

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY1 September 2021Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2021/08

ERECTION OF ONE AND A HALF STOREY REAR EXTENSION WITH RAISED DECKING AT 67 CRAIGHILL DRIVE, CLARKSTON, EAST RENFREWSHIRE, G76 7TD.

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:- 2021/0044/TP).
- Applicant: Mr Fraser Rankin
- Proposal: Erection of one and a half storey rear extension with raised decking
- Location: 67 Craighill Drive, Clarkston, East Renfrewshire, G76 7TD.
- Council Area/Ward: Clarkston, Netherlee And Williamwood (Ward 4).

REASON FOR REQUESTING REVIEW

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

RECOMMENDATIONS

4. The Local Review Body is asked 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; or

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

BACKGROUND

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

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

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

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

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

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has detailed in their opinion that this review can continue to conclusion based on the assessment of the 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. At the meeting of the Local Review Body on 10 August 2016, it was decided that the Local Review Body would carry out unaccompanied site inspections for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Wednesday, 1 September 2021 before the meeting of the Local Review Body which begins at 2.30pm.

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. However, the applicant has submitted new information which was not available to the Appointed Officer at the time the determination of the application was made. The new information consists of the reference to and inclusion of five previous decisions issued by the Local Review Body.

15. Members are advised that Section 43B of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 states that:-

“43B Matters which may be raised in a review under section 43A(8)

- (1) In a review under section 43A(8), a party to the proceedings is not to raise any matter which was not before the appointed person at the time the determination reviewed was made unless that party can demonstrate—
 - (a) that the matter could not have been raised before that time, or
 - (b) that its not being raised before that time was a consequence of exceptional circumstances.
- (2) Nothing in subsection (1) affects any requirement or entitlement to have regard to—
 - (a) the provisions of the development plan, or
 - (b) any other material consideration.”

16. The applicant has been given an opportunity to explain why the information was not made available to the Appointed Officer at the time the application was determined, please find this response attached as Appendix 7.

17. The Local Review Body must decide whether the new information should be considered as part of the review. In the event that it does, it is recommended, in the interests of equality of opportunity to all parties that the Appointed Officer be given the opportunity to comment on the new information.

18. Members should note that the new information has been excluded from the applicant's submission.

19. 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 369 - 376);
- (b) Copies of Objections/Representations – Appendix 2 (Pages 377 - 384);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 385 - 396);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 397 - 400); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 401 - 432).

20. The applicant has also submitted the drawings listed below and these are attached as Appendix 6 (Pages 433 - 438).

- (a) Proposed Rear Extension, Plans and Notes;
- (b) Proposed Rear Extension, Sections details and notes;
- (c) Refused – Location/Block plan; and
- (d) Refused - Proposed Rear Extension Existing and Proposed Plans, Elevations and Location plans.

21. The reasoning behind the new information submitted by the applicant, which was not available to the Appointed Officer at the time the determination of the application was made, is attached as Appendix 7 (Pages 439 - 442).

22. 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.

23. All the documents referred to in this report can be viewed online on the Council's website at www.eastrenfrewshire.gov.uk.

RECOMMENDATIONS

24. 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; or
- (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: Sharon McIntyre

Director - Caroline Innes, Deputy Chief Executive

Sharon McIntyre, Committee Services Officer
e-mail: sharon.mcintyre@eastrenfrewshire.gov.uk
Tel: 0141 577 3011

Date:- August 2021

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 100346856-001

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

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:	CAF Designs LTD		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Craig	Building Name:	<input type="text"/>
Last Name: *	Fullerton	Building Number:	53
Telephone Number: *	+44 1698825660	Address 1 (Street): *	Calderglen Avenue
Extension Number:	<input type="text"/>	Address 2:	Blantyre
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	G72 9UP
Email Address: *	craig@cafdesigns.co.uk		

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:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Fraser	Building Number:	67
Last Name: *	Rankin	Address 1 (Street): *	Craighill Drive
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Clarkston
Extension Number:	<input type="text"/>	Country: *	United Kingdom
Mobile Number:	<input type="text"/>	Postcode: *	G76 7TD
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

67 CRAIGHILL DRIVE

Address 2:

CLARKSTON

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G76 7TD

Please identify/describe the location of the site or sites

Northing

656739

Easting

256770

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: Craig Fullerton

On behalf of: Mr Fraser Rankin

Date: 03/01/2021

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 Craig Fullerton

Declaration Date: 03/01/2021

Payment Details

Pay Direct

Created: 21/01/2021 11:20

COPIES OF OBJECTIONS/REPRESENTATIONS

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2021/0044/TP | Erection of one and a half storey rear extension with raised decking (amended description) | 67 Craighill Drive Clarkston East Renfrewshire G76 7TD

The application site comprises a detached bungalow which is characterised by a hipped roof. The dwelling has a flat-roofed front dormer and is externally finished in roughcast painted render, upvc window/door frames and grey natural slate roof. A small lean-to outshoot exists along part of the rear elevation. A driveway extends along the west side of the property leading to a timber garage within the rear garden. The site benefits from a small front garden which is open to the road and a rear garden which is enclosed by shrubbery along the west side and south facing rear while 1.8m high (approximately) close boarded timber fencing encloses the east side boundary. The wider area is characterised by similar bungalows with horizontal emphasis. The topography of the site is slopes away to the rear and from west to east.

The surrounding area is residential in nature and characterised by similar hipped (pyramidal) roof style bungalows. The visual appeal of this and the surrounding streets is still very much a result of the repetition of this form, relieved by the varying use of external materials. It is noted that various extensions have been constructed onto the neighbouring properties which are considered to be sympathetic in nature and there are no nearby properties with extensions which would be considered contrary to the adopted Local Development Plan. The significant extensions simply extend the house to the rear whilst in the main maintaining the original form of the house as the dominant feature fronting onto the street.

Planning permission is sought for the erection of a one and a half storey rear extension and raised rear/ side decking area. In terms of the design, the ridge line and eaves of the extension are to align with the existing. The roof is however to project out from the existing ridge point and form a gable end along the rear. The ridge of the roof is to be flat. In terms of scale, the roof of the extension is to project 8.5m (approximately) out from the existing ridge point, the width is to match the existing width of the property and it is to be 3.7m (approximately) deep. The finishes are to comprise roughcast, grey smooth render at basecourse level, upvc window/door frames and the entire roof is to be re-tiled in modern tiles. The decking area is proposed along the rear of the extension at a medium to high (N.B. no topography or site levels details on the validated drawings) level off the ground.

The application requires to be assessed against Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. Policy D1 requires that all development should not result in a significant loss of character to the surrounding area and Policy D14 requires that extensions should complement the character of the existing building in terms of its style, form and materials. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG) is also of relevance. The SPG states that extensions to the rear of bungalows should have the same roof design as the house and not form a gable end.



With reference to the above photograph, in this case the existing property is a bungalow in style and characterised by short proportions with a hipped roof. The proposed extension (see illustrative sketch below) however forms a gable end to the rear, which changes the profile of the house, and as such makes no reference to the existing design and would appear incongruous with the character and appearance of the property. The incongruous roof style is exacerbated by the extent in which it would project out from the existing which is approx. 8.5m. The proposal would also be visible from the street and therefore introduce a negative feature along it to the detriment of the character and visual amenity of the area. The proposal would also be visible from the neighbouring properties rear gardens and again introduces negative feature to the detriment of the character and visual amenity of the neighbouring properties, which is further exacerbated due to the application sites elevated position relative to the junctions with Craighill Drive/ Sundale Avenue and Hillend Road/ Sundale Avenue where six properties triangulate.



As such, the extension is considered contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and to the specific terms of the SPG. The proposed one and a half storey rear extension with its large rear gable wall is considered to be of a design and form markedly different from that of the existing hipped roofed bungalow. The proposed extension therefore dominates and detracts from the character and design of the original hip roofed dwelling. It should also be noted there are no other gable-ended one and a half storey rear extensions in the wider area, that would inform the character of the area.





In conclusion, the proposed extension is considered to dominate and detract from the property and character of the area. It is therefore contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and to the terms of the SPG. There are no material considerations that outweigh the terms of the policies and the application should be refused.

DECKING COMMENTS

The proposed deck is visually prominent and stretches out to the boundary with the neighbouring property at No. 65 Craighill Drive. In terms of overlooking, the potential for overlooking has increased significantly, principally in respect of the immediate neighbour at No 69 Craighill Drive and the rear neighbour, 56 Hillend Road. It is accepted that there was always possible to overlook neighbouring gardens from the applicant's garden and the established amenity relationship between the properties is influenced by this factor. The new enlarged and raised deck increases this potential significantly. An individual utilising the deck will be less than 1m from the mutual boundary at an elevated position that affords a more direct and intrusive level of overlooking into the neighbours lower garden area and internal apartments. The new boundary treatment offers little mitigation. In conclusion, the above the proposal is considered to be contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan. There are no material considerations that indicate the application should be approved.

2021/0044/TP | Erection of one and a half storey rear extension with raised decking (amended description) | 67 Craighill Drive Clarkston East Renfrewshire G76 7TD

The application site comprises a detached bungalow which is characterised by a hipped roof. The dwelling has a flat-roofed front dormer and is externally finished in roughcast painted render, upvc window/door frames and grey natural slate roof. A small lean-to outshoot exists along part of the rear elevation. A driveway extends along the west side of the property leading to a timber garage within the rear garden. The site benefits from a small front garden which is open to the road and a rear garden which is enclosed by shrubbery along the west side and south facing rear while 1.8m high (approximately) close boarded timber fencing encloses the east side boundary. The wider area is characterised by similar bungalows with horizontal emphasis. The topography of the site is slopes away to the rear and from west to east.

The surrounding area is residential in nature and characterised by similar hipped (pyramidal) roof style bungalows. The visual appeal of this and the surrounding streets is still very much a result of the repetition of this form, relieved by the varying use of external materials. It is noted that various extensions have been constructed onto the neighbouring properties which are considered to be sympathetic in nature and there are no nearby properties with extensions which would be considered contrary to the adopted Local Development Plan. The significant extensions simply extend the house to the rear whilst in the main maintaining the original form of the house as the dominant feature fronting onto the street.

Planning permission is sought for the erection of a one and a half storey rear extension and raised rear/ side decking area. In terms of the design, the ridge line and eaves of the extension are to align with the existing. The roof is however to project out from the existing ridge point and form a gable end along the rear. The ridge of the roof is to be flat. In terms of scale, the roof of the extension is to project 8.5m (approximately) out from the existing ridge point, the width is to match the existing width of the property and it is to be 3.7m (approximately) deep. The finishes are to comprise roughcast, grey smooth render at basecourse level, upvc window/door frames and the entire roof is to be re-tiled in modern tiles. The decking area is proposed along the rear of the extension at a medium to high (N.B. no topography or site levels details on the validated drawings) level off the ground.

The application requires to be assessed against Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. Policy D1 requires that all development should not result in a significant loss of character to the surrounding area and Policy D14 requires that extensions should complement the character of the existing building in terms of its style, form and materials. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG) is also of relevance. The SPG states that extensions to the rear of bungalows should have the same roof design as the house and not form a gable end.



With reference to the above photograph, in this case the existing property is a bungalow in style and characterised by short proportions with a hipped roof. The proposed extension (see illustrative sketch below) however forms a gable end to the rear, which changes the profile of the house, and as such makes no reference to the existing design and would appear incongruous with the character and appearance of the property. The incongruous roof style is exacerbated by the extent in which it would project out from the existing which is approx. 8.5m. The proposal would also be visible from the street and therefore introduce a negative feature along it to the detriment of the character and visual amenity of the area. The proposal would also be visible from the neighbouring properties rear gardens and again introduces negative feature to the detriment of the character and visual amenity of the neighbouring properties, which is further exacerbated due to the application sites elevated position relative to the junctions with Craighill Drive/ Sundale Avenue and Hillend Road/ Sundale Avenue where six properties triangulate.



As such, the extension is considered contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and to the specific terms of the SPG. The proposed one and a half storey rear extension with its large rear gable wall is considered to be of a design and form markedly different from that of the existing hipped roofed bungalow. The proposed extension therefore dominates and detracts from the character and design of the original hip roofed dwelling. It should also be noted there are no other gable-ended one and a half storey rear extensions in the wider area, that would inform the character of the area.





In conclusion, the proposed extension is considered to dominate and detract from the property and character of the area. It is therefore contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and to the terms of the SPG. There are no material considerations that outweigh the terms of the policies and the application should be refused.

DECKING COMMENTS

The proposed deck is visually prominent and stretches out to the boundary with the neighbouring property at No. 65 Craighill Drive. In terms of overlooking, the potential for overlooking has increased significantly, principally in respect of the immediate neighbour at No 69 Craighill Drive and the rear neighbour, 56 Hillend Road. It is accepted that there was always possible to overlook neighbouring gardens from the applicant's garden and the established amenity relationship between the properties is influenced by this factor. The new enlarged and raised deck increases this potential significantly. An individual utilising the deck will be less than 1m from the mutual boundary at an elevated position that affords a more direct and intrusive level of overlooking into the neighbour's lower garden area and internal apartments. The new boundary treatment offers little mitigation. In conclusion, the above proposal is considered to be contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan. There are no material considerations that indicate the application should be approved.

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2021/0044/TP

Date Registered: 9th February 2021

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 256770/:656739

Applicant/Agent:

Applicant:

Mr Fraser Rankin
67 Craighill Drive
Clarkston
East Renfrewshire
G76 7TD

Agent:

Craig Fullerton
53 Calderglen Avenue
Blantyre
Glasgow
United Kingdom
G72 9UP

Proposal: Erection of one and a half storey rear extension with raised decking

Location: 67 Craighill Drive
Clarkston
East Renfrewshire
G76 7TD

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

2008/0165/TP	Erection of single storey rear and side extension with raised timber deck at rear	Approved Subject to Conditions	09.04.2008
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REPRESENTATIONS: One objection has been received and can be summarised as follows:

The proposed extension dominates and detracts from the character of the dwelling and from the character of the wider area.

Overlooking from the proposed deck.

Contrary to the terms of the adopted Local Development Plan.

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 similar house types. The dwelling has a square floor plan and as a result, the roof is generally pyramidal in form. This roof form is characteristic of the area and most dwellings that have been extended to the rear incorporate flat, lean-to or hipped roofs with lower ridge lines, thus maintaining the pyramidal form of the existing roofs. Only relatively few dwellings have been extended to include side or rear gables, notably at 22 and 39 Sundale Avenue and 59 Hillend Road, although they are not in immediate proximity to the site. At this point, the profile of Craighill Drive slopes up, away from its junction with Sundale Avenue. As a result, the roofs of the applicant's dwelling and of the dwellings to either side are visible from the street.

Planning permission is sought for the erection of a one and a half storey rear extension and a raised deck. The proposed rear extension incorporates a rear gable wall.

The application requires to be assessed against Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area and Policy D14 requires that extensions should complement the character of the existing building in terms of its style, form and materials. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG) is also relevant. The SPG states that extensions to the rear of bungalows should have the same roof design as the original house and should not form a gable end. It also states that rear extensions should incorporate ridge lines set below that of the existing dwelling.

The side and rear boundaries are characterised by screen fencing and views over the adjacent gardens are also obscured by existing outbuildings. The proposed deck would not therefore give rise to significant additional overlooking and is acceptable in appearance. The deck is therefore considered to comply with Policy D1.

The proposed one and a half storey rear extension would not give rise to significant additional overlooking, overshadowing or loss of daylight given the design and orientation in relation to the neighbours.

However, the introduction of a rear gable wall, which is a feature alien to the original dwelling and to most other dwellings in the immediate area, would be at odds with the character and design of the existing dwelling. The lack of a drop in the ridge height would also further dominate and overwhelm the character of the original pyramidal roof. As a result, the proposal fails to comply with the terms of Policy D14 of the adopted East Renfrewshire Local Development Plan and fails to comply with the specific terms of the SPG.

Given the rising profile of Craighill Drive at this location, the extended roof would be visible from the street when approaching the site from the junction with Sundale Drive. There would be no other gable roofs inter-visible at this point and as such, it would be a highly visible and incongruous feature on the streetscape to the detriment of the visual amenity and character of the area. As such, the proposed one and a half storey rear extension would be contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan.

The Proposed Local Development Plan 2 (LDP2) is a material consideration and with regard to this planning application, the relevant policies are considered to be D1 and D1.1. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, for reasons stated above, it is considered that the proposed works would be contrary to Policies D1 and D1.1 in the Proposed Local Development Plan.

The points of objection relate to the impact on the character and design of the dwelling and overlooking from the deck. Those points have been considered above.

In conclusion, the proposal is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. There are no material considerations that indicate the application should not be refused. It is therefore recommended that the application is refused for the reasons set out below.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASONS FOR REFUSAL:

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey rear extension with its rear gable wall would be a prominent and incongruous addition to the streetscape when viewed from Craighill Drive, to the detriment of the character and visual amenity of the area.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey rear extension with its rear gable wall dominates and overwhelms the original form of the dwelling to the detriment of its original character and design.
3. The proposal is contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide as the proposed one and a half storey rear extension incorporates a gable wall which is not in keeping with the original roof design; does not comprise a set-down from the existing ridge line; and has side roof planes that are not set in from the existing roof planes, all to detriment of the character and design of the dwelling and to the detriment of the visual amenity of the area.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3861.

Ref. No.: 2021/0044/TP
(DESC)

DATE: 7th May 2021

DIRECTOR OF ENVIRONMENT

Finalised 7th May 2021 – AC(1)

Reference: 2021/0044/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

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

Adopted East Renfrewshire Local Development Plan

Policy D1

Detailed Guidance for all Development

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and

- composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
 13. Where applicable, new development should take into account the legacy of former mining activity;
 14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
 15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
 16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D14

Extensions to Existing Buildings and Erection of Outbuildings and Garages

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

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

Side extensions should not create an unbroken or terraced appearance.

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

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

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

Proposed Local Development Plan 2

Policy D1

Placemaking and Design

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
12. There will be a general presumption against all proposals that involve landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
13. Backland development should be avoided;
14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;

15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;
16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

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

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

Policy D1.1

Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

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

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

GOVERNMENT GUIDANCE: None

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From: mh@mhplanning.co.uk <mh@mhplanning.co.uk>
Sent: 13 August 2021 11:42
To: McIntyre, Sharon2 <Sharon.McIntyre@eastrenfrewshire.gov.uk>
Cc: fraserrankin@hotmail.com; Shankland, Graham <Graham.Shankland@eastrenfrewshire.gov.uk>; Bennie, Andrew <Andrew.Bennie@eastrenfrewshire.gov.uk>
Subject: RE: Local Review Body - Review 2021/08 - 67 Craighill Drive, Clarkston, East Renfrewshire, G76 7TD.

Hello Sharon

Many thanks for the letter acknowledging receipt of our 'Notice of Review'.

You have said that you have been advised by the Planning Adviser to the Local Review Body that we have introduced new information which was not before the Appointed Officer when the decision on your application was made; specifically this new information consists of the reference to and inclusion of five previous decisions issued by the Local Review Body.

These previous LRB decisions could not have been raised at the time that the review application was submitted because, at that time, it wasn't known that the application would be refused and thus end up before the LRB for determination.

I am also aware than in at least one of the previous LRB cases that I have referred to (14 Dorian) drive a similar approach was taken, and accepted, i.e. previous decisions of the LRB were referenced and taken into account.

Regards

Mike Hye

Michael Hyde MRTPI
MH Planning Associates
www.mhplanning.co.uk
t: 01436 674777
m: 07816 907203
New Office Address: 63 West Princes Street, Helensburgh, G84 8BN

From: McIntyre, Sharon2 <Sharon.McIntyre@eastrenfrewshire.gov.uk>
Sent: 11 August 2021 17:31
To: mh@mhplanning.co.uk
Cc: fraserrankin@hotmail.com; Shankland, Graham <Graham.Shankland@eastrenfrewshire.gov.uk>; Bennie, Andrew <Andrew.Bennie@eastrenfrewshire.gov.uk>
Subject: Local Review Body - Review 2021/08 - 67 Craighill Drive, Clarkston, East Renfrewshire, G76 7TD.

Dear Mr Hyde,

Please find attached for your attention acknowledgement of the valid Local Review Body 2021/08.

Kind regards,

Sharon McIntyre
Committee Services Officer
Department of Corporate and Community Services

Phone: 0141 577 3011
Mobile: 07584 116 608
e-mail:- sharon.mcintyre@eastrenfrewshire.gov.uk

East Renfrewshire Council: Your Council, Your Future

www.eastrenfrewshire.gov.uk

Please consider the environment - do you need to print this email?



Protective Marking- 'Mark to Protect'

OFFICIAL – *No special handling controls and no requirement to mark (routine business information)*
OFFICIAL SENSITIVE – *Protective measures/controls required (business sensitive, personal or special category information)*

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This footnote also confirms that this e-mail message has been swept for the presence of computer viruses.

**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. **2021/0044/TP**

Applicant:

Mr Fraser Rankin
87 Craighill Drive
Clarkston
East Renfrewshire
G76 7TD

Agent:

Craig Fullerton
53 Calderglen Avenue
Blantyre
Glasgow
United Kingdom
G72 9UP

With reference to your application which was registered on 9th February 2021 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of one and a half storey rear extension with raised decking

at: 67 Craighill Drive Clarkston East Renfrewshire G76 7TD

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

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

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey rear extension with its rear gable wall would be a prominent and incongruous addition to the streetscape when viewed from Craighill Drive, to the detriment of the character and visual amenity of the area.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey rear extension with its rear gable wall dominates and overwhelms the original form of the dwelling to the detriment of its original character and design.
3. The proposal is contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide as the proposed one and a half storey rear extension incorporates a gable wall which is not in keeping with the original roof design; does not comprise a set-down from the existing ridge line; and has side roof planes that are not set in from the existing roof planes, all to detriment of the character and design of the dwelling and to the detriment of the visual amenity of the area.

Dated 7th May 2021



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

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
All Existing and Proposed	001	G	
Location Plan	004	B	

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

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

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

CONTACT DETAILS

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

**General Inquiry lines 0141 577 3861
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 100451918-001

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:	MH Planning Associates		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Michael	Building Name:	
Last Name: *	Hyde	Building Number:	63
Telephone Number: *	07816 907203	Address 1 (Street): *	West Princes Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Helensburgh
Fax Number:		Country: *	Scotland
		Postcode: *	G84 8BN
Email Address: *	mh@mhplanning.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Fraser"/>	Building Number:	<input type="text" value="67"/>
Last Name: *	<input type="text" value="Rankin"/>	Address 1 (Street): *	<input type="text" value="Craighill Drive"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Clarkston"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G76 7TD"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="67 CRAIGHILL DRIVE"/>
Address 2:	<input type="text" value="CLARKSTON"/>
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="G76 7TD"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="656739"/>	Easting	<input type="text" value="256770"/>
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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 ONE AND A HALF STOREY REAR EXTENSION WITH RAISED DECKING

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 attached Grounds for Review

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)

Grounds for Review, Submitted Plans and Elevations, Decision Notice, Officer Report and Documents 3-7 (Previous LRB Decisions)

Application Details

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

2021/0044/TP

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

03/01/2021

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

07/05/2021

Review Procedure

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

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

Yes No

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

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

Yes No

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

Yes No

Checklist – Application for Notice of Review

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

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

Yes No

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

Yes No

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

Yes No N/A

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

Yes No

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

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

Yes No

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

Declare – Notice of Review

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

Declaration Name: Mr Michael Hyde

Declaration Date: 03/08/2021

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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. **2021/0044/TP**

Applicant:

Mr Fraser Rankin
87 Craighill Drive
Clarkston
East Renfrewshire
G76 7TD

Agent:

Craig Fullerton
53 Calderglen Avenue
Blantyre
Glasgow
United Kingdom
G72 9UP

With reference to your application which was registered on 9th February 2021 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of one and a half storey rear extension with raised decking

at: 67 Craighill Drive Clarkston East Renfrewshire G76 7TD

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

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

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey rear extension with its rear gable wall would be a prominent and incongruous addition to the streetscape when viewed from Craighill Drive, to the detriment of the character and visual amenity of the area.
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3. The proposal is contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide as the proposed one and a half storey rear extension incorporates a gable wall which is not in keeping with the original roof design; does not comprise a set-down from the existing ridge line; and has side roof planes that are not set in from the existing roof planes, all to detriment of the character and design of the dwelling and to the detriment of the visual amenity of the area.

Dated 7th May 2021



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

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
All Existing and Proposed	001	G	
Location Plan	004	B	

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

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

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

CONTACT DETAILS

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

**General Inquiry lines 0141 577 3861
Email planning@eastrenfrewshire.gov.uk**

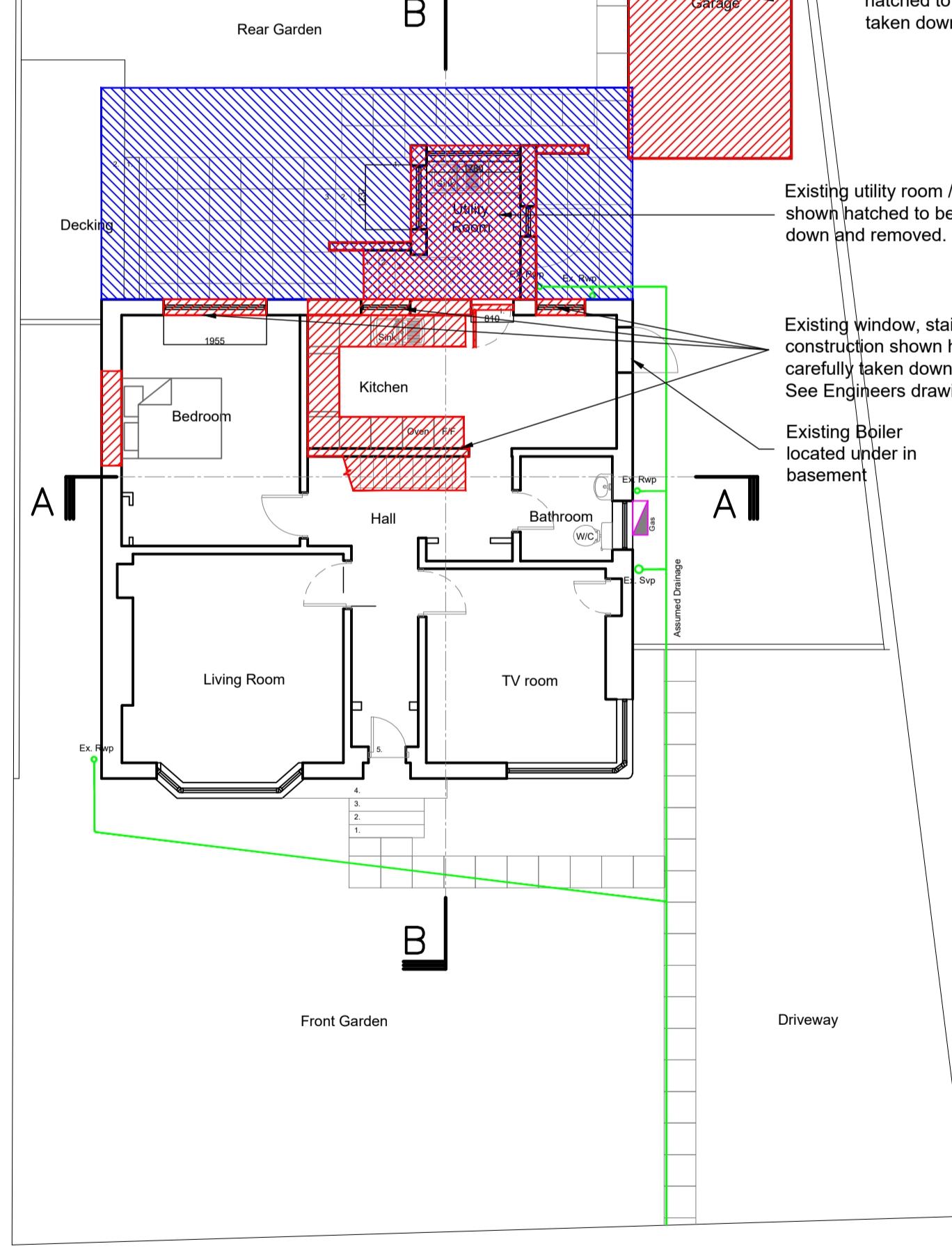
Drawing to be read in conjunction with Drawings 076-20.002. Drawing for Planning & Building Warrant purposes.

LEGEND

- Proposed Electrical lighting circuit
- 2-Way Light Switch
- Light Switch
- Pendant Light Fitting with Ceiling Rose
- Smoke detectors - wired to mains electrical supply, positioned min 300mm from light fittings and adjacent walls provided with battery backup
- Hot water radiator connected to existing hot water system c/w TRV's
- Proposed ceiling/ wall mounted mechanical ventilation by a Fan c/w ducting to external wall and vermin cover
- Double 13A Socket
- Single 13A Socket
- Existing Drainage
- Proposed Drainage Run
- Rain Water Pipe
- Soil Vent Pipe
- Rodding Eye
- Tv Aerial Socket
- Heat Detector
- Gas Meter
- Electric Meter and Distribution Board
- Carbon Monoxide Detector
- Low Level
- High Level

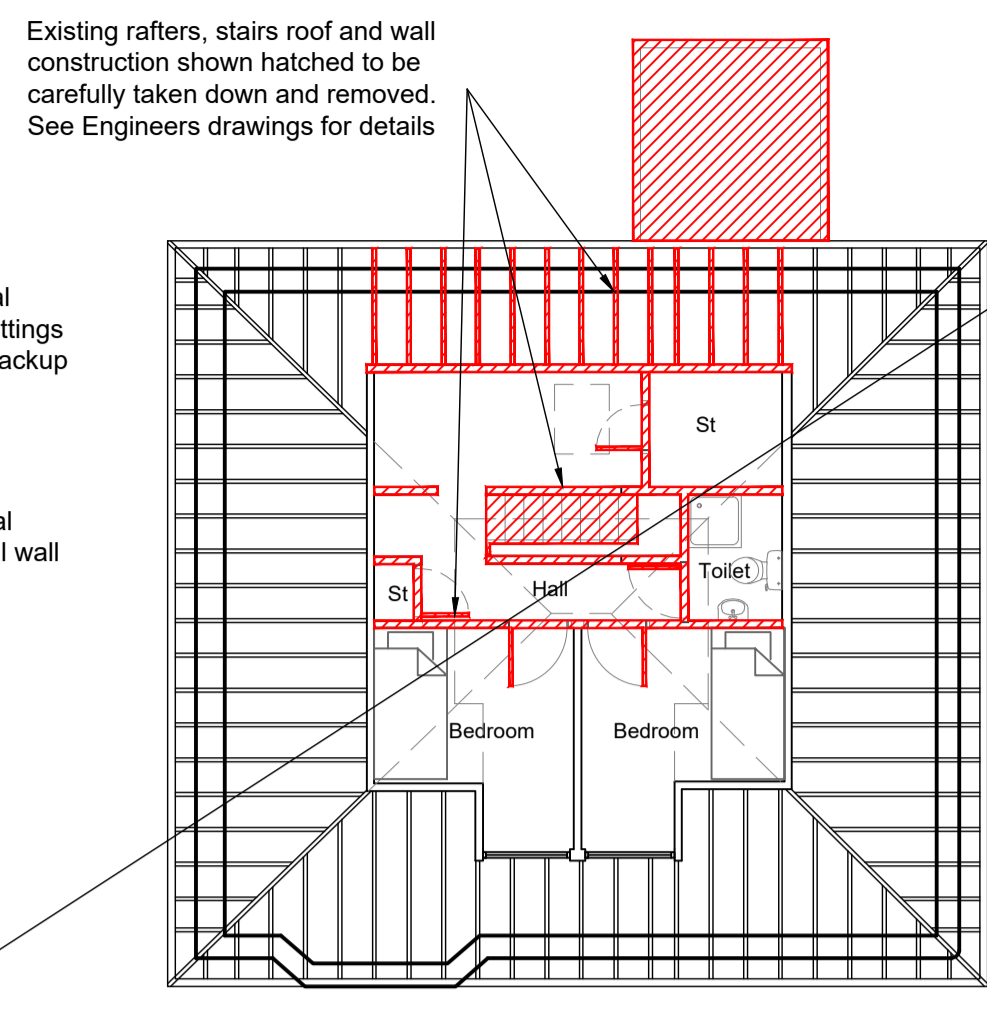
- General Notes
- Do Not scale from this drawing
 - This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
 - The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
 - All dimensions to be checked on site prior to fabrication or erection
 - Contractor to take exact measurements on the proposed roof to ensure roof construction c/w lead flashing sits under first floor window sills and does not impede at its furthest projection the internal ceiling height.
 - Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
 - No work to be begun until the appropriate approvals (i.e Building warrant and planning) have been received. Initial drawings submitted to the council may require altering to suit local authorities comment. Councils stamped drawings should be used during construction.
 - Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services. i.e. gas, water etc.
 - Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains
 - Clients responsibility to confirm if in a listed building or conservation area prior to submitting for approvals.
 - For Additional information see www.cafdesigns.co.uk
 - All down takings and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974.
 - All works to Building (Scotland) Act 2003 and Building (Scotland) Regulations 2018
 - Where the land is sloping at the proposed works or surrounding area, then it is the clients responsibility to provide a survey i.e. topographical surveys to provide accurate gradients.
 - If in Doubt Ask

STAIR DETAILS :-
 External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 =
Decking Steps
 Ground Level to Ground Floor F.F.L = 673mm approx.
 Total Number of Rises = 4
 - Rise = 168.25mm (Max 170mm)
 - Going = 300mm
 - Pitch = 29.27°
 - 2No. handrails to dwelling fixed at 900mm A.F.F.L. vertically above the pitch line to comply with 4.3.18 of the BR 2004
 - The 1100mm balustrade will not have any openings greater than 100mm to comply with 4.4.2. of the BR 2004
 - Handrails to be installed by contractor to ensure its capable of resisting loads calculated in accordance with BS6399:Part 1:1996

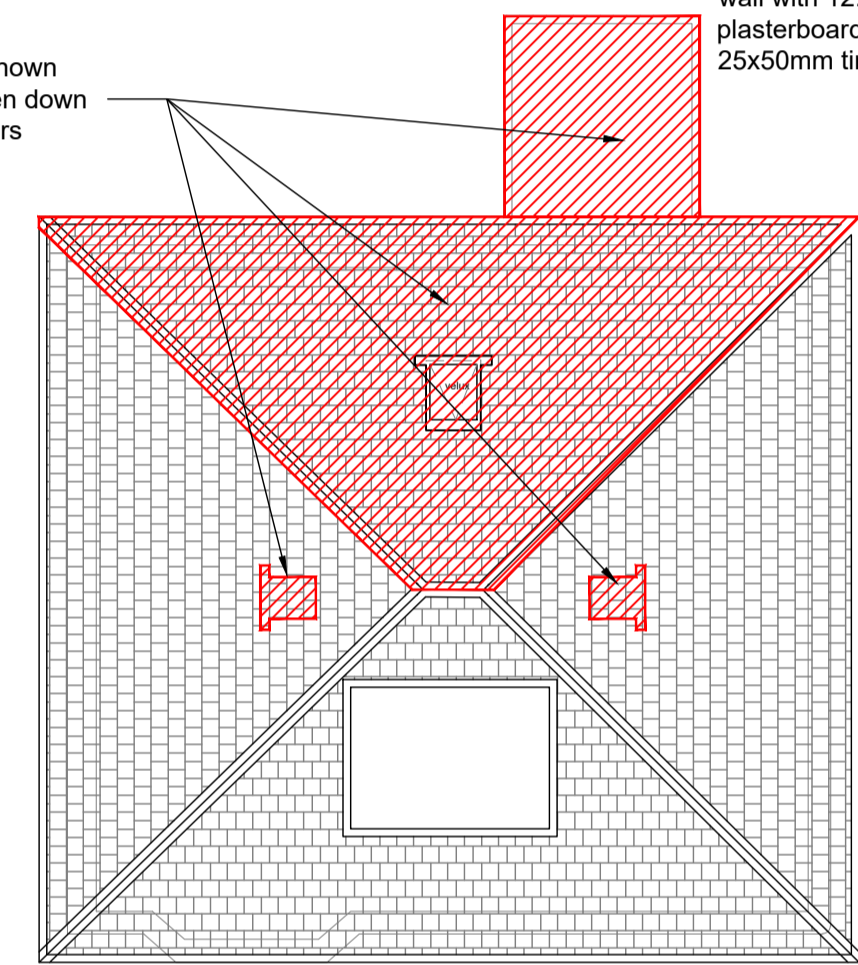


EXISTING GROUND FLOOR PLAN SCALE 1:100

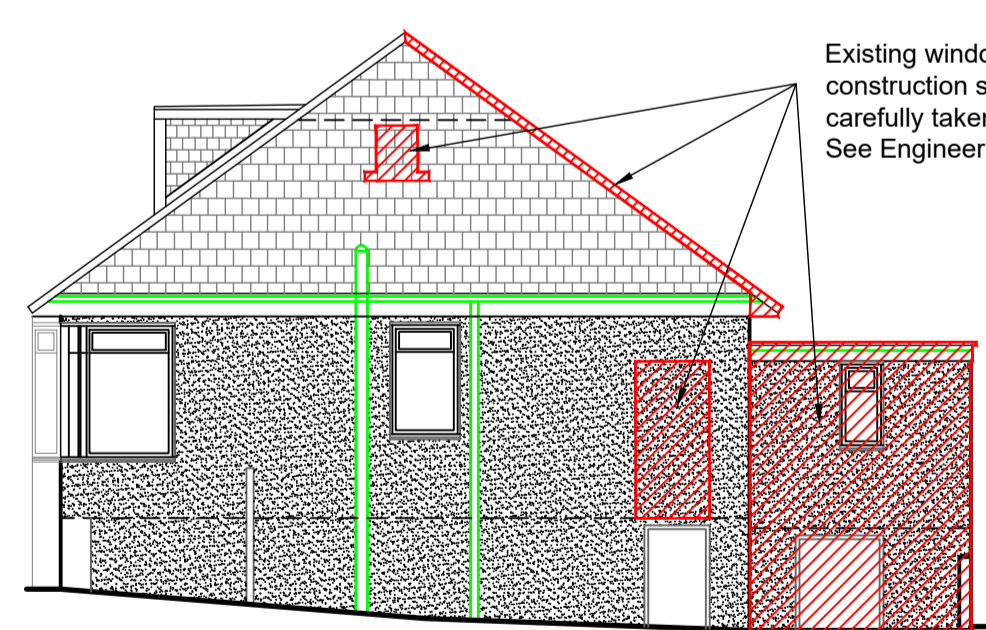
- Total Approx. area of existing dwelling and gardens = 541sqm
 - Approx. ground floor area of Dwelling = 100sqm
 - Proposed Extension Area = 40.8sqm
- Proposed Downtakings
 - Proposed Extension



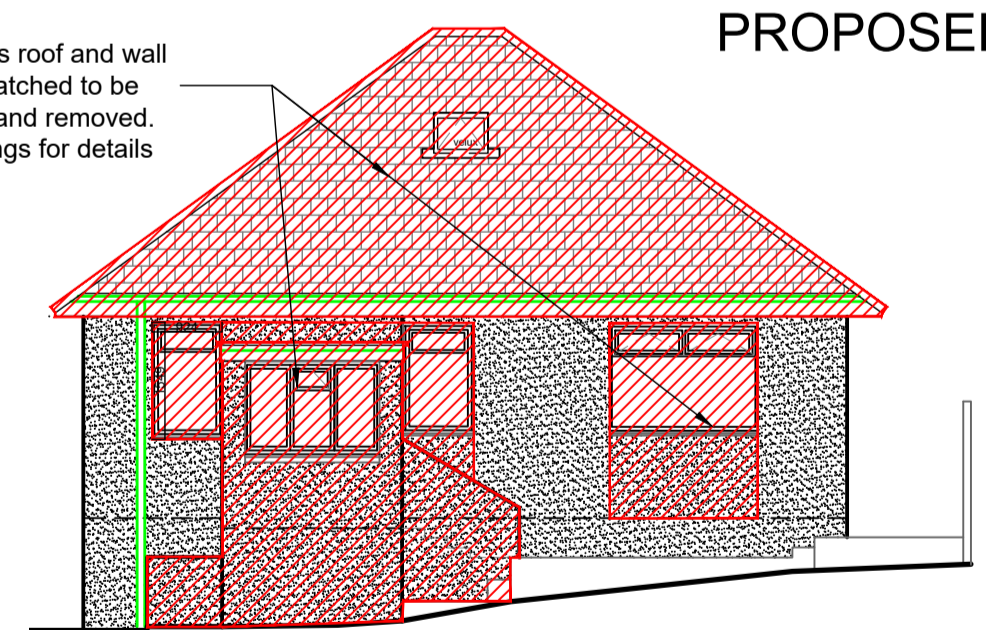
EXISTING ATTIC PLAN SCALE 1:100



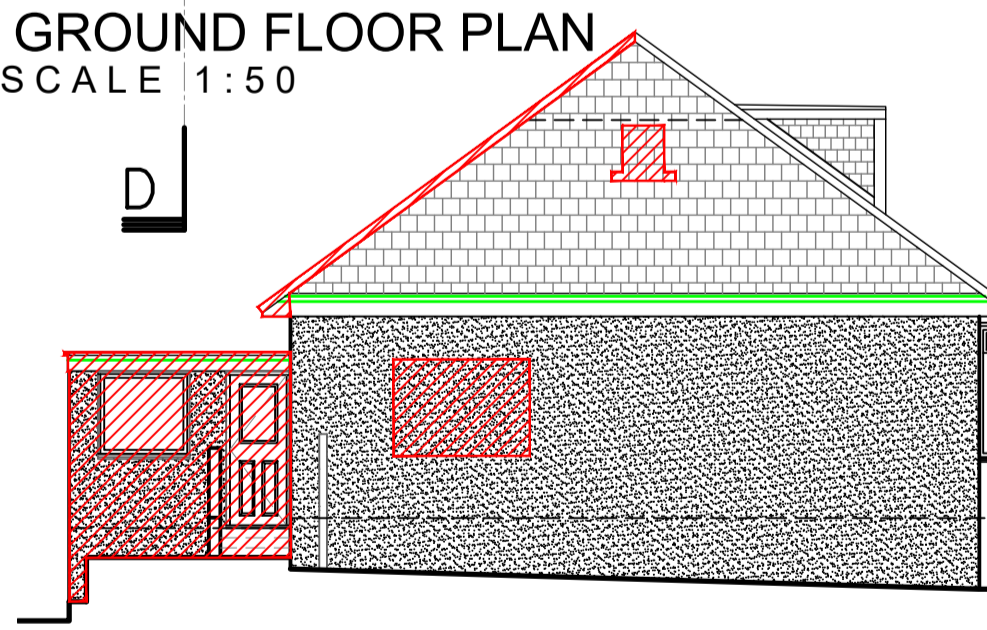
EXISTING ROOF PLAN SCALE 1:100



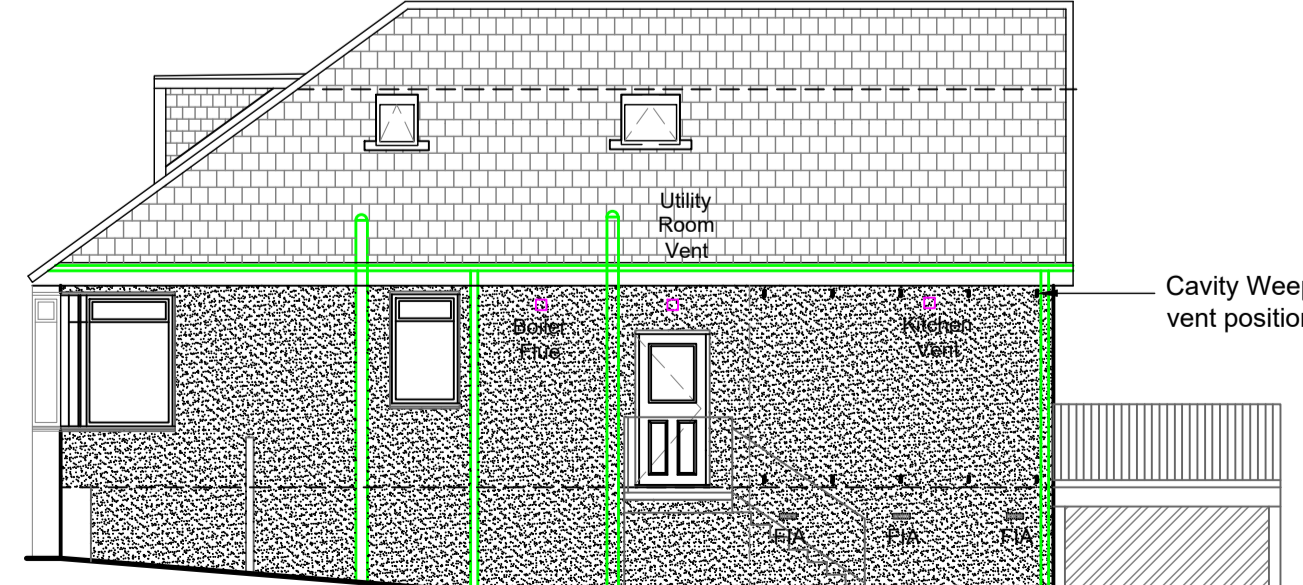
EXISTING NW ELEVATION SCALE 1:100



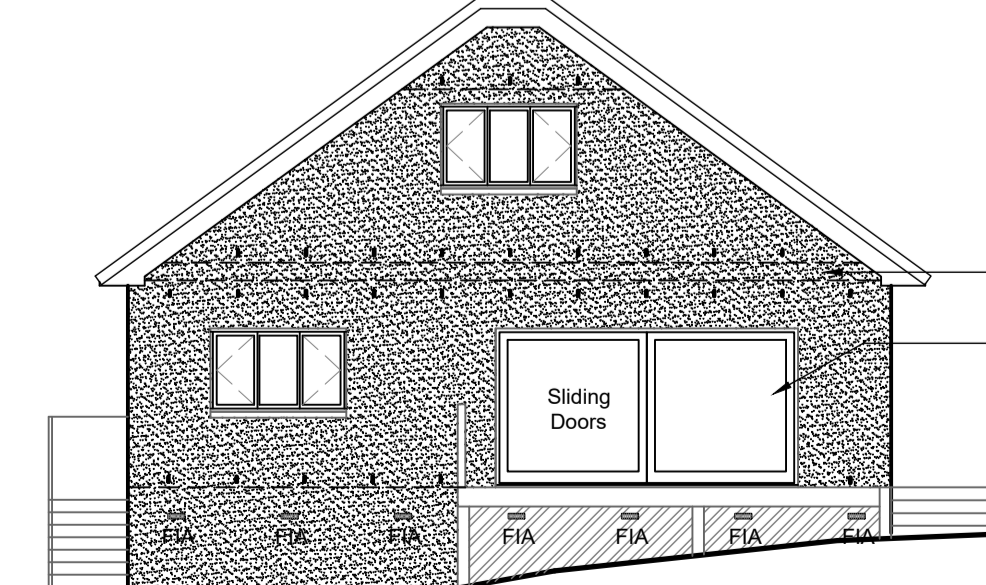
EXISTING SW ELEVATION SCALE 1:100



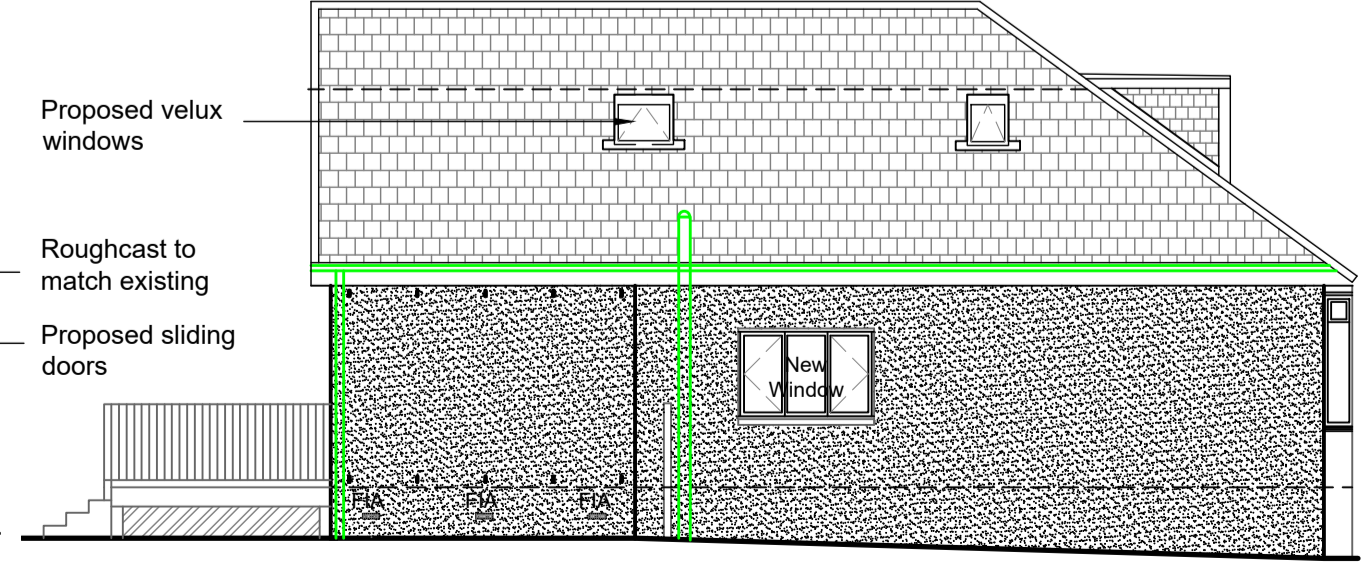
EXISTING SE ELEVATION SCALE 1:100



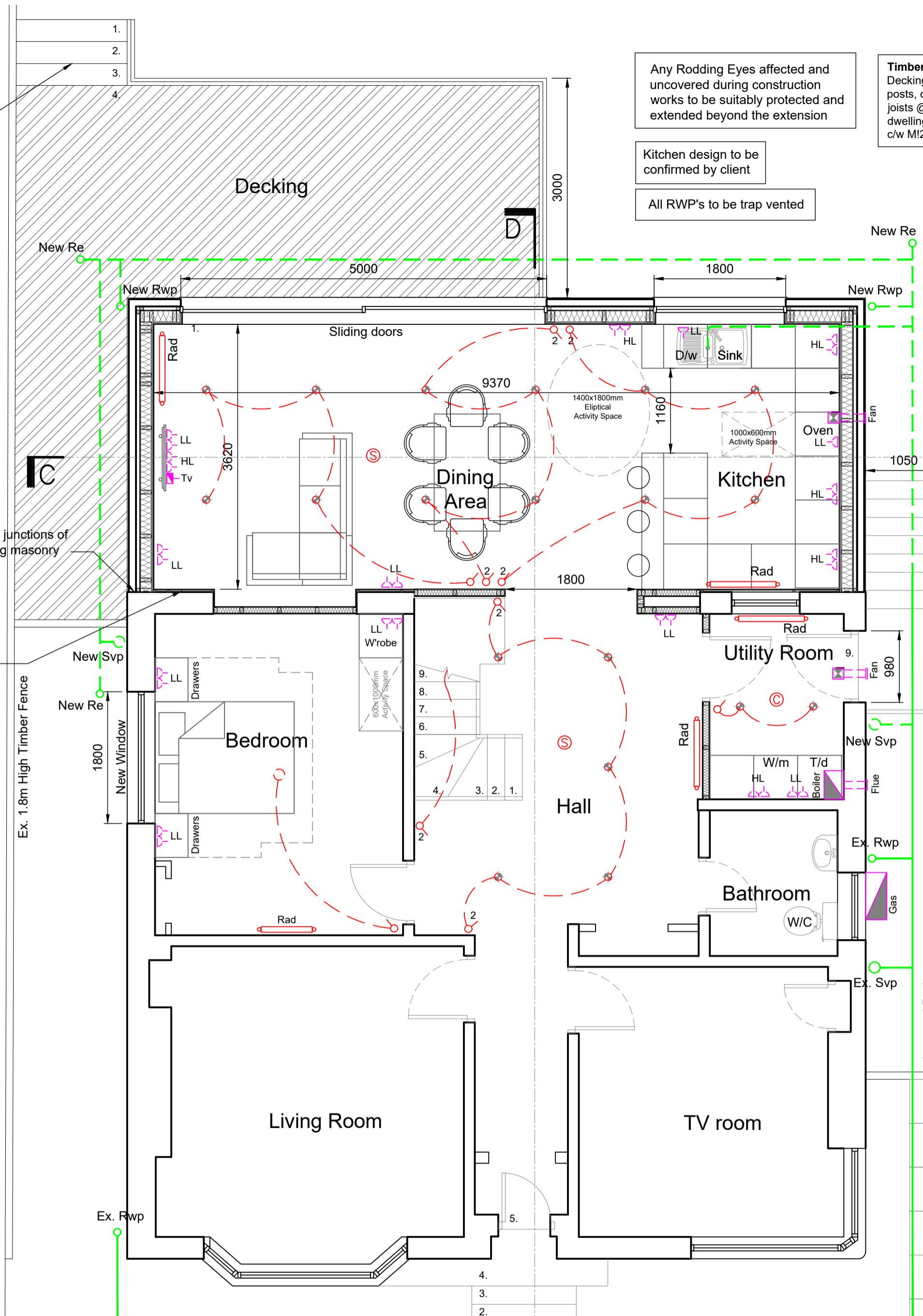
PROPOSED NW ELEVATION SCALE 1:100



PROPOSED SW ELEVATION SCALE 1:100



PROPOSED SE ELEVATION SCALE 1:100

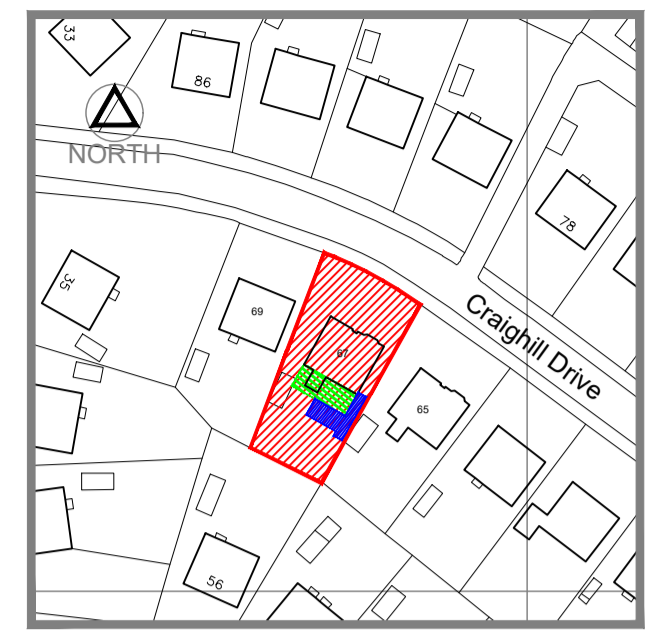


PROPOSED GROUND FLOOR PLAN SCALE 1:50

STAIR DETAILS :-
 External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 =
Decking Steps
 Ground Level to Ground Floor F.F.L = 1491mm approx.
 Total Number of Rises = 9
 - Rise = 165.48mm (Max 170mm)
 - Going = 300mm
 - Pitch = 33.42°
 - 2No. handrails to dwelling fixed at 900mm A.F.F.L. vertically above the pitch line to comply with 4.3.18 of the BR 2004
 - The 1100mm balustrade will not have any openings greater than 100mm to comply with 4.4.2. of the BR 2004
 - Handrails to be installed by contractor to ensure its capable of resisting loads calculated in accordance with BS6399:Part 1:1996

SITE NATIONAL GRID REFERENCE

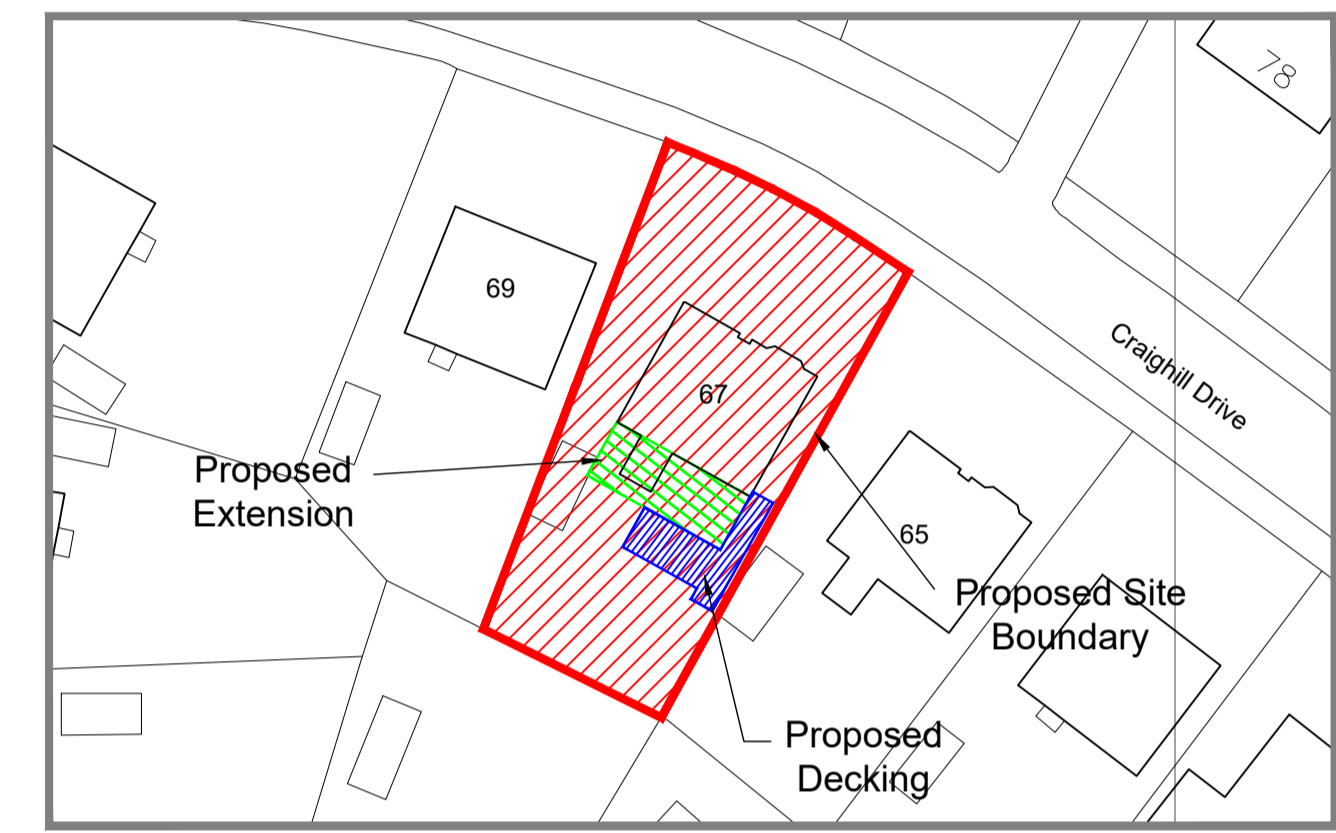
256398E, 657055N



SITE LOCATION PLAN 1:1250



EXISTING PHOTOGRAPH



SITE PLAN 1:500

All construction to be erected on Clients land. No construction to encroach onto Neighbouring land

For all structural implications, detailing and specification see Structural Engineers designs and specifications

Prior to the removal of any loadbearing or supporting walls the existing structure must be adequately propped and remain so until the alteration work is complete and cured

Rev	Description	Date
G	Planning Revisions	12/04/21

Client and Project Address
Mr & Mrs Fraser Rankin
 67 Craighill Drive
 Clarkston G76 7TD

Drawing Title
Proposed Rear Extension
 Existing & Proposed Plans,
 Elevations and location plans

CAF
 CAF DESIGNS
 53 CALDERGLEN AVENUE
 THE ELMS BLANTYRE
 SOUTH LANARKSHIRE G72 9UP
 TEL: +44(0)1698 825660 Mob: +44(0)774 780 3435
 E-MAIL: craig@cafdesigns.co.uk www.cafdesigns.co.uk

PLANNING

Drawn by	CAD Location	
CAF	C:\Drawings\076-20	
Scale	Date	Paper Size
1:50	Oct 20	A1

Drawing no.
076-20.001 **G**

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**REQUEST FOR REVIEW OF DECISION TO
REFUSE PLANNING PERMISSION FOR THE
ERECTION OF ONE AND A HALF STOREY
REAR EXTENSION WITH RAISED DECKING,
LAND AT 67 CRAIGHILL DRIVE,
CLARKSTON, G76 7TD (LPA REFERENCE
2021/0044/TP)**

GROUND FOR REVIEW

Submitted on behalf of Mr Fraser Rankin



MH Planning
Associates

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REQUEST FOR REVIEW OF DECISION TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF ONE AND A HALF STOREY REAR EXTENSION WITH RAISED DECKING, LAND AT 67 CRAIGHILL DRIVE, CLARKSTON, G76 7TD (LPA REFERENCE 2021/0044/TP)

GROUNDINGS FOR REVIEW

1. Site Description:

- 1.1 The review site comprises a detached, hip roofed, property and its garden grounds. It has two bedrooms within the roof space, and a front facing dormer window (see **Figure 1**).



Figure 1: The Review Property © Google Streetview

- 1.2 The property is located within an established residential area that is characterised by similar house types, many of which have previously been extended, both to the sides and to the rear.

2. Relevant Planning History:

- 2.1 Planning permission for the erection of a single storey rear and side extension, with a raised timber deck at the rear, was approved subject to conditions in 2008 (LPA reference 2008/0165/TP).

3. The Review Application:

- 3.1 The review application was registered on 9 February 2021. It was refused on 7 May 2021 for the following reasons (**Document 1**):

1. *The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey rear extension with its rear gable wall would be a prominent and incongruous addition to the streetscape when viewed from Craighill Drive, to the detriment of the character and visual amenity of the area.*
2. *The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey rear extension with its rear gable wall dominates and overwhelms the original form of the dwelling to the detriment of its original character and design.*
3. *The proposal is contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide as the proposed one and a half storey rear extension incorporates a gable wall which is not in keeping with the original roof design; does not comprise a set-down from the existing ridge line; and has side roof planes that are not set in from the existing roof planes, all to detriment of the character and design of the dwelling and to the detriment of the visual amenity of the area.*

4. Relevant Development Plan Policies:

- 4.1 Section 25 of the Town and County Planning (Scotland) Act 1997 states that “where in making any determination under the planning act regard is to be had to the Development Plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise”.
- 4.2 The Development Plan relevant to the review application comprises the:
 - East Renfrewshire Local Development Plan (2015).
- 4.3 The following policies of the Local Development Plan are referred to in the above reasons for refusal:

Policy D1, which states that 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.

Policy D14, which states that:

- Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.
- The size, scale and height of any development must be appropriate to the existing building.
- In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.
- Side extensions should not create an unbroken or terraced appearance.
- The development should avoid over-development of the site by major loss of existing garden space.
- Dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.

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

4.5 The third reason for refusal refers to the Council's Householder Design Guide Supplementary Planning Guidance. Under the heading 'General Principles' this states that proposals for house extensions, dormer windows and garages will be considered against the relevant Local Development Plan policies and the design principles set out below, as well as the individual circumstances of the application:

- Extensions, dormer windows and garages should respect the character of the original house and the surrounding area in terms of design, scale and materials. No extension, dormer windows or garages should detract from the character of the area. Within this context innovative, contemporary or modern design will be considered; and
- Extensions should not dominate or overwhelm the original form or appearance of the house and be subordinate in scale and appearance to the original house.

5. Grounds for Review:

5.1 In the Planning Officer's 'Report of Handling' (**Document 2**) it is stated that the proposed rear extension would not give rise to significant additional

overlooking, overshadowing or loss of daylight given the design and orientation in relation to the neighbours.

5.2 Officers are however of the opinion that:

“The introduction of a rear gable wall, which is a feature alien to the original dwelling and to most other dwellings in the immediate area, would be at odds with the character and design of the existing dwelling. The lack of a drop in the ridge height would also further dominate and overwhelm the character of the original pyramidal roof. As a result, the proposal fails to comply with the terms of Policy D14 of the adopted East Renfrewshire Local Development Plan and fails to comply with the specific terms of the SPG.”

5.3 It is not agreed that the proposed alterations and extension to 67 Craighill Drive would be a “highly visible and incongruous feature on the streetscape to the detriment of the visual amenity and character of the area” given that it would be entirely to the rear of the property.

5.4 Furthermore, there is a significant degree of precedent for full height rear extensions to properties within the surrounding area. Many of these have also included the raising of the ridge height of the dwelling. The following are just a small number of relevant examples:

- 27 Atholl Drive (LPA reference 2003/0055/TP)
- 8 Struma Drive (LPA reference 2005/0806/TP)
- 6 Struma Drive (LPA reference 2006/0295/TP)
- 8 Rockburn Drive (LPA reference 2006/0654/TP)
- 51 Hillend Road (LPA reference 2006/0880/TP)
- 15 Sutherland Drive (LPA reference 2007/0617/TP)
- 22 Sundale Avenue (LPA reference 2009/0515/TP)
- 1 Beechlands Drive (LPA reference 2009/0665/TP)
- 20 Brora Drive (LPA reference 2011/0267/TP)
- 4 Rockburn Drive (LPA reference 2012/0346/TP)
- 37 Dorian Drive (LPA reference 2012/0379/TP)
- 22 Melford Avenue (LPA reference 2013/0464/TP)
- 5 Brora Drive (LPA reference 2013/0501/TP)
- 6 Dorian Drive (LPA reference 2014/0045/TP)
- 19 Clyth Drive (LPA reference 2015/0747/TP)
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

5.5 Whilst it is generally accepted that every planning application must be determined on its own individual merits, having regard to the provisions of the development plan and other material considerations, it is also vitally important for the credibility of the planning process that decision makers are consistent in their approach. It is also well-established case law that previous planning decisions are capable of being material considerations, meaning that they must be taken into account by those determining subsequent applications for planning permission for similar proposals.

5.6 [Redacted]

5.7 [Redacted]

6. Conclusions:

6.1 In conclusion it is not considered that the review application proposal is in conflict with the requirements of **Policy D1** or **Policy D14** of the adopted East Renfrewshire Local Development Plan, on the basis that it would not be detrimental to the character and visual amenity of the area, or that it would dominate and overwhelm the original form of the dwelling.

6.2 The surrounding area is now characterised by properties that have been altered and extended by the addition of either 1½ or 2 storey rear extensions, with gables, many of which have also involved the raising of the ridge height of the original dwelling.

6.3 [Redacted]

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REPORT OF HANDLING

Reference: 2021/0044/TP

Date Registered: 9th February 2021

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 256770/:656739

Applicant/Agent:

Applicant:
Mr Fraser Rankin
67 Craighill Drive
Clarkston
East Renfrewshire
G76 7TD

Agent:
Craig Fullerton
53 Calderglen Avenue
Blantyre
Glasgow
United Kingdom
G72 9UP

Proposal: Erection of one and a half storey rear extension with raised decking

Location: 67 Craighill Drive
Clarkston
East Renfrewshire
G76 7TD

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

2008/0165/TP	Erection of single storey rear and side extension with raised timber deck at rear	Approved Subject to Conditions	09.04.2008
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REPRESENTATIONS: One objection has been received and can be summarised as follows:

The proposed extension dominates and detracts from the character of the dwelling and from the character of the wider area.

Overlooking from the proposed deck.

Contrary to the terms of the adopted Local Development Plan.

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 similar house types. The dwelling has a square floor plan and as a result, the roof is generally pyramidal in form. This roof form is characteristic of the area and most dwellings that have been extended to the rear incorporate flat, lean-to or hipped roofs with lower ridge lines, thus maintaining the pyramidal form of the existing roofs. Only relatively few dwellings have been extended to include side or rear gables, notably at 22 and 39 Sundale Avenue and 59 Hillend Road, although they are not in immediate proximity to the site. At this point, the profile of Craighill Drive slopes up, away from its junction with Sundale Avenue. As a result, the roofs of the applicant's dwelling and of the dwellings to either side are visible from the street.

Planning permission is sought for the erection of a one and a half storey rear extension and a raised deck. The proposed rear extension incorporates a rear gable wall.

The application requires to be assessed against Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area and Policy D14 requires that extensions should complement the character of the existing building in terms of its style, form and materials. The adopted Supplementary Planning Guidance: Householder Design Guide (SPG) is also relevant. The SPG states that extensions to the rear of bungalows should have the same roof design as the original house and should not form a gable end. It also states that rear extensions should incorporate ridge lines set below that of the existing dwelling.

The side and rear boundaries are characterised by screen fencing and views over the adjacent gardens are also obscured by existing outbuildings. The proposed deck would not therefore give rise to significant additional overlooking and is acceptable in appearance. The deck is therefore considered to comply with Policy D1.

The proposed one and a half storey rear extension would not give rise to significant additional overlooking, overshadowing or loss of daylight given the design and orientation in relation to the neighbours.

However, the introduction of a rear gable wall, which is a feature alien to the original dwelling and to most other dwellings in the immediate area, would be at odds with the character and design of the existing dwelling. The lack of a drop in the ridge height would also further dominate and overwhelm the character of the original pyramidal roof. As a result, the proposal fails to comply with the terms of Policy D14 of the adopted East Renfrewshire Local Development Plan and fails to comply with the specific terms of the SPG.

Given the rising profile of Craighill Drive at this location, the extended roof would be visible from the street when approaching the site from the junction with Sundale Drive. There would be no other gable roofs inter-visible at this point and as such, it would be a highly visible and incongruous feature on the streetscape to the detriment of the visual amenity and character of the area. As such, the proposed one and a half storey rear extension would be contrary to the terms of Policy D1 of the adopted East Renfrewshire Local Development Plan.

The Proposed Local Development Plan 2 (LDP2) is a material consideration and with regard to this planning application, the relevant policies are considered to be D1 and D1.1. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, for reasons stated above, it is considered that the proposed works would be contrary to Policies D1 and D1.1 in the Proposed Local Development Plan.

The points of objection relate to the impact on the character and design of the dwelling and overlooking from the deck. Those points have been considered above.

In conclusion, the proposal is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. There are no material considerations that indicate the application should not be refused. It is therefore recommended that the application is refused for the reasons set out below.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASONS FOR REFUSAL:

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey rear extension with its rear gable wall would be a prominent and incongruous addition to the streetscape when viewed from Craighill Drive, to the detriment of the character and visual amenity of the area.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey rear extension with its rear gable wall dominates and overwhelms the original form of the dwelling to the detriment of its original character and design.
3. The proposal is contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide as the proposed one and a half storey rear extension incorporates a gable wall which is not in keeping with the original roof design; does not comprise a set-down from the existing ridge line; and has side roof planes that are not set in from the existing roof planes, all to detriment of the character and design of the dwelling and to the detriment of the visual amenity of the area.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3861.

Ref. No.: 2021/0044/TP
(DESC)

DATE: 7th May 2021

DIRECTOR OF ENVIRONMENT

Finalised 7th May 2021 – AC(1)

Reference: 2021/0044/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

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

Adopted East Renfrewshire Local Development Plan

Policy D1

Detailed Guidance for all Development

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;

13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D14

Extensions to Existing Buildings and Erection of Outbuildings and Garages

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

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

Side extensions should not create an unbroken or terraced appearance.

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

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

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

Proposed Local Development Plan 2

Policy D1

Placemaking and Design

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

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

2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
12. There will be a general presumption against all proposals that involve landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
13. Backland development should be avoided;
14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design

Guide Supplementary Guidance;

16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

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

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

Policy D1.1

Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

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

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

GOVERNMENT GUIDANCE: None

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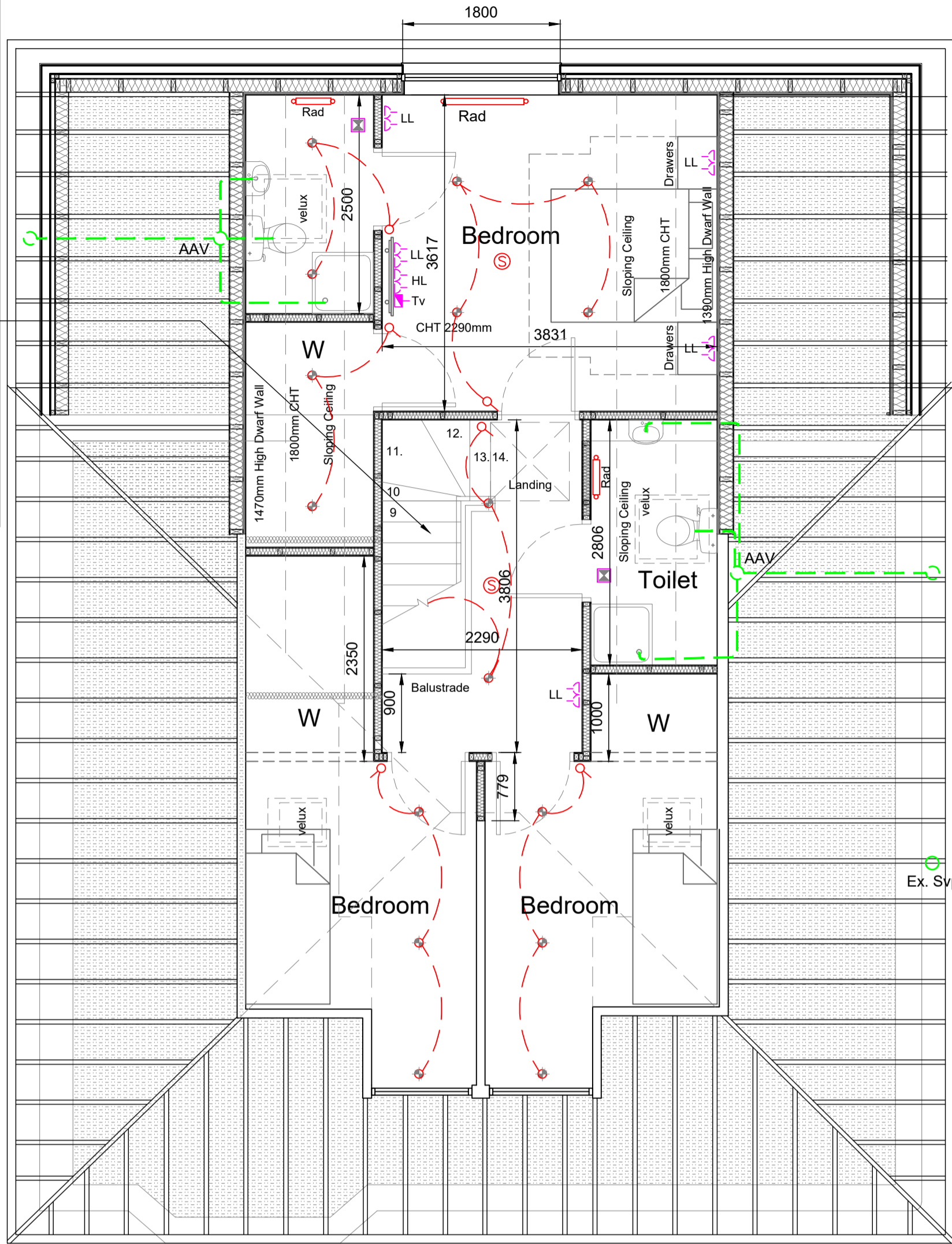
Drawing to be read in conjunction with Drawing 076-20.001 Drawing for Planning & Building warrant purposes.

General Notes

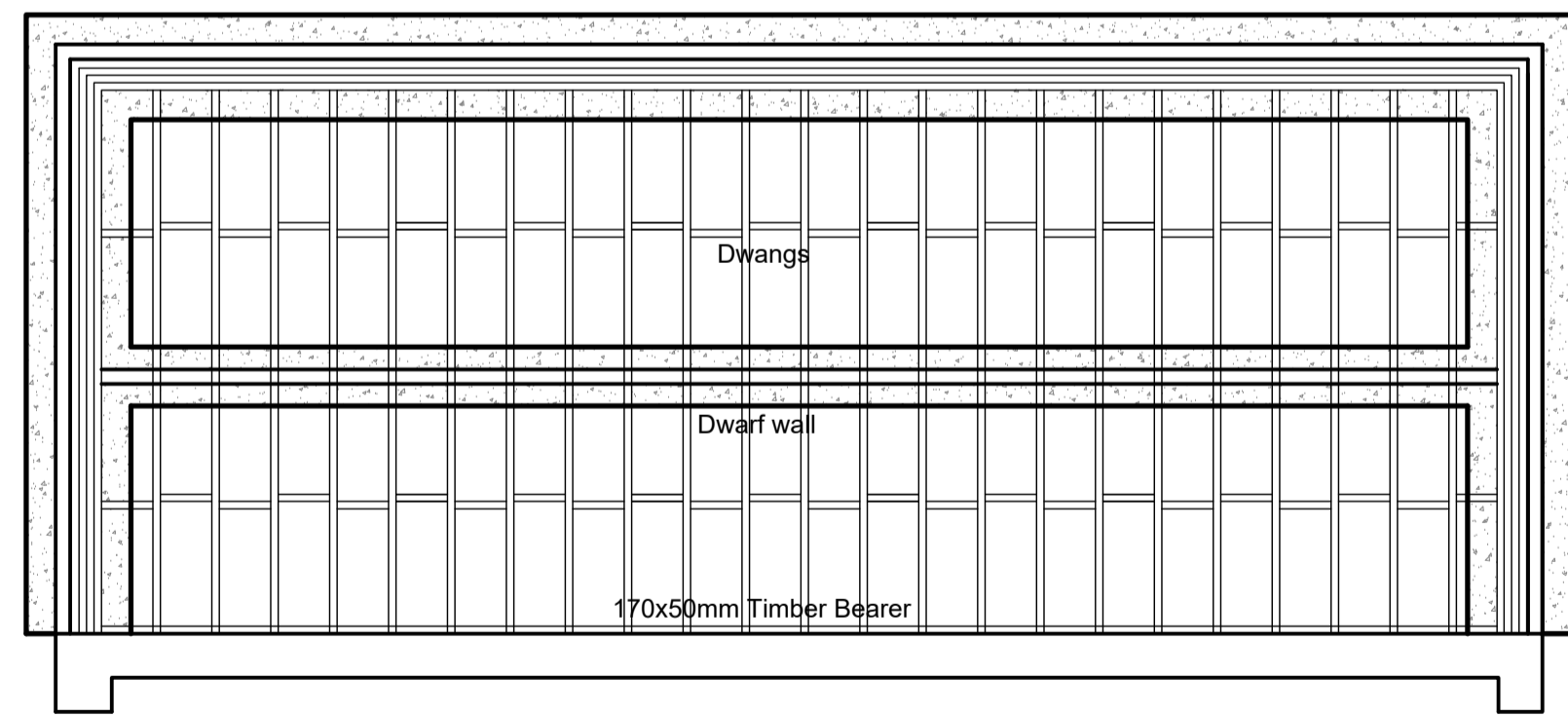
- 1. Do Not scale from this drawing
2. This drawing is to be read in conjunction with all relevant drawings and specifications...
3. The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
4. All dimensions to be checked on site prior to fabrication or erection
5. Contractor to take exact measurements on the proposed roof to ensure roof construction c/w lead flashing sits under first floor window cills and does not impede at its furthest projection the internal ceiling height.

STAIR DETAILS :-

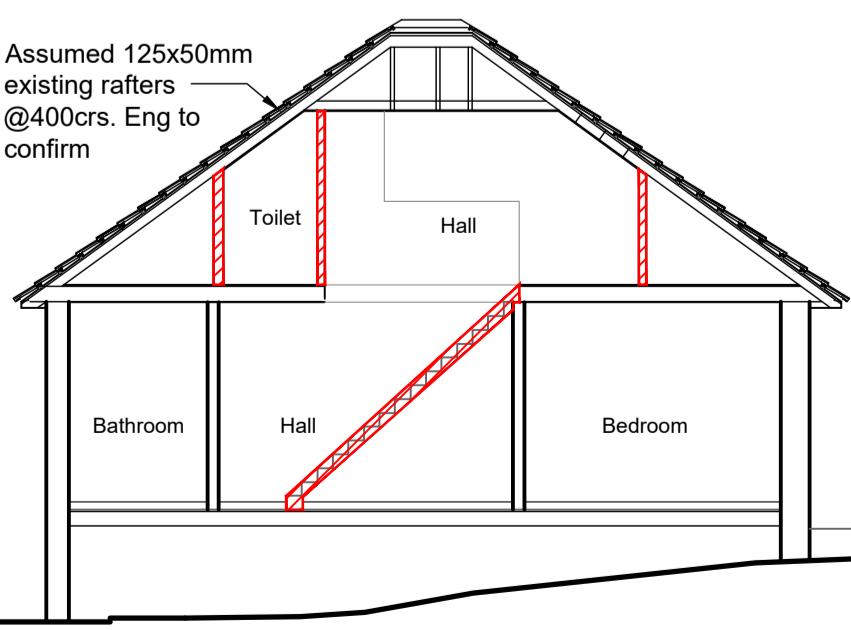
- External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 =
- First Floor to Attic Floor Level = 2973mm
Total Number of Rises = 14
- Rise = 212.35mm
- Going = 240mm
- Pitch = 41.5°
- 2No. handrails to dwelling fixed at 900mm A.F.F.L. vertically above the pitch line to comply with 4.3.18 of the BR 2004



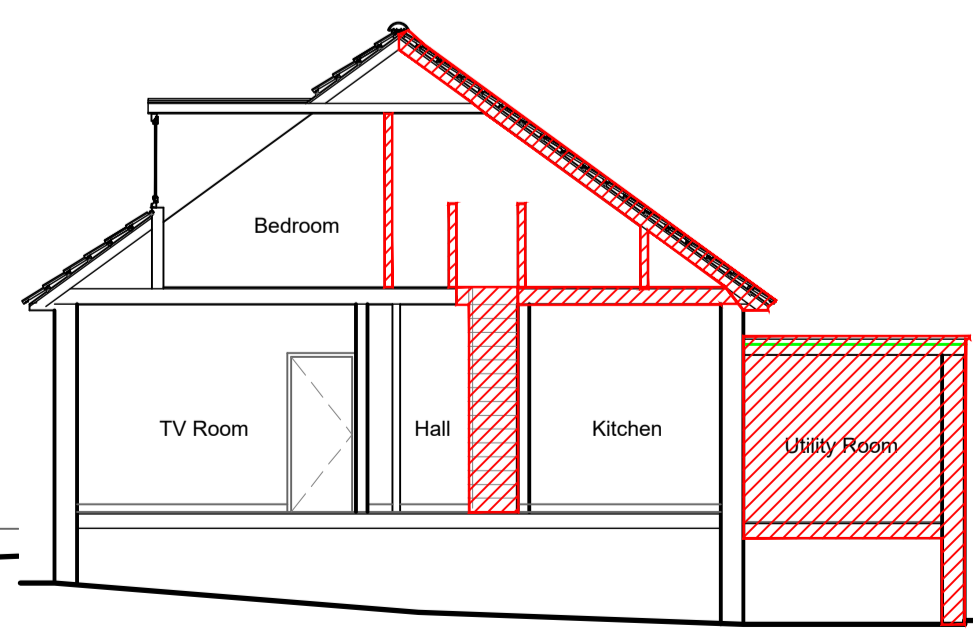
PROPOSED ATTIC FLOOR PLAN SCALE 1:50



PROPOSED ROOF PLAN SCALE 1:100



EXISTING SECTION A-A SCALE 1:100



EXISTING SECTION B-B SCALE 1:100

New Window:- U-value of 1.6W/mK
- New windows to be UPVC to match existing with white gloss finish and mastic pointing around all edges, fixed into rebated openings within wall and with DPC and insulated cavity closures all round. Window to have cill to match existing, laid on DPC. Window to be double glazed, hermetically sealed units, tilt n turn. Window to be supplied treated and primed for final decoration on site, complete with locking handle. Strap & line ingoes with Gyproc insulated plasterboard. Glazing to be 24mm Double glazed Units. All windows to be lockable. All windows to be 60mm Tilt /Turn c/w stay hinges, shoot bolt locking mechanisms and standard cockspur fittings.

Exterior Sliding Doors:- U-value of 1.4W/mK
- New rear external sliding doors to be aluminium medium grey. Doors to be from www.thefoldingslidingdoors.com or similar 70mm thick.
- Doors & Windows :-
- to be designed and constructed in accordance with the material used
BS 7412: 2007, for PVCu units
BS 644: 2009, for timber window units;
BS 4873: 2009, for aluminium alloy units;
BS 6510: 2005, for steel-framed units.

Velux Window:- U-value of 1.4W/mK
- 2No. Velux windows - 780x550mm.
- 2No. Velux windows - 780x980mm.
Client to confirm if to be used manually or electrically operated

Draught sealing /stripping
Windows, Doors, Ceiling Hatches and Access Panels to be draught stripped.
Window Seals to conform to BS 6375 relating to performance of windows and air infiltration. House entrance doors, windows and ceiling hatches to be fitted with external quality weather seals and draught stripping.

Kitchen :-
- Oven / hob will comply with Building (Scotland) Regulations 2013 Part 3.11.2 whereby there will be provisions for an oven with the appropriate surrounding 1000x600mm activity space. The Oven will have incoming services to be gas or electric supply.
- Within the kitchen there will be a minimum storage space of 1m³ to comply with Building (Scotland) Regulations 2013 Part 3.11.2

Smoke Detector :-
- To be interconnected in accordance with BS 5839-Part 6: 2019
- To be installed to comply with the recommendations of BS5839-Part 1:2013 for a Grade D type LD3 system and Building (Scotland) Regulations 2013 Section 2.11.2. The system to be permanently wired to an independent circuit at the mains distribution board. Where two or more alarms installed in a dwelling they shall be interconnected.
- To be located 3m from any sleeping accommodation
- Located a min. 300mm away from any lighting
- Smoke alarm to be an Optical smoke Alarm suitable for kitchen open plans areas
- Heat Alarm to conform to BS 5446:Part 2:2003

Carbon Monoxide Detector :-
- To be installed to any room where a new combustible appliance is fitted to comply with Building (Scotland) Regulations 2013 3.20.20 excluding an appliance solely for cooking. Carbon monoxide detectors to comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector. Detector to be within 1-3m away from the appliance

Gas :-
All work to be carried out in accordance with Building (Scotland) Regulations 2013 Parts 3.17, 3.18, 3.19, 3.20, 3.21 & 3.22
The appliance, chimney's and flue's will meet the following BS and Building (Scotland) Regulations 2013
BS 5440 Part 1 & 2: 2000
BS 5871 Part 2 & 3: 1991 - As amended Part 3 and 7033
- All works to alter / extend existing internal gas supplies to be carried out by a Gas Safe Registered Installer
Gas Fired appliances located within bathrooms to be installed to achieve compliance with Regulation 30 of the Gas Safety (Installation and use) Regulations 1998

Central Heating System :-
- New Radiators within proposed Extension to connect to existing heating system and have thermostatic valves (TRVs). (Contractor to inspect existing boiler to make sure it can supply new radiators)
- Client to confirm radiator positions to contractor.

Gas Boilers:-
- New boiler in an existing dwelling to be a condensing boiler with a min. energy rating of 90%
- New boiler to have boiler interlock and heater controls to comply with Building (Scotland) Regulations 2013 Parts 6.38
- Water supply to sanitary fittings to have a thermostatic mixing valve to prevent scalding and comply with Building (Scotland) Regulations 2013 Part 4.9.5
- Adequate ventilation to be provided to comply with Building (Scotland) Regulations 2013 Parts 3.17 to 3.22 and according to the manufacturers installation instructions

Vent Pipes for Boilers:-
Vent pipes from central heating boilers will be located to comply with Regulation P2.6 of the Building Standards (Scotland) Regulations 2013. Ventilation to Boiler are not to be taken through to adjacent wardrobe/ bedroom. Note: Not to protected hallway

External Works:-
- Make good all external areas following completion of the works and re-grade ground as necessary to suit DPC levels.

Internal Doors:-
- New timber doors to give a clear opening of 800mm to comply with Building (Scotland) Regulations 2013 Part 4.2.4

Internal Door Ironmongery
- Ironmongery to be confirmed by client

Sound Transmission :-
The new sound and fire separation specification to comply with Building (Scotland) Regulations 2013 Parts 5.1.3 & 5.1.12

Ceilings:-
New ceilings to match existing ceiling height to be formed with 12.5mm foil backed plasterboard, taped, filled and decorated.

General
- All walls and plasterboard ceiling to be painted 1No. coat Primer and 2No. coats Vinyl emulsion all to be finished in colour specified by client
- All work to be carried out as per manufacturers written specifications.
- All sizes to be checked and anomalies to be flagged before commencement of work or purchasing materials

Air Infiltration :-
Air infiltration limitation to comply with BRE Report 262

Services :-
- All services (i.e. pipework, ductwork etc.) to have appropriate fire dampers at points of openings through separating walls & floors to comply with Building (Scotland) Regulations 2013 Parts 2.2.4 & 2.2.5
- All services passing through foundations to comply with Building (Scotland) Regulations 2013 Part 1.1.1 and meet the BS8004:1986 Foundation regulation. Any service penetrations through a separating wall or floor must be sealed with intumescent mastic. Insulation to heating pipes to BS 5422:2009

Drainage
Any New Drainage will be installed as per BS EN 12056-2: 2000 (Sanitary Pipework), BS EN 752-3: 1997 (amendment 2), BS EN 752-4: 1998 and BS EN 1610:1998 (For Drainage System outside a building), and BSEN 12056-3:2 2000 (For Rainwater Pipes and Gutters). Drainage & Plumbing work to comply with Sections 3.5, 3.6 & 3.7 of the Building (Scotland) Regulations 2013

Electrical
Electrical work will be carried out in accordance with the 18th edition of the I.E.E. including current amendments, together with the current BRITISH STANDARDS & CODES OF PRACTICE.
The Building Will be provided with electrical power in accordance with BS 7671: 2018. Lighting and socket outlets are to be provided to comply with Building (Scotland) Regulations 2013 Parts 4.6.1, 4.6.2 & 4.6.4.

Contractor - Electrician /Client
- All electrical work to be carried out by a SELECT or NICEIC registered contractor and supply electrical certificate upon completion of works to building control
Min socket requirements to be :- In the Kitchen - 6 sockets, in each apartment - 4 sockets and anywhere in the dwelling an additional 4 sockets
- Sockets to comply with 4.8.5 - whereby sockets must be a min. of 350mm from an internal corner and not more than 1.2m A.F.F.L. Also light switches should be positioned between 900 & 1100mm A.F.F.L.
- TV, BT & socket points to be positioned Min. 400mm A.F.F.L and 150mm above any worktop
- Client to confirm socket and lighting positions before commencement of works
- All light fittings within extension to be low energy type including lamps to comply with Building (Scotland) Regulations 2013 D6.5.1

Timber
All timber used to be installed to BS5268.

Roof Trusses
Trussed rafters to be designed and manufactured to BS2628 Part 2 2002, Part 3 1998, BS6399 Part 1, Part 2 1997, Part 3 1998
- Contractor to supply truss design certificate upon completion of works

Leadwork
All Leadwork to be in accordance with 'Leadsheet Association Recommendations' and to BS6915:2001

Windows - Safety Glazing -
All glazing to conform to BS6262:Part 4 2018 and BS 6206 and the Building (Scotland) Regulations 2013 Parts 4.8.2, 4.8.3 & 4.8.4. All glazed openings to be safely cleanable from inside in accordance with BS8213 Part 1.
- All glazing as appropriate to be installed in accordance with BS6262: Part 4.2:2005
- All apartments to have a min. glazed area of 1/15th of the floor area to comply with Building (Scotland) Regulations 2013 Part 3.16.1.
- Window controls must be positioned not more than 1.5m above F.F.L.
- New windows to conform to BS6399 Part 1 1996 for pedestrian barrier protection to comply with Building (Scotland) Regulations 2013 D4.4.3
- New toilet / bathroom windows to have frosted / obscure glazing
- Window will provide an unobstructed openable area for emergency escape requirements of 0.33m² and be min. 450mm wide & 735mm tall.
- Fire Escape windows to have opening part of window max. 1100 A.F.F.L.
- Guarding of windows should be designed and comply with Building (Scotland) Regulations 2013 4.8.4. so that it is not easily climbable by young children

Natural Ventilation
- Ventilation will comply with Building (Scotland) Regulations 2013 Parts 3.14 & conform to the BRE Digest or the table to this specification.
- The rooms will be ventilated to min. 1/30th of the floor area it serves by trickle ventilators above all windows & patio doors.
- Natural Ventilation to comply with CIBSE Guide A:1986, Design Data, Section A4, Air Infiltration and natural ventilation.
- Windows & doors to have permanent ventilators built into head of frames to comply with 3.14.2
- Apartments to have ventilators capable of 12000mm³
- All other rooms to have ventilators capable of 10000mm³

Mechanical Ventilation:-
- Mechanical Ventilation to be carried out in accordance with the BS5720: 1979 or CIBSE Guide B: 1996, Section B2 and Natural Ventilation to be comply with CIBSE Guide A:1986, Design Data, Section A4, Air Infiltration and natural ventilation.
- Provide the mechanical / natural ventilation to the following rooms from Ventaxia or similar approved :-
- Utility Room :- Mechanical extraction capable of 60litres/sec - min. 4000mm³
- En-Suite & Toilet :- Mechanical extraction capable of 15litres/sec min.4000mm³
- Kitchen :- Mechanical extraction capable of 60litres/sec - min. 4000mm³

Fans
The fan outlets are to be ducted through the outside wall as indicated on the proposed floor plans. All external fans to be provided with vermin control covers.

Drainage:-
New drainage required to :-
Toilet & En-Suite Toilets:-
1) WC - 100mmØ PVC Waste pipe
2) WHB - 40mmØ PVC Waste pipe
3) Shower - 50mmØ PVC Waste pipe

Utility Room :-
1) Waste connection & connection taps for washing machine, dishwasher
2) Sink - 40mm Ø PVC Waste pipe connected to new soil pipe
Kitchen :-
1) Sink - 40mm Ø PVC Waste pipe connected to existing sink waste pipe

Wash-Hand Basins -
- 32mm dia UPVC un-vented branch pipe (with anti-siphonic waste traps) at a gradient to suit length of waste pipe, up to maximum length of 1.7 metres.
(0.50 metres = 1:11 gradient),(0.75 metres = 1:12 gradient),
(1.00 metres = 1:20 gradient),(1.25 metres = 1:30 gradient),
(1.50 metres = 1:40 gradient),(1.75 metres = 1:50 gradient).
- 40mm dia UPVC un-vented branch pipe (with anti-siphonic waste traps) @ gradient of 1:20 (1:20min - 1:11max), up to maximum length of 3.0 metres.]

Kitchen Sinks / Showers -
- 50mm dia UPVC un-vented branch pipe (with anti-siphonic waste traps) @ gradient of 1:40 (1:40min - 1:11max), up to maximum length of 4.0 metres.

WC.
- 100mm dia UPVC un-vented branch pipe (with anti-siphonic waste traps) @ gradient of 1:40 (1:40min - 1:11max), up to maximum length of 6.0 metres or 12.0 metres if more than one W.C. is connected.

- Water efficiency fittings should be provided to all WC's and WHB's within a dwelling to comply with standard 3.27.1 & 3.27.2
i.e. Dual flush WC cisterns should have an average flush volume of not more than 4.5 litres. Single flush WC cisterns should have a flush volume of not more than 4.5 litres. Taps serving wash or hand rinse basins should have a flow rate of not more than 6 litres per minute.

- New foundations to be stepped below existing drainage
- Where underground drains pass through under-building / solium walls, an opening should be formed to allow at least 100mm thick pea-gravel around the drain, including a new 65mm thick pre-stressed lintel over.

- All new drainage as indicated internally is to be installed in heat resistant UPVC by Marley or equally approved.
- All internal wastes to be installed to manufacturers instructions and recommendations trapped and connected separately to S.V.P
- All new underground drains to be 110mmØ UPvc pipes
- Proposed 100mm UPVC RWP's to be trapped and connect to existing RWP.

- All pipes laid on 150mm well compacted granular material, side fill to be granular material well compacted to half the pipe depth, and top fill in granular material well compacted in 100mm layers, to 400mm above the pipe crown.
- All pipework above ground will be UPVC. The connection between fireclay and UPVC pipework to be by a suitable proprietary connector.

- All stacks and stub stacks (below ground) will be 100mmØ UPvc, and include a min. 200mm radius bend at the foot, and have a distance from lowest branch to invert of drain not less than 450mm (in the case of a stub stack, the distance from the lowest branch of any other appliance to invert of drain will not exceed 2500mm)
- Where any pipe passes through the polythene DPM, the DPM to be fitted with a sealed collar, lapped up and sealed to the pipe at the top of the ground floor slab and to the DPM.

Wet Areas:-
- Shower, Whb's, Sink etc. to be tiled to prevent water infiltration to plasterboard. Tiles to be confirmed by client.

Insulation of hot water pipes :-
19mm wall for 22mm pipes; 25mm wall for 15mm pipes and 9mm wall for radiator supply pipes.

Existing Walls:- Alterations.
- Any alteration works to be carefully carried out to match / complement existing walls.

Solum Construction
- Base to be 150mm thick hardcore,
- 50mm well blinded sand,
- 1200 Visqueen DPM on top lapped up into DPC
- 50mm concrete screed on top.

Foundation Construction
- Concrete foundation to be 600x200mm foundation pad c/w 1 layer of A252 mesh
- The proposed foundations will be the same type as the existing and taken to the same depth or a minimum of 450mm below ground level. Whichever is greater. Foundations to be stepped to reach different ground levels

- Movement joint to be installed between existing and new foundations and walls in accordance with regulation Structure 1 C.5.
- Proposed foundations to lap over existing foundations by a distance of 300mm plus existing scream with an overall thickness of 200mm plus the foundation thickness of 200mm. Alternatively 4No. 20mm diameter dowel bars 400mm long to be resin grouted 200mm into existing foundations
- If when the existing foundations are exposed they comprise of a non standard design, works must cease and building standards must be contacted
- Building standards to be contacted and given the opportunity to inspect foundation trenches prior to pouring concrete

DPC's
DPC's also to be provided at all construction joints, under all wall panels, at stepped cavity tray, all cavity barriers and behind all pre-cast concrete cills and lintels and thresholds to comply with Section 3.10.0 Requirement of the Building (Scotland) Regulations 2013. DPC to be stepped where required to maintain a min. 150mm A.G.L.

Vapour Control Membranes
Vapour membranes to be overlapped at junctions by 150mm mm and bonded with mastic strip and sealed with jointing tape In accordance with manufacturers written instructions. Dry lining junctions between walls, ceilings, floors, around window/door openings to be sealed.

General Construction Information :-
- All wall construction to dwelling to comply Section 6.0.3/6.0.4 Thermal Conductivity of the Building (Scotland) Regulations 2013
- All concrete to be class C35/min.
- No high alumina cement to be used.
- All brickwork to be a minimum course strength of 21N/m in class (iii) mortar brickwork to be 'Frost free'.
- Wall ties to be min. class (ii) at max 600mm c/c horizontally and 450mm vertically. Ties to be stainless steel. Ties every 3rd course. Wall ties to be 'BT-2' stainless Steel ties by Catnic or equal and approved & 600mm crs.
- Wall ties to be max 300mm apart vertically and within a distance of 225mm from the vertical edges where the aperture has been formed
- New brickwork to be fixed to existing structure using galvanised steel connector Wall Starter by Catnic or similar approved
- Anchors to be Vertical V-Type galvanised mild steel 30x2.5x1200mm restraint straps by Catnic or equal and approved @ 600mm crs fixed to timber framing, lower brickwork course and roof. The holding down straps 30x2.5mm to be attached to the stud by 6No. 3.36x65mm ring shank nails at 2.4m centres, at every opening and at the end studs of a wall attaching the strap to the stud and placing the L-shaped end of the strap at least three courses under the masonry cladding

Internal Walls :-
- Internal partitions to be 75x50mm treated timber studs at 600mm centres complete with top, bottom and mid rails, ceiling level and between roof space and between roof space studs for acoustic purposes. 1No. layer 12.5mm moisture resistant plasterboard to each side of partition, taped filled and decorated in base coat and 2 top coats emulsion in colour selected by client.
Additional dwags as required to suit radiators / kitchen units and additional fixings as required by the end user

Sealing Junctions between Elements
Infiltration to be limited by sealing dry lining junctions between walls, ceilings and floors and at window, door and roof space openings

Lintels:-
- Refer to Engineers Details & Specifications

Cavity Barriers :-
Cavity barriers to be 50x50mm wrapped in DPC and provided around all openings of the cavity, at corners/ junction of 2No. walls, ceiling level and between roof space to comply with Section 2.4.1/2.4.2 Cavity barriers of the Building (Scotland) Regulations 2013 Part, whereby the maximum distance between barriers is 10m.

Cavity wall ventilation :-
- Catnic 'weep vents' to be used on brickwork, and to be spaced to max. 500mm per metre length of wall. Vents to be staggered so they are not aligned vertically. Cavity to be ventilated below DPC level and at eaves and verge level with the equivalent of an open brick perpend every 1.2m.
- Front intake of air to be every horizontal 2m min. Proposed front intake air brick vents c/w proprietary clay cavity liner (225x75mm), DPC and cavity tray

Fire Protection :-
End wall nearest neighbouring land (less than 500mm from boundary) to have Medium fire resistance protection to conform to Building (Scotland) Regulations 2013 Part 2.6.1.
- All steelwork to have 2no. layers 12.5mm plasterboard with staggered joints

Table with 3 columns: Rev, Description, Date

Client and Project Address
Mr & Mrs Fraser Rankin
67 Craighill Drive
Clarkston G76 7TD

Drawing Title
Proposed Rear Extension
Proposed Plans and Notes

CAF CALDERGLEN AVENUE THE ELMS BLANTYRE SOUTH LANARKSHIRE G72 9UP
TEL: +44(0)1698 825660 Mob: +44(0)774 780 3435 E-MAIL: craig@cafdesigns.co.uk www.cafdesigns.co.uk

PLANNING

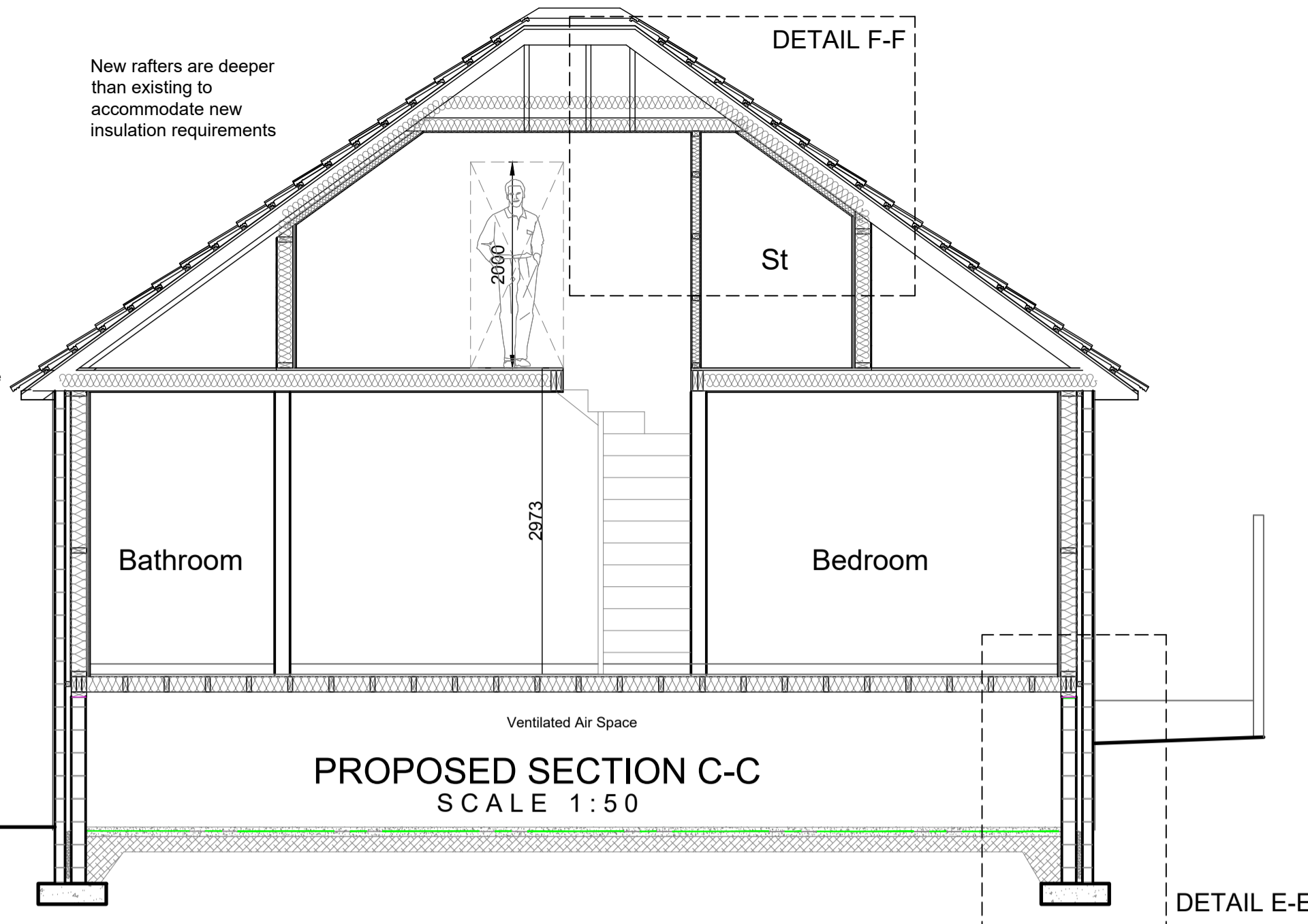
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Drawing no. 076-20.002

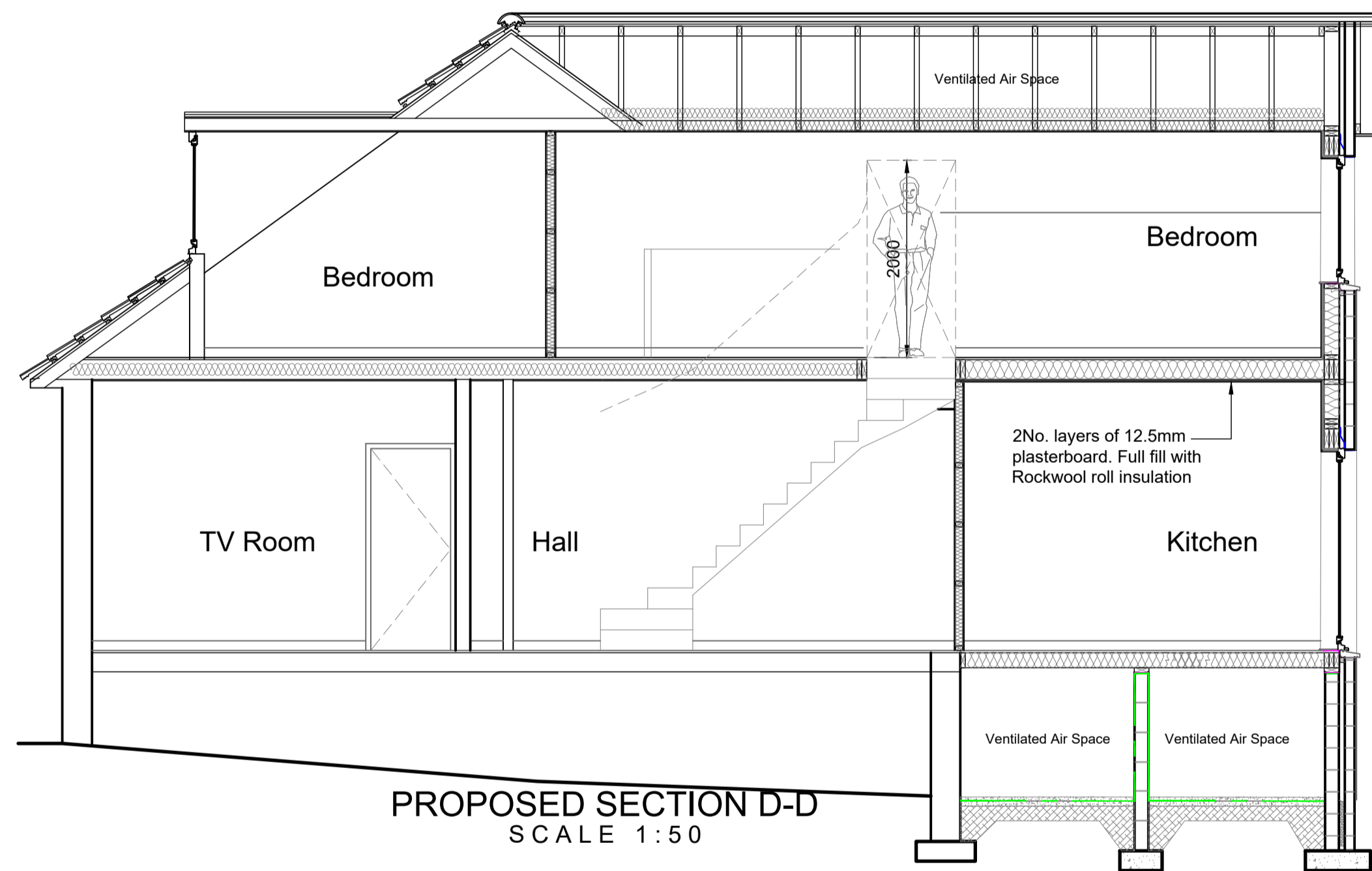
Drawing to be read in conjunction with Drawings 076-20.002. Drawing for Planning & Building Warrant purposes.

General Notes

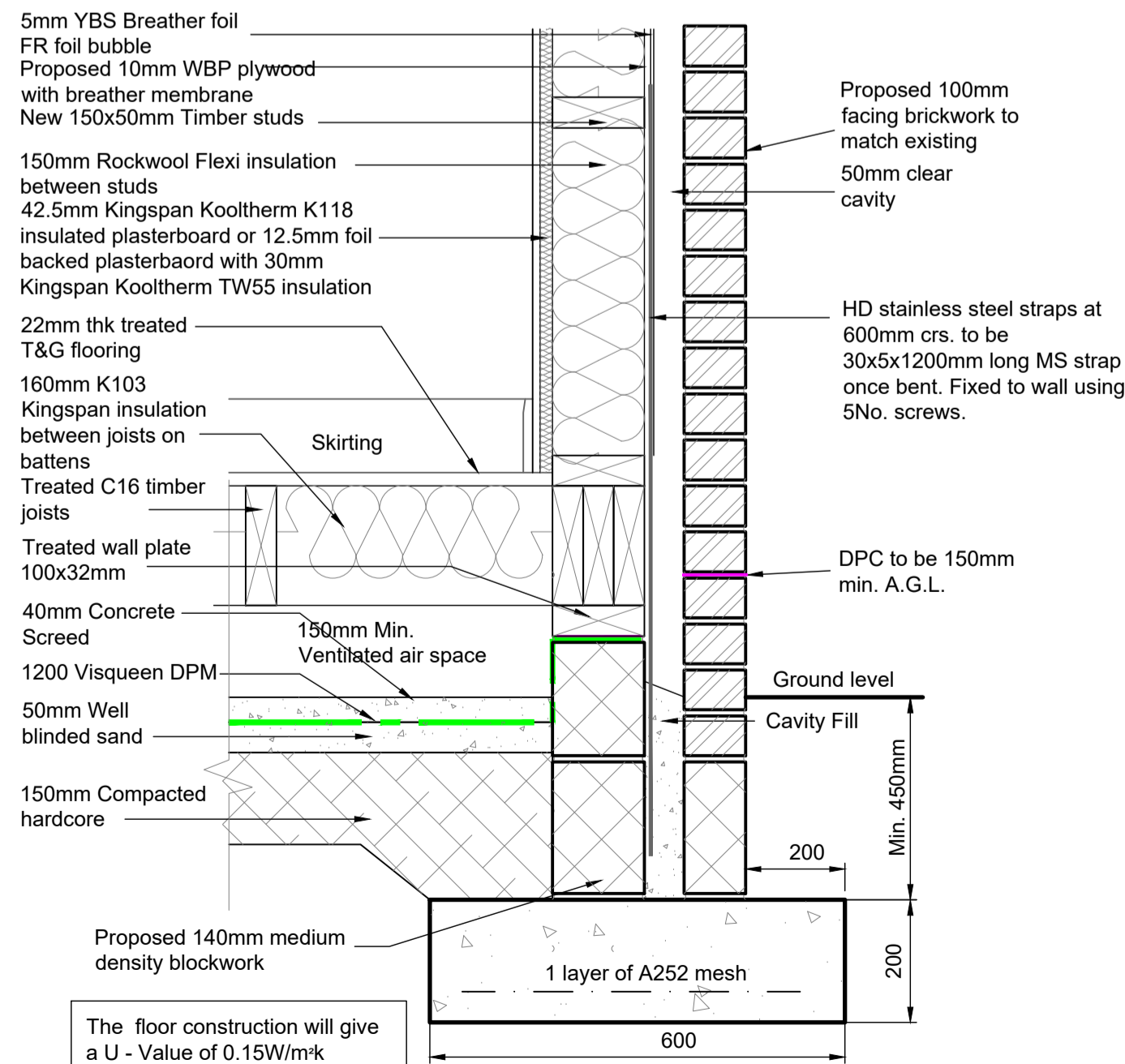
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- All dimensions to be checked on site prior to fabrication or erection
- Contractor to take exact measurements on the proposed roof to ensure roof construction c/w lead flashing sits under first floor window cills and does not impede at its furthest projection the internal ceiling height.
- Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
- No work to be begun until the appropriate approvals (i.e Building warrant and planning) have been received. Initial drawings submitted to the council may require altering to suit local authorities comment. Councils stamped drawings should be used during construction.
- Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services, i.e. gas, water etc.
- Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains
- Clients responsibility to confirm if in a listed building or conservation area prior to submitting for approvals
- For Additional information see www.cafdesigns.co.uk
- All dismantling and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974
- All works to Building (Scotland) Act 2003 and Building (Scotland) Regulations 2018
- Where the land is sloping at the proposed works or surrounding area, then it is the clients responsibility to provide a survey i.e. topographical survey to provide accurate gradients.
- If in Doubt Ask



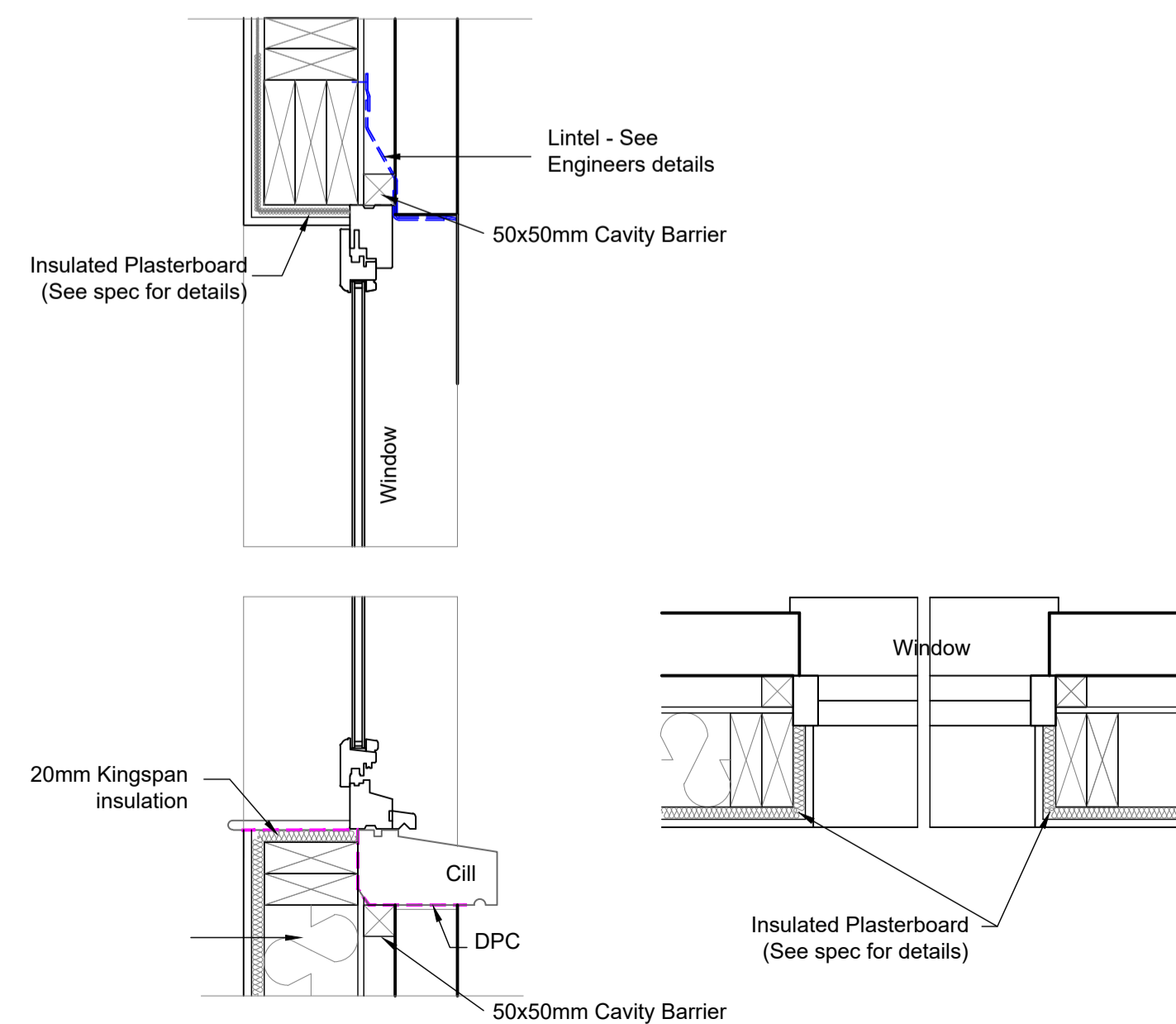
PROPOSED SECTION C-C SCALE 1:50



PROPOSED SECTION D-D SCALE 1:50



PROPOSED WALL & FOUNDATION DETAIL E-E SCALE 1:10



PROPOSED WINDOW JAMB/ HEAD AND CILL DETAILS SCALE 1:10

Loft Sloping roof insulation

- Sloping roof - U-value of 0.13W/m²K
- Roof tiles, battens, counter battens and plywood
- New 175x50mm roof trusses (Ex. trusses assumed to be 125x50mm)
- 120mm Kingspan Kooltherm K7 between rafters
- 50mm Airspace
- 62.5mm Kingspan Kooltherm K118 insulated plasterboard

Loft Dwarf Wall Construction

- Walls - U-value of 0.17W/m²K
- Ex. concrete roof construction
- 0.5mm breather membrane
- 9mm plywood sheathing
- 150x50mm timber studs
- 130mm Kingspan Kooltherm K7
- 32.5mm Kingspan Kooltherm K118 insulated plasterboard

Roof Construction Notes

- New Flat Roof -**
- Sarnafil G410-12ELF Lead grey system, mechanically fixed using 6No. SPIW telescopic per m² with All in accordance with the manufacturers written specifications. Overlaps and ends to be hand welded
- 18mm external grade 3 plywood,
- Sarnafil ecovAP
- Polyethylene Vapour Control Layer
- Timber Rafters vapoured by engineer
- 12.5mm foil backed plasterboard

Suspended Timber Floor Notes

- Floor Construction -** U-value of 0.15W/m²K
- Constructed from 22mm treated T&G moisture resistant chipboard flooring
- 170x50mm treated timber joists @ 400c/s
- 170x50mm Timber brier tied to existing wall construction by Hilti HB Bolts @ 400c/s
- Treated timber 100x32mm wall plate with
- Honeycombed dwarf wall
- PJA = 0.49
- 150mm Kingspan K103 insulation on battens
- 150mm min. Ventilated air space between base of joists and solum

General Roof Construction

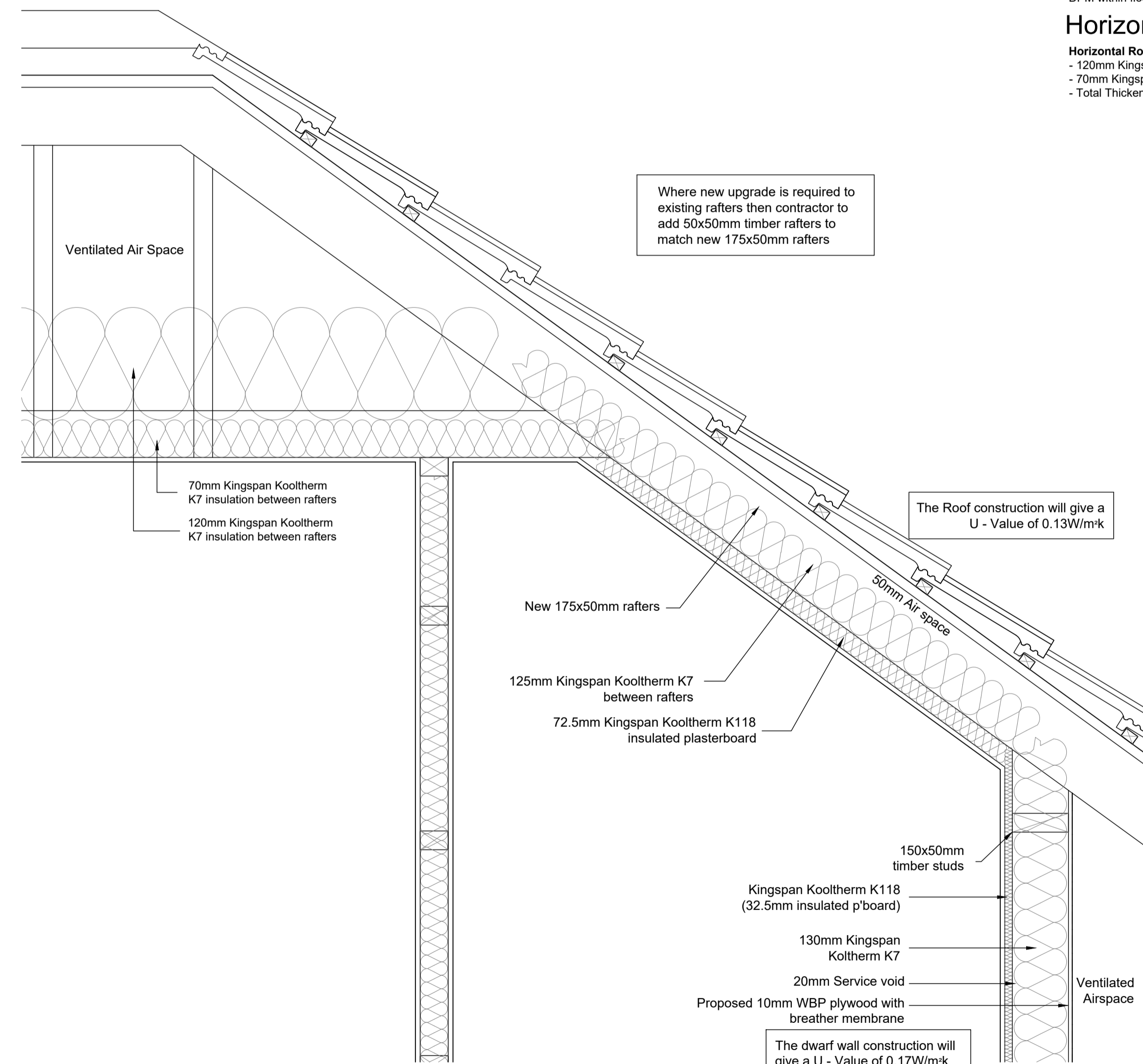
- General Roof construction -**
- Tiles to match existing colour and be re-land regent or similar capable of 15° with 100mm headlap and be through-coloured no granular
- Fixed on treated timber battens with
- 50x38mm treated timber counter battens fixed to rafters with helifix screws.
- Sarking to be 18mm exterior grade plywood, nailed to every truss at no less than 200mm centres using 3mmx50mm galvanised round nails, joints to be staggered.
- Covered with Tyvek supra membrane
- Form junction to existing wall with 150mm upstand code 5 lead flashing
- Roof Pitch approx. 17.5° (to match existing garage overhang pitch)
- 200mm timber soffit match existing
- Proprietary fixing straps / roof anchors to manufacturer's written recommendations.
- Roof to be ventilated at soffit using continuous 25x47mm Eaves soffit ventilator system capable of 25000mm² air space per metre & at ridge level using Redland proprietary ventilation systems.

Timber frame wall Construction

- Proposed Wall Construction -** U-value of 0.17W/m²K
- Outer Leaf**
- 20mm dry dash roughcast and low level smooth render to match existing
- 100mm medium density blockwork
- 50mm clear cavity
- Inner Leaf - Timber frame construction**
- 5mm YBS Breather Foil FR Foil Bubble
- 10mm WBP plywood
- 140mm medium density blockwork wall below
- 150x50mm C16 treated timber studs at 600mm centres with double head binders and sole plate.
- 150mm Rockwool Flexi insulation between studs
- 42.5mm Kingspan Kooltherm K118 insulated plasterboard or 12.5mm foil backed plasterboard with 30mm Kingspan Kooltherm TW55 insulation
- Timber frame construction to be tied to existing wall construction by Hilti HB Bolts @ 400c/s
- DPC to all walls 150mm above ground level and lapped with 1200 Visqueen DPM within floor construction.

Horizontal Roof

- Horizontal Roof Construction -** U-value of 0.11W/m²K
- 120mm Kingspan Kooltherm K7 insulation between rafters
- 70mm Kingspan Kooltherm K7 insulation between rafters
- Total Thickness of insulation 190mm of K7 insulation



PROPOSED LOFT INSULATION / VENTILATION DETAIL F-F SCALE 1:10

Client and Project Address
Mr & Mrs Fraser Rankin
67 Craighill Drive
Clarkston G76 7TD

Drawing Title
**Proposed Rear Extension
Proposed Sections Details
& Notes**

CAF
CAF DESIGNS
53 CALDERGLEN AVENUE
THE ELMS BLANTYRE
SOUTH LANARKSHIRE G72 9UP
TEL: +44(0)1698 825660 Mob: +44(0)774 780 3435
E-MAIL: craig@cafdesigns.co.uk www.cafdesigns.co.uk

PLANNING

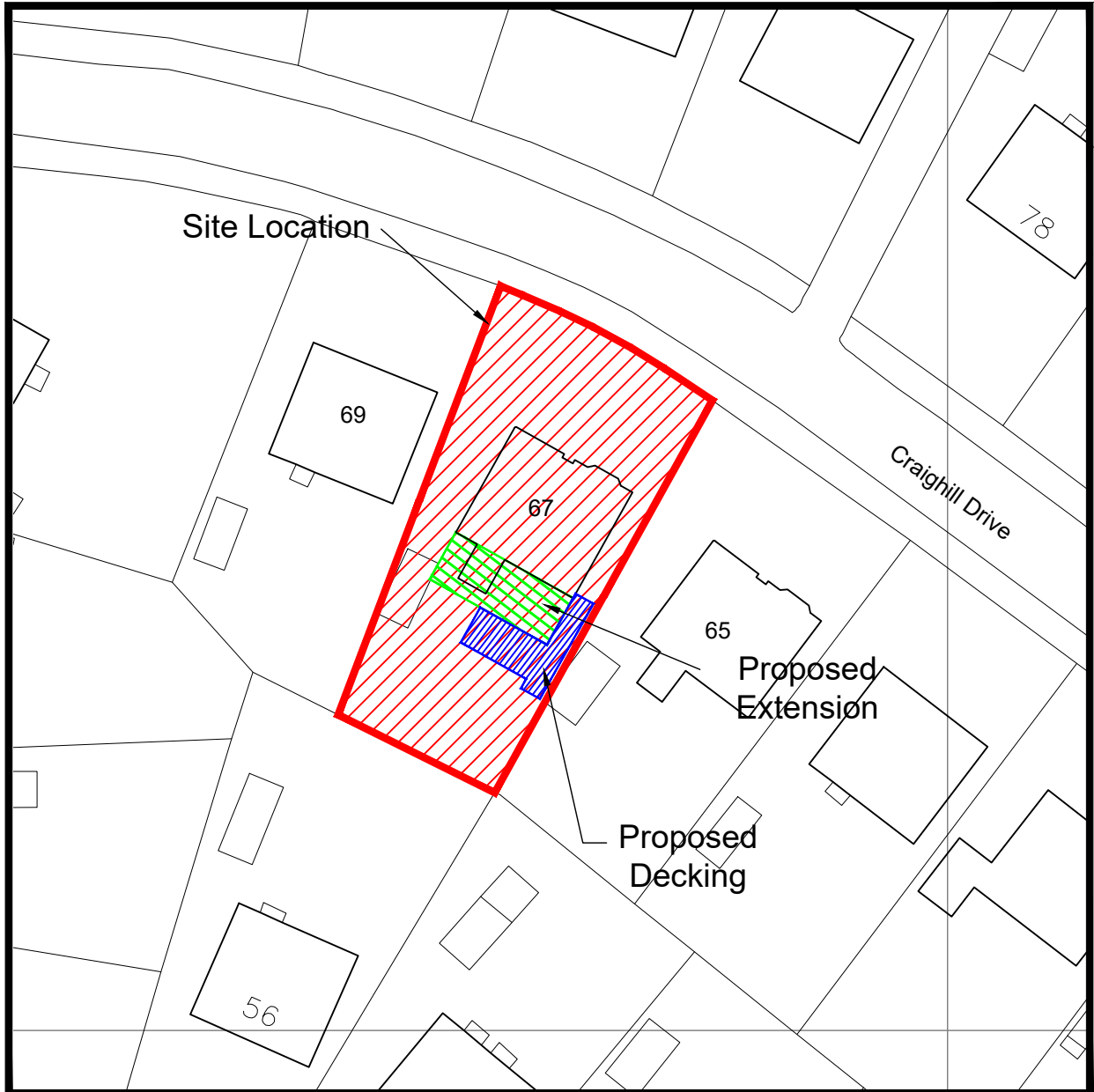
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Drawing no.
076-20.003

431

Neighbourhood Notification



SITE PLAN
SCALE 1:500

Client and Project Address

Mr & Mrs Fraser Rankin
67 Craighill Drive
Clarkston G76 7TD

Drawing Title

Proposed Rear Extension
Neighbour Notification

CAF

CAF DESIGNS LTD

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TEL. +44(0)1698 825660

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1:500

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Jan 21

Paper Size
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Drawing no.

076-20.004

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PLANS/PHOTOGRAPHS/DRAWINGS

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Drawing to be read in conjunction with Drawing 076-20.001 Drawing for Planning & building warrant purposes.

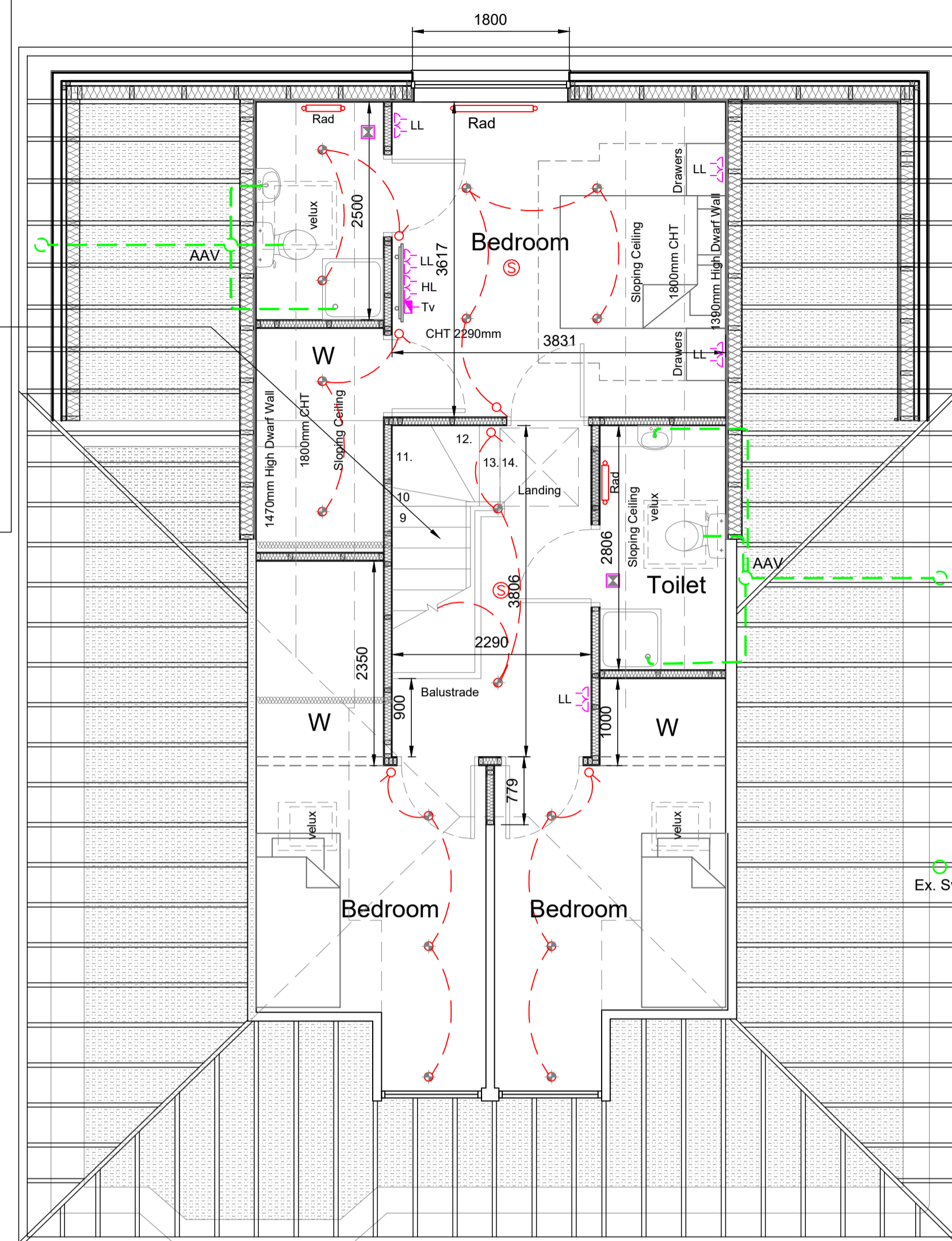
- General Notes**
- Do not scale from this drawing
 - This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
 - The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
 - All dimensions to be checked on site prior to fabrication or erection
 - Contractor to take exact measurements on the proposed roof to ensure roof construction c/w lead flashing sits under first floor window cills and does not impede at its furthest projection the internal ceiling height.
 - Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
 - No work to be begun until the appropriate approvals (i.e. Building warrant and planning) have been received. Initial drawings submitted to the council may require altering to suit local authorities consent. Councils stamped drawings should be used during construction.
 - Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services, i.e. gas, water etc.
 - Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains
 - Client's responsibility to confirm if in a listed building or conservation area prior to submitting for approvals.
 - For Additional information see www.cafdesigns.co.uk
 - All down takings and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974
 - All works to Building (Scotland) Act 2003 and Building (Scotland) Regulations 2018
 - Where the land is sloping at the proposed works or surrounding area, then it is the clients responsibility to provide a survey i.e. topographical survey to provide accurate gradients.
 - If in Doubt Ask

STAIR DETAILS :-

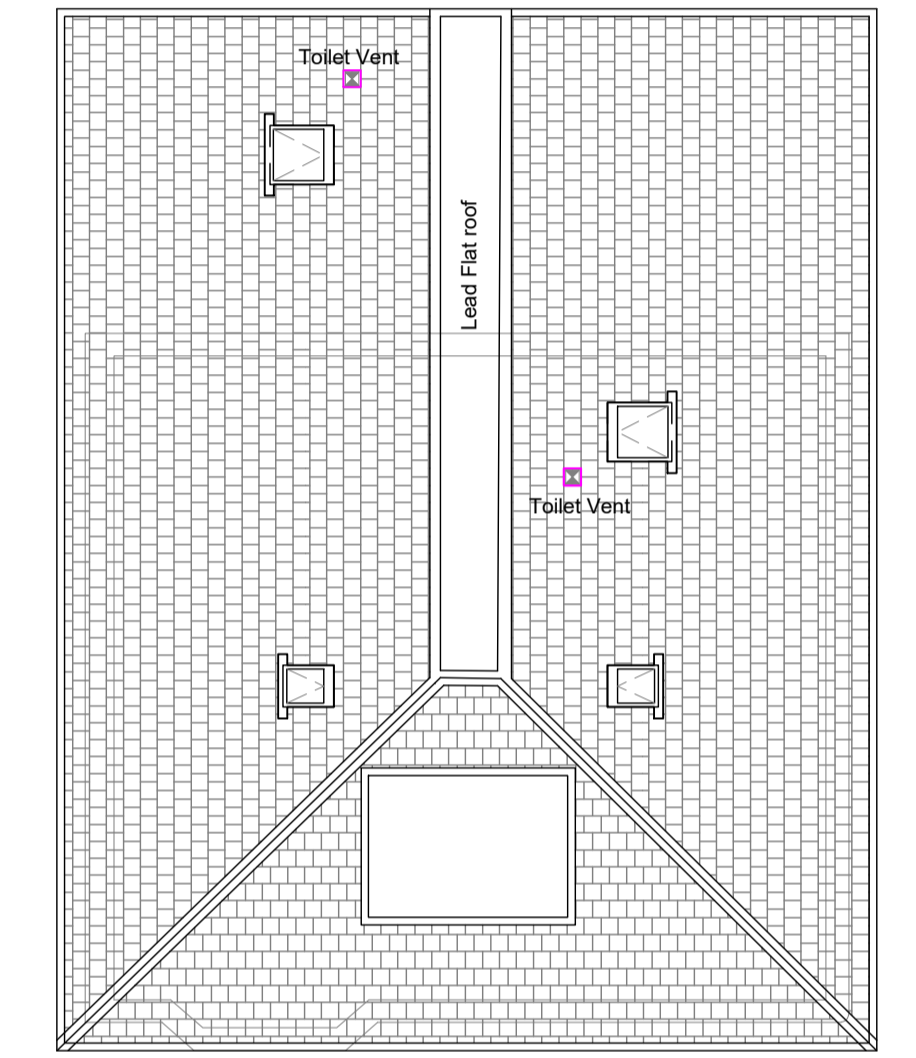
External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 =

- First Floor to Attic Floor Level = 2973mm
- Total Number of Rises = 14
- Rise = 212.35mm
- Going = 240mm
- Pitch = 41.5°

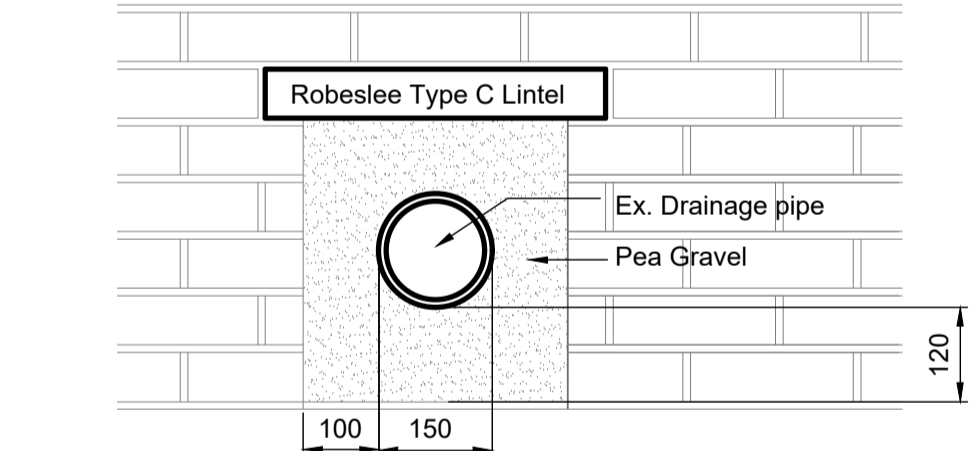
- 2No. handrails to dwelling fixed at 900mm A.F.F.L. vertically above the pitch line to comply with 4.3.18 of the BR 2004
- The 1100mm high balustrade will not have any openings greater than 99mm to comply with 4.4.2. of the BR 2004
- Handrails to be installed by contractor to ensure its capable of resisting loads calculated in accordance with BS6399:Part 1:1996
- The protective barriers should not allow the through passage of a 100mm diameter sphere
- The stair will have a clear headroom of min. 2m extending over the whole of the width to comply with 4.2.4. of the BR 2004
- Where a flight consists partly of straight and partly of tapered treads, the going of the tapered treads should be uniform and should not be less than the going of the straight treads.
- The going measured at the narrow end of a tapered tread should be at least 50mm
- All steps to be of uniform height



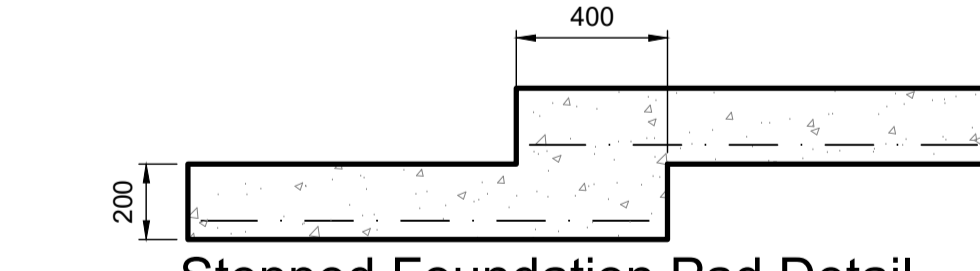
PROPOSED ATTIC FLOOR PLAN SCALE 1:50



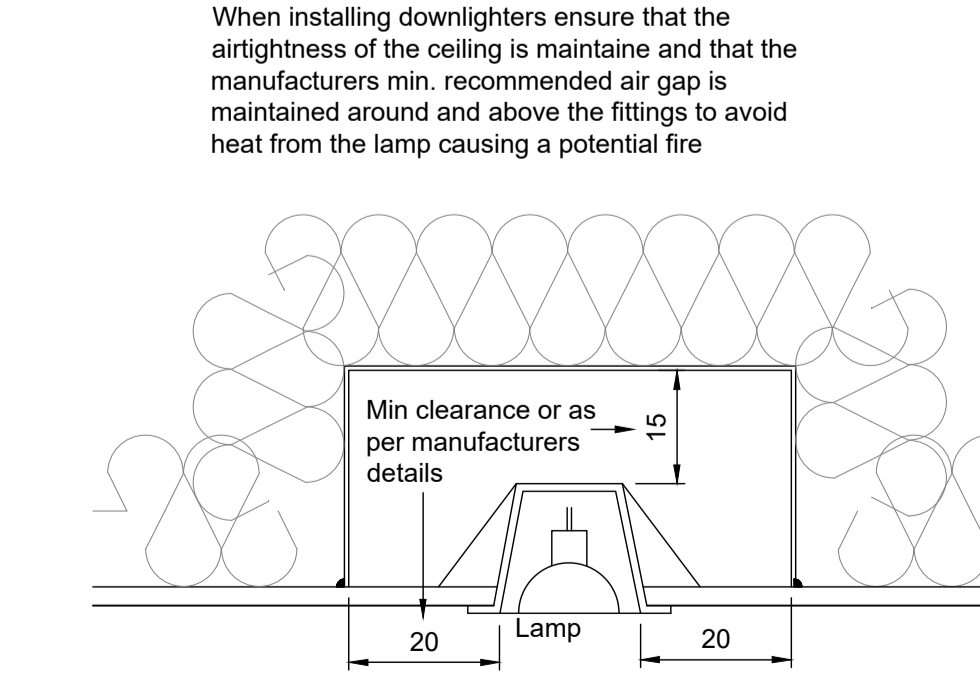
PROPOSED ROOF PLAN SCALE 1:100



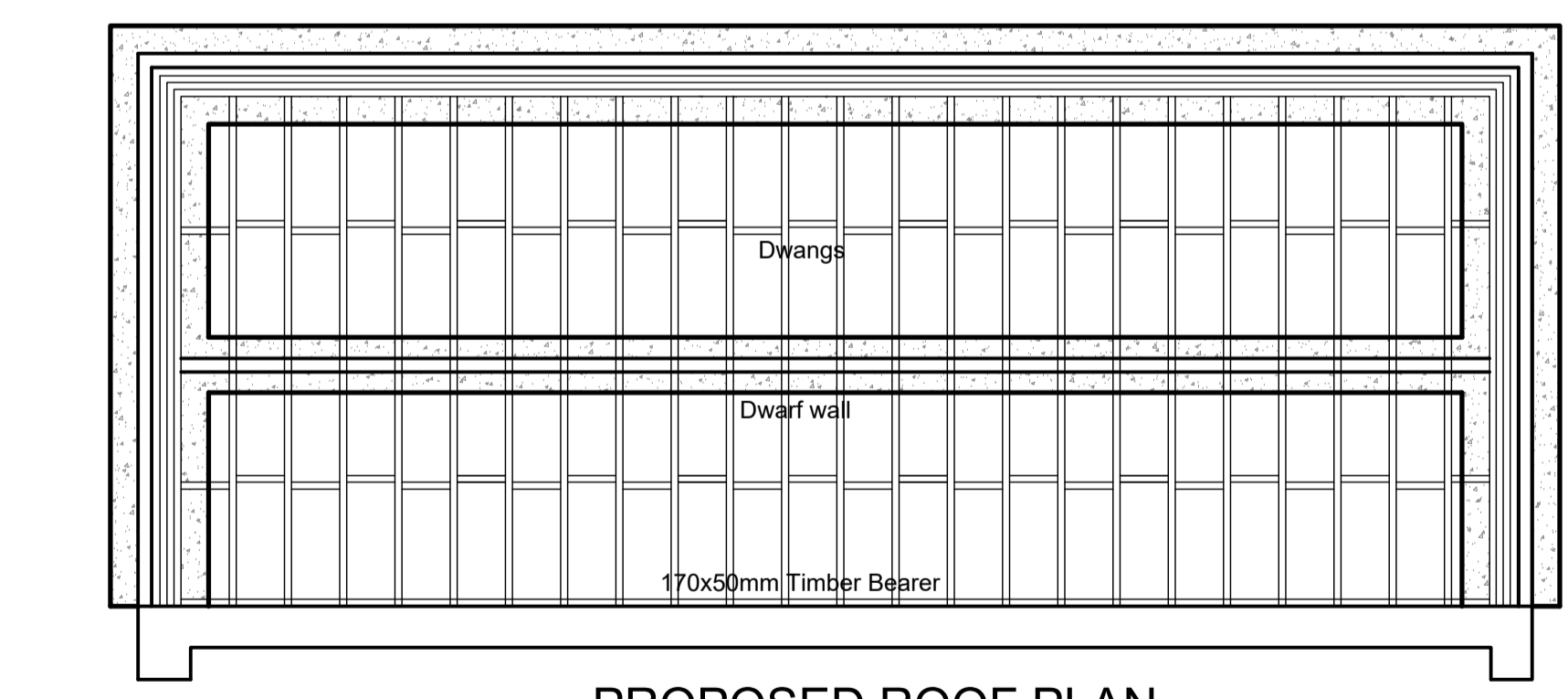
PROPOSED DRAIN DETAIL SCALE 1:10



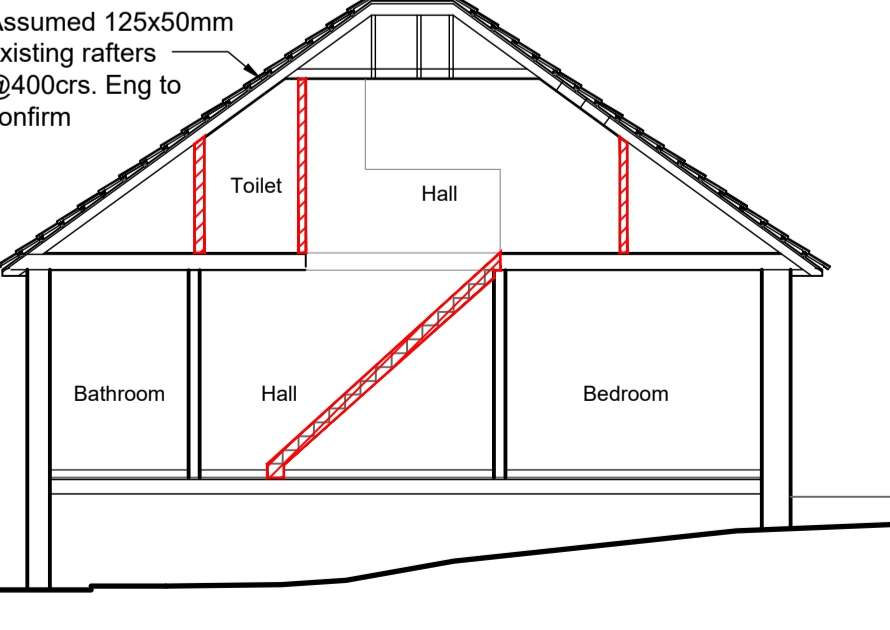
Stepped Foundation Pad Detail SCALE 1:20



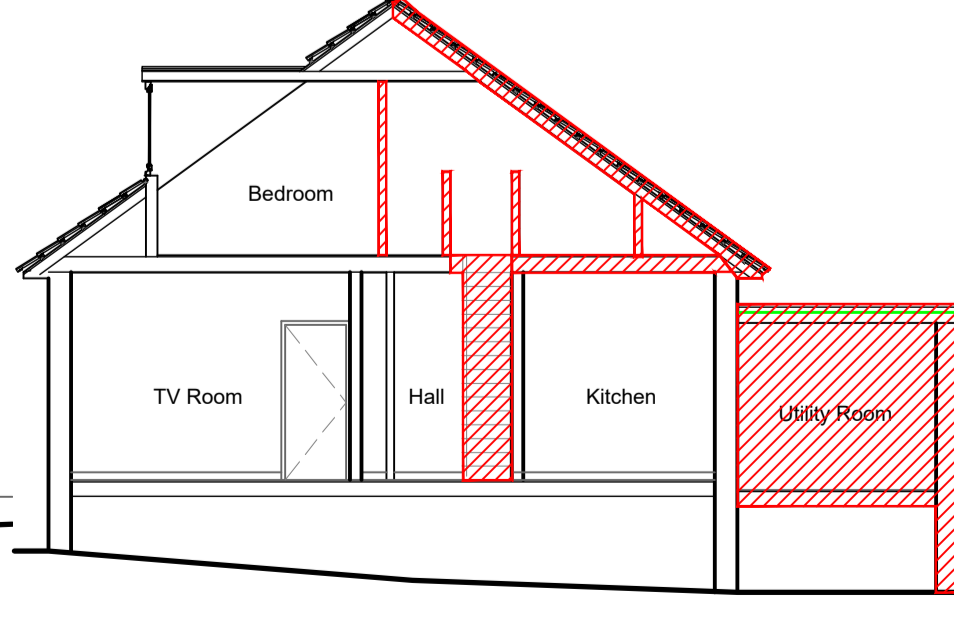
PROPOSED FIRE HOOD DETAIL SCALE 1:5



PROPOSED ROOF PLAN SCALE 1:100



EXISTING SECTION A-A SCALE 1:100



EXISTING SECTION B-B SCALE 1:100

New Window:- U-value of 1.6W/m²K

- New windows to be UPVC to match existing with white gloss finish and mastic pointing around all edges, fixed into rebated openings within wall and with DPC and insulated cavity closes all round. Window to have cill to match existing, laid on DPC. Window to be double glazed, hermetically sealed units, tilt n turn. Window to be supplied treated and primed for final decoration on site, complete with locking handle. Strap & line ingoes with Gyproc insulated plasterboard. Glazing to be 24mm Double glazed Units. All windows to be lockable All windows to be 60mm Tilt /Turn c/w stay hinges, shoot bolt locking mechanisms and standard cockspur fittings.
- Windows & Doors to be fitted "secured by design locks" as per standard 4.13
- Windows & Doors to be installed to BS213-4:2007 - Standard D4.13.5 (2013) and product standard and component performance to BS7412:2007 for PVCu Units
- New window to be confirmed by client

Exterior Door:- U-value of 1.6W/m²K

- New rear door to be UPVC colour white to match existing. Door to be fitted with weather bar to base, draught excluders / weather beaters to top and sides. Include for all esutchcons and associated accessories. Doors to have shoot bolt locking mechanisms and standard cockspur fittings. Strap & line ingoes with Gyproc insulated plasterboard.
- Supply and install threshold units at external door opening, complete with DPC's.
- New door to be confirmed by client
- Doors to be fitted secure by design locks - Windows to BS:7950, Door locks to BS:3621 and doors of enhanced security to BS PAS 24-1
- Doors & Windows :-
- to be designed and constructed in accordance with the material used
- BS 7412: 2007, for PVCu units
- BS 644: 2009, for timber window units;
- BS 4873: 2009, for aluminium alloy units;
- BS 6510: 2005, for steel-framed units;
- Fixing of a doorset should be in accordance with recommendations given in section 8 of BS8213-4: 2007

Exterior Sliding Doors:- U-value of 1.4W/m²K

- New rear external sliding doors to be aluminium medium grey. Doors to be from www.thefoldingslidingdoors.com or similar 70mm thick.
- Doors & Windows :-
- to be designed and constructed in accordance with the material used
- BS 7412: 2007, for PVCu units;
- BS 4873: 2009, for aluminium alloy units;
- Fixing of a doorset should be in accordance with recommendations given in section 8 of BS8213-4: 2007

Velux Window:- U-value of 1.4W/m²K

- 2No. Velux windows - 780x550mm.
- 2No. Velux windows - 780x980mm.
- Client to confirm if to be used manually or electrically operated

Draught sealing / stripping

Windows, Doors, Ceiling Hatches and Access Panels to be draught stripped.

Window Seals to conform to BS 6375 relating to performance of windows and air infiltration. House entrance doors, windows and ceiling hatches to be fitted with external quality weather seals and draught stripping.

Kitchen :-

- Oven / hob will comply with Building (Scotland) Regulations 2013 Part 3.11.2 whereby there will be provisions for an oven with the appropriate surrounding 1000x600mm activity space. The Oven will have incoming services to be gas or electric supply.
- Within the kitchen there will be a minimum storage space of 1m³ to comply with Building (Scotland) Regulations 2013 Part 3.11.2

Smoke Detector :-

- To be interconnected in accordance with BS 5839:Part 6: 2019
- To be installed to comply with the recommendations of BS839:Part 1:2013 for a Grade D type LD3 system and Building (Scotland) Regulations 2013 Section 2.11.2. The system to be permanently wired to an independent circuit at the mains distribution board. Where two or more alarms installed in a dwelling they shall be interconnected.
- To be located 3m from any sleeping accommodation
- Located a min. 300mm away from any lighting
- Smoke alarm to be an Optical smoke Alarm suitable for kitchen open plans areas
- Heat Alarm to conform to BS 5446:Part 2:2003

Carbon Monoxide Detector :-

- To be installed to any room where a new combustible appliance is fitted to comply with Building (Scotland) Regulations 2013 3.20.20 excluding an appliance solely for cooking
- Carbon monoxide detectors to comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector.Detector to be within 1-3m away from the appliance

Gas :-

- All work to be carried out in accordance with Building (Scotland) Regulations 2013 Parts 3.17, 3.18, 3.19, 3.20, 3.21 & 3.22
- The appliance, chimney's and flue's will meet the following BS and Building (Scotland) Regulations 2013
- BS 5440 Part 1 & 2 :2000
- BS 5871 Part 2 & 3 : 1991 - As amended Part 3 and 7033
- All works to alter / extend existing internal gas supplies to be carried out by a Gas Safe Registered Installer
- Gas Fired appliances located within bathrooms to be installed to achieve compliance with Regulation 30 of the Gas Safety (Installation and use) Regulations 1998

Central Heating System :-

- New Radiators within proposed Extension to connect to existing heating system and have thermostatic valves (TRV's). (Contractor to inspect existing boiler to make sure it can supply new radiators)
- Client to confirm radiator positions to contractor.

Gas Boilers:-

- New boiler in an existing dwelling to be a condensing boiler with a min. energy rating of 90%
- New boiler to have boiler interlock and heater controls to comply with Building (Scotland) Regulations 2013 Parts 6.38
- Water supply to sanitary fittings to have a thermostatic mixing valve to prevent scalding and comply with Building (Scotland) Regulations 2013 Part 4.9.5
- Adequate ventilation to be provided to comply with Building (Scotland) Regulations 2013 Parts 3.17 to 3.22 and according to the manufacturers installation instructions

Vent Pipes for Boilers:-

Vent pipes from central heating boilers will be located to comply with Regulation P2.6 of the Building Standards (Scotland) Regulations 2013. Ventilation to Boiler are not to be taken through to adjacent wardrobe/ bedroom. Note: Not to protected hallway

External Works:-

- Make good all external areas following completion of the works and re-grade ground as necessary to suit DPC levels.

Internal Doors:-

- New timber doors to give a clear opening of 800mm to comply with Building (Scotland) Regulations 2013 Part 4.2.4

Internal Door Ironmongery

- Ironmongery to be confirmed by client

Sound Transmission :-

- The new sound and fire separation specification to comply with Building (Scotland) Regulations 2013 Parts 5.1.3 & 5.1.12

Ceilings:-

- New ceilings to match existing ceiling height to be formed with 12.5mm foil backed plasterboard, taped, filled and decorated.

General

- All walls and plasterboard ceiling to be painted 1No. coat Primer and 2No. coats Vinyl emulsion all to be finished in colour specified by client
- All work to be carried out as per manufacturers written specifications.
- All sizes to be checked and anomalies to be flagged before commencement of work or purchasing materials

Air Infiltration :-

- Air infiltration limitation to comply with BRE Report 262

Services :-

- All services (i.e. pipework, ductwork etc.) to have appropriate fire dampers at points of openings through separating walls & floors to comply with Building (Scotland) Regulations 2013 Parts 2.2.4 & 2.2.5
- All services passing through foundations to comply with Building (Scotland) Regulations 2013 Part 1.1.1 and meet the BS8004:1986 Foundation regulation.
- Any service penetrations through a separating wall or floor must be sealed with intumescent mastic.
- Insulation to heating pipes to BS 5422:2009

Drainage

- Any New Drainage will be installed as per BS EN 12056-2: 2000 (Sanitary Pipework), BS EN 752-3: 1997 (amendment 2), BS EN 752-4: 1998 and BS EN 1610:1998 (For Drainage System outside a building), and BSEN 12056-3:2 2000 (For Rainwater Pipes and Gutters). Drainage & Plumbing work to comply with Sections 3.5, 3.6 & 3.7 of the Building (Scotland) Regulations 2013

Electrical

- Electrical work will be carried out in accordance with the 18th edition of the I.E.E. including current amendments, together with the current BRITISH STANDARDS & CODES OF PRACTICE.
- The building will be provided with electrical power in accordance with BS 7671: 2018
- Lighting and socket outlets are to be provided to comply with Building (Scotland) Regulations 2013 Parts 4.6.1, 4.6.2 & 4.6.4.

Contractor - Electrician /Client

- All electrical work to be carried out by a SELECT or NICEIC registered contractor and supply electrical certificate upon completion of works to building control
- Min socket requirements to be :- In the Kitchen - 6 sockets, in each apartment - 4 sockets and anywhere in the dwelling an additional 4 sockets
- Sockets to comply with 4.8.5 - whereby sockets must be a min. of 350mm from an internal corner and not more than 1.2m A.F.F.L. Also light switches should be positioned between 900 & 1100mm A.F.F.L.
- TV, BT & socket points to be positioned Min. 400mm A.F.F.L and 150mm above any worktop
- Client to confirm socket and lighting positions before commencement of works
- All light fittings within extension to be low energy type including lamps to comply with Building (Scotland) Regulations 2013 D6.5.1

Timber

- All timber used to be installed to BS5268.

Roof Trusses

- Trussed rafters to be designed and manufactured to BS2628 Part 2 2002, Part 3 1998, BS6399 Part 1, Part 2 1997, Part 3 1998
- Contractor to supply truss design certificate upon completion of works

Leadwork

- All Leadwork to be in accordance with 'Leadsheet Association Recommendations' and to BS6915:2001

Windows - Safety Glazing -

- All glazing to conform to BS6262:Part 4 2018 and BS 6206 and the Building (Scotland) Regulations 2013 Parts 4.8.2, 4.8.3 & 4.8.4. All glazed openings to be safely cleanable from inside in accordance with BS8213 Part 1.
- All glazing as appropriate to be installed in accordance with BS6262: Part 4:2005
- All apartments to have a min. glazed area of 1/15th of the floor area to comply with Building (Scotland) Regulations 2013 Part 3.16.1.
- Window controls must be positioned not more than 1.5m above F.F.L.
- New windows to conform to BS6399 Part 1 1996 for pedestrian barrier protection to comply with Building (Scotland) Regulations 2013 D4.4.3
- New toilet / bathroom windows to have frosted / obscure glazing
- Window will provide an unobstructed openable area for emergency escape requirements of 0.33m² and be min. 450mm wide & 735mm tall.
- Fire Escape windows to have opening part of window max. 1100 A.F.F.L.
- Guarding of windows should be designed and comply with Building (Scotland) Regulations 2013 4.8.4. so that it is not easily climbable by young children

Natural Ventilation

- Ventilation will comply with Building (Scotland) Regulations 2013 Parts 3.14 & conform to the BRE Digest or the table to this specification.
- The rooms will be ventilated to min. 1/30th of the floor area it serves by trickle ventilators above all windows & patio doors.
- Natural Ventilation to comply with CIBSE Guide A:1986, Design Data, Section A4, Air Infiltration and natural ventilation.
- Windows & doors to have permanent ventilators built into head of frames to comply with 3.14.2
- Apartments to have ventilators capable of 12000mm³
- All other rooms to have ventilators capable of 10000mm³

Mechanical Ventilation:-

- Mechanical Ventilation to be carried out in accordance with the BS5720: 1979 or CIBSE Guide B: 1996, Section B2 and Natural Ventilation to be comply with CIBSE Guide A:1986, Design Data, Section A4, Air Infiltration and natural ventilation.
- Provide the mechanical / natural ventilation to the following rooms from Ventaxia or similar approved :-
- Utility Room :- Mechanical extraction capable of 60litres/sec - min. 4000mm³
- En-Suite & Toilet :- Mechanical extraction capable of 15litres/sec min.4000mm³
- Kitchen :- Mechanical extraction capable of 60litres/sec - min. 4000mm³

Fans

- The fan outlets are to be ducted through the outside wall as indicated on the proposed floor plans. All external fans to be provided with vermin control covers.

Drainage:-

- New drainage required to :-
- Toilet & En-Suite Toilets:-
- 1) WC - 100mmØ PVC Waste pipe
- 2) WHB - 40mmØ PVC Waste pipe
- 3) Shower - 50mmØ PVC Waste pipe

Utility Room :-

- 1) Waste connection & connection taps for washing machine, dishwasher
- 2) Sink - 40mm Ø PVC Waste pipe connected to new soil pipe
- Kitchen :-**
- 1) Sink - 40mm Ø PVC Waste pipe connected to existing sink waste pipe

Wash-Hand Basins -

- 32mm dia UPVC un-vented branch pipe (with anti-siphonic waste traps) at a gradient to suit length of waste pipe, up to maximum length of 1.7 metres.
- (0.50 metres = 1:11 gradient)(0.75 metres = 1:12 gradient);
- (1.00 metres = 1:20 gradient)(1.25 metres = 1:30 gradient);
- (1.50 metres = 1:40 gradient)(1.75 metres = 1:50 gradient).
- 40mm dia UPVC un-vented branch pipe (with anti-siphonic waste traps) @ gradient of 1:20 (1:20min - 1:11max), up to maximum length of 3.0 metres.]

Kitchen Sinks / Showers -

- 50mm dia UPVC un-vented branch pipe (with anti-siphonic waste traps) @ gradient of 1:40 (1:40min - 1:11max), up to maximum length of 4.0 metres.

W.C.

- 100mm dia UPVC un-vented branch pipe (with anti-siphonic waste traps) @ gradient of 1:40 (1:60min - 1:11max), up to maximum length of 6.0 metres or 12.0 metres if more than one W.C. is connected.

- Water efficiency fittings should be provided to all WC's and WHB's within a dwelling to comply with standard 3.27.1 & 3.27.2
- i.e. Dual flush WC cisterns should have an average flush volume of not more than 4.5 litres. Single flush WC cisterns should have a flush volume of not more than 4.5 litres. Taps serving wash or hand rinse basins should have a flow rate of not more than 6 litres per minute.

- New foundations to be stepped below existing drainage
- Where underground drains pass through under-building / solium walls, an opening should be formed to allow at least 100mm thick pea-gravel around the drain, including a new 65mm thick pre-stressed lintel over.
- All new drainage as indicated internally is to be installed in heat resistant UPVC by Marley or equally approved.
- All internal wastes to be installed to manufacturers instructions and recommendations trapped and connected separately to S.V.P
- All new underground drains to be 110mmØ UPvc pipes
- Proposed 100mm UPVC RWP's to be trapped and connect to existing RWP.
- All pipes laid on 150mm well compacted granular material, side fill to be granular material well compacted to half the pipe depth, and top fill in granular material well compacted in 100mm layers, to 400mm above the pipe crown.
- All pipework above ground will be UPVC. The connection between fireclay and UPVC pipework to be by a suitable proprietary connector.
- All stacks and stub stacks (below ground) will be 100mmØ UPvc, and include a min. 200mm radius bend at the foot, and have a distance from lowest branch to invert of drain not less than 450mm (in the case of a stub stack, the distance from the lowest branch of any other appliance to invert of drain will not exceed 2500mm)
- Where any pipe passes through the polythene DPM, the DPM to be fitted with a sealed collar, lapped up and sealed to the pipe at the top of the ground floor slab and to the DPM.

Wet Areas:-

- Shower, Whb's, Sink etc. to be tiled to prevent water infiltration to plasterboard. Tiles to be confirmed by client.

Insulation of hot water pipes :-

- 19mm wall for 22mm pipes; 25mm wall for 15mm pipes and 9mm wall for radiator supply pipes.

Existing Walls:- Alterations.

- Any alteration works to be carefully carried out to match / complement existing walls.

Solum Construction

- Base to be 150mm thick hardcore.
- 50mm well blinded sand.
- 1200 Visqueen DPM on top lapped up into DPC
- 50mm concrete screed on top.

Foundation Construction

- Concrete foundation to be 600x200mm foundation pad c/w 1 layer of A252 mesh
- The proposed foundations will be the same type as the existing and taken to the same depth or a minimum of 450mm below ground level. Whichever is greater. Foundations to be stepped to reach different ground levels
- Movement joint to be installed between existing and new foundations and walls in accordance with regulation Structure 1 C.5.
- Proposed foundations to lap over existing foundations by a distance of 300mm plus existing scantment with an overall thickness of 200mm plus the foundation thickness of 200mm. Alternatively 4No. 20mm diameter dowel bars 400mm long to be resin grouted 200mm into existing foundations
- If when the existing foundations are exposed they comprise of a non standard design, works must cease and building standards must be contacted
- Building standards to be contacted and given the opportunity to inspect foundation trenches prior to pouring concrete

DPC's

- DPC's also to be provided at all construction joints, under all wall panels, at stepped cavity tray, all cavity barriers and behind all pre-cast concrete cills and lintels and thresholds to comply with Section 3.10.0 Requirement of the Building (Scotland) Regulations 2013. DPC to be stepped where required to maintain a min. 150mm A.G.L.

Vapour Control Membranes

- Vapour membranes to be overlapped at junctions by 150mm mm and bonded with mastic strip and sealed with jointing tape In accordance with manufacturers written instructions. Dry lining junctions between walls, ceilings, floors, around window/door openings to be sealed.

General Construction Information :-

- All wall construction to dwelling to comply Section 6.0.3/6.0.4 Thermal Conductivity of the Building (Scotland) Regulations 2013
- All concrete to be class C35/min.
- No high alumina cement to be used.
- All brickwork to be a minimum course strength of 21N/m in class (iii) mortar brickwork to be "Frost free"
- Wall ties to be min. class (ii) at max 600mm c/c horizontally and 450mm vertically. Ties to be stainless steel. Ties every 3rd course. Wall ties to be 'BT-2' stainless Steel ties by Catnic or equal and approved & 600mm crs.
- Wall ties to be max 300mm apart vertically and within a distance of 225mm from the vertical edges where the aperture has been formed
- New brickwork to be fixed to existing structure using galvanised steel connector Wall Starter by Catnic or similar approved
- Anchors to be Vertical V-Type galvanised mild steel 30x2.5x1200mm restraint straps by Catnic or equal and approved @ 600mm crs fixed to timber framing, lower brickwork course and roof. The holding down straps 30x2.5mm to be attached to the stud by 6No. 3.36x65mm ring shank nails at 2.4m centres, at every opening and at the end studs of a wall attaching the strap to the stud and placing the L-shaped end of the strap at least three courses under the masonry cladding

Internal Walls :-

- Internal partitions to be 75x50mm treated timber studs at 600mm centres complete with top, bottom and mid runners - drawings with 80mm Rockwool RWA45 insulation between studs for acoustic purposes. 1No. layer 12.5mm moisture resistant plasterboard to each side of partition, taped filled and decorated in base coat and 2 top coats emulsion in colour selected by client.
- Additional dwags as required to suit radiators / kitchen units and additional fixings as required by the end user

Sealing Junctions between Elements

- Infiltration to be limited by sealing dry lining junctions between walls, ceilings and floors and at window, door and roof space openings

Lintels:-

- Refer to Engineers Details & Specifications

Cavity Barriers :-

- Cavity barriers to be 50x50mm wrapped in DPC and provided around all openings of the cavity, at corners / junction of 2No. walls, ceiling level and between roof space to comply with Section 2.4.1/2.4.2 Cavity barriers of the Building (Scotland) Regulations 2013 Part, whereby the maximum distance between barriers is 10m.

Cavity wall ventilation :-

- Catnic 'weep vents' to be used on brickwork, and to be spaced to max. 500mm per metre length of wall. Vents to be staggered so they are not aligned vertically. Cavity to be ventilated below DPC level and at eaves and verge level with the equivalent of an open brick perpend every 1.2m.
- Front intake of air to be every horizontal 2m min. Proposed front intake air brick vents c/w proprietary clay cavity liner (225x75mm), DPC and cavity tray

Fire Protection :-

- End wall nearest neighbouring land (less than 500mm from boundary) to have Medium fire resistance protection to conform to Building (Scotland) Regulations 2013 Part 2.6.1.
- All steelwork to have 2no. layers 12.5mm plasterboard with staggered joints

Rev	Description	Date
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Client and Project Address
Mr & Mrs Fraser Rankin
 67 Craighill Drive
 Clarkston G76 7TD

Drawing Title
Proposed Rear Extension
Proposed Plans and Notes

CAF

CAF DESIGNS

53 CALDERGLEN AVENUE
 THE ELMS BLANTYRE
 SOUTH LANARKSHIRE G72 9UP

TEL. +44(0)1698 825660 Mob. +44(0)774 780 3435
 E-MAIL. craig@cafdesigns.co.uk www.cafdesigns.co.uk

PLANNING

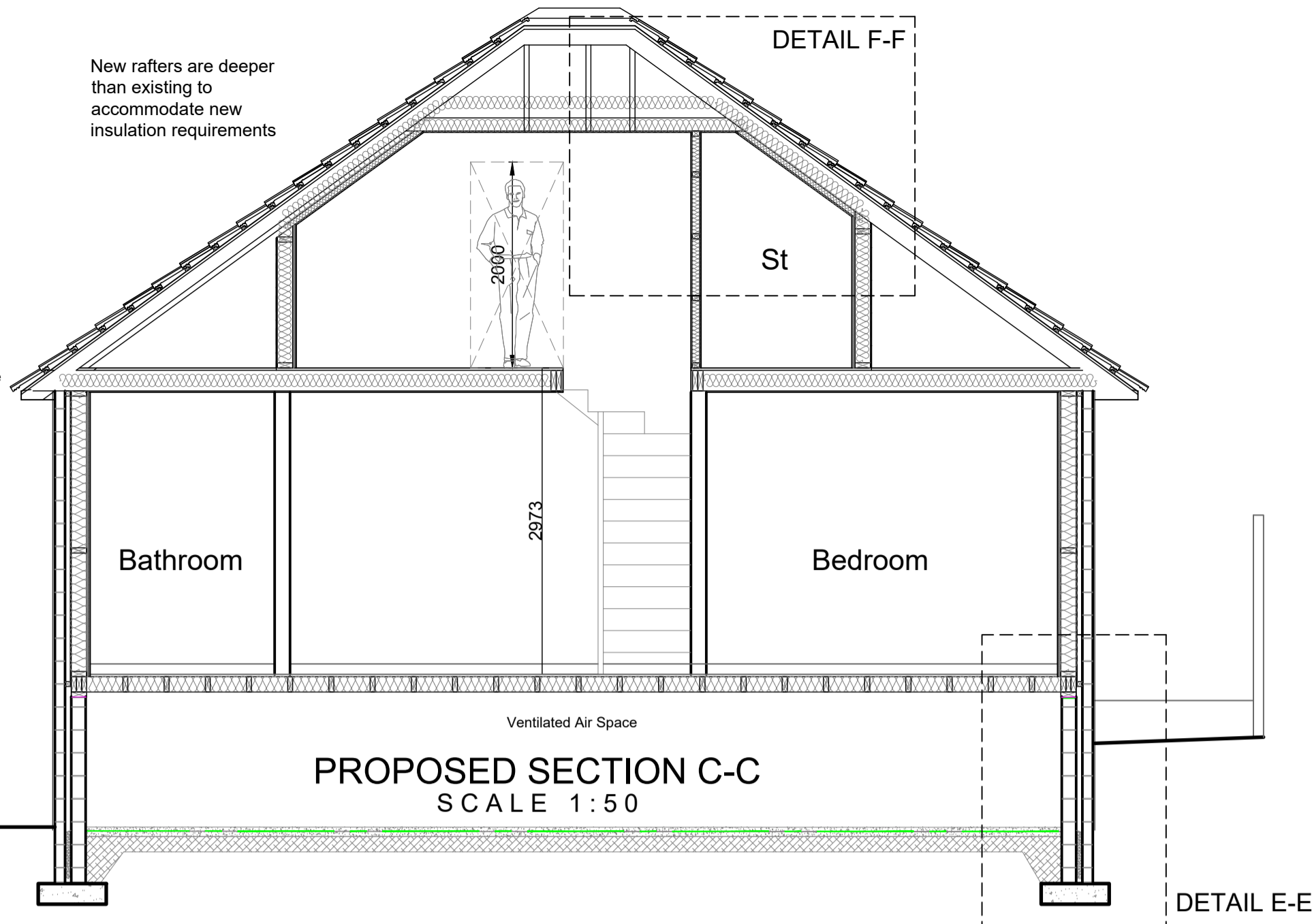
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076-20.002

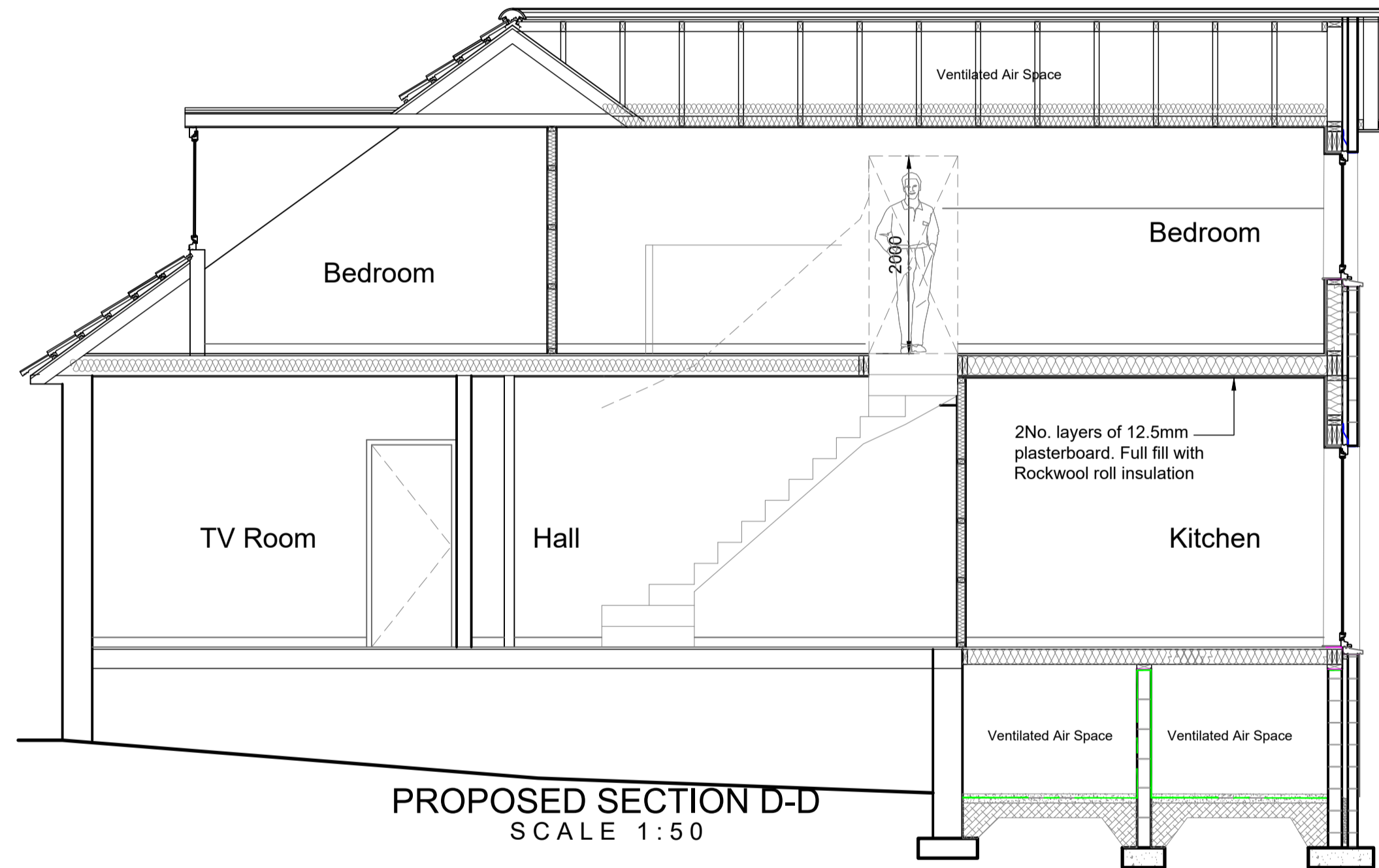
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General Notes

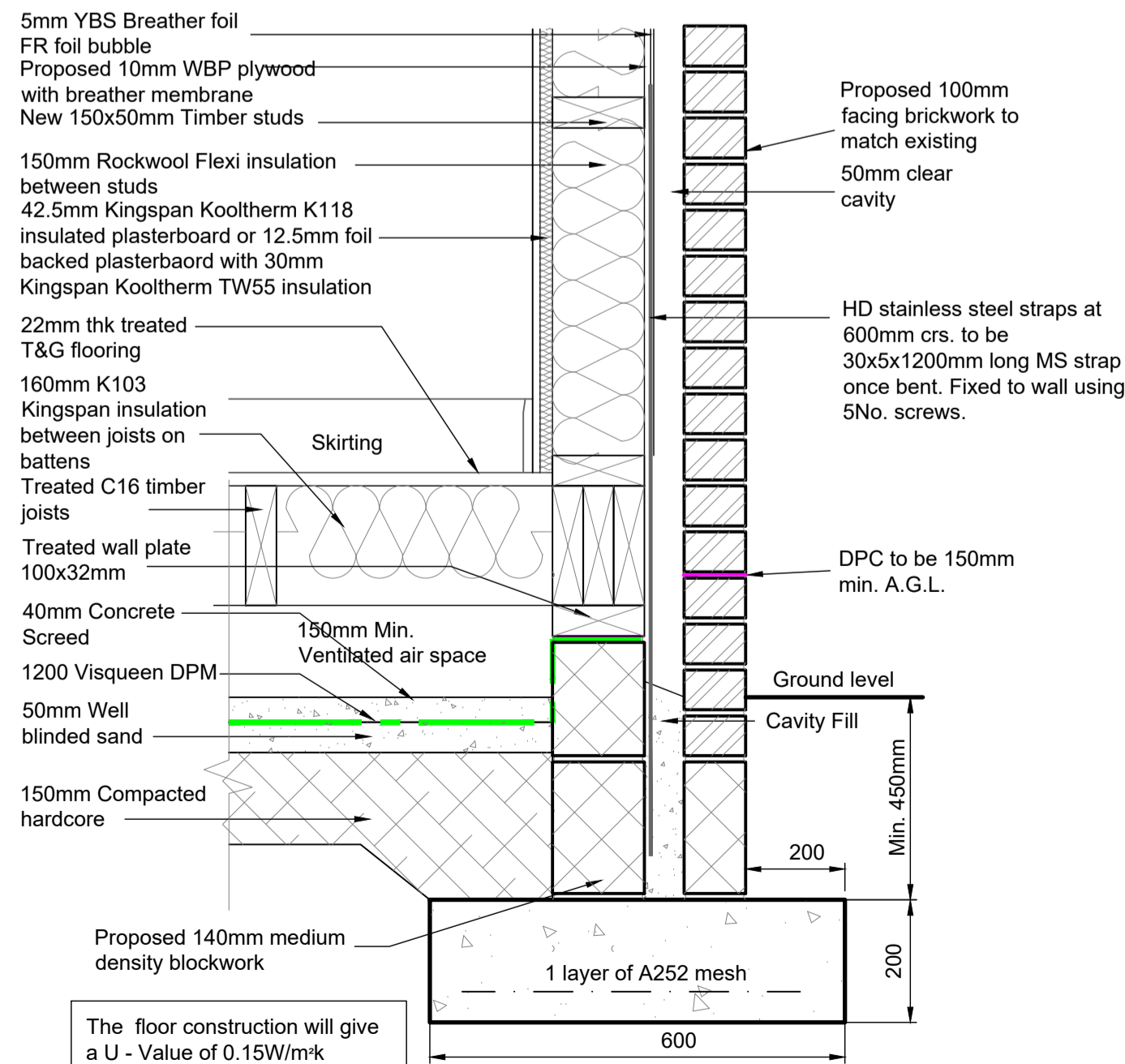
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5. Contractor to take exact measurements on the proposed roof to ensure roof construction c/w lead flashing sits under first floor window cills and does not impede at its furthest projection the internal ceiling height.
6. Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
7. No work to be begun until the appropriate approvals (i.e Building warrant and planning) have been received. Initial drawings submitted to the council may require altering to suit local authorities comment. Councils stamped drawings should be used during construction.
8. Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services, i.e. gas, water etc.
9. Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains
10. Clients responsibility to confirm if in a listed building or conservation area prior to submitting for approvals.
11. For Additional information see www.cafdesigns.co.uk
12. All dismantling and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974
13. All works to Building (Scotland) Act 2003 and Building (Scotland) Regulations 2018
14. Where the land is sloping at the proposed works or surrounding area, then it is the clients responsibility to provide a survey i.e. topographical survey to provide accurate gradients.
14. If in Doubt Ask



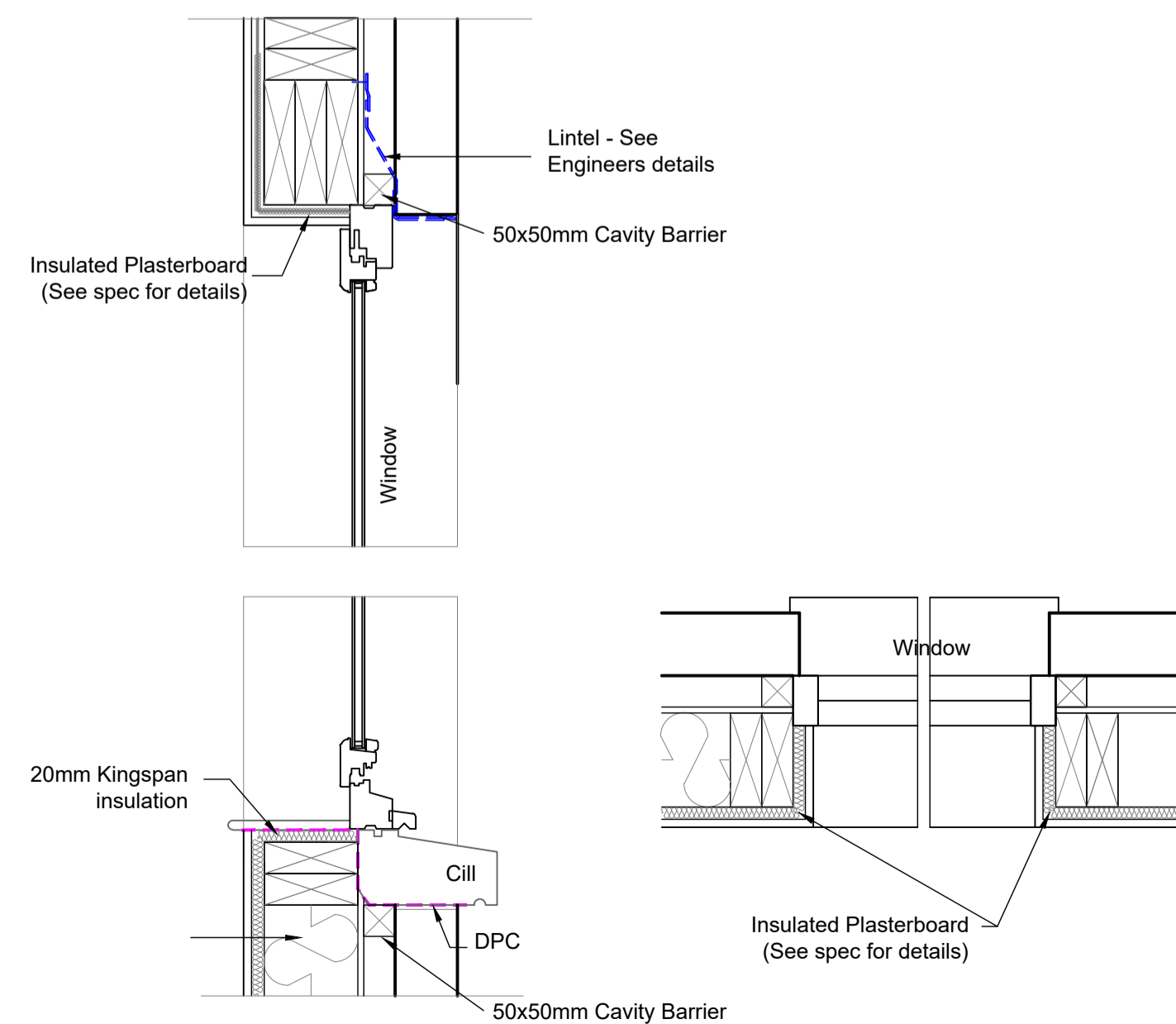
PROPOSED SECTION C-C SCALE 1:50



PROPOSED SECTION D-D SCALE 1:50



PROPOSED WALL & FOUNDATION DETAIL E-E SCALE 1:10



PROPOSED WINDOW JAMB/ HEAD AND CILL DETAILS SCALE 1:10

Loft Sloping roof insulation

- Sloping roof - U-value of 0.13W/m²K
- Roof tiles, battens, counter battens and plywood
- New 175x50mm roof trusses (Ex. trusses assumed to be 125x50mm)
- 120mm Kingspan Kooltherm K7 between rafters
- 50mm Airspace
- 62.5mm Kingspan Kooltherm K118 insulated plasterboard

Loft Dwarf Wall Construction

- Walls:- U-value of 0.17W/m²K
- Ex. concrete roof construction
- 0.5mm breather membrane
- 9mm plywood sheathing
- 150x50mm timber studs
- 130mm Kingspan Kooltherm K7
- 32.5mm kingspan Kooltherm K118 insulated plasterboard

Roof Construction Notes

- New Flat Roof:-
- Sarnafil G410-12ELF Lead grey system, mechanically fixed using 6No. SPIW telescopic per m2 with All in accordance with the manufacturers written specifications. Overlaps and ends to be hand welded
- 18mm external grade 3 plywood,
- Sarnafil ecoVAP
- Polyethylene Vapour Control Layer
- Timber Rafters vapoured by engineer
- 12.5mm foil backed plasterboard

Suspended Timber Floor Notes

- Floor Construction :- U-value of 0.15W/m²K
- Constructed from 22mm treated T&G moisture resistant chipboard flooring
- 170x50mm treated timber joists @ 400c/s
- 170x50mm Timber bearer tied to existing wall construction by Hilti HB Bolts @ 400c/s
- Treated timber 100x32mm wall plate with
- Honeycombed dwarf wall
- PJA = 0.49
- 150mm Kingspan K103 insulation on battens
- 150mm min. Ventilated air space between base of joists and solumn

General Roof Construction

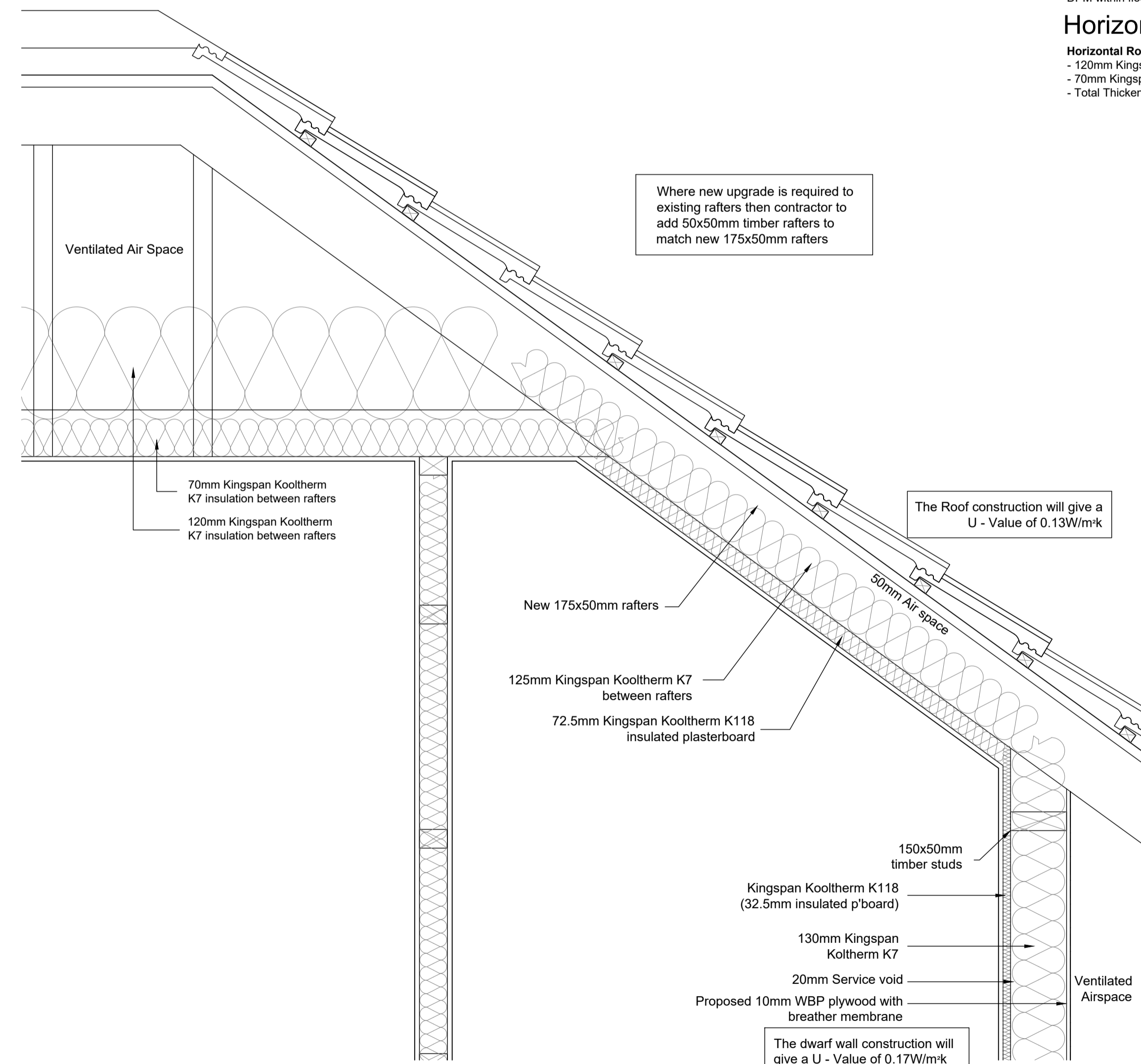
- General Roof construction -
- Tiles to match existing colour and be re-land regent or similar capable of 15° with 100mm headlap and be through-coloured no granular
- Fixed on treated timber battens with
- 50x38mm treated timber counter battens fixed to rafters with helifix screws.
- Sarking to be 18mm exterior grade plywood, nailed to every truss at no less than 200mm centres using 3mmx50mm galvanised round nails, joints to be staggered.
- Covered with Tyvek supra membrane
- Form junction to existing wall with 150mm upstand code 5 lead flashing
- Roof Pitch approx. 17.5° (to match existing garage overhang pitch)
- 200mm timber soffit match existing
- Proprietary fixing straps / roof anchors to manufacturer's written recommendations.
- Roof to be ventilated at soffit using continuous 25x47mm Eaves soffit ventilator system capable of 25000mm² air space per metre & at ridge level using Redland proprietary ventilation systems.

Timber frame wall Construction

- Proposed Wall Construction :- U-value of 0.17W/m²K
Outer Leaf
- 20mm dry dash roughcast and low level smooth render to match existing
- 100mm medium density blockwork
- 50mm clear cavity
Inner Leaf - Timber frame construction
- 5mm YBS Breather Foil FR Foil Bubble
- 10mm WBP plywood
- 140mm medium density blockwork wall below
- 150x50mm C16 treated timber studs at 600mm centres with double head binders and sole plate.
- 150mm Rockwool Flexi insulation between studs
- 42.5mm Kingspan Kooltherm K118 insulated plasterboard or 12.5mm foil backed plasterboard with 30mm Kingspan Kooltherm TW55 insulation
- Timber frame construction to be tied to existing wall construction by Hilti HB Bolts @ 400c/s
- DPC to all walls 150mm above ground level and lapped with 1200 Visqueen DPM within floor construction.

Horizontal Roof

- Horizontal Roof Construction :- U-value of 0.11W/m²K
- 120mm Kingspan Kooltherm K7 insulation between rafters
- 70mm Kingspan Kooltherm K7 insulation between rafters
- Total Thickness of insulation 190mm of K7 insulation



PROPOSED LOFT INSULATION / VENTILATION DETAIL F-F SCALE 1:10

Client and Project Address
Mr & Mrs Fraser Rankin
67 Craighill Drive
Clarkston G76 7TD

Drawing Title
Proposed Rear Extension
Proposed Sections Details
& Notes

CAF CALDER DESIGNS
53 CALDERGLEN AVENUE
THE ELMS BLANTYRE
SOUTH LANARKSHIRE G72 9UP
TEL: +44(0)1698 825660 Mob: +44(0)774 780 3435
E-MAIL: craig@cafdesigns.co.uk www.cafdesigns.co.uk

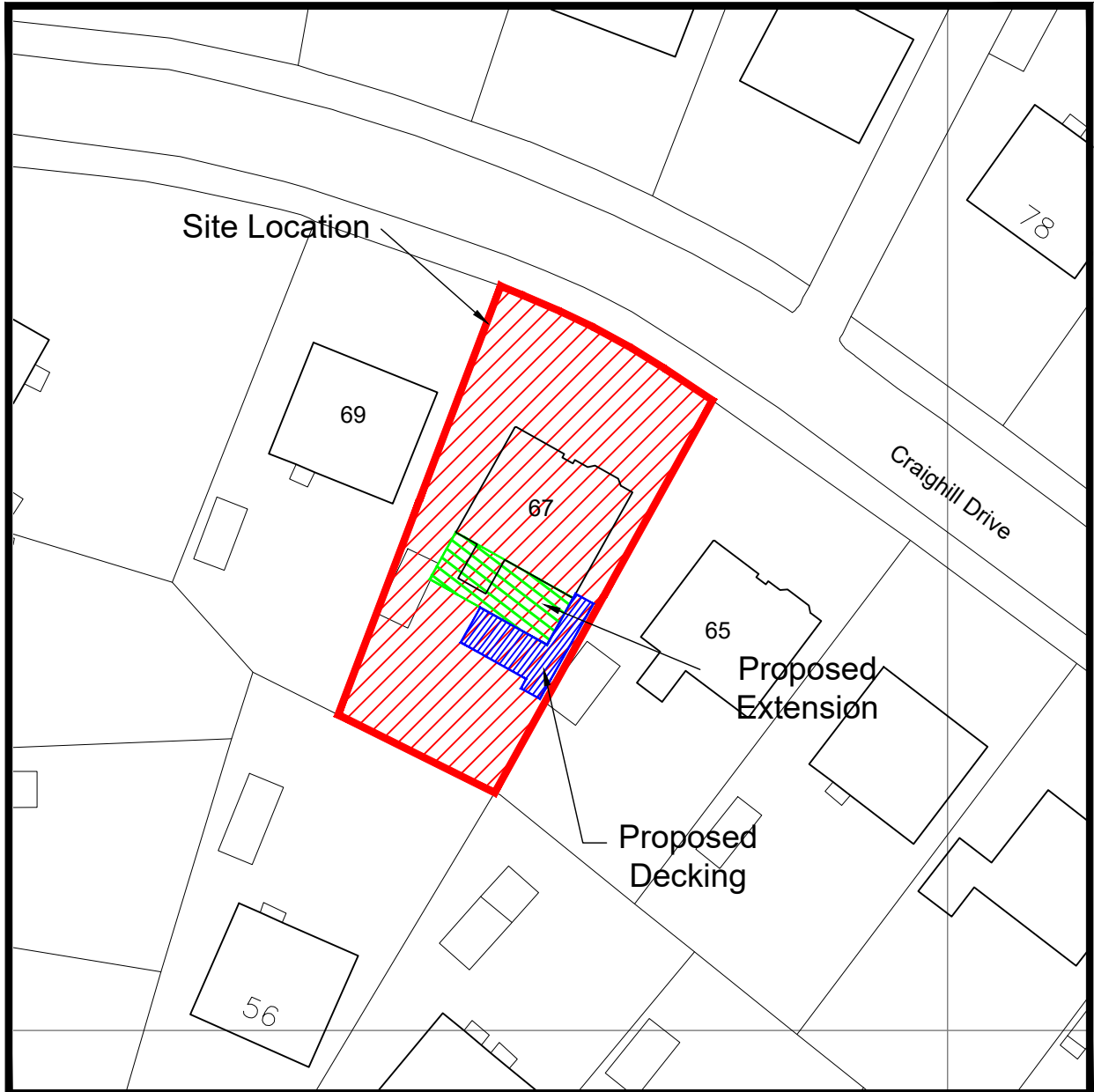
PLANNING

Table with 3 columns: Drawn by, CAD Location, Date, Paper Size. Values: CAF, C:\Drawings\076-20, Oct 20, A1

Drawing no. 076-20.003

437

Neighbourhood Notification



SITE PLAN
SCALE 1:500

Client and Project Address

Mr & Mrs Fraser Rankin
67 Craighill Drive
Clarkston G76 7TD

Drawing Title

Proposed Rear Extension
Neighbour Notification

CAF

CAF DESIGNS LTD

53 CALDERGLEN AVENUE
THE ELMS BLANTYRE
SOUTH LANARKSHIRE G72 9UP

TEL. +44(0)1698 825660

Mob. +44(0)774 780 3435

E-MAIL craig@cafdesigns.co.uk www.cafdesigns.co.uk

Drawn by

CAF

CAD Location

C:\Drawings\076-20

Scale
1:500

Date
Jan 21

Paper Size
A4

Drawing no.

076-20.004

B

Drawing to be read in conjunction with Drawings 076-20.002. Drawing for Planning & Building Warrant purposes.

LEGEND

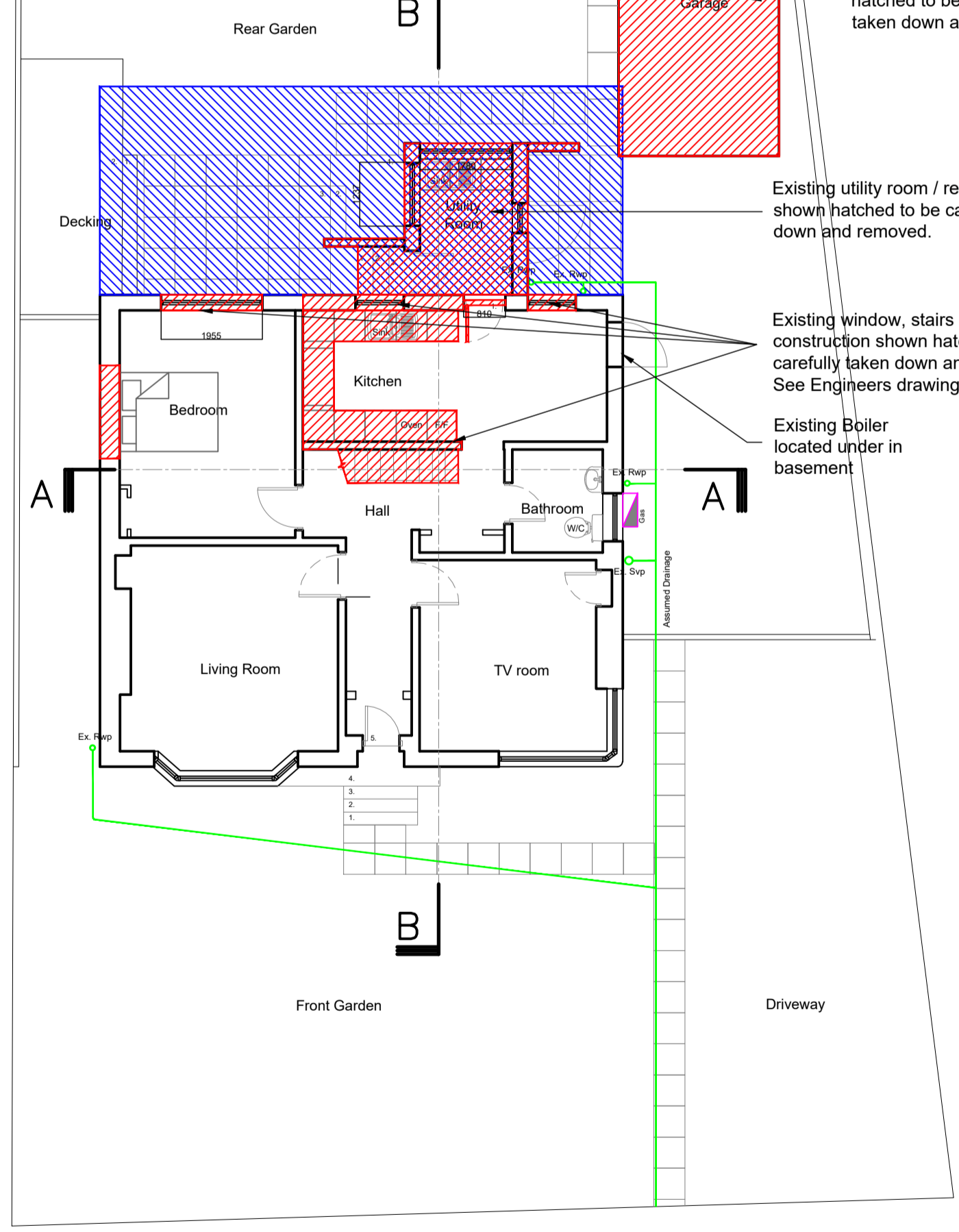
- Proposed Electrical lighting circuit
- 2-Way Light Switch
- Light Switch
- Pendant Light Fitting with Ceiling Rose
- Smoke detectors - wired to mains electrical supply, positioned min 300mm from light fittings and adjacent walls provided with battery backup
- Hot water radiator connected to existing hot water system c/w TRV's
- Proposed ceiling/ wall mounted mechanical ventilation by a Fan c/w ducting to external wall and vermin cover
- Double 13A Socket
- Single 13A Socket
- Existing Drainage
- Proposed Drainage Run
- Rain Water Pipe
- Soil Vent Pipe
- Rodding Eye
- Tv Aerial Socket
- Heat Detector
- Gas Meter
- Electric Meter and Distribution Board
- Carbon Monoxide Detector
- Low Level
- High Level

- General Notes
- Do Not scale from this drawing
 - This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
 - The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
 - All dimensions to be checked on site prior to fabrication or erection
 - Contractor to take exact measurements on the proposed roof to ensure roof construction c/w lead flashing sits under first floor window cills and does not impede at its furthest projection the internal ceiling height.
 - Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
 - No work to be begun until the appropriate approvals (i.e Building warrant and planning) have been received. Initial drawings submitted to the council may require altering to suit local authorities comment. Councils stamped drawings should be used during construction.
 - Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services. i.e. gas, water etc.
 - Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains
 - Clients responsibility to confirm if in a listed building or conservation area prior to submitting for approvals.
 - For Additional information see www.cafdesigns.co.uk
 - All downtakings and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974.
 - All works to Building (Scotland) Act 2003 and Building (Scotland) Regulations 2018
 - Where the land is sloping at the proposed works or surrounding area, then it is the clients responsibility to provide a survey i.e. topographical surveys to provide accurate gradients.
 - If in Doubt Ask

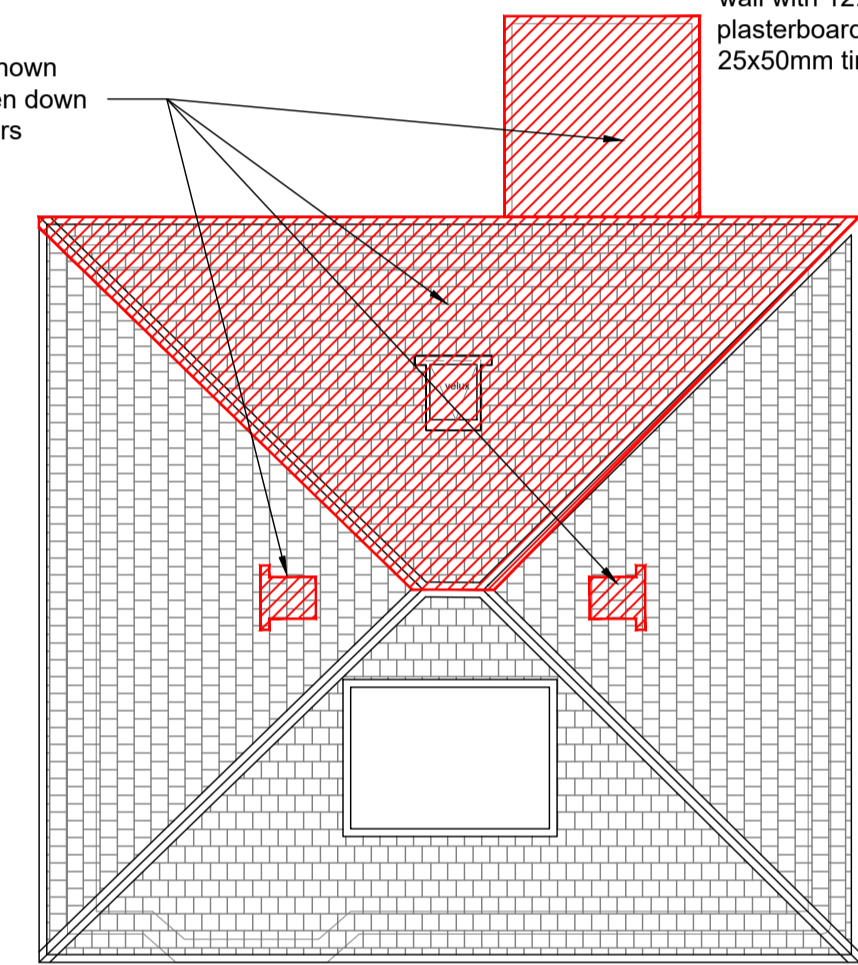
STAIR DETAILS :-

External / Internal stair from Building (Scotland) Regulations 2004 Section 4.3.3 = Decking Steps
Ground Level to Ground Floor F.F.L = 673mm approx.
Total Number of Rises = 4
- Rise = 168.25mm (Max 170mm)
- Going = 300mm
- Pitch = 29.27°

- 2No. handrails to dwelling fixed at 900mm A.F.F.L. vertically above the pitch line to comply with 4.3.18 of the BR 2004
- The 1100mm balustrade will not have any openings greater than 100mm to comply with 4.4.2. of the BR 2004
- Handrails to be installed by contractor to ensure its capable of resisting loads calculated in accordance with BS6399:Part 1:1996



EXISTING ATTIC PLAN SCALE 1:100

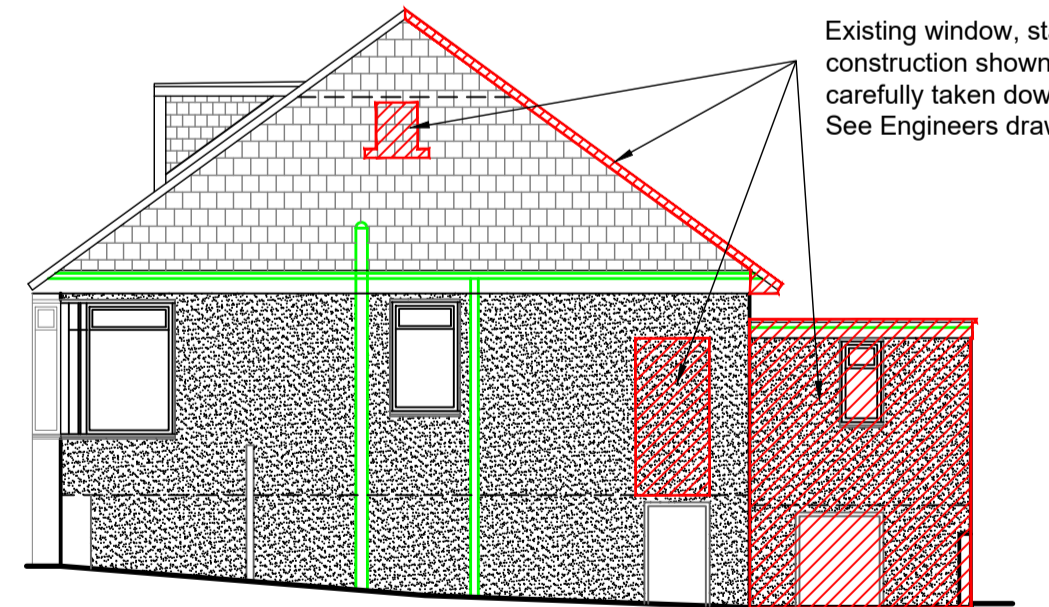


EXISTING ROOF PLAN SCALE 1:100

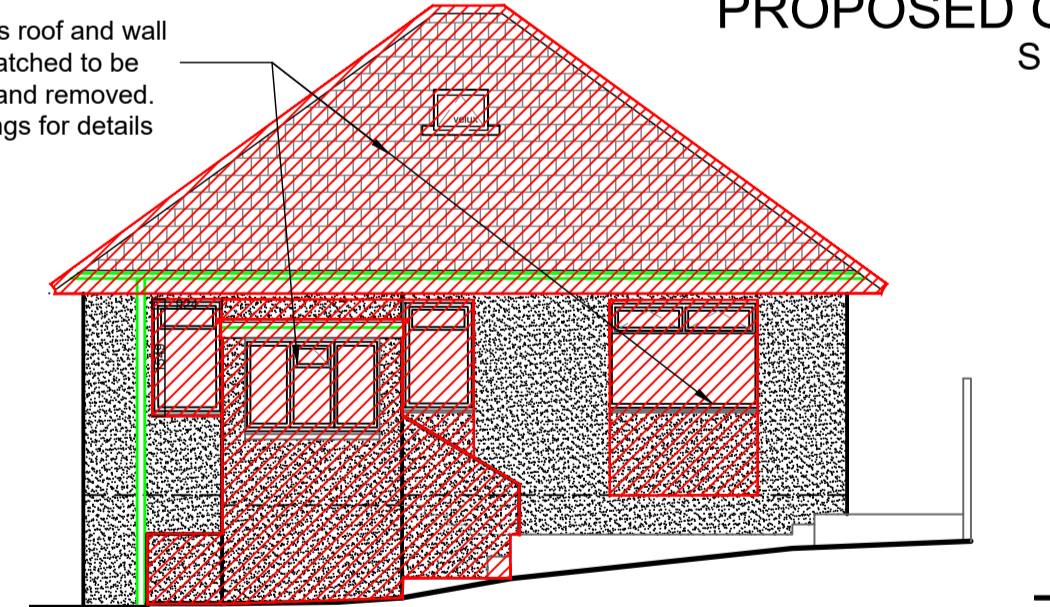


EXISTING GROUND FLOOR PLAN SCALE 1:100

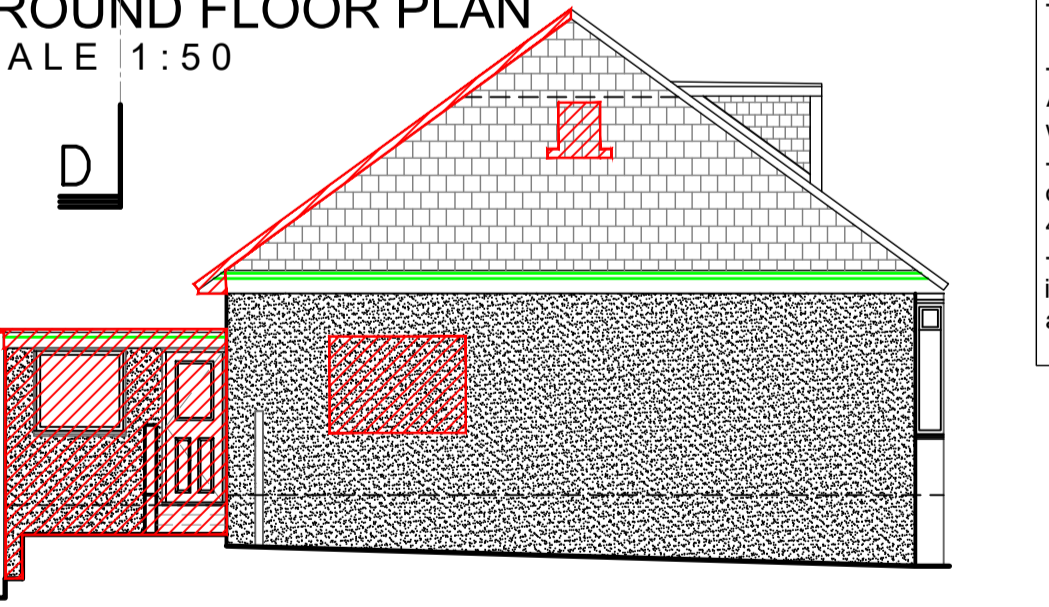
- Total Approx. area of existing dwelling and gardens = 541sqm
 - Approx. ground floor area of Dwelling = 100sqm
 - Proposed Extension Area = 40.8sqm
- Proposed Downtakings
 - Proposed Extension



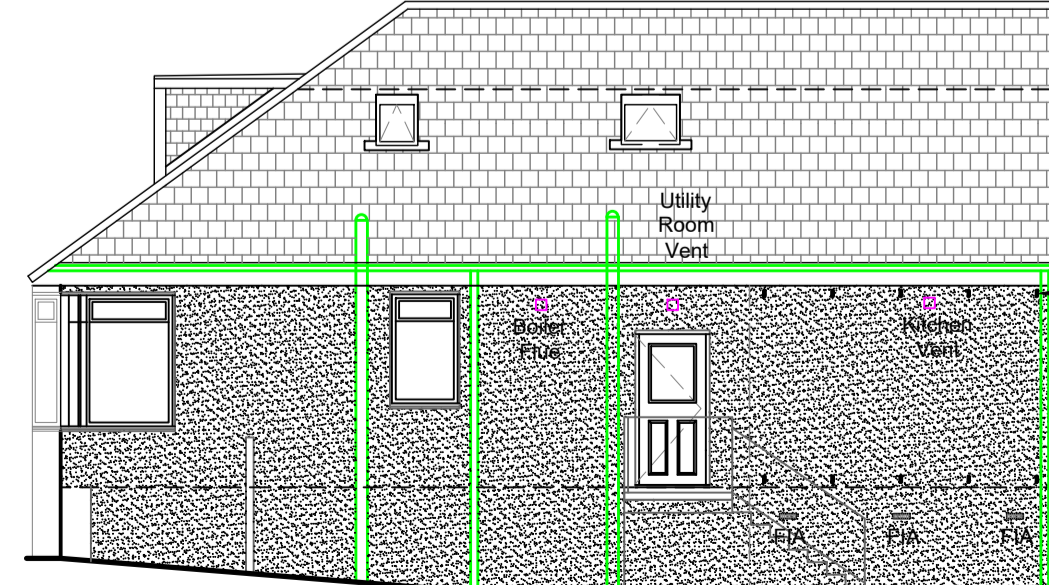
EXISTING NW ELEVATION SCALE 1:100



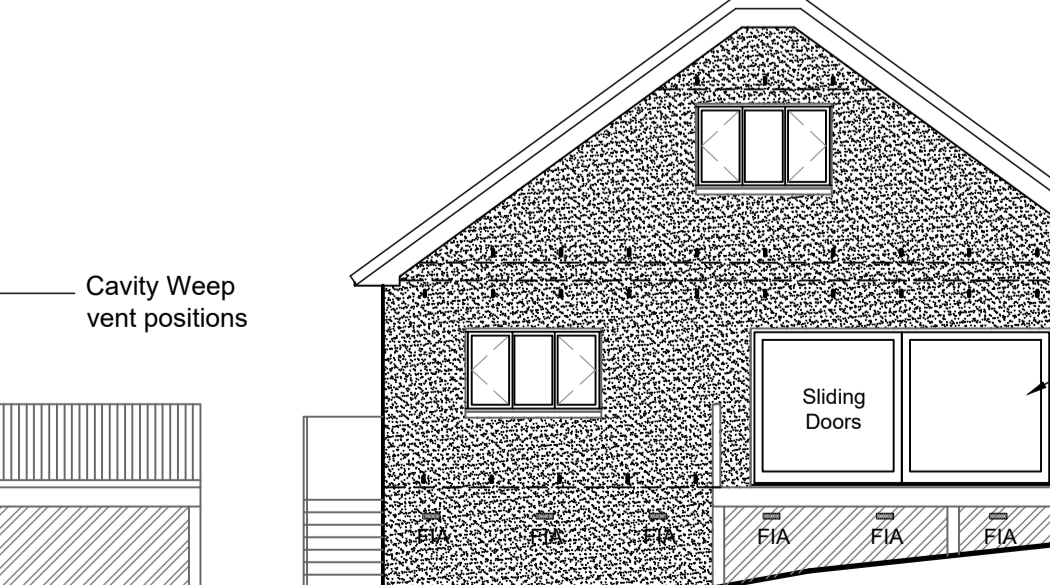
EXISTING SW ELEVATION SCALE 1:100



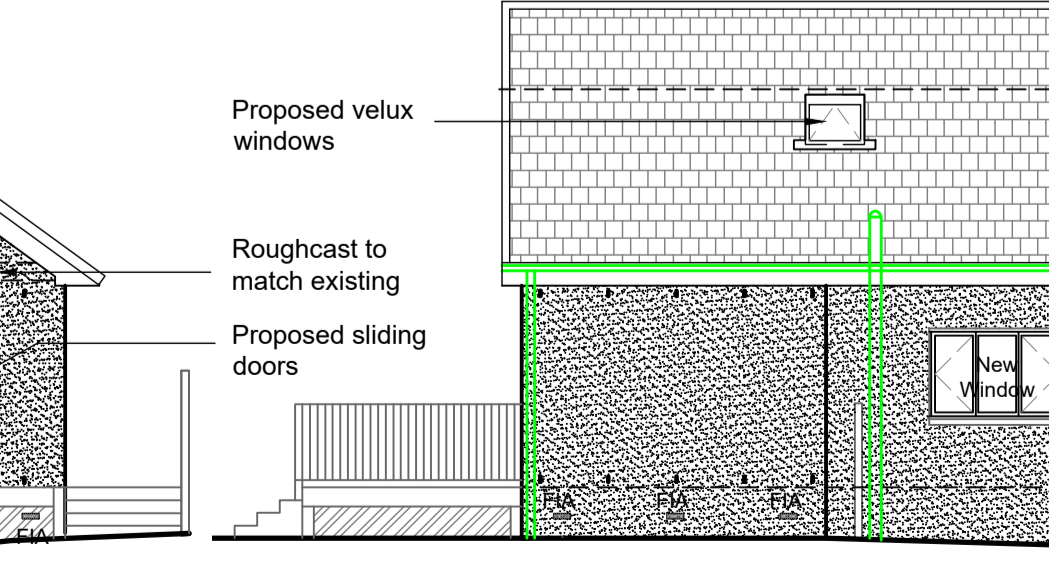
EXISTING SE ELEVATION SCALE 1:100



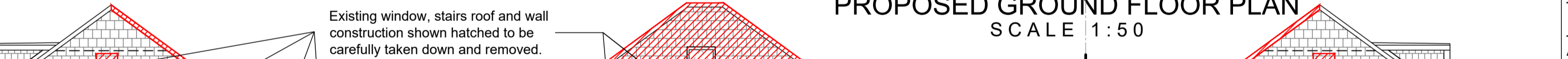
PROPOSED NW ELEVATION SCALE 1:100



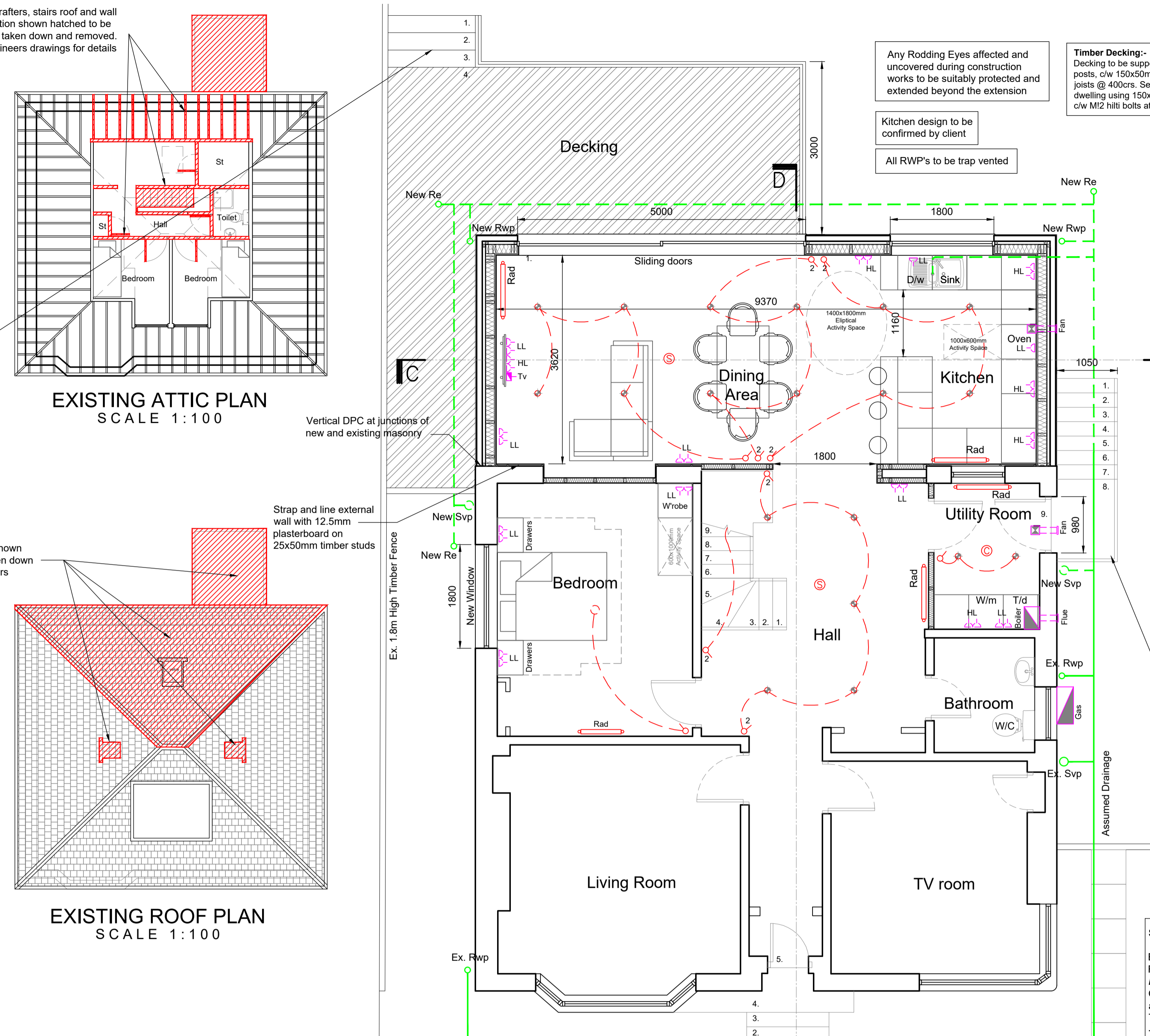
PROPOSED SW ELEVATION SCALE 1:100



PROPOSED SE ELEVATION SCALE 1:100

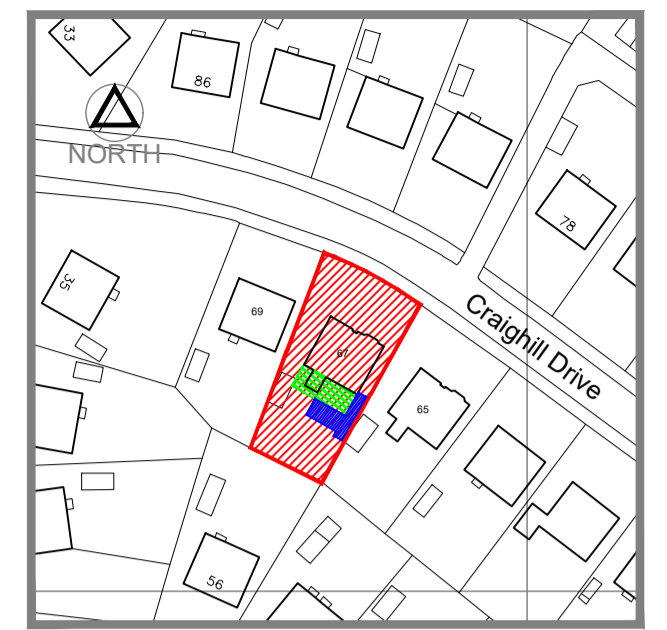


PROPOSED GROUND FLOOR PLAN SCALE 1:50



SITE NATIONAL GRID REFERENCE

256398E, 657055N



SITE LOCATION PLAN 1:1250



EXISTING PHOTOGRAPH



SITE PLAN 1:500

- All construction to be erected on Clients land. No construction to encroach onto Neighbouring land
- For all structural implications, detailing and specification see Structural Engineers designs and specifications
- Prior to the removal of any loadbearing or supporting walls the existing structure must be adequately propped and remain so until the alteration work is complete and cured

Rev	Description	Date
G	Planning Revisions	12/04/21

Client and Project Address
Mr & Mrs Fraser Rankin
 67 Craighill Drive
 Clarkston G76 7TD

Drawing Title
Proposed Rear Extension
 Existing & Proposed Plans,
 Elevations and location plans

CAF
 CAF DESIGNS
 53 CALDERGLEN AVENUE
 THE ELMS BLANTYRE
 SOUTH LANARKSHIRE G72 9UP
 TEL: +44(0)1698 825660 Mob: +44(0)774 780 3435
 E-MAIL: craig@cafdesigns.co.uk www.cafdesigns.co.uk

PLANNING

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CAF	C:\Drawings\076-20	
Scale	Date	Paper Size
1:50	Oct 20	A1

Drawing no. **076-20.001** **G**

**REASONING FOR SUBMISSION OF NEW
INFORMATION**

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From: mh@mhplanning.co.uk <mh@mhplanning.co.uk>
Sent: 13 August 2021 11:42
To: McIntyre, Sharon2 <Sharon.McIntyre@eastrenfrewshire.gov.uk>
Cc: [REDACTED]; Shankland, Graham <Graham.Shankland@eastrenfrewshire.gov.uk>; Bennie, Andrew <Andrew.Bennie@eastrenfrewshire.gov.uk>
Subject: RE: Local Review Body - Review 2021/08 - 67 Craighill Drive, Clarkston, East Renfrewshire, G76 7TD.

Hello Sharon

Many thanks for the letter acknowledging receipt of our 'Notice of Review'.

You have said that you have been advised by the Planning Adviser to the Local Review Body that we have introduced new information which was not before the Appointed Officer when the decision on your application was made; specifically this new information consists of the reference to and inclusion of five previous decisions issued by the Local Review Body.

These previous LRB decisions could not have been raised at the time that the review application was submitted because, at that time, it wasn't known that the application would be refused and thus end up before the LRB for determination.

I am also aware than in at least one of the previous LRB cases that I have referred to (14 Dorian) drive a similar approach was taken, and accepted, i.e. previous decisions of the LRB were referenced and taken into account.

Regards

Mike Hye

Michael Hyde MRTPI
MH Planning Associates
www.mhplanning.co.uk
t: 01436 674777
m: 07816 907203
New Office Address: 63 West Princes Street, Helensburgh, G84 8BN

From: McIntyre, Sharon2 <Sharon.McIntyre@eastrenfrewshire.gov.uk>
Sent: 11 August 2021 17:31
To: mh@mhplanning.co.uk
Cc: [REDACTED]; Shankland, Graham <Graham.Shankland@eastrenfrewshire.gov.uk>; Bennie, Andrew <Andrew.Bennie@eastrenfrewshire.gov.uk>
Subject: Local Review Body - Review 2021/08 - 67 Craighill Drive, Clarkston, East Renfrewshire, G76 7TD.

Dear Mr Hyde,

Please find attached for your attention acknowledgement of the valid Local Review Body 2021/08.

Kind regards,

Sharon McIntyre
Committee Services Officer
Department of Corporate and Community Services

Phone: 0141 577 3011
Mobile: 07584 116 608
e-mail:- sharon.mcintyre@eastrenfrewshire.gov.uk

East Renfrewshire Council: Your Council, Your Future

www.eastrenfrewshire.gov.uk

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OFFICIAL – *No special handling controls and no requirement to mark (routine business information)*
OFFICIAL SENSITIVE – *Protective measures/controls required (business sensitive, personal or special category information)*

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