

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY8 June 2016Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2016/04ERECTION OF TWO AND A HALF STOREY SIDE EXTENSION WITH SINGLE STOREY REAR EXTENSION AT BASEMENT LEVEL; ALTERATIONS TO ROOF WITH INSTALLATION OF DORMER WINDOWS AT FRONT AND REAR AT 6 MORVEN DRIVE, CLARKSTON**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:- 2015/0783/TP).
- Applicant: Mr Callum Douglas.
- Proposal: Erection of two and a half storey side extension with single storey rear extension at basement level; alterations to roof with installation of dormer windows at front and rear.
- Location: 6 Morven Drive, Clarkston.
- Council Area/Ward: Netherlee, Stamperland, 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.

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

BACKGROUND

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

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

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

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of his application. A copy of the applicant’s Notice of Review and Statement of Reasons is attached as Appendix 4.

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

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

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

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

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

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 relates to a document entitled 'Local Similar Developments in the Area' which was not in the application file.

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.

17. In reply, the applicant has explained that he does not consider the document to be new information on the grounds that the information contained therein is simply a list of planning records which the Planning Service have and that some of the information was discussed at the pre-application consultations with the Planning Service.

18. The Local Review Body must decide whether the new information should be considered as part of the review. In the event that the Local Review Body decides that the new information should be considered as part of the review, it is recommended, in the interests of equality of opportunity to all parties that the Appointed Officer and those interested parties who have submitted representations be given the opportunity to comment on the new information.

19. Members should note that the new information has been excluded from the applicant's 'Notice of Review' form.

20. 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 9-16);

- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 17-22);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 23-26); and
- (d) The applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages 27-52).

21. The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 5 (Pages 53-58):

- (a) Refused – Existing and proposed plans, elevations and location plans;
- (b) Refused – Proposed plans, elevations and sections; and
- (c) Refused – Location plan.

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 with the exception of any representations that have been made to the application.

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

Report Author: Paul O'Neil, Committee Services Officer

Director - Caroline Innes, Deputy Chief Executive

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

Date:- May 2016

KEY WORDS:

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

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

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**APPLICATION
FOR
PLANNING PERMISSION**

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2 Spiersbridge Way Thornliebank Glasgow G46 8NG

Tel: 0141 577 3001

Fax: 0141 577 8411

Email: planning@eastrenfrewshire.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 000136867-001

The online ref number 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 side and rear extension c/w new front and rear dormers with internal alterations

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:	
First Name: *	Craig
Last Name: *	Fullerton
Telephone Number: *	01698825660
Extension Number:	
Mobile Number:	
Fax Number:	01698825660
Email Address: *	craig@cafdesigns.co.uk

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

Building Name:	
Building Number:	53
Address 1 (Street): *	Calderglen Avenue
Address 2:	Blantyre
Town/City: *	Glasgow
Country: *	UK
Postcode: *	G72 9UP

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Mr
Other Title:	
First Name: *	Callum
Last Name: *	Douglas
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

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

Building Name:	
Building Number:	6
Address 1 (Street): *	Morven Drive
Address 2:	
Town/City: *	Clarkston
Country: *	UK
Postcode: *	G76 7QH

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

6 MORVEN DRIVE

Address 5:

Address 2:

CLARKSTON

Town/City/Settlement:

GLASGOW

Address 3:

Post Code:

G76 7QH

Address 4:

Please identify/describe the location of the site or sites.

Northing

657642

Easting

256551

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 propose 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) REGULATIONS 2013

One Certificate must be completed and submitted along with this 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 Callum Douglas

Date: 17/11/2015

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 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 proposals. 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: Craig Fullerton

Declaration Date: 23/11/2015

Submission Date: 02/12/2015

Payment Details



Created: 02/12/2015 08:36

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REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2015/0783/TP

Date Registered: 2nd December 2015

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Netherlee Stamperland Williamwood

Co-ordinates: 256551/:657642

Applicant/Agent:

Applicant:
Mr Callum Douglas
6 Morven Drive
Clarkston
East Renfrewshire
G76 7QH

Agent:
CAF Designs Ltd
53 Calderglen Avenue
Blantyre
Glasgow
G72 9UP

Proposal: Erection of two and a half storey side extension with single storey rear extension at basement level; alterations to roof with installation of dormer windows at front and rear

Location: 6 Morven Drive
Clarkston
East Renfrewshire
G76 7QH

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: No relevant history on file.

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

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

ASSESSMENT:

The site is an existing single storey detached dwellinghouse on the north side of Morven Drive, located within an established residential area. The site is in a prominent corner plot and highly visible when viewed from both Morven Drive and Moraine Drive. It slopes down from Morven Drive, with approximately 1.5m drop between the front of the site and rear boundary.

The proposal is for the erection of two and a half storey extension projecting approximately 4.4m from the side (west) elevation, approximately 1.8m in depth and approximately 7.3m in height. The proposal maintains the height of the existing ridgeline. Also included is a single storey rear extension at basement level projecting approximately 1.8m from the rear elevation, approximately 14.8m in width and approximately 2.8m in height, and involves earthworks to lower the ground level and creation of the basement living area including an integral garage. A total of six dormer windows are proposed with 3 to the front and 3 to the rear. They project approximately 2.7m from the respective roof planes, and each is approximately 2.8m in width and approximately 2.4m in height.

The proposal is required to be assessed against the Local Development Plan (LDP) and the Supplementary Planning Guidance (SPG) on Householder Design Guide. Policies D1 and D14 of the LDP are of particular relevance and require proposed extensions to be in keeping with the size, scale, massing and design of the original dwelling. The SPG requires proposed extensions to be subordinate to the original dwelling and to respect the existing principle building lines.

It is considered that the proposal to extend a traditional single storey bungalow in this fashion will in terms of scale, size, massing, and design, dominate and detract from the original dwellinghouse and as a consequence, will not be in keeping with or subordinate to the original dwelling. The proposal is therefore contrary to the provisions of Policy D14 of the LDP and the requirements of the SPG.

Furthermore, given the prominent corner plot and the open elevated views to the rear of the site, the encroachment onto the Moraine Drive (reducing the distance from approximately 7m to 2.6m) and the breaching of the well-defined building line, the proposal will be visually dominant and intrusive in the area. This will be to the detriment of the character and visual amenity of the area, contrary to the provisions of Policy D1 of the LDP and the requirements of the SPG.

The proposal is not considered to result in significant additional adverse overlooking or overshadowing of neighbouring properties.

The applicant has referred to a recently built extension which they state is similar to their proposal. However, in line with Planning Legislation, each proposal is required to be assessed against the Development Plan and is a site specific proposal. Whilst the site referred to is a corner site, the extension does not substantially breach existing building lines unlike the current application. Furthermore, it should be noted that there have been planning applications for similar type of developments within the immediate area which have been resisted where proposed side extensions significantly breach established building lines.

It should also be noted that the applicant has stated on the planning application form that there was no pre-application enquiry. However there were pre-application discussions (PREAPP/2015/0088) with the Council's Planning Service for substantively the same proposal as the current application. They were advised at the pre-application stage that the proposal would not be acceptable.

Consequently, it is considered that the proposal will have a detrimental impact on the visual amenity and character of the residential area, contrary to the requirements of the Local Development Plan Policies D1 and D14 and the Supplementary Planning Guidance on Householder Design Guidance.

It is therefore recommended that planning permission is refused.

RECOMMENDATION: Refused

PLANNING OBLIGATIONS: None

REASON FOR REFUSAL:

1. The proposal is contrary to the Local Development Plan Policies D1 and D14, and the Supplementary Planning Guidance on Householder Design Guide as it will, due to its location, position, scale, size, massing and design would be visually prominent in the area, to the detriment of the visual amenity and character of the area.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

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

Ref. No.: 2015/0783/TP
(JODR)

DATE: 26th January 2016

DIRECTOR OF ENVIRONMENT

Reference: 2015/0783/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan None relevant

Adopted East Renfrewshire Local Development Plan

Policy D1-Detailed Guidance for all Development

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

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

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

Policy D14-Extensions to Existing Buildings and Erection of Outbuildings and Garages
Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.

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

Side extensions should not create an unbroken or terraced appearance.

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

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

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

GOVERNMENT GUIDANCE: None relevant

Finalised 26/01/16 IM(1)

**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. **2015/0783/TP**

Applicant

Mr Callum Douglas
6 Morven Drive
Clarkston
East Renfrewshire
G76 7QH

Agent:

CAF Designs Ltd
Craig Fullerton
53 Calderglen Avenue
Blantyre
Glasgow
G72 9UP

With reference to your application which was registered on 2nd December 2015 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of two and a half storey side extension with single storey rear extension at basement level; alterations to roof with installation of dormer windows at front and rear

at: 6 Morven Drive Clarkston East Renfrewshire G76 7QH

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 the Local Development Plan Policies D1 and D14, and the Supplementary Planning Guidance on Householder Design Guide as it will, due to its location, position, scale, size, massing and design would be visually prominent in the area, to the detriment of the visual amenity and character of the area.

Dated 26th January 2016



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

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Plans Existing and Proposed	001		
Plans Existing and Proposed	002		
Location Plan	003		

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

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

CONTACT DETAILS

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

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

**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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

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

Thank you for completing this application form:

ONLINE REFERENCE 100001759-001

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:

Ref. Number:

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

First Name: *

Callum

Building Name:

Last Name: *

Douglas

Building Number:

6

Telephone Number: *

07971634531

Address 1 (Street): *

6 Morven Drive

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Clarkston

Fax Number:

Country: *

United Kingdom

Postcode: *

G767QH

Email Address: *

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="Callum"/>	Building Number:	<input type="text" value="6"/>
Last Name: *	<input type="text" value="Douglas"/>	Address 1 (Street): *	<input type="text" value="Morven Drive"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="07971634531"/>	Town/City: *	<input type="text" value="Clarkston"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G76 7QH"/>
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="6 MORVEN 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 7QH"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="657642"/>	Easting	<input type="text" value="256551"/>
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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)

Proposed side and rear extension c/w new front and rear dormers with internal alterations

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

See Supporting Document Section - Statement of Case & Grounds for Appeal.

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)

See attached drawings and information booklet

Application Details

Please provide details of the application and decision.

What is the application reference number? *

2015/0783/TP

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

17/11/2015

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

26/01/2016

Review Procedure

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

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

Yes No

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

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

Yes No

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

Yes No

Checklist – Application for Notice of Review

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

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

Yes No

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

Yes No

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

Yes No N/A

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

Yes No

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

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

Yes No

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

Declare – Notice of Review

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

Declaration Name: Mr Craig Fullerton

Declaration Date: 31/01/2016

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STATEMENT OF CASE / GROUNDS OF APPEAL

**APPEAL AGAINST REFUSAL OF PLANNING PERMISSION FOR:
THE ERECTION OF A 2 AND A HALF STOREY SIDE EXTENSION WITH A SINGLE
STOREY REAR EXTENSION AT BASEMENT LEVEL; ALTERATIONS TO ROOF WITH
INSTALLATION OF DORMERS AT FRONT AND REAR**

**SITE ADDRESS:
6 MORVEN DRIVE, CLARKSTON, G76 7QH**

**LPA REFERENCE NO:
2015/0783TP**

Existing Site

The site is an existing single storey detached dwelling house on the north side of Morven Drive, located within an established residential area. The site is in an extensive corner plot situated at the southern end of Morven Drive and Moraine Drive, with approximately 4m of garden between the building and Morven Drive and 6.5m of garden between the side elevation and Moraine Drive. It slopes down from Morven Drive, with approximately 1.5m drop between the front of the site and rear boundary, resulting in the existing house appearing elevated at the rear by nearly a full storey. The current rear elevation is partially obscured from Moraine Drive by an existing 1.8m fence.

Proposed Development

The proposal is for the erection of one and a half storey extension projecting approximately 4.4m from the side (west) elevation, approximately 7.3m in height. The proposal maintains the height of the existing ridgeline. The proposed extension includes a semi buried integral garage requiring groundworks approximately 1.8m in depth at basement level in the extension. Also included is a single storey rear extension at basement level projecting approximately 1.8m from the rear elevation, approximately 14.8m in width and approximately 2.8m in height, and involves earthworks to lower the ground level and creation of the basement living area. A total of six dormer windows are proposed with 3 to the front and 3 to the rear. They project approximately 2.7m from the respective roof planes, and each is approximately 2.8m in width and approximately 2.4m in height.

Council reason for refusal

The proposal is required to be assessed against the Local Development Plan (LDP) and the Supplementary Planning Guidance (SPG) on Householder Design Guide. Policies D1 and D14 of the LDP are of particular relevance and require proposed extensions to be in keeping with the size, scale, massing and design of the original dwelling. The SPG requires proposed extensions to be subordinate to the original dwelling and to respect the existing principle building lines.

On the 26th January 2016, the application was refused, under delegated powers for the following reason:

“The proposal is contrary to the Local Development Plan Policies D1 and D14, and the Supplementary Planning Guidance on Householder Design Guide as it will, due to its location, position, scale, size, massing and design would be visually prominent in the area, to the detriment of the visual amenity and character of the area.”

Officer report

In terms of the reasons behind the Council’s refusal, key concerns expressed by the officer are summarised below:

- It is considered that the proposal to extend a traditional single storey bungalow in this fashion will in terms of scale, size, massing, and design, dominate and detract from the original dwelling house and as a consequence, will not be in keeping with or subordinate to the original dwelling. The proposal is therefore contrary to the provisions of Policy D14 of the LDP and the requirements of the SPG.
- Furthermore, given the prominent corner plot and the open elevated views to the rear of the site, the encroachment onto the Moraine Drive (reducing the distance from approximately 7m to 2.6m) and the breaching of the well-defined building line, the proposal will be visually dominant and intrusive in the area. This will be to the detriment of the character and visual amenity of the area, contrary to the provisions of Policy D1 of the LDP and the requirements of the SPG.
- The applicant has referred to a recently built extension which they state is similar to their proposal. However, in line with Planning Legislation, each proposal is required to be assessed against the Development Plan and is a site specific proposal. Whilst the site referred to is a corner site, the extension does not substantially breach existing building lines unlike the current application. Furthermore, it should be noted that there have been planning applications for similar type of developments within the immediate area which have been resisted where proposed side extensions significantly breach established building lines.
- It should also be noted that the applicant has stated on the planning application form that there was no pre-application enquiry. However there were pre-application discussions (PREAPP/2015/0088) with the Council’s Planning Service for substantively the same proposal as the current application. They were advised at the pre-application stage that the proposal would not be acceptable.
- It is considered that the proposal will have a detrimental impact on the visual amenity and character of the residential area, contrary to the requirements of the Local Development Plan Policies D1 and D14 and the Supplementary Planning Guidance on Householder Design Guidance.
- The proposal is not considered to result in significant additional adverse overlooking or overshadowing of neighbouring properties.

Grounds of Appeal

Introduction

We feel that the refusal decision is based upon a judgement of massing that does not take into account the recent developments within the area, amounting to a number of side extensions which challenge existing building lines and a substantial development of 3 storey houses. The proposal is on the same street as a development of 8 modern terraced townhouses and a block of 3 storey flats, all of which are in contradiction of the planning guidance quoted – notably the terraced nature of the developments and the lack of architectural similarity to the surrounding properties.

We acknowledge that we had discussions with planning prior to application, however we were advised that the original proposed extension was considered to be too large and the application reflected this advice, reducing the proposed extension width to 4.4m. We were also advised that all pre-application advice was not binding and that a proposal was required to formalise any advice.

We feel that compliance with the planning guidance in terms of set back of the primary elevation would be more detrimental to the look of the building and less in keeping with the surrounding architecture than the proposed plans.

Further, we feel that the level of visual impact of the development is far less than has been assessed within the refusal decision, or for approved plans nearby. We note that the consultation process received no objections from neighbours (and during our discussions with neighbours, we have received encouragement for the plans). Clearly this lack of opposition to the proposal supports our view that the proposal will be in keeping with the immediate area and not result in any harm to the street scene or residential amenities.

We are concerned that the alternative option of extending the rear of the property would be more detrimental to the garden space in the plot and result in a demonstrably worse option as it would lead to overshadowing of the neighbouring properties (principally No4 Morven Drive). Accordingly, the proposal applied for and now subject of this appeal, comprises extending the property in a way that best utilises side space of the plot which does not encroach onto any neighbour's residential amenity space, this latter point acknowledged in the officer's report. We consider that the extension is proportionate to the large plot size and respects both the characteristics of the existing property and street scene and does align fully with both national and local policy requirements.

Assessment against Planning Policy

National Policy

Although the officer's report indicates that there is no relevant national policy, we do draw attention to specific guidance with Scottish Planning Policy (SPP):

Paragraph 11 – shared single vision for the planning system – “We live in sustainable, well-designed places and ***homes which meet our needs***”

Homes which meet such needs will include existing properties both adapted and extended to meet growing needs, in this case, a young family which wishes to stay within the area.

Planning Advice Note PAN 67 Housing Quality provides comprehensive guidance on design and place-making for new housing developments. The guidance is clear that street scenes made up of similar houses, similar shape, similar materials are to be discouraged, as they do not provide a sense of identity, or a mix which can shape the character of an area or provide interest. It states that the aim should be for new houses to look different without detracting from any sense of unity and coherence. Although the guidance is specific to new housing developments, it has relevance to this appeal: good street scenes should be made up of houses of mixed styles which might include properties sensitively extended like the one subject of this appeal, and that decision makers should look to accommodate changes which can add variety and interest to a street scene and meet specific occupier needs.

Local Policy

Adopted East Renfrewshire Local Development Plan

We further address the following relevant aspects of the specified policy:

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;

The proposed development seeks to retain the look of the original house by maintaining the 'Dutch barn' style roof. The proposed front elevation is similar in appearance to houses of the same design which have been extended in the area. In adopting the setback requirement, the roof line of the property would be disrupted and the 'Dutch barn' style would not be achievable. There are similar properties in the area which do not have the extension setback from the main building but still maintain the original character of the properties.

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;

The proposed extension is less than 42% of the width of the original house. The front elevation is designed to be in keeping with the look of the original building, including a proposed bay window in the extension in a similar style to the bedroom window and lounge windows on the existing elevation. The side elevation is nearly identical to the existing side elevation. The rear elevation presents a 1 and a half storey extension, with a basement level extension and lean to roof incorporating a garage door. This is partially buried and will not be fully visible from the majority of Moraine Drive. The majority of the basement level extension to the rear of the property will be obscured by the existing rear garden fence, maintaining the screening of the rear of the property from Moraine Drive.

The surrounding area includes a number of full height side extensions on corner plots (see attachments). In addition there is a new development of 3 storey houses and blocks of flats on Morven Drive, which are of a style which diverges from the existing area architecture significantly more than the proposed extension.

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;

The proposed extension has been designed to minimise the impact of the extension on neighbouring properties. The house is south south east facing and as such presents a significant sun shadow to the garden of No4 Morven Drive for a large part of the morning and early afternoon. If an extension (at existing ground floor level) was erected to the rear of the property, due to the elevation of the house, there would be a significant sun shadow for a longer period of the day. In addition, No4 has a rear sun room extension which would be placed in shadow by any rear extension at the current ground floor level.

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;

There is no adverse impact on the landscape character, the area is built up and there is no greenspace or public access in the area where the extension is proposed. There are no trees in the existing garden area. As part of the proposed development it is intended to plant trees at the boundary between 6 Morven Drive and 9 Moraine Drive, which would further reduce the visual impact of the proposed extension when viewed from Moraine Drive.

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.

Whilst no plans for the landscaped grounds have been submitted, the philosophy of the proposed extension, as discussed with the planning department during pre-application submission consultations, is to improve the usability of the green space to the rear of the property. The proposal utilises currently unutilised garden space for an integrated garage under the extension, freeing up the space occupied by the current stand-alone garage for greenspace within the fenced area of the rear curtilage. The existing landscaping will be replaced with a larger grassed area.

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.

The proposed extension is less than 42% of the width of the original house. The front elevation is designed to be in keeping with the look of the original building, including a proposed bay window in the extension in a similar style to the bedroom window and lounge windows on the existing elevation. The side elevation is nearly identical to the existing side elevation. The rear elevation presents a 1 and a half storey extension, with a basement level extension and lean to roof incorporating a garage door. This is partially buried and will not be fully visible from the majority of Moraine Drive. The majority of the basement level extension to the rear of the property will be obscured by the existing rear garden fence, maintaining the screening of the rear of the property from Moraine Drive.

- 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.

The proposed development extends the roof in the same material as the existing roof.

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

The proposed development extends the house towards a roadway, therefore there is no possibility of appearing terraced.

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

The proposed development makes use of the side garden which is currently unused. The side garden is enclosed by a low wall and low hedge, is not overlooked by any windows from the house and is therefore unsuitable for use by children unattended. The rear garden is currently restricted in use due to the access from the house requiring the descent of 8 concrete steps. The rear garden is also curtailed by the existing free-standing garage. The proposed development is intended to allow the removal of the

existing free-standing garage through the integrated garage, freeing up the back garden space to be re-landscaped to be more child friendly, have a greater grass area and reduce the current hard standing/paved areas.

- 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 proposed development introduces 3 dormer windows front and back (2 front and back in the existing roof space, 1 front and back on the proposed extension) which are hipped from the main roof and are less than 50% of the roof area. The rear dormers are > 10m from the closest rear boundary and would be within the permitted development limitations.

The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance which we also address point by point.

Supplementary Planning Guidance - Householder Design Guide June 2015

General Principles 2.1.1. 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;

The proposed extension presents an extended principle elevation which is sympathetic to the original house, considering the roof line and the bay front window arrangements. The side elevation is maintained aesthetically, being near identical to the existing elevation. The rear elevation seeks to soften the current elevation to appear more stepped in nature and therefore less slab like in architectural appearance. The roof of the extension is designed to maintain the 'Dutch Barn' style of the original property and is clad in the same tiles as the original property. The dormer windows in the roof line are all pitched, maintaining the feel of the original house roof, and are chosen to be significantly less than the maximum of 50% of the roof width as per the permitted development guidance. Both the dormer roof sections utilise the same tiling as the existing house. Due to the era in which the houses in the local area were constructed, the traditional houses do not have integrated garages, however the recent developments on Morven Drive all have integrated garages prominently visible within the principal elevation. The proposed integrated garage is semi buried and is to the rear elevation of the house and replaces a stand-alone garage which fronts the side elevation (Moraine Drive). It is therefore our opinion that the proposed extension meets the requirements to 'respect the character of the original house and the surrounding area in terms of design, scale and materials'.

- 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;

As stated previously, the proposed extension is less than 42% of the width of the original house. The front elevation is designed to be in keeping with the look of the original building, including a proposed bay window in the extension in a similar style to the bedroom window and lounge windows on the existing elevation. The roof of the extension is designed to replicate the 'Dutch barn' style of the existing house. The side elevation is nearly identical to the existing side elevation. The rear elevation presents a 1 and a half storey extension, with a semi buried basement level extension and lean to roof incorporating a garage door. This partially buried basement area will not be fully visible from the majority of Moraine Drive. The majority of the basement level extension to the rear of the property will be obscured by the existing rear garden fence, maintaining the screening of the rear of the property from Moraine Drive.

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

As stated previously the proposed extension is less than 42% of the width of the original house. The extension is proposed at the open side of the existing house, and does not overlook any private area of neighbouring properties. Extension of the property to the rear would be much more intrusive to neighbouring properties.

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

As stated previously, the proposed extension has been designed to minimise the impact of the extension on neighbouring properties. The house is south east facing and as such presents a significant sun shadow to the garden of No4 Morven Drive for a large part of the morning and early afternoon. If an extension (at existing ground floor level) was erected to the rear of the property, due to the elevation of the house, there would be a significant sun shadow for a longer period of the day. In addition, No4 has a rear sun room extension which would be placed in shadow by any rear extension at the current ground floor level. This lack of impingement of neighbouring properties is acknowledged in the officer's report.

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

The proposed extension seeks to minimise the use of the rear garden for development by using the open side garden instead. The proposed extension, incorporating the integrated garage, will significantly free up rear garden space, increasing the usable area.

- Developments should have the same roof design as the house particularly when visible from public view;

As stated previously, the proposed extension presents an extended principle elevation which is sympathetic to the original house, considering the roof line and the bay front window arrangements. The roof of the extension is designed to maintain the 'Dutch Barn' style of the original property and is clad in the same tiles as the original property. The dormer windows seek to be sympathetic to the design of the original roof, maintaining a pitched roof, hipped to the main roof below the ridgeline. This approach to dormer windows is the most architecturally neutral approach and mimics the best design practice of extensions within the local area. The rear elevation seeks to soften the current elevation to appear more stepped in nature and therefore less slab like in architectural appearance. The roofing materials on the lean to extension at the rear of the property are identical to the main roof.

- Window and doors should be aligned vertically and horizontally with existing windows and doors;

The principle and rear roof areas have been designed so that the dormers are aligned to the windows in the existing elevations. The extension is designed to be proportional to the original building, having the front window bayed and the dormer aligned above. The rear elevation is designed such that the rear window and the dormer are aligned.

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

The proposal does not seek to extend the original property beyond the building line of the principle elevation fronting Morven Drive, rather it seeks to extend the building by the side elevation fronting Moraine Drive. Whilst it is acknowledged that the building line of Moraine Drive is challenged, this is of a lesser effect than the principal elevation on Morven Drive. The extension uses just over half of the free space to the Moraine Drive side of the plot and once erected will maintain a significant strip of garden (some 2.5m wide) between the extension and the plot boundary at Moraine Drive. As stated previously, the proposed extension is less than 42% of the width of the original house. The front elevation is designed to be in keeping with the look of the original building, including a proposed bay window in the extension in a similar style to the bedroom window and lounge windows on the existing elevation. The roof of the extension is designed to replicate the 'Dutch barn' style of the existing house. The side elevation is nearly identical to the existing side elevation. The rear elevation presents a 1 and a half storey extension, with a semi buried basement level extension and lean to roof incorporating a garage door. This partially buried basement area will not be fully visible from the majority of Moraine Drive. The majority of the basement level extension to the rear of the property will be obscured by the existing rear garden fence, maintaining the screening of the rear of the property from Moraine Drive. In summary the extension seeks to maintain the character of the original building, maintaining the architectural style and extending it in a subordinate and proportionate manner. Further there is a well-established precedent within the Clarkston area of having architecturally different corner plot houses. The style of the original house is almost exclusively situated within corner plots, and is substantially different from the pyramid

roofed bungalows which make up the majority of the detached housing in the area. As such there is a well-established 'norm' that the corner plots are different from the original development of the area both in architecture and in size. Although this proposal will extend one of the existing corner plot houses, it seeks to maintain the style and feel of the original house and does not challenge the established 'norm' for corner plots to be different to the majority of the surrounding housing.

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

The extension is designed to be entirely in keeping with the style of the existing house, maintaining the exterior cladding (roughcast painted white), the existing roofing (concrete tiling) and the existing window style (PVC double glazed bay style windows).

Summary / Conclusion

In summary the following pertinent points support the proposed extension application:

- *National policy is to support housing mix and style and this is not limited to new housing, but existing housing stock through modification, adaption and extension. The proposed extension of the property at 6 Morven Drive seeks to sympathetically extend the existing house, maintain its original style and character, whilst maintaining a diverse street scene.*
- *Although extending out from the side of the property, it is a large corner plot and this is not the principal elevation – in turn, although this building line is broken, the impact is not unacceptable in the context of the street scene and relationship to neighbouring properties. This position is supported by a lack of objection from nearest neighbours, so harm to existing residential amenity has not been expressed by other occupiers within the streets.*
- *It is acknowledged that we had discussions with the East Renfrewshire Planning Department prior to application. However we were advised that the original proposed extension was considered to be too large and the submitted application reflected this advice, reducing the proposed extension width to 4.4m. We were also advised that all pre-application advice was not binding and that a proposal was required to formalise any advice. We applied on the basis that the plans had been revised to take into account informal planning guidance, without compromising the amenity sought from the extension.*
- *The massing, scale and proportioning of the extension retain a subordinate appearance to the main property. The proposed extension is less than 42% of the width of the original house, the front elevation is designed to be in keeping with the look of the original building, including a proposed bay window in the extension in a similar style to the bedroom window and lounge windows on the existing elevation. The roof of the extension is designed to replicate the 'Dutch barn' style of the existing house. The side elevation is nearly identical to the existing side elevation. The rear elevation presents a 1 and a half storey extension, with a semi buried basement level extension and lean to roof incorporating a garage door. This partially buried basement area will not be fully visible from the majority of Moraine Drive. The majority of the basement level extension to the rear of the property will be obscured by the existing rear garden fence, maintaining*

the screening of the rear of the property from Moraine Drive. The view up Moraine Drive leads the perspective to be broken by the terraced property of 41 Morven Drive appearing to stand out from the building line. The extension of 6 Morven Drive will only draw that perspective forwards slightly, therefore there is very little visual impact to the viewer looking up Moraine Drive.

- *The alternative options of extending to the rear of the property will have greater impact on residential amenity and have not been pursued for that reason in the interests of good design and best practice. The proposed extension has been designed to minimise the impact of the extension on neighbouring properties. The house is south south east facing and as such presents a significant sun shadow to the garden of No4 Morven Drive for a large part of the morning and early afternoon. If an extension (at existing ground floor level) was erected to the rear of the property, due to the elevation of the house, there would be a significant sun shadow for a longer period of the day. In addition, No4 Morven Drive has a rear sun room extension which would be placed in shadow by any rear extension at the current ground floor level.*
- *Guidance is not to maintain uniformity in a street scene and must consider each site on its merits – this is a large corner plot which can accommodate sensitively a larger extension but in keeping with the immediate area. Further there is a well-established precedent within the Clarkston area of having architecturally different corner plot houses. The style of the original house is almost exclusively situated within corner plots, and is substantially different from the pyramid roofed bungalows which make up the majority of the detached housing in the area. As such there is a well-established ‘norm’ that the corner plots are different from the original development of the area both in architecture and in size. Although this proposal will extend one of the existing corner plot houses, it seeks to maintain the style and feel of the original house and does not challenge the established ‘normal’ for corner plots to be different to the majority of the surrounding housing.*

In summary we feel that there are several reasons why the proposal is proportionate, sympathetic and appropriate for the location, we request that the appeal panel considers all the points raised in this appeal submission and the original application and further we urge the appeal panel to grant planning permission.

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Project :- 6 Morven Drive Clarkston**Similar Extensions within the local Area**

There is a matching style of property located at 26 Golf Road in Clarkston which has just recently been constructed and involved a side extension complete with Dormers, which in a way is a similar project that the client is looking to portray.

The Planning reference No. is 2013/0012/TP and it was granted in 26th Mar 2013 The link to the portal is The planning application is

<https://ercbuildingstandards.eastrenfrewshire.gov.uk/buildingstandards/applicationDetails.do?activeTab=summary&keyVal=MGF11OGP05S00>

Attached below are photographs of the As Built Dwelling at Golf Road





Existing view looking up Moraine Drive



Proposed view looking up Moraine Drive



Existing view looking up Moraine Drive



Proposed view looking up Moraine Drive



Existing South West Elevation at Moraine Drive



Proposed South West Elevation at Moraine Drive



Existing view at the corner of the Moraine Drive and Morven Drive



Proposed at the corner of the Moraine Drive and Morven Drive

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PLANS/PHOTOGRAPHS/DRAWINGS

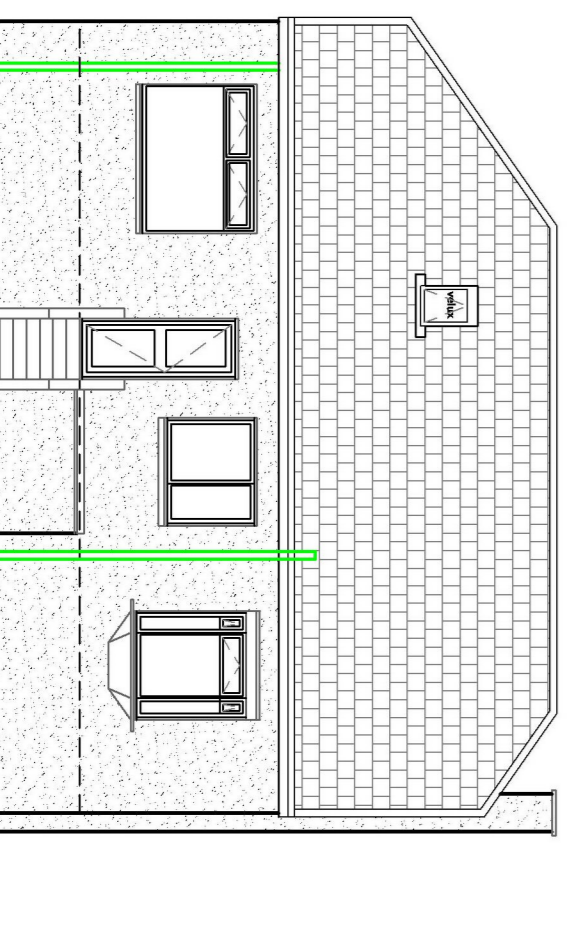
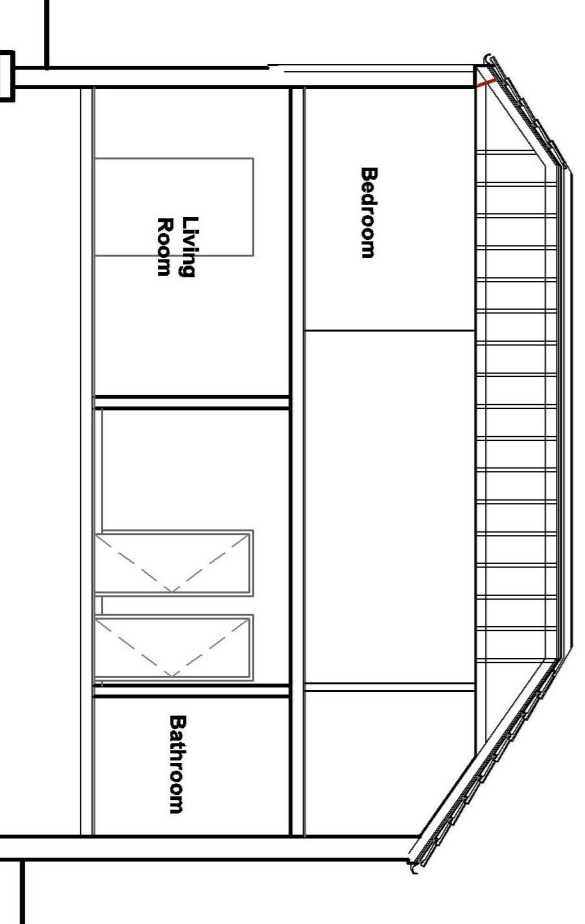
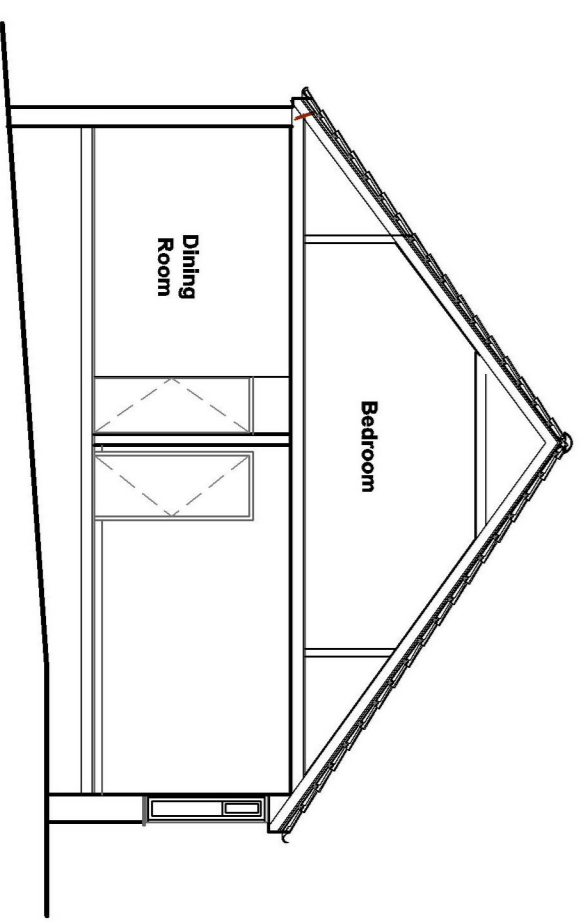
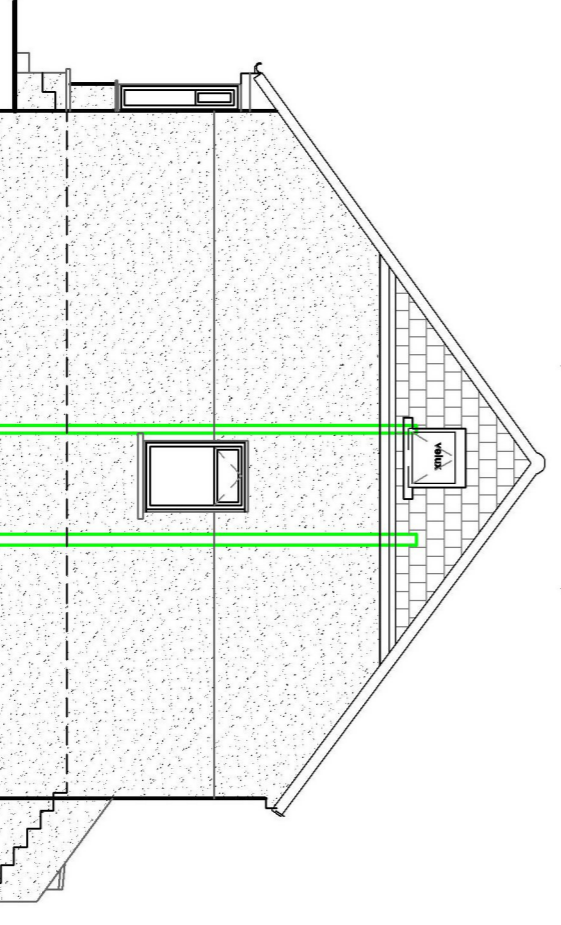
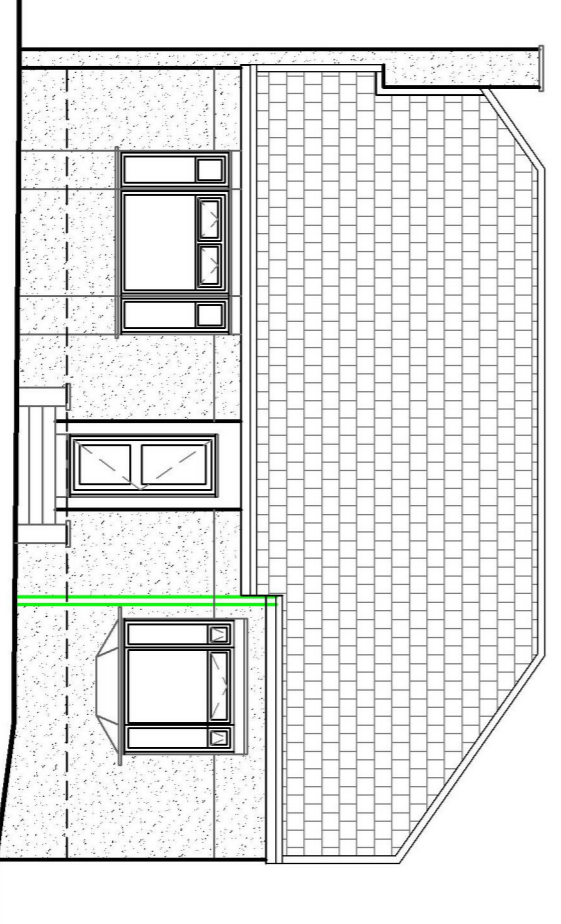
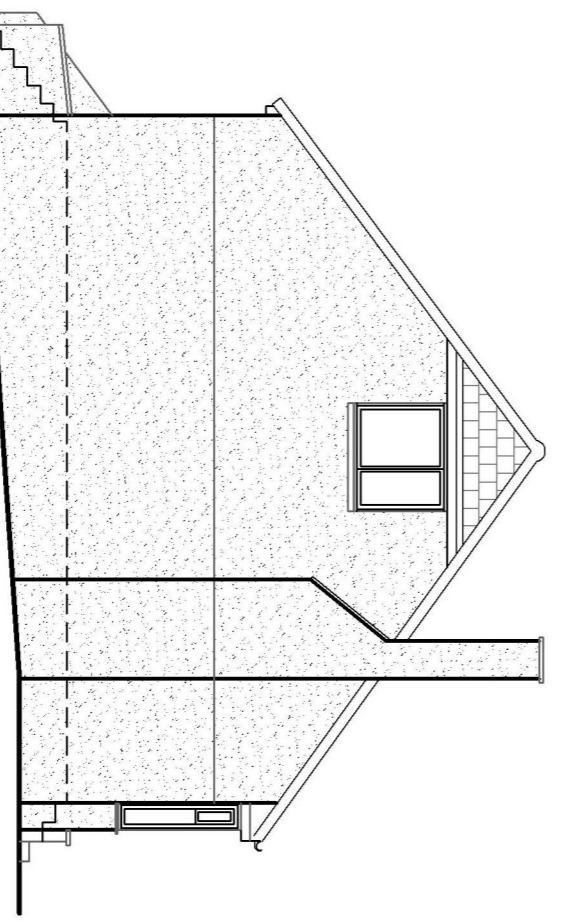
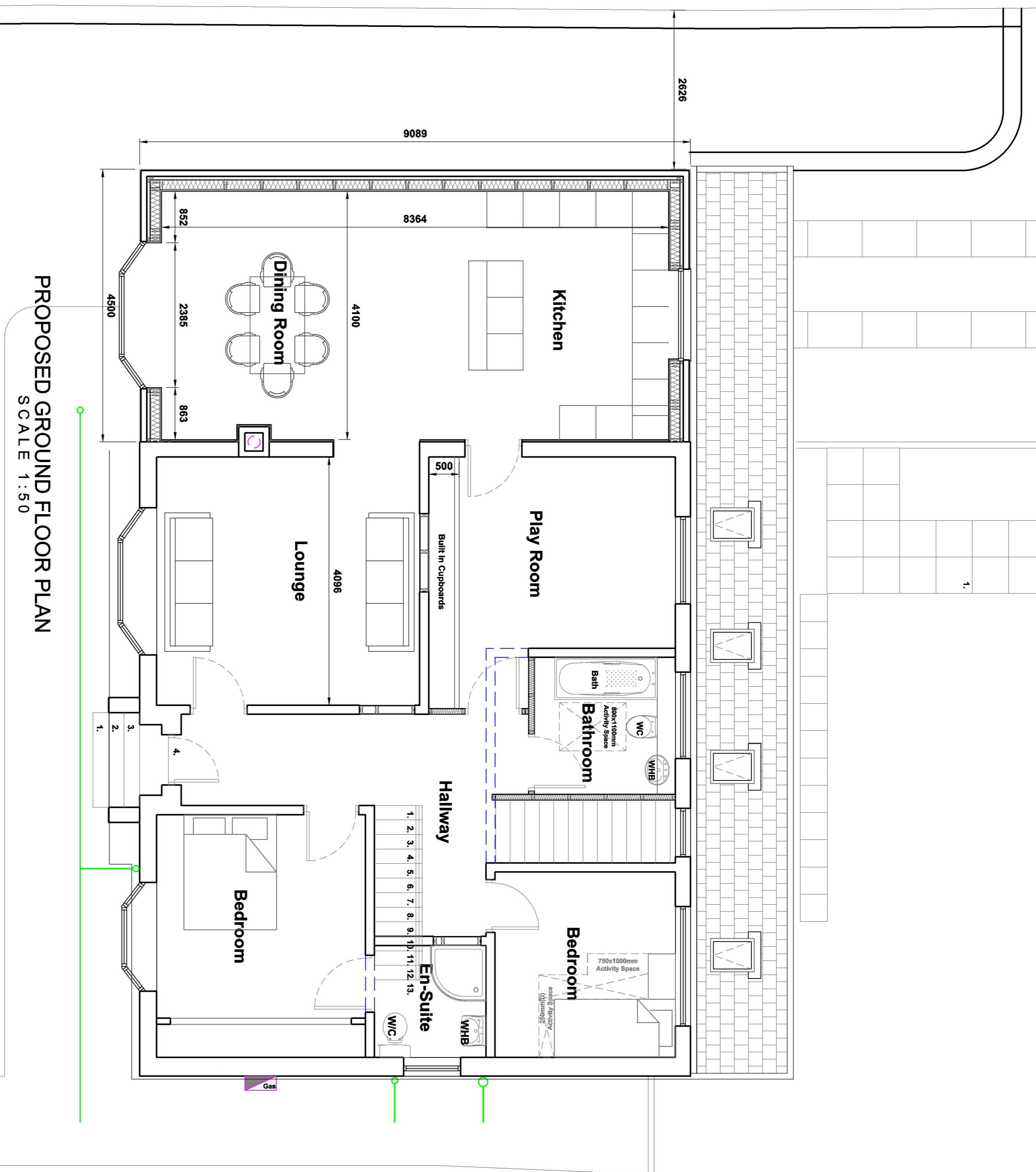
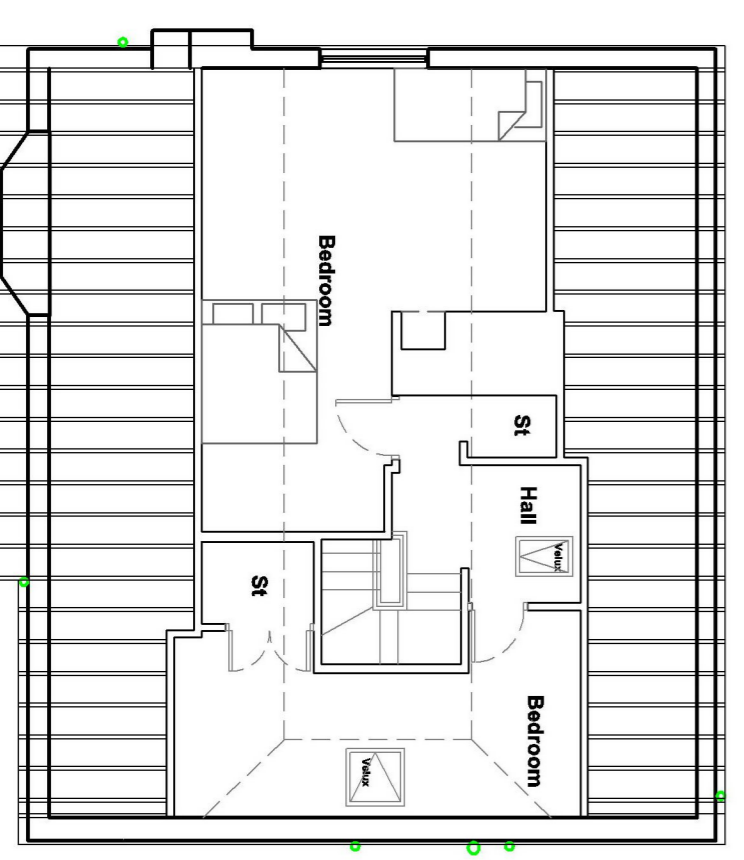
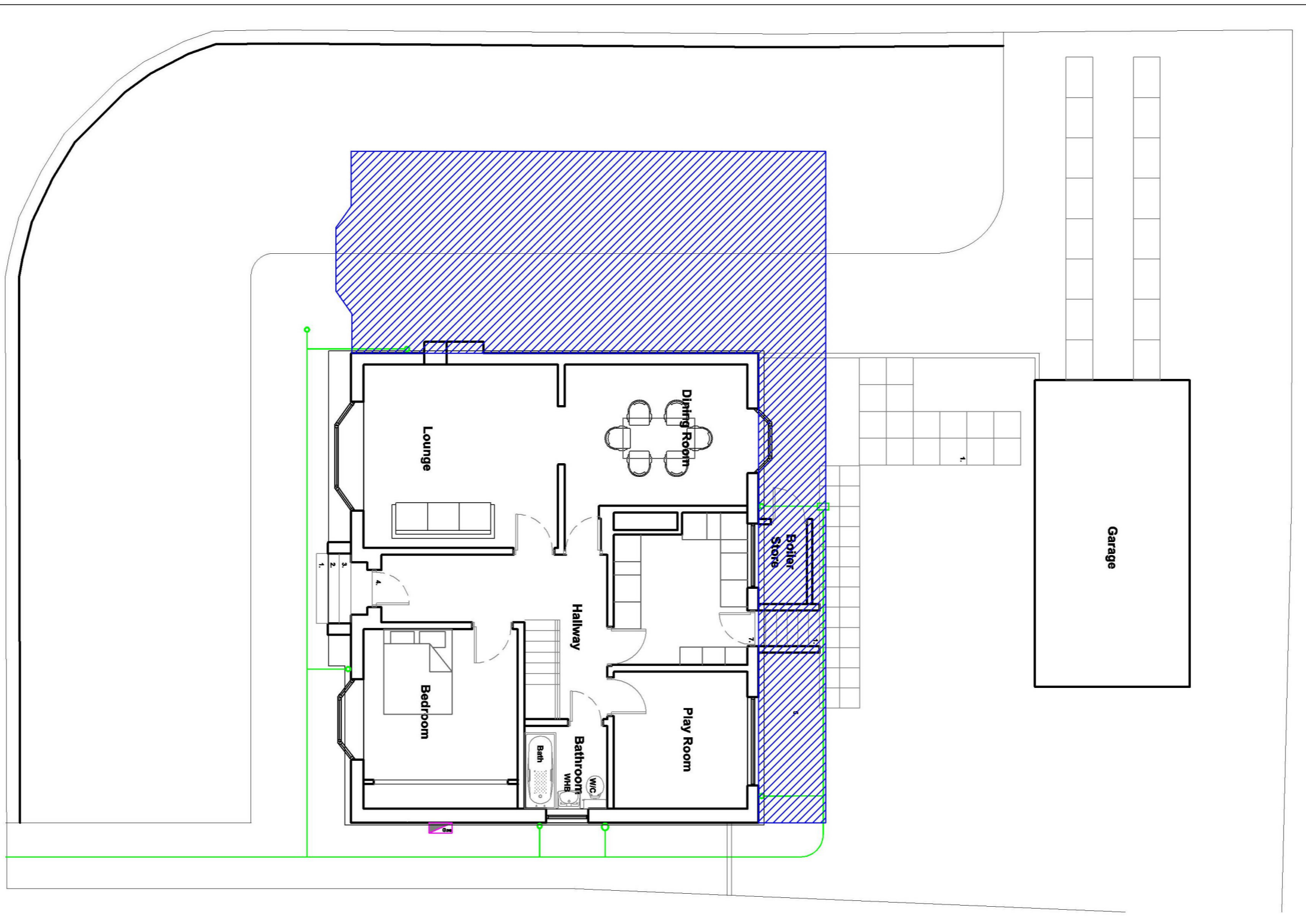
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Drawing to be read in conjunction with Drawings 039-15-002 & 003. Drawing for Planning & Building Warrant purposes.

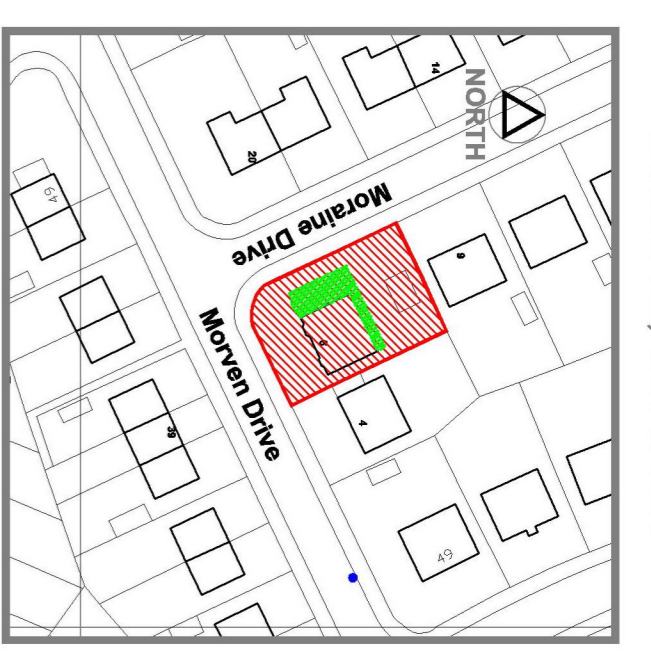
General Notes

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 any roof as it is to ensure that the proposed extension is level with the existing roofline 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 have been received. Initial drawings may require altering to suit local authorities
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 necessary separate consents from Scottish Water regarding building over Water
10. Clients responsibility to confirm if a listed building or conservation area prior to submitting for approvals.
11. For Additional Information see www.cafdesigns.co.uk

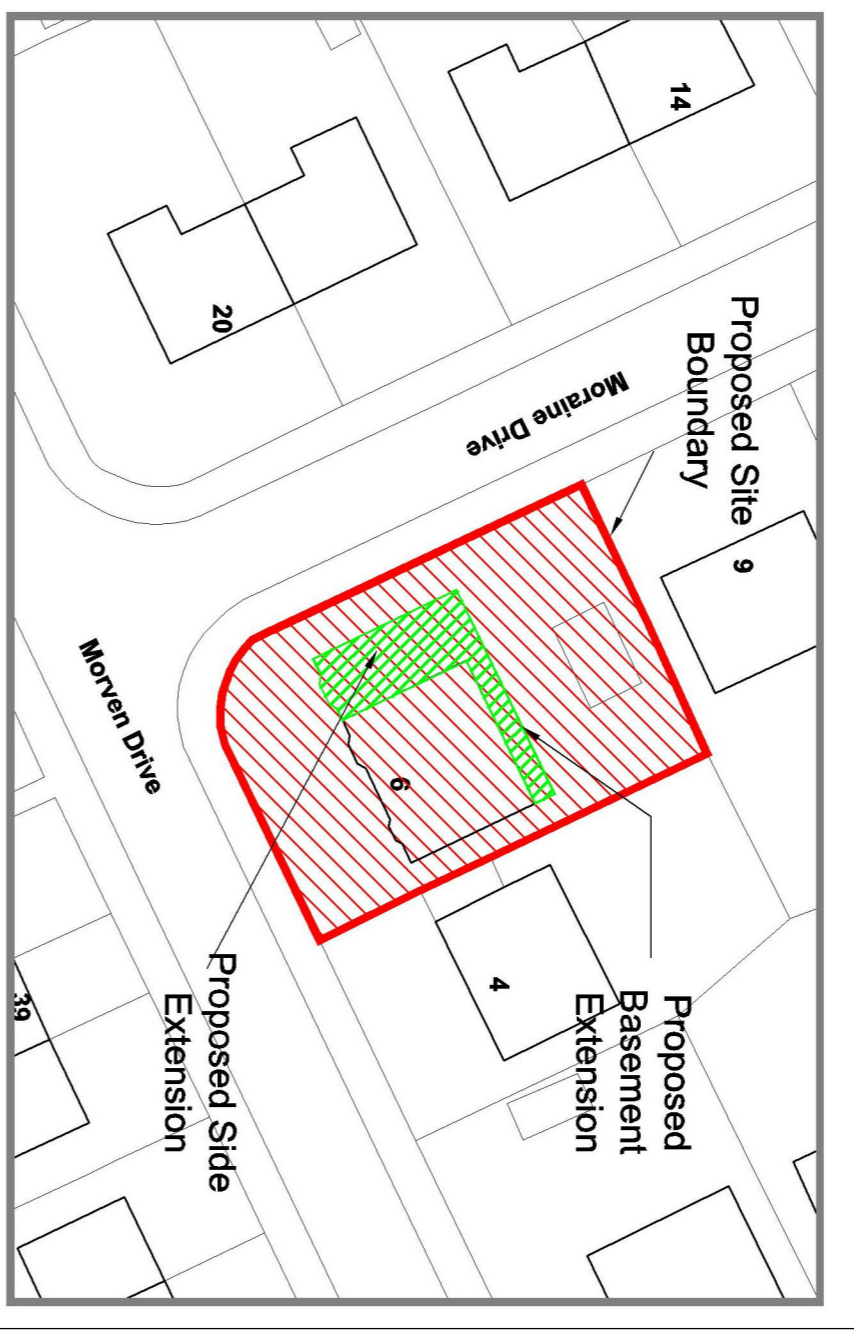
Town and Country Planning (Scotland) Act 1997
REFUSED
Director of Environment
East Renfrewshire Council



EXISTING PHOTOGRAPHS



SITE NATIONAL GRID REFERENCE
256551E, 657642N



SITE PLAN 1:500

Rev	Description	Date
B	Clients comments	10/1/2015

Client and Project Address
Mr & Mrs Callum Douglas
6 Morven Drive
Clarkston G76 7QH

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

CAF
CAF DESIGNS
53 CALDERGLEN AVENUE
THE ELMS BLANTYRE
SOUTH LANARKSHIRE G72 9JP
TEL: +44(0)1698 825880 Mob: +44(0)774 789 3435
EMAIL: enquiries@cafdesigns.co.uk www.cafdesigns.co.uk

PLANNING

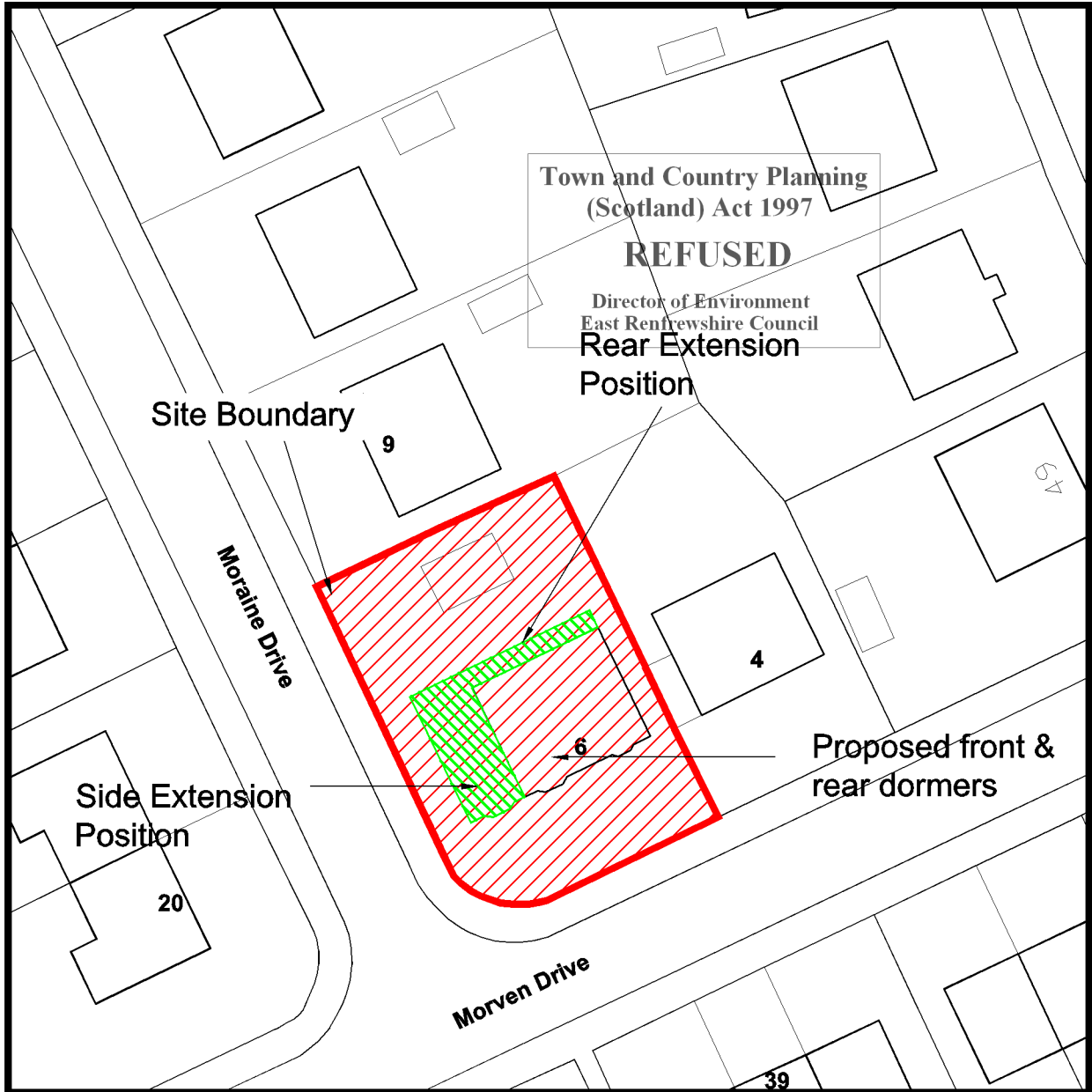
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Drawing no. **039-15.001**

B

57

Neighbourhood Notification



**SITE PLAN
SCALE 1:500**

Client and Project Address

**Mr & Mrs Callum Douglas
6 Morven Drive
Clarkston G76 7QH**

Drawing Title

**Proposed Rear / Side Extension
Neighbour Notification**

CAF

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CAF

CAD Location
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Scale
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Date
Nov 15

Paper Size
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Drawing no.

039-15.003

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