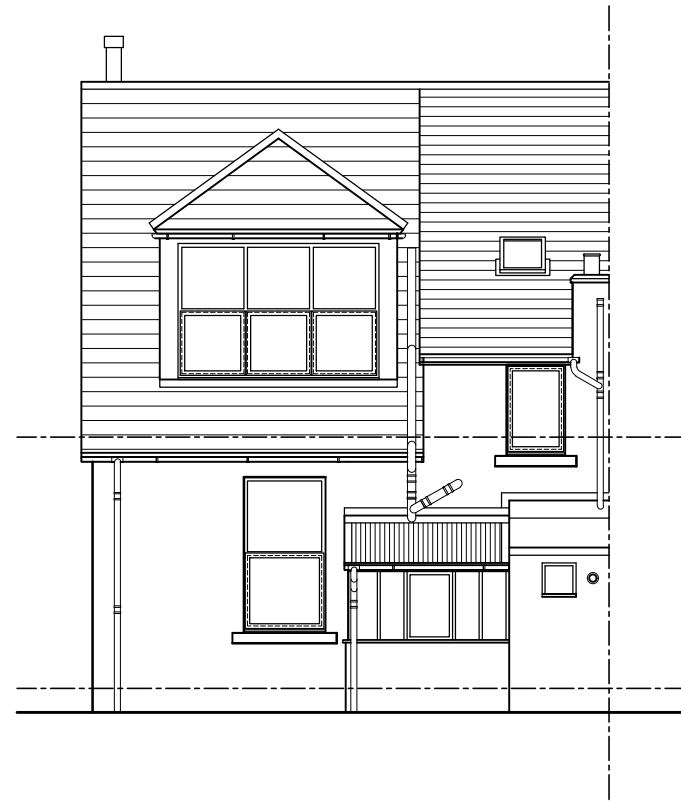
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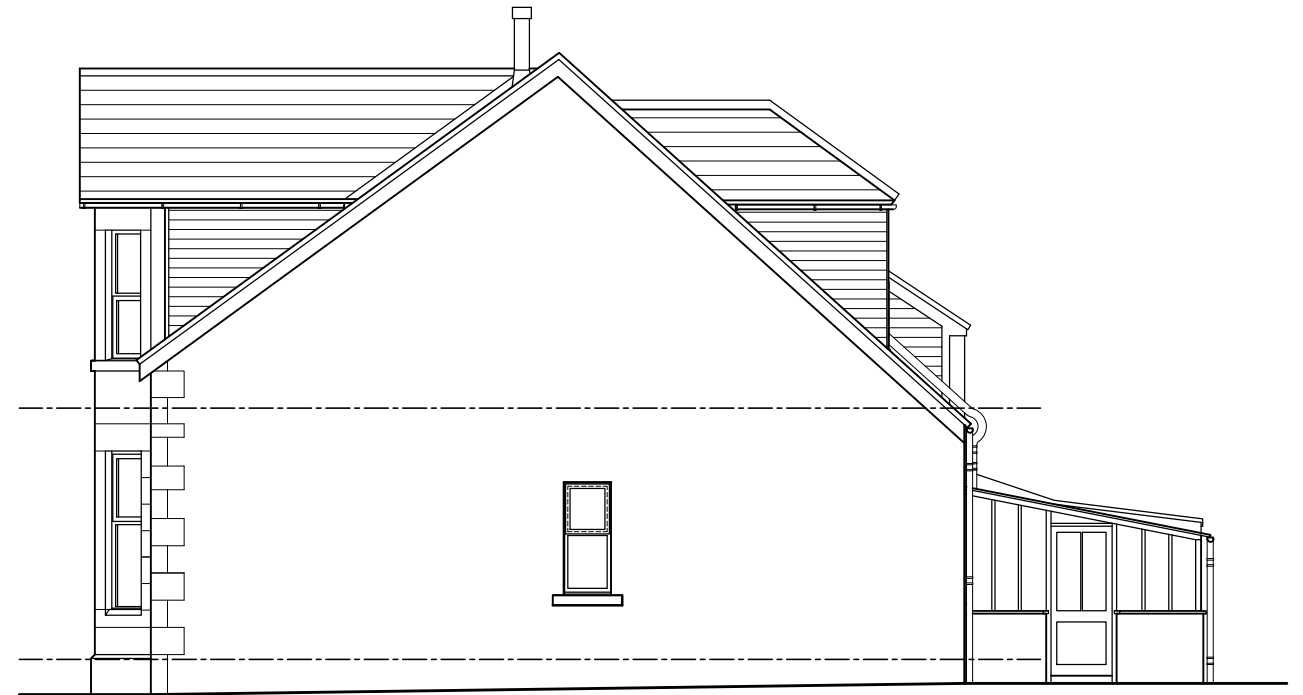
Revision	Date	By



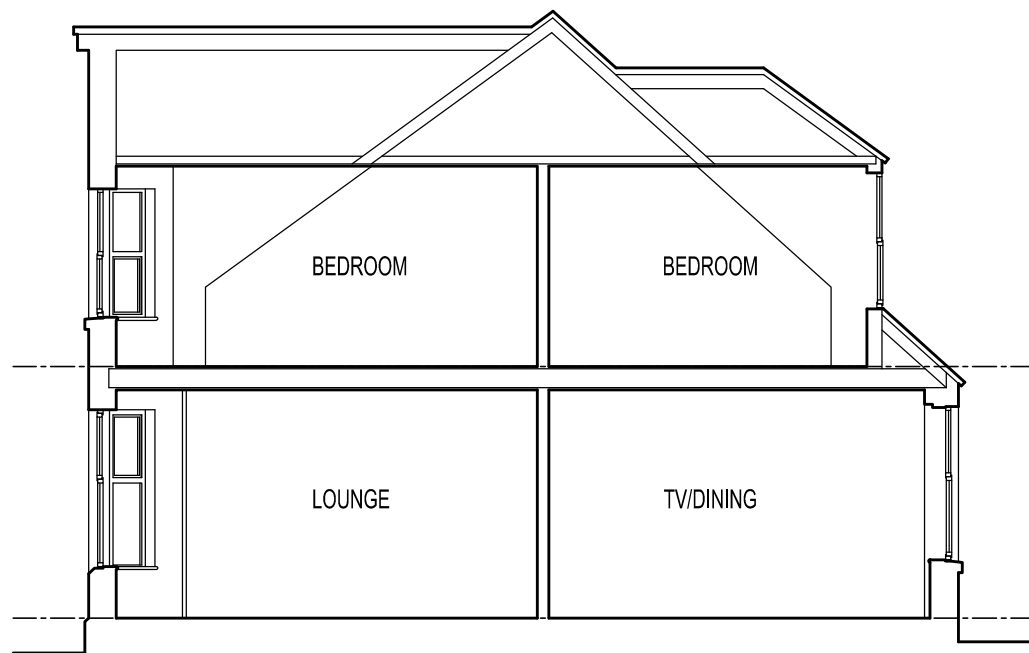
EXISTING WEST ELEVATION



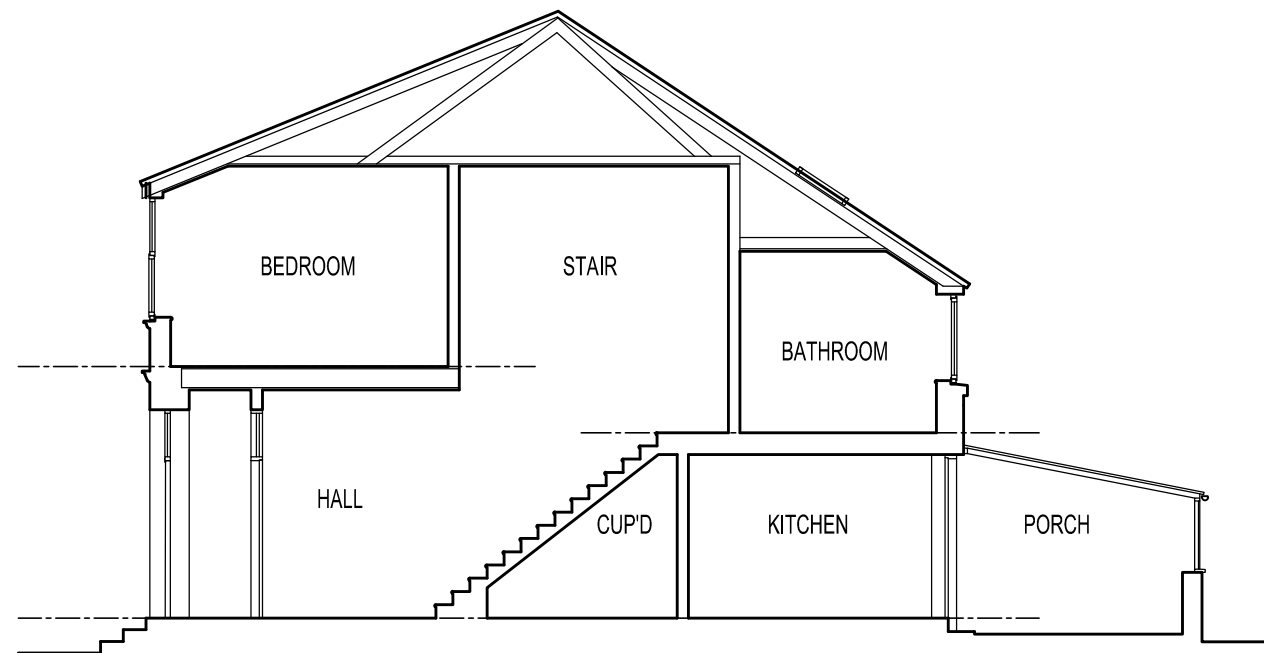
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SECTION B - B



EXISTING SECTION A - A

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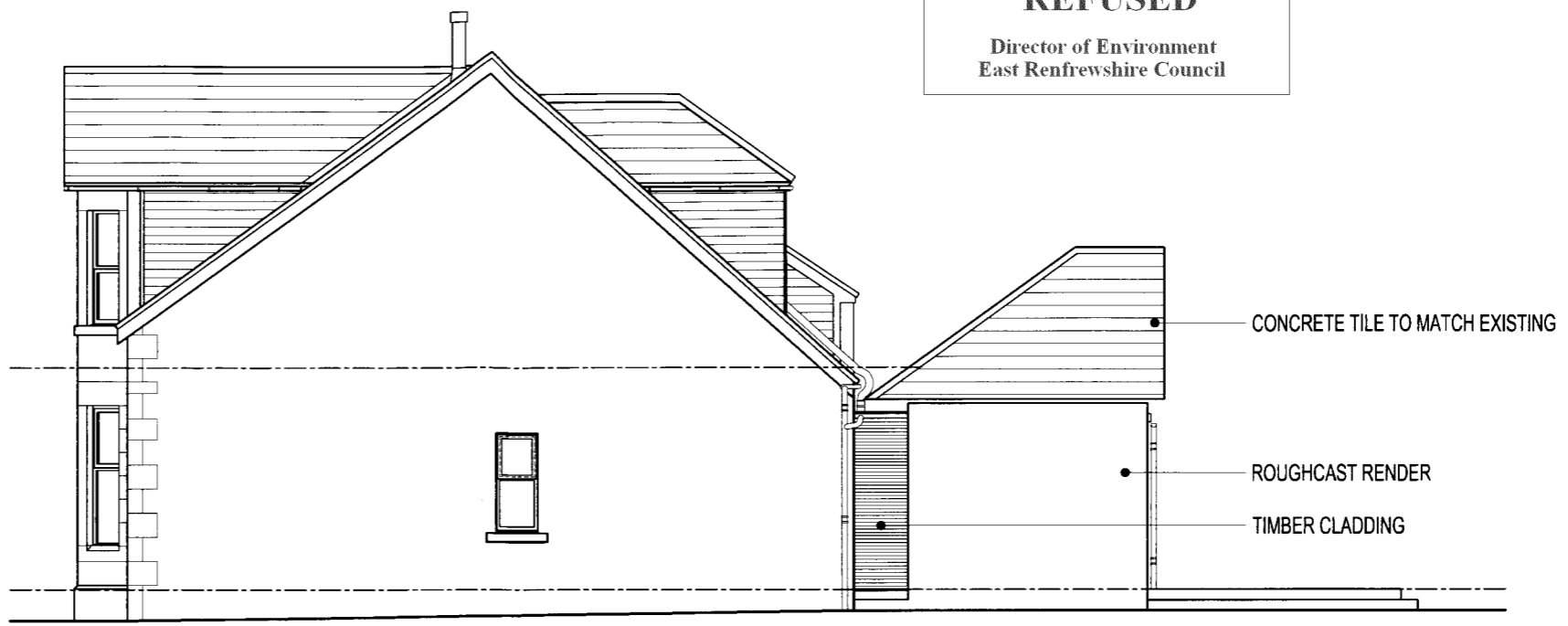
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Client MR & MRS RANKIN		
Project Title PROPOSED ALTERATION & EXTENSION 157 PAISLEY ROAD BARRHEAD		
Drawing Title EXISTING ELEVATIONS & SECTIONS		
Scale 1: 100	Date 20/02/16	
Drawn by GS	Checked by GS	
Job No. 15023	Drawing No. AP(0)003	Rev.

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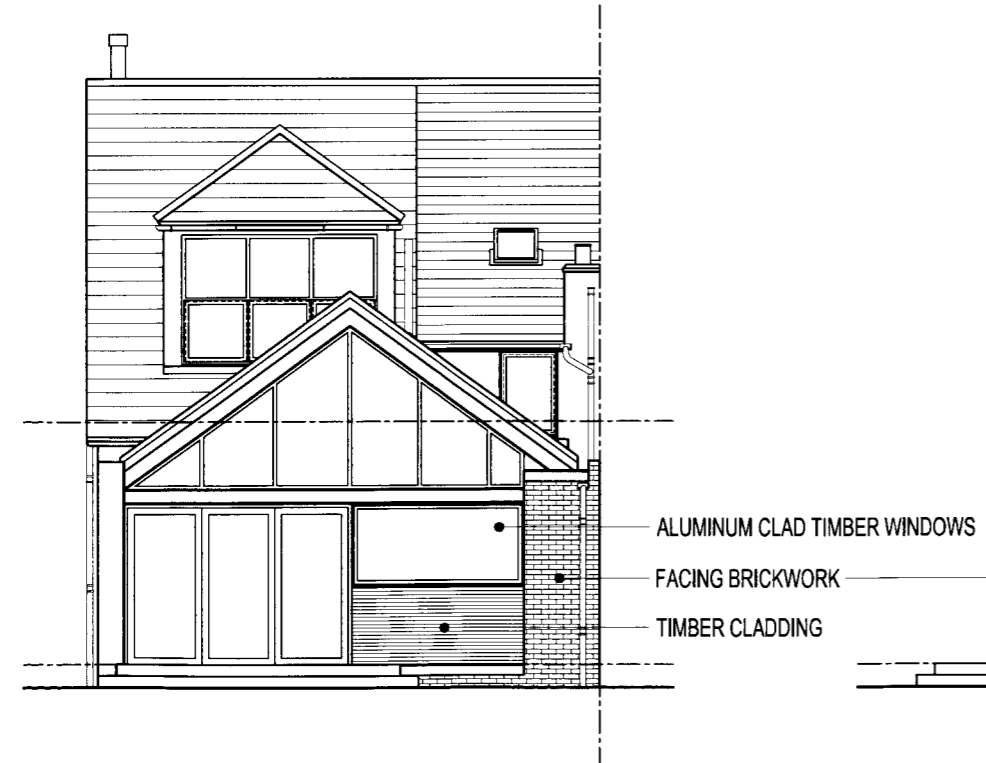
Town and Country Planning
 (Scotland) Act 1997
REFUSED
 Director of Environment
 East Renfrewshire Council



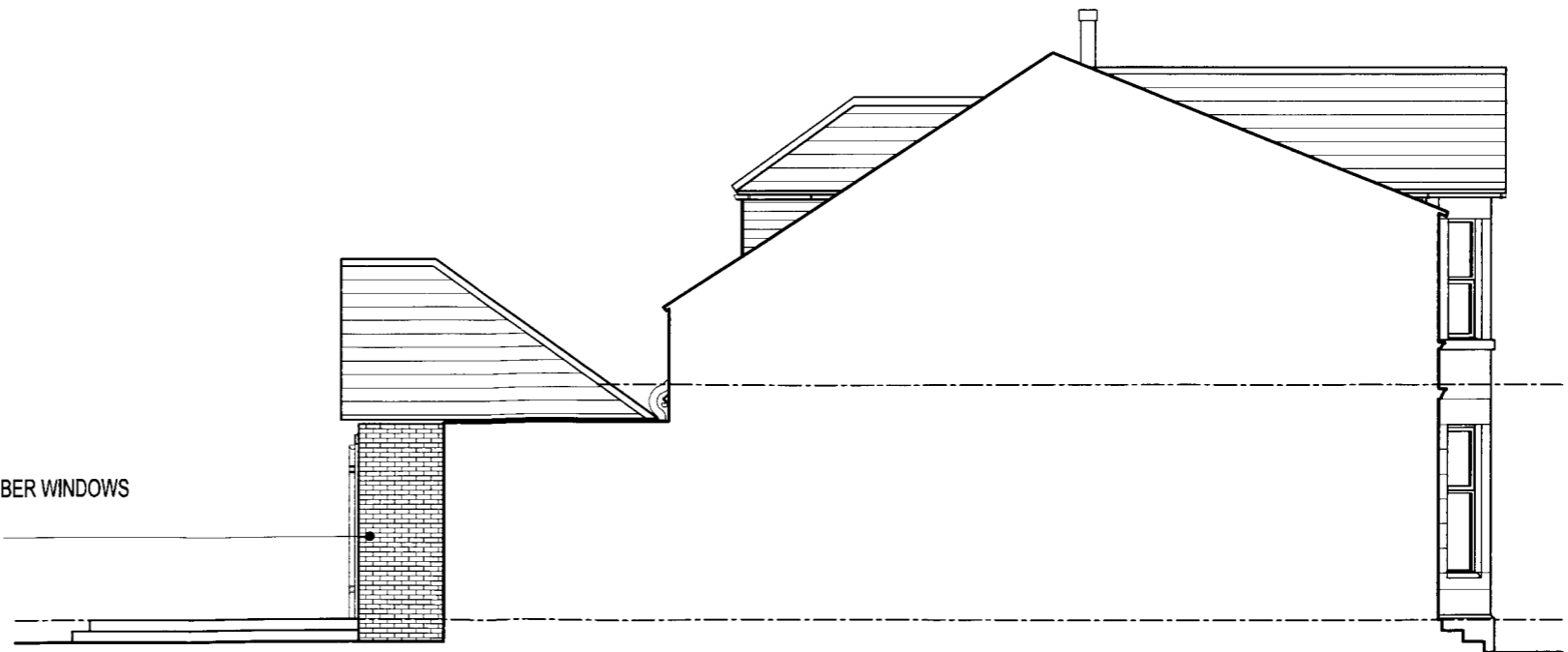
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

AMENDED PLANS RECEIVED
 Date: 26 FEB 2016

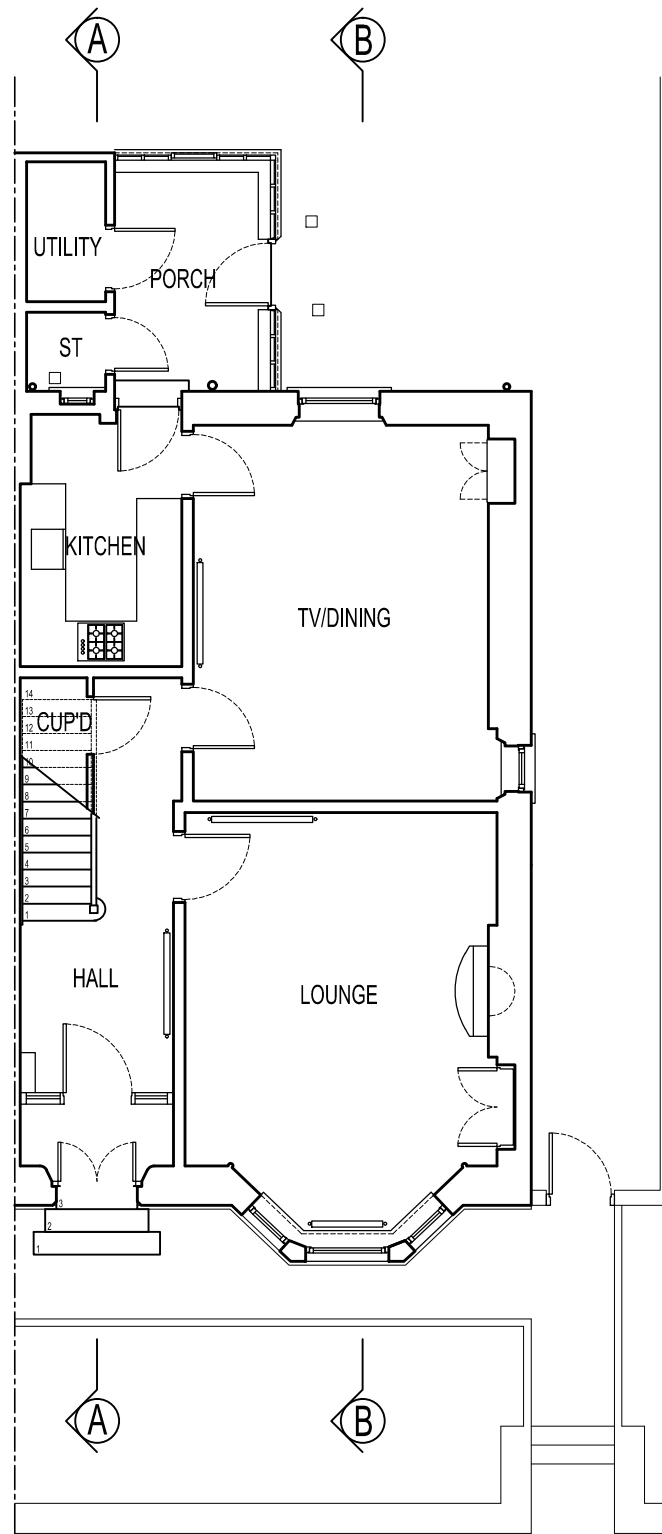
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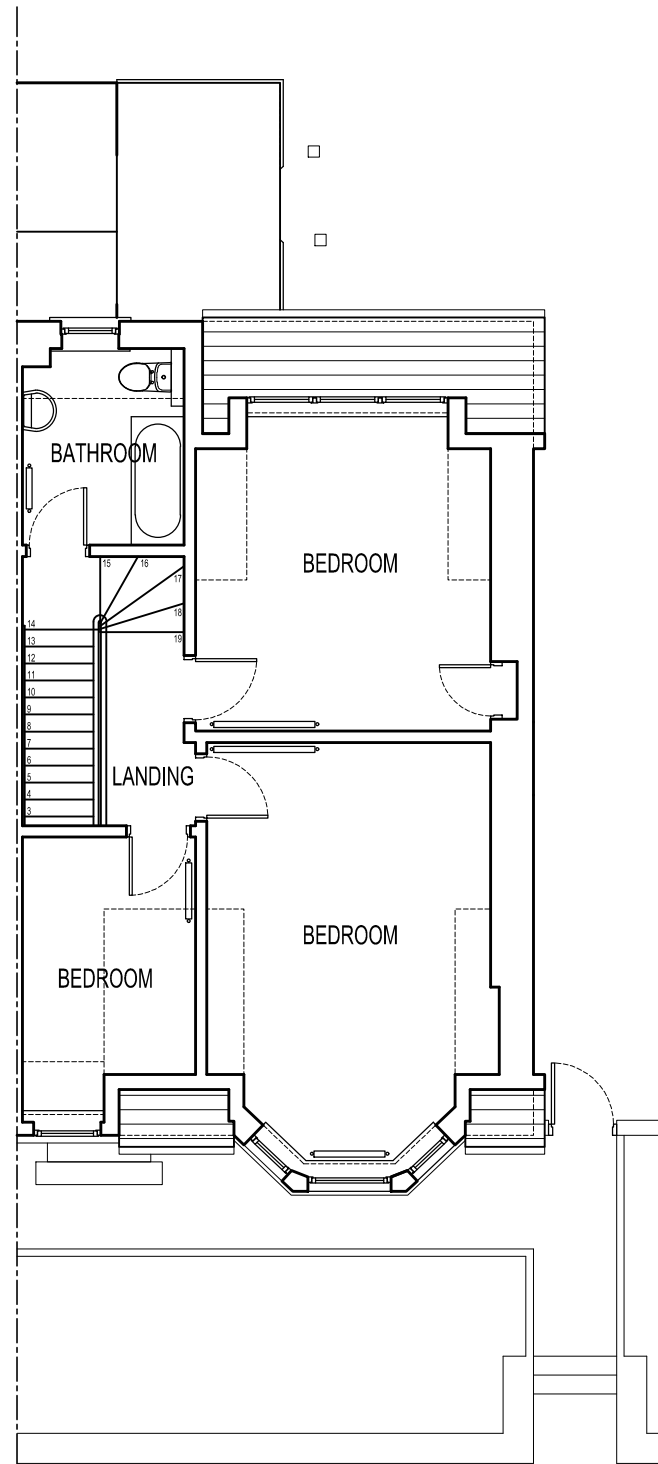
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Client MR & MRS RANKIN		
Project Title PROPOSED ALTERATION & EXTENSION 157 PANSLEY ROAD BARRHEAD		
Drawing Title PROPOSED ELEVATIONS		
Scale 1:100	Drawn by GS	Checked by GS
Date 20/02/16	Job No. 15023	Drawing No. AP(0)006

Important
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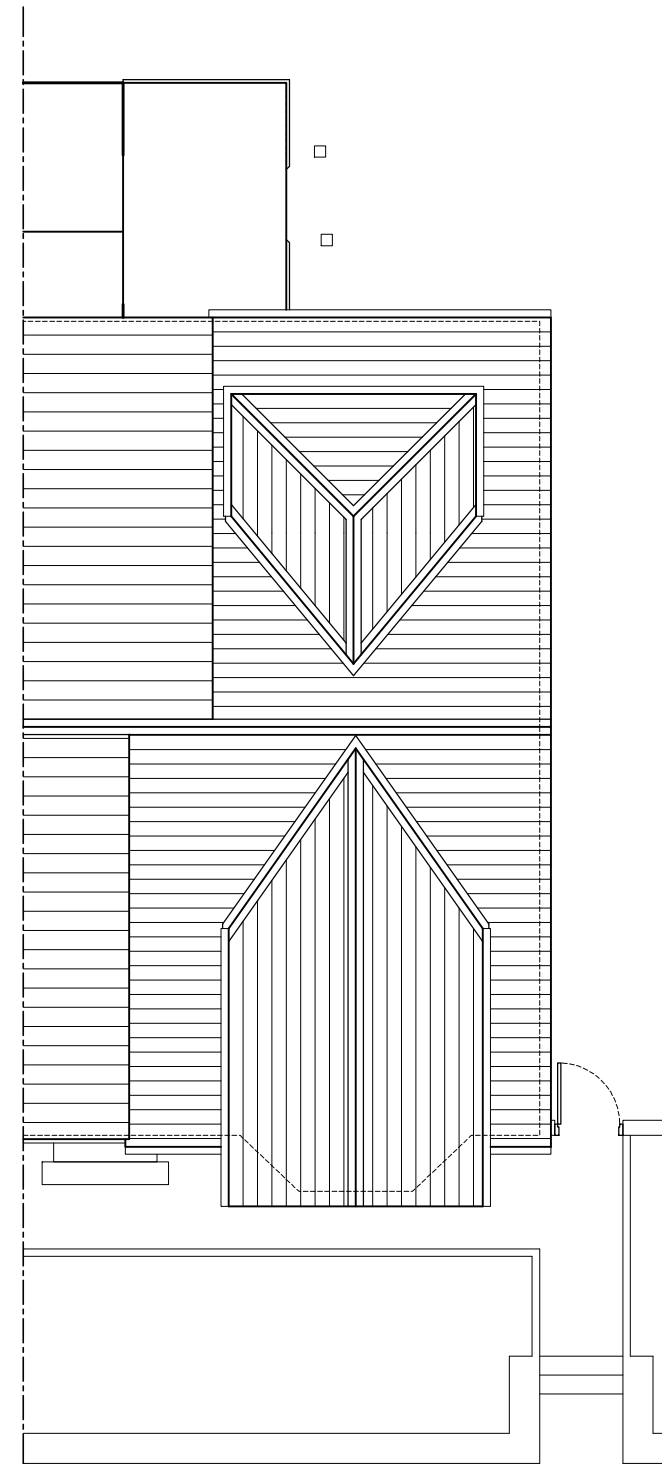
Revision	Date	By
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EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



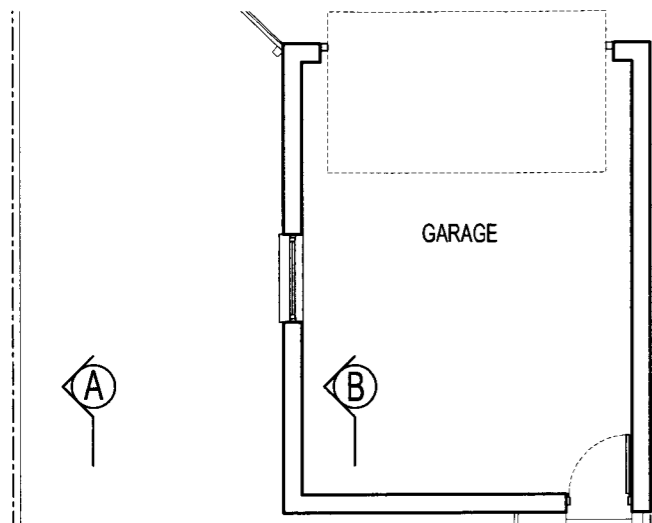
EXISTING ROOF PLAN

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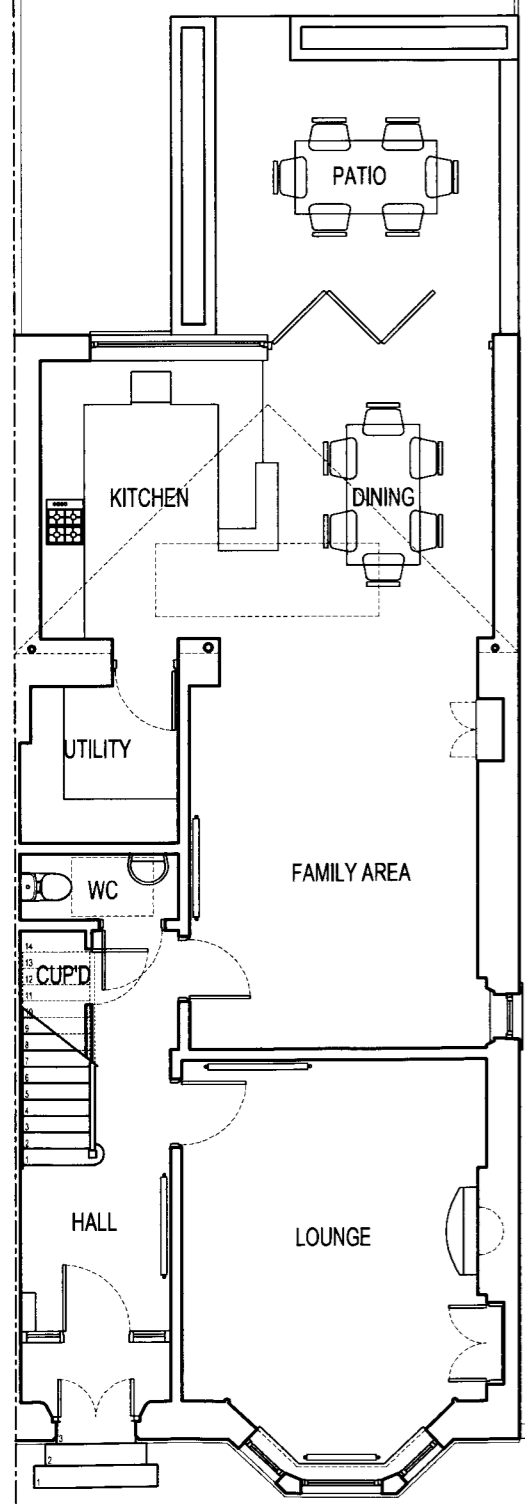
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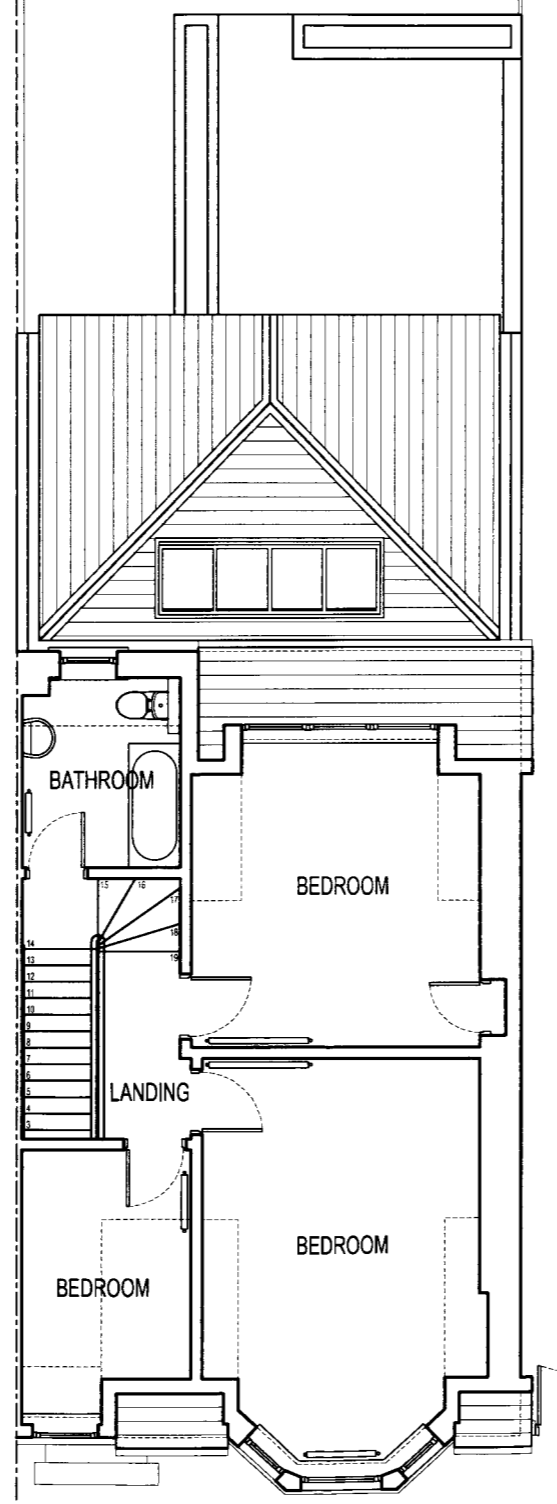
PLANNING		
Client MR & MRS RANKIN		
Project Title PROPOSED ALTERATION & EXTENSION 157 PAISLEY ROAD BARRHEAD		
Drawing Title EXISTING FLOOR PLANS		
Scale 1: 100	Date 20/02/16	
Drawn by GS	Checked by GS	
Job No. 15023	Drawing No. AP(0)002	Rev.



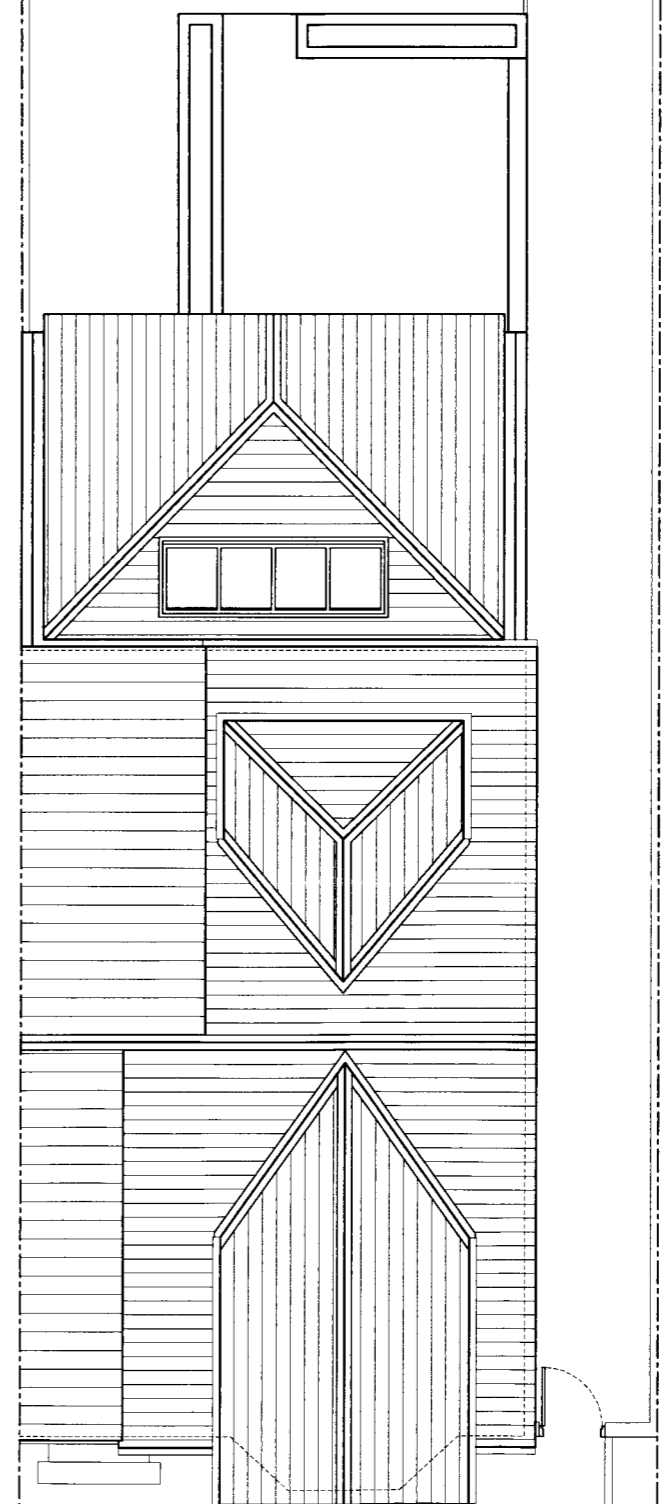
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



168

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

Revision	Date	By
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**Town and Country Planning
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Director of Environment
East Renfrewshire Council

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Date: - 2 MAR 2016

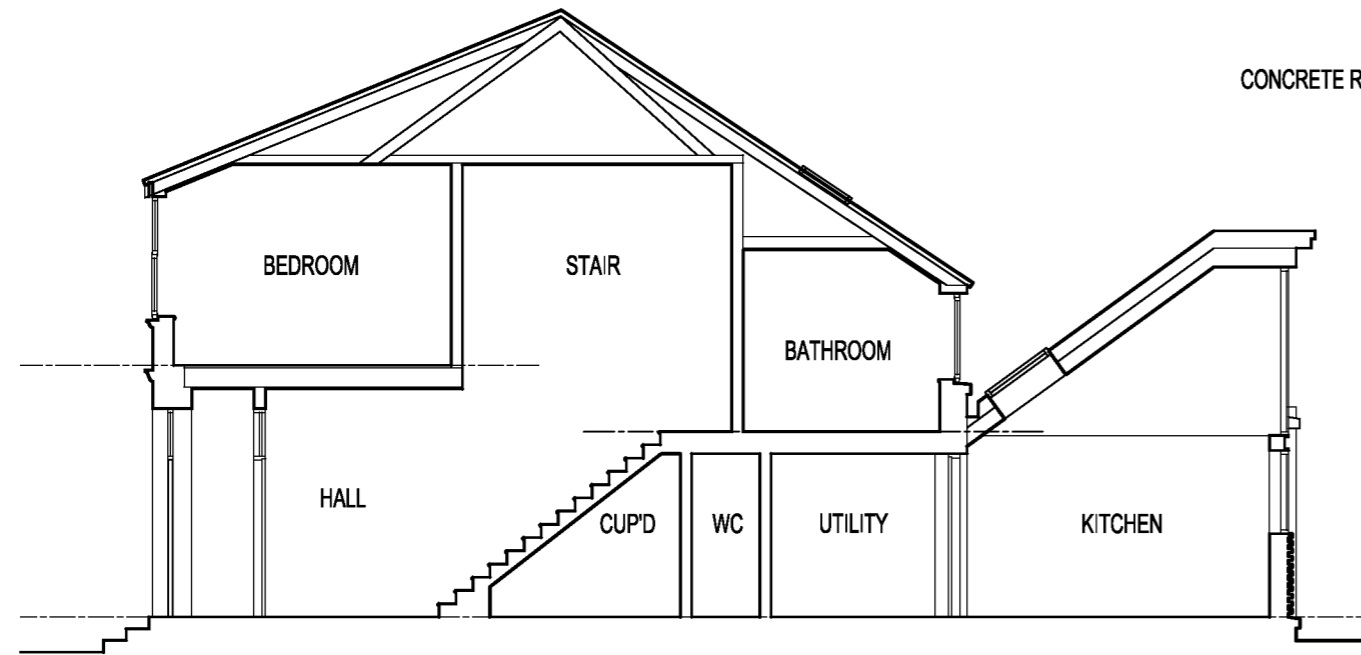
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Client MR & MRS RANKIN		
Project Title PROPOSED ALTERATION & EXTENSION 157 PANSLEY ROAD BARRHEAD		
Drawing Title PROPOSED FLOOR PLANS		
Scale 1: 100	Date 20/02/16	Drawn by GS
Job No. 15023	Drawing No. AP(0)005	Rev

Important
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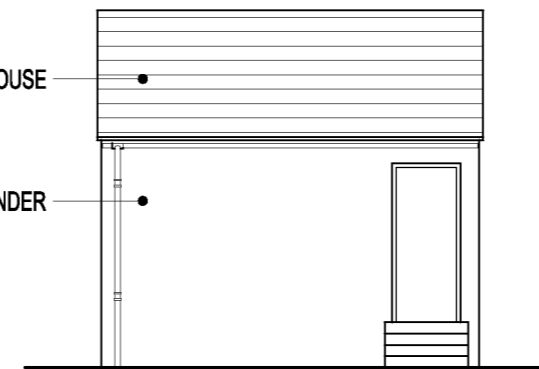
Revision	Date	By
A PATIO REVISION	27/04/16	GS



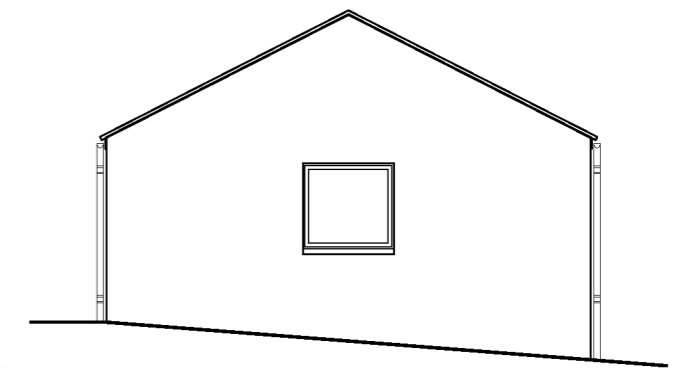
PROPOSED SECTION A - A

CONCRETE ROOF TILE TO MATCH HOUSE

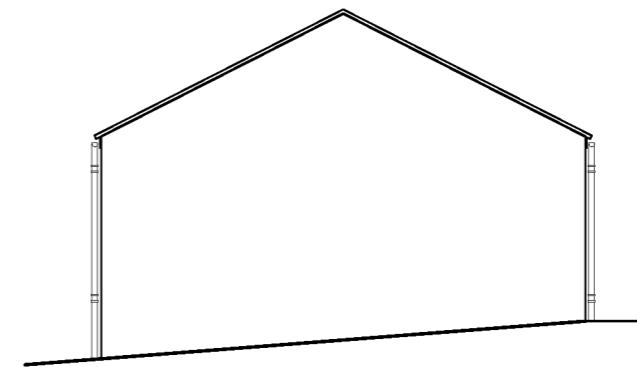
ROUGHCAST RENDER



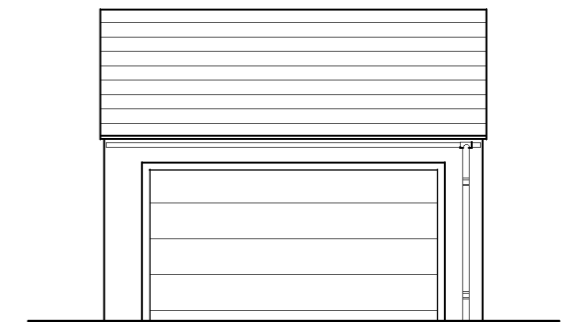
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

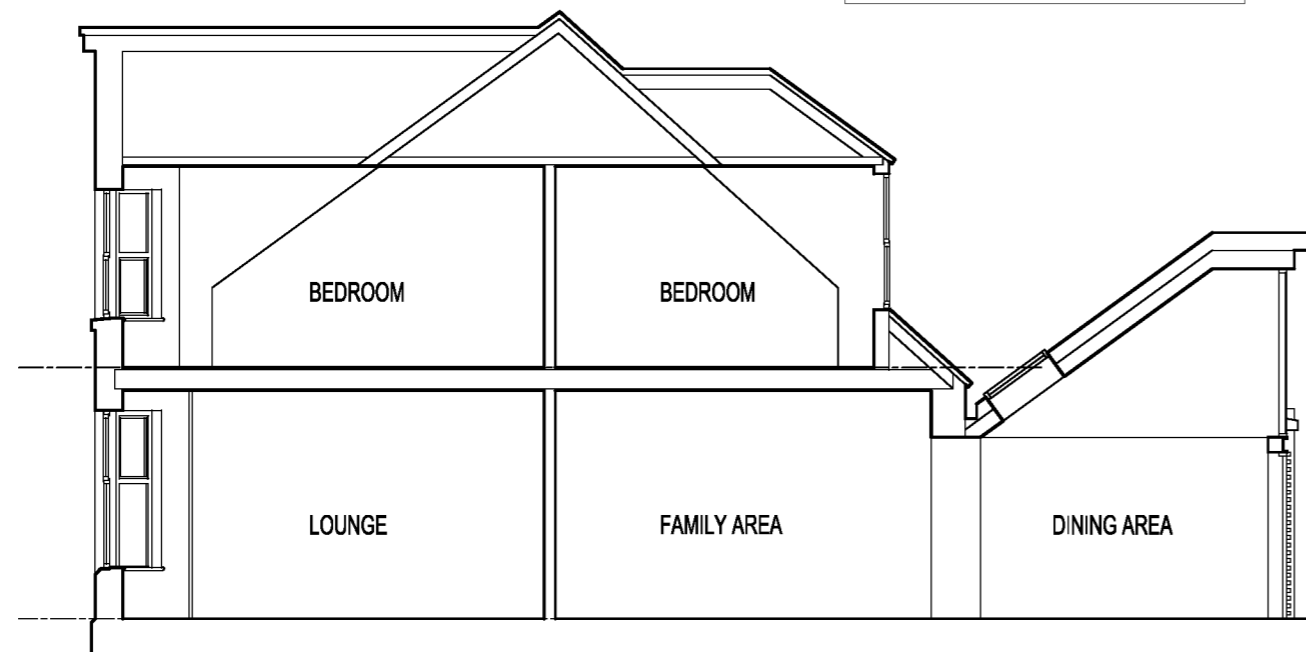


PROPOSED NORTH ELEVATION



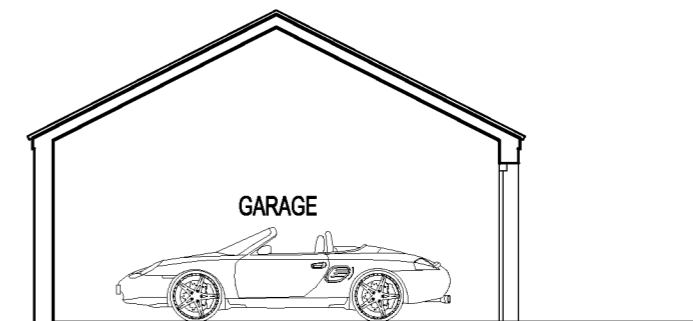
PROPOSED SOUTH ELEVATION

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PROPOSED SECTION B - B

0.000
-0.300



GARAGE

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PLANNING

Client
MR & MRS RANKIN

Project Title
PROPOSED ALTERATION & EXTENSION
157 PAISLEY ROAD
BARRHEAD

Drawing Title
PROPOSED SECTIONS & GARAGE ELEVATIONS

Scale 1:100	Date 20/02/16
Drawn by GS	Checked by GS

Job No. 15023	Drawing No. AP(0)007	Rev. A
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Important
The contractor should have examined the site and checked all dimensions and levels before commencing construction work. No assumption should be made without reference to the architect. No dimensions should be scaled from this drawing.

Date: _____ By: _____

THE NEIGHBOURS EXTENSION HAS A ROOF WHICH IS VERY SIMILAR TO THE APPLICATION ROOF WHICH WAS REFUSED FOR BEING OUT OF CHARACTER
THIS EXTENSION IS TYPICAL OF MANY OF THE EXTENSIONS ON THE STREET. THERE IS NO QUALITY OR REDEEMING FEATURES

THE PROPOSED EXTENSION HAS BEEN VERY CAREFULLY DESIGNED TO ENHANCE THE EXISTING HOUSE AND THE CHARACTER OF THE AREA AND NOT DETRACT FROM IT.

CARE HAS BEEN TAKEN TO DESIGN A PITCHED ROOF WHICH IS IN KEEPING WITH THE CHARACTER OF THE PITCHED ROOF OVER THE MAIN HOUSE.

THE PLANNING DEPARTMENT SUGGESTED A FLAT ROOF LIKE THIS. THIS IS COMPLETELY OUT OF CHARACTER WITH THE HOUSE. ALL OF THE ROOFS ON THE MAIN HOUSE ARE PITCHED. THIS IS THE REASON WHY WE DESIGNED A PITCHED ROOF IN ORDER FOR THE EXTENSION TO BE IN KEEPING WITH THE CHARACTER OF THE HOUSE

THE PLANNING DEPARTMENT HAVE DEEMED THAT THE PROPOSAL IS CONTRARY TO POLICIES D1 AND D14 OF THE ADOPTED EAST RENFREWSHIRE LOCAL DEVELOPMENT PLAN AND THE SUPPLEMENTARY PLANNING GUIDANCE ON HOUSEHOLDER DESIGN GUIDANCE AS IT WOULD BE INCONGRUOUS IN APPEARANCE WITH THE DESIGN OF THE ORIGINAL DWELLINGHOUSE. THIS WILL BE TO THE DETRIMENT OF THE CHARACTER AND AMENITY OF THE AREA.



PROPOSED 3D VIEWS

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Project Title PROPOSED ALTERATION & EXTENSION 157 PAISLEY ROAD BARRHEAD		
Drawing Title PROPOSED 3D VIEWS		
Scale NTS	Date 20/02/16	
Drawn by GS	Checked by GS	
Job No. 15023	Drawing No. AP(0)008	Rev.