

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY10 August 2016Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2016/08ERECTION OF UPPER FLOOR EXTENSION TO FORM GABLE
AT 3 SUNNINGDALE AVENUE, NEWTON MEARNES**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:- 2016/0207/TP).
Applicant: Mr J Laidlaw.
Proposal: Erection of upper floor extension to form gable.
Location: 3 Sunningdale Avenue, Newton Mearns.
Council Area/Ward: Newton Mearns South (Ward 5).

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 4.

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

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

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 41-48);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 49-56);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 57-60); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 61-74).

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 5 (Pages 75-82).

- (a) Existing Elevations;
- (b) Existing Floor Plans;
- (c) Refused – Location Plan;
- (d) Refused - Proposed Elevations; and
- (e) Refused - Proposed Upper Floor and Roof Plans.

16. The Local Review Body is advised that initial consultation responses and representations received if any, relating to the application will be listed in the planning officer's Report of Handling.

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

RECOMMENDATIONS

18. The Local Review Body is asked to:-

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

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

Report Author: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

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

Date:- July 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
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 100008338-001

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 ROOFSCAPE ALTERATIONS AND EXTENSION TO FORM REAR GABLE AREAS AND NEW SIDE DORMER WINDOW.

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:	ROSS WOODS		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	CAMPBELL	Building Name:	
Last Name: *	WOODS	Building Number:	54
Telephone Number: *	07980758902	Address 1 (Street): *	berkeley street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	g3 7ds
Email Address: *	campbell@rosswoodsarchitects.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: *	J	Building Number:	3
Last Name: *	LAIDLAW	Address 1 (Street): *	SUNNINGDALE AVE
Company/Organisation		Address 2:	NEWTON MEARNS
Telephone Number: *		Town/City: *	GLASGOW
Extension Number:		Country: *	SCOTLAND
Mobile Number:		Postcode: *	G77 5PE
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

3 SUNNINGDALE AVENUE

Address 2:

NEWTON MEARNES

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G77 5PE

Please identify/describe the location of the site or sites

Northing

656595

Easting

254835

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: CAMPBELL WOODS

On behalf of: Mr J LAIDLAW

Date: 02/04/2016

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 CAMPBELL WOODS

Declaration Date: 02/04/2016

Payment Details



Created: 02/04/2016 18:37

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2016/0207/TP

Date Registered: 4th April 2016

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South

Co-ordinates: 254835/:656595

Applicant/Agent:

Applicant:

Mr J Laidlaw

3 Sunningdale Avenue

Newton Mearns

East Renfrewshire

G77 5PE

Agent:

Ross Woods

Campbell Woods

54 Berkeley Street

Glasgow

G3 7DS

Proposal: Erection of upper floor extension to form gable

Location: 3 Sunningdale Avenue

Newton Mearns

East Renfrewshire

G77 5PE

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: None relevant.

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

No reports have been submitted for consideration as part of this application.

ASSESSMENT:

The application site comprises a detached hip roofed bungalow and its curtilage and lies within an established residential area characterised by a variety of housetypes. The property boundaries are characterised by established planting. The property occupies a corner plot adjacent to the junction of Sunningdale Avenue with Lochbroom Drive. Notwithstanding the boundary treatment, the upper part of the rear of the dwelling is plainly visible from Lochbroom Drive. The dwelling has a large rear attic dormer that has a flat roof and is built off the wall head. Whilst the dormer is large, portions of the rear hip remain allowing the original character of the hip roof to be discerned.

Planning permission is sought for the erection of an upper floor extension to form a rear gable wall. The gable is proposed to be built off the existing wall head and effectively extends the existing rear dormer over the entire width of the dwelling out to the side hips.

The proposal represents the erection of a flat roofed gable extension to the rear of a hip roofed bungalow. Policy D14 of the adopted East Renfrewshire Local Development Plan requires that extensions should compliment the character and design of the existing house. Policy D1 of the adopted East Renfrewshire Local Development Plan requires that proposals should not result in a significant loss of character to the surrounding area.

It is not considered that a gable wall is in keeping with the character and design of a hip roofed bungalow and indeed, it is considered to dominate and detract from the character and design of the dwelling and given that it is open to long views from Lochbroom Drive, it is considered to detract from the visual amenity of the wider area. The proposal is therefore contrary to Policies D1 and D14.

Furthermore, the supporting adopted Supplementary Planning Guidance: Householder Design Guide (SPG) require that extensions to the rear of bungalows should have a roof design to match that of the house and not form a gable end. For the reason cited above, the proposal is also contrary to the terms of the SPG. It is accepted that the proposal replaces an existing large, bulky rear dormer. It is probable that this dormer was constructed under previous Permitted Development legislation. Whilst this dormer would be considered contrary to current planning policy, this does not justify further inappropriate development.

The proposed upper floor rear extension is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan as it is considered to detract from the character and design of the existing hip roofed bungalow and from the visual amenity of the wider area by virtue of its inappropriate gable wall design. It is also contrary to the specific terms of the SPG as it introduces a gable wall to the rear of a hip roofed bungalow.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASONS:

1. The proposed upper floor rear extension is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan as it is considered to detract from the character and design of the existing hip roofed bungalow and from the visual amenity of the wider area by virtue of its inappropriate gable wall design.
2. The proposal is contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide as it introduces a gable wall to the rear of a hip roofed bungalow.

ADDITIONAL NOTES: None.

ADDED VALUE:
None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3034.

Ref. No.: 2016/0207/TP
(DESC)

DATE: 29th April 2016

DIRECTOR OF ENVIRONMENT

Finalised 29/04/2016.IM.

Reference: 2016/0207/TP - Appendix 1
DEVELOPMENT PLAN:

Strategic Development Plan

Structure Plan Policies - None

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 soliums 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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**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. **2016/0207/TP**

Applicant

Mr J Laidlaw
3 Sunningdale Avenue
Newton Mearns
East Renfrewshire
G77 5PE

Agent:

Ross Woods
Campbell Woods
54 Berkeley Street
Glasgow
G3 7DS

With reference to your application which was registered on 4th April 2016 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of upper floor extension to form gable

at: 3 Sunningdale Avenue Newton Mearns East Renfrewshire G77 5PE

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 proposed upper floor rear extension is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan as it is considered to detract from the character and design of the existing hip roofed bungalow and from the visual amenity of the wider area by virtue of its inappropriate gable wall design.
2. The proposal is contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide as it introduces a gable wall to the rear of a hip roofed bungalow.

Dated 29th 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	1		
Elevations Proposed	15		
Plans Proposed	6		

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 100012333-001

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:	ROSS WOODS		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	CAMPBELL	Building Name:	
Last Name: *	WOODS	Building Number:	54
Telephone Number: *	07980758902	Address 1 (Street): *	berkeley street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	g3 7ds
Email Address: *	campbell@rosswoodsarchitects.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="J"/>	Building Number:	<input type="text" value="3"/>
Last Name: *	<input type="text" value="LAIDLAW"/>	Address 1 (Street): *	<input type="text" value="SUNNINGDALE AVENUE"/>
Company/Organisation	<input type="text"/>	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="G77 5PE"/>
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="3 SUNNINGDALE AVENUE"/>
Address 2:	<input type="text" value="NEWTON MEARNS"/>
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="G77 5PE"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="656595"/>	Easting	<input type="text" value="254835"/>
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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)

ERECTION OF UPPER FLOOR EXTENSION TO FORM GABLE.

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

SEE SUPPORTING DOCUMENTS SECTION FOR 'JUSTIFICATION 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)

DRAWINGS AND 'JUSTIFICATION STATEMENT' WITH PHOTOS.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2016/0207/TP

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

04/04/2016

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

05/05/2016

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 CAMPBELL WOODS

Declaration Date: 14/06/2016

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3 Sunningdale Avenue, Newton Mearns.

Design Statement

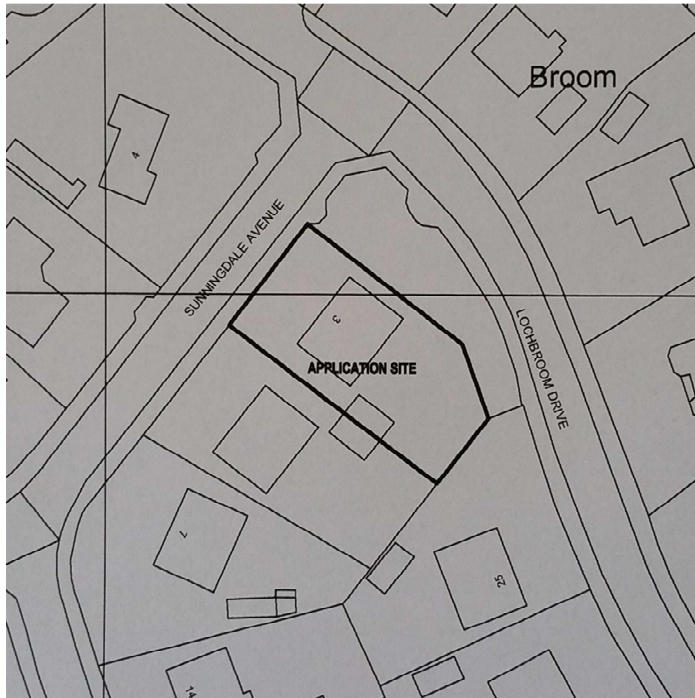
Proposed dormer and 1st floor extension to dwelling house



Application site front elevation

Location.

The application site is situated on Sunningdale Avenue adjacent to the junction of Sunningdale Avenue and Lochbroom Drive, in Newton Mearns. The site sits on a level position from Sunningdale Avenue. The site steps down c.1.5m within the site to the rear enclosed garden.



To the North and East of the site there is an area of open space with mature trees. This provides a high degree of privacy to the property. The boundary between the open space and the application site is formed by a brick boundary wall.



Application site with open space to North and East.

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T. 0141 204 5316 campbell@rosswoodsarchitects.com

The immediate area of Lochbroom Drive and Sunningdale Avenue consist, predominantly of large detached houses within reasonably generous gardens.



Original bungalows surrounded by modern 2 storey villas.



There are a variety of house styles within Sunningdale Ave some from are from late 1930s to modern 'traditional' villa style houses which are over bearing in scale and proportion. These are a mix of 1 ½ storey houses and 2 storey dwellings. The mix of house styles dilutes any previously cohesive 'character' of the general area.

History.

The property was built in the late 1930s as part of the Broom Estate development by McTaggart and Meikle. The houses were originally 1 ½ storey with centralised upper floor 'privacy' dormer windows. The majority of the surrounding development consisted of 4 house styles. This created a unique character to the area.



Unfortunately this character has been eroded in recent times by some fairly bland modern houses which have resulted in the loss of the visual amenity of the area.

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Proposals.

The applicants have owned the property for 18 months. In this time they have undertaken a major programme of sympathetic essential repairs and maintenance of the property bringing the house up to modern standards. The design of the house at ground level sees good sized generous rooms while the upper floor contains smaller rooms which are used as bedrooms. There is 1 rear facing bedroom which is particularly small. This room is located adjacent to the stairwell.



Externally this rear facing bedroom dormer and the stairwell 2 storey section of wall present a clumsy imbalanced elevational treatment.



Part of the proposal was to increase the size of the rear facing bedroom. The bedroom dormer wall was to be brought out in line with the existing wall face of the stairwell.



View of Application site from Lochbroom Drive.

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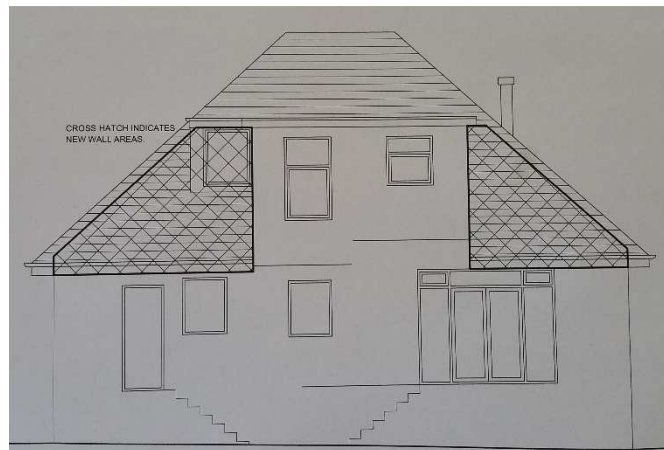
While ERC have assessed this as forming a rear 'gable' contrary to their design guide. We would argue that we are not forming a gable but extending an existing dormer to meet the side roof planes.

Aesthetically we would also argue that the proposal rationalises the rear elevation and eliminates the clumsy current arrangement of the stairwell and rear bedroom dormer. The proposal also looks to replicate the front dormer to the side over looking the existing open space.



21 Lochbroom Drive with same extended dormer detail.

The proposal of extending the dormer out to the side roof plane, has been carried out in a neighbouring property on Lochbroom Drive which is unobtrusive as can be seen in the image above. The image below illustrates the relatively small area proposing to be extended.



existing elevation with proposed wall areas cross hatched.

Materials

The proposal would see the new side dormer being clad in natural slate to match the existing roof and the new upper floor wall areas would be rendered to match the existing wall surfaces.



Wall & roof materials

Summary

The grounds for refusal were that we were creating a rear gable to the property which was out of character for the house and the wider area.

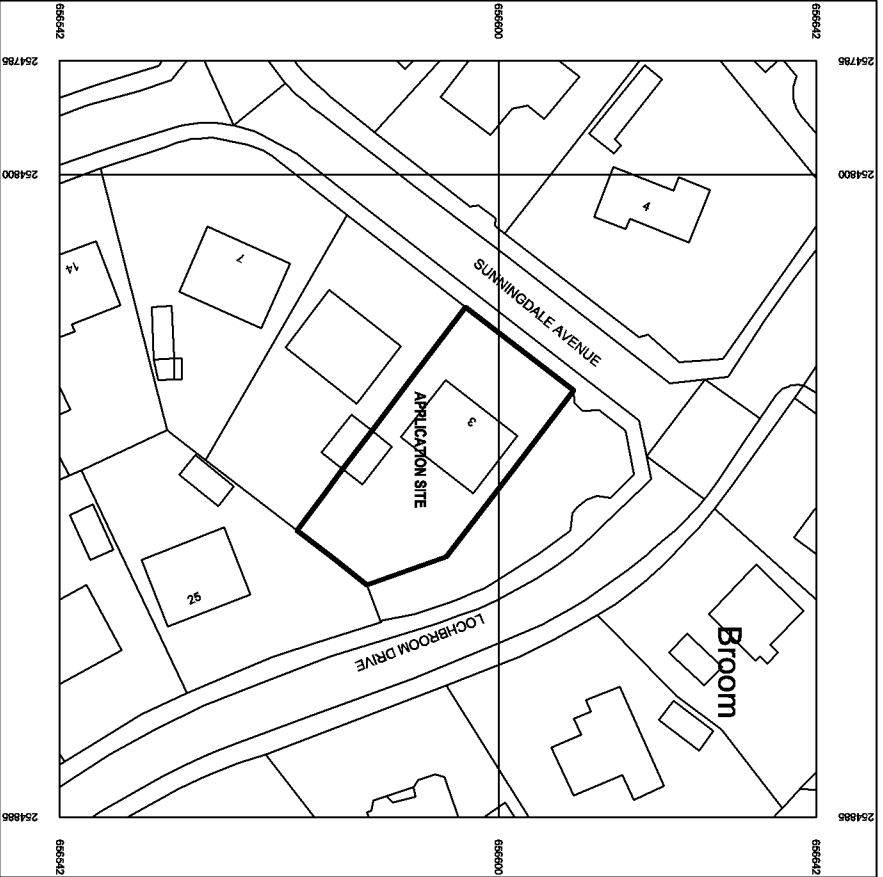
The proposals show a modest extended area in the upper floor to the rear, which extends the existing dormer width but doesn't increase the overall height of the existing dormer wall head. As can be seen in the neighbouring property on Lochbroom Drive which has the same roof detail, the roof can still be seen as a pyramidal roof which doesn't detract from the character of the existing property. Indeed we would argue that the proposals are not contrary to ERC design guidance as it doesn't create a rear dormer, but actually improves the rear elevation by having a symmetrical wall/roof arrangement than the current adhoc appearance.

We feel the proposals are not out of character of the existing property. In terms of the context of neighbouring properties, the proposals are modest in scale and would not have an adverse impact to the visual amenity of the wider surrounding area.


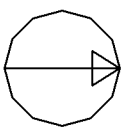
PLANS/PHOTOGRAPHS/DRAWINGS

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Ordnance Survey
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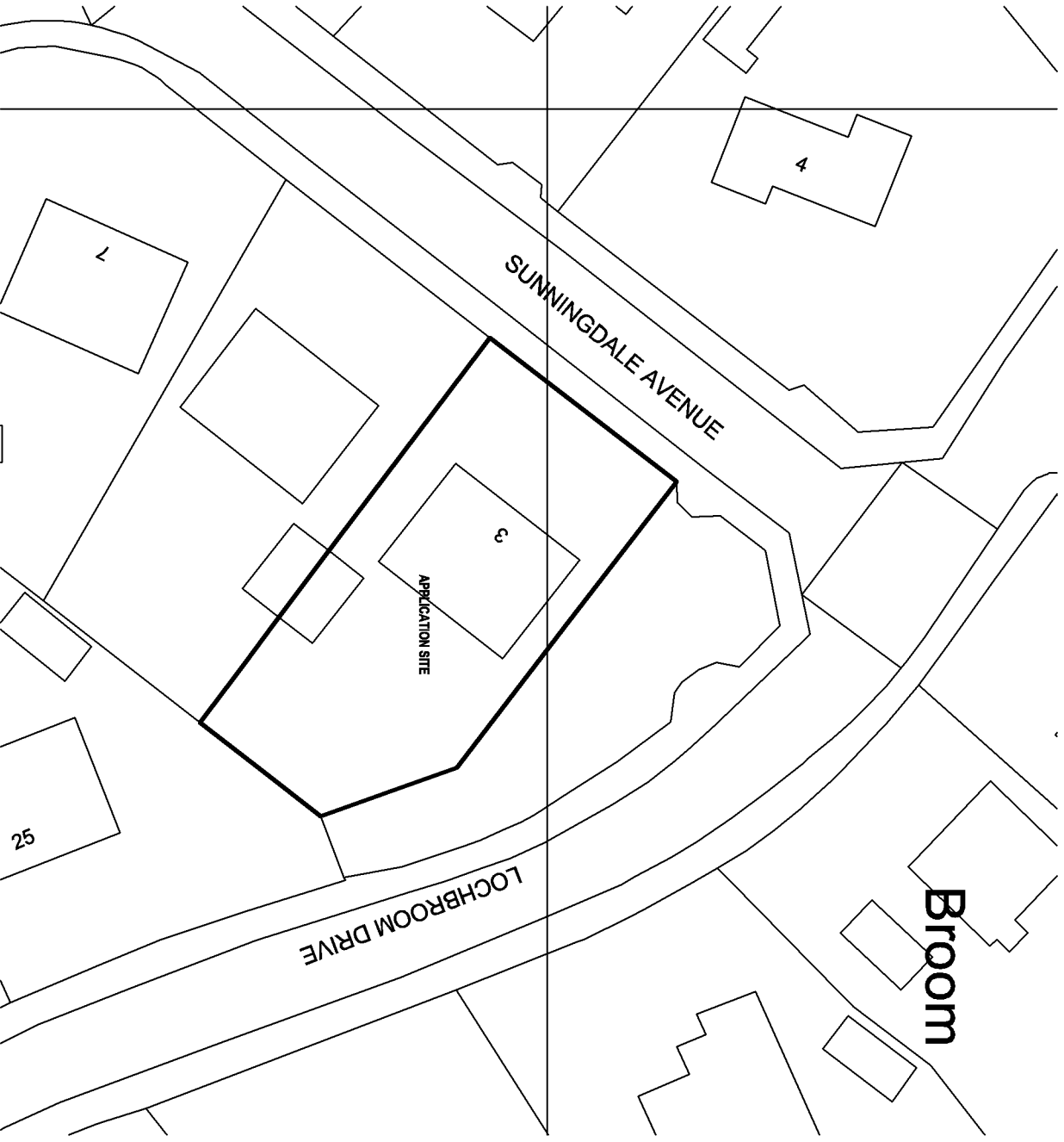
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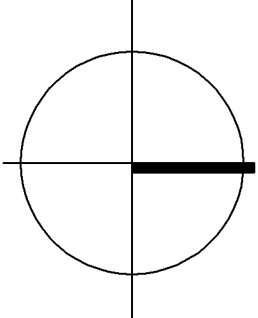
Location Plan

1:1000

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



Site Plan 1:500



REV	DATE	AMENDMENT
INT		
Proposed 1st Floor & roofscape alterations & extensions to existing dwelling house 3 Sunningdale Avenue, Newton Mearns for Mr & Mrs Laidlaw.		
ROSS WOODS ARCHITECTS		
54 BERKELEY STREET GLASGOW, SCOTLAND G7 8 7SZ Tel: +44 (0) 141 294 5316 e-mail: central@rosswoodsarchitects.com www.rosswoodsarchitects.com		
Title: Location & Site Plans		
Client:	Mr & Mrs Laidlaw	
Job No.:	RVA	Drawn: CVI
Scale:	1:1000 / 1:500	Date: 01/04/16
Dwg No.:	1	Rev.: -

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