

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY8 June 2016Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2016/05

ERECTION OF ONE AND A HALF STOREY SIDE AND REAR EXTENSIONS  
INCORPORATING DORMER WINDOWS AT SIDE AND REAR WITH RAISING OF RIDGE  
LINE; ERECTION OF RAISED DECK AT REAR; INSTALLATION OF HIPPED ROOF  
OVER EXISTING DORMER WINDOW AT FRONT AT 65 LARCHFIELD AVENUE,  
NEWTON MEARNS

**PURPOSE OF REPORT**

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

**DETAILS OF APPLICATION**

2. Application type: Full Planning Permission (Ref No:- 2016/0112/TP).
- Applicant: Mr and Mrs McCrorie.
- Proposal: Erection of one and a half storey side and rear extensions incorporating dormer windows at side and rear with raising of ridge line; erection of raised deck at rear; installation of hipped roof over existing dormer window at front
- Location: 65 Larchfield Avenue, Newton Mearns.
- Council Area/Ward: Newton Mearns South (Ward 5).

**REASON FOR REQUESTING REVIEW**

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

**RECOMMENDATIONS**

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

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

## **BACKGROUND**

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

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (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 applicants in submitting their review have stated the reasons for requiring the review of the determination of their application. A copy of the applicants’ Notice of Review and Statement of Reasons is attached as Appendix 4.

9. The applicants are entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and have indicated that their stated preference is a site inspection.

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

11. 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. 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 63-68);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 69-76);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 77-80); and
- (e) A copy of the applicants' Notice of Review and Statement of Reasons - Appendix 4 (Pages 81-88).

15. The applicants have 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 89-100).

- (a) Refused – Block and locality plan – 2585/01;
- (b) Refused – Proposed site plan – 2585/02;
- (c) Existing ground floor plan – 2585/03;
- (d) Refused – Proposed ground floor plan – 2585/04;
- (e) Existing attic floor – 2585/05;
- (f) Refused – Proposed attic floor – 2585/06;
- (g) Existing cross section A-A – 2585/07;
- (h) Proposed cross section A-A – 2585/08;
- (i) Existing elevations - 2585/09; and
- (j) Refused – Elevations – 2585/10.

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

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

## RECOMMENDATIONS

18. The Local Review Body is asked to:-

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

Report Author:

Director - Caroline Innes, Deputy Chief Executive

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

Date:- May 2016

### KEY WORDS:

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

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

**APPLICATION  
FOR  
PLANNING PERMISSION**

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# Householder Application for Planning Permission

Town & Country Planning (Scotland) Act 1997  
as amended by the Planning etc. (Scotland) Act 2006



OFFICIAL USE ONLY LPA Ref No 2016/0112/TP Receipt Date .....

Please note that rather than completing these forms, you can now complete and submit your planning application on-line at [www.eplanning.scotland.gov.uk](http://www.eplanning.scotland.gov.uk)  
Please read the notes for guidance before completing this part of the form. Incorrect completion may result in delay in processing your application.

## Part 1 - Application form

1

Applicant's Name MR & MRS MCCRODIE  
Address 65 LARCHFIELD AVENUE  
NEWTON MEARNS  
EAST RENFREWSHIRE Post Code G77 5QM  
Telephone [REDACTED] Fax N/A  
Email N/A  
Is the applicant a member of staff within the planning service or an elected member of East Renfrewshire Council? Yes/No

2

Agent's Name STEVEN CORRAL  
Address CORRAL ARCHITECTURAL DRAFTING SERVICES  
18 ORCHY GARDENS, STAMPERLAND,  
EAST RENFREWSHIRE Post Code G76 8ND  
Telephone 0141 637 9565 Fax N/A  
Email stevencorral@msn.com

3

Location of proposed development .....  
PROPOSED 1 1/2 STOREY REAR & SIDE EXTENSION AT  
65 LARCHFIELD AVENUE, MEARNS, EAST RENFREWSHIRE

4

Description of proposed development .....  
PROPOSED 1 1/2 STOREY REAR & SIDE EXTENSION

5

Building Materials Existing	Proposed
Walls <u>WHITE ROUGHCAST</u>	<u>WHITE ROUGHCAST</u>
Roofs <u>PROFILED RED/BROWN ROOF TILES</u>	<u>PROFILED ROOF TILES TO MATCH EXISTING HOUSE</u>
Boundary <u>N/A</u>	<u>N/A</u>
Windows <u>WHITE U.P.V.C.</u>	<u>WHITE U.P.V.C. TO MATCH</u>
Any other relevant information.....	

6

**Pre-Application Advice**

Have you received advice from the planning authority in relation to this proposal?

Yes  No

If yes, please provide details about the advice in the box below:

How was the advice given?

Meeting  Telephone call  Letter  Email

Please provide a description of the advice you were given and who you received the advice from:

Name:

5TH MAY 2015

Reference Number:

Date:

Summary of advice received

- ① THE INITIAL DESIGN WAS DEEMED NOT TO COMPLY WITH THE SPG DOCUMENT
- ② AFTER SEVERAL AMENDMENTS & REDUCED DESIGNS THE EXTENSION WAS DEEMED ACCEPTABLE IN PRINCIPAL SUBJECT TO A REDUCTION IN THE ROOF MASS

7

**Trees**

Are there any trees on or adjacent to the application site?  Yes  No

If yes, please mark on your drawings any trees and their canopy spread close to the proposal and indicate if any are to be cut back or felled.

8

**Changes to Vehicle Access and Parking**

Are you proposing a new or altered vehicle access to or from a public road?  Yes  No

If yes, please show on your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access?  Yes  No

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.

How many parking spaces currently exist on the application site? 3

How many parking spaces do you propose on the application site? 3

Please show on your drawings the position of existing and proposed parking spaces.





## Checklist and Declaration

Please read the notes for guidance before completing this part of the form.  
Incorrect completion may result in delay in processing your application.

### Checklist

Please tick all the boxes to ensure that your application is complete.

I have completed and enclose two copies of the following

Part 1 - Application form .....

Part 2 - Land Ownership Certificate .....

I have served the necessary notices on all  
identified owners / tenants .....

Checklist and Declaration .....

I have enclosed 3 copies of the following plans

1:1250 or 1:2500 Location plan .....

1:200 or 1:500 Block plan .....

1:50 or 1:100 Detailed plans to include all existing and  
proposed plans and elevations .....

I have enclosed the appropriate fee

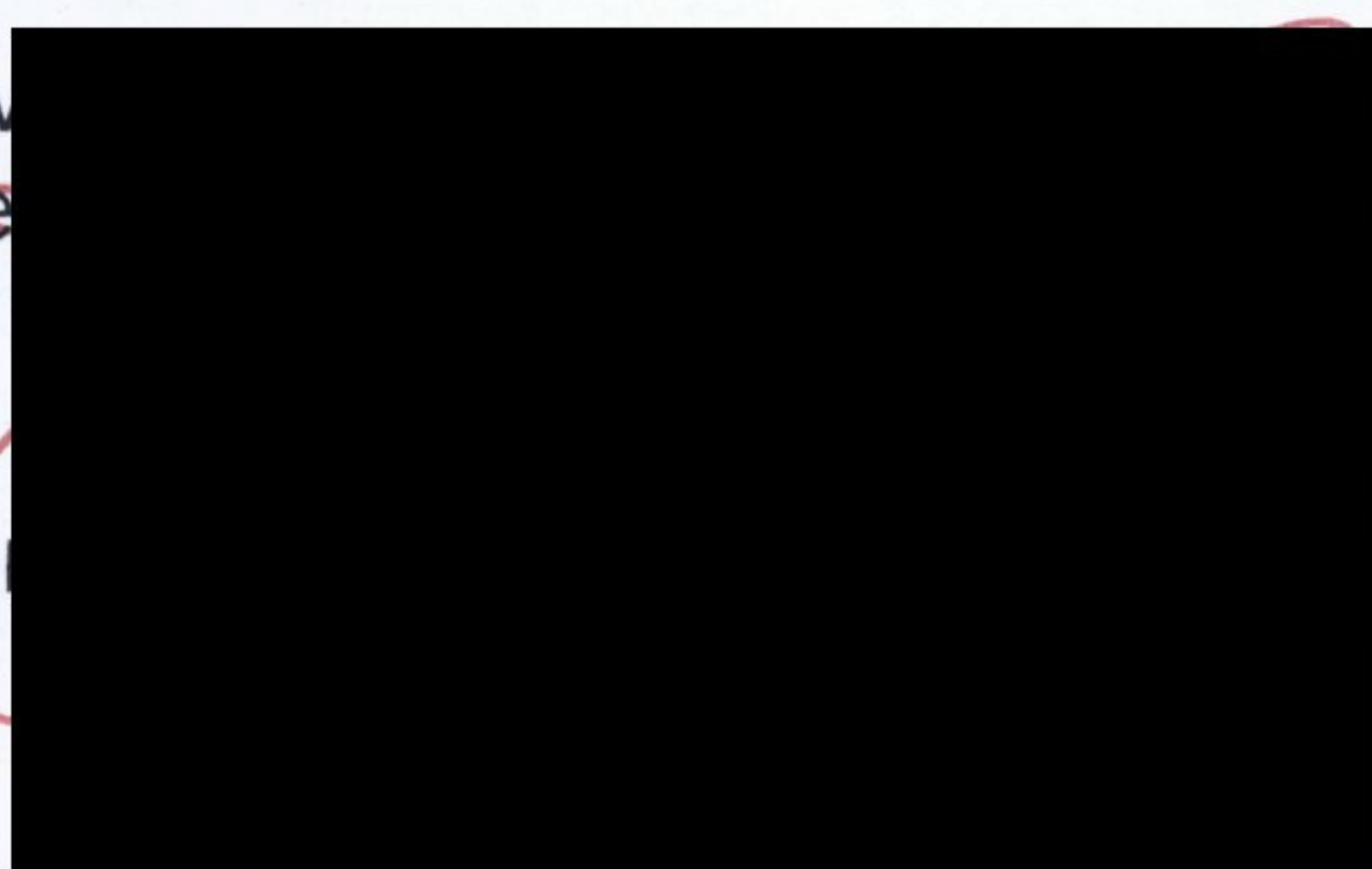
Fee enclosed ..... £ 202 : 00

Your completed form should now be returned to: Head of Environment (Planning, Property and Regeneration), 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire G46 8NG.

### Declaration

I declare that the information given in this application, is true and accurate for the purposes of making a planning application.

Signature of Applicant/Agent  
(delete where appropriate)



24TH FEBRUARY 2016  
Date .....

If you have any difficulties completing this application form, contact the Council on 0141 577 3001

#### Data Protection Act 1998

East Renfrewshire Council is the Data Controller for the purposes of the Data Protection Act 1998. Please note that the information provided with this application will appear in the public register of applications and will also be published on the Council's website. Personal details such as signatures, personal phone numbers and personal email addresses will not be published on-line. If you wish any further personal information to be excluded from publication, please request this in writing and the Council will consider your request.

### Important

Anyone who knowingly or recklessly makes a false declaration is liable, on conviction, to a fine up to £2,000

## REPORT OF HANDLING

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# REPORT OF HANDLING

Reference: 2016/0112/TP

Date Registered: 24th February 2016

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South

Co-ordinates: 254161/:655880

Applicant/Agent:

Applicant:

Mr. And Mrs. MCCrorie

65 Larchfield Avenue

Newton Mearns

East Renfrewshire

G77 5QN

Agent:

Corral Architectural Drafting Services

18 Orchy Gardens

Clarkston

East Renfrewshire

G76 8ND

Proposal: Erection of one and a half storey side and rear extensions incorporating dormer windows at side and rear with raising of ridge line; erection of raised deck at rear; installation of hipped roof over existing dormer window at front

Location: 65 Larchfield Avenue  
Newton Mearns  
East Renfrewshire  
G77 5QN

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

1993/0016/TP

ERECTION

OF ASTC

19.01.1993

REAR/SIDE

EXTENSION

TO

DWELLINGHOUSE

**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 located on the south side of Larchfield Avenue and is situated within an established residential area primarily characterised by detached bungalows. The property is a 1.5 storey detached bungalow with front and rear dormers and an attached single garage at the side behind which there is a side extension with a hipped roof tied into the existing roof. The plot slopes

gently downwards from front to rear which is reflected in approximately 1.5m of underbuilding at the rear and a raised patio area. The rear garden which is predominately under grass is bounded by robust hedging or fencing. Both side neighbours have been altered and extended.

A number of alterations to the house are proposed which require the removal of the side wall of the garage and all but the gable wall of the existing rear extension. The proposed developments can be summarised as follows:

1. Erection of rear extension and decking. It is proposed to project 3.365m from the existing west gable across the full width of the house to provide an enlarged kitchen/dining area and dressing and ensuite facilities for a bedroom formed from an existing room. There would be three windows and bi- folding doors on the rear elevation leading out onto raised decking. The decking would project approximately 2.4m from the proposed new rear wall over approximately 6.4m at a height of approximately 1.4m with a 1.1m high glazed balustrade. A set of steps would lead down to the garden.
2. Raising of ridge line and extension to roof. The existing roof has a ridge which aligns from side to side at a height of approximately 6.2m above ground level. It is proposed to raise the ridge to 7m, align the new ridge from front to back and extend the roof back to incorporate the proposed rear extension described above. The new section of roof would be hipped to match the existing roof and would be finished in a profiled red tile to match the existing roof.
3. Installation of side and rear dormers. There are two bedrooms within the existing roof space served by front and rear dormers. The extended roof will accommodate two larger rooms and a bathroom served by a new side dormer (west) and a new rear dormer within the extension roof. The new dormers would be setback off the wallhead, the proposed new ridge and hips and would have a ridged tiled roof and haffits.
4. Installation of roof on existing front dormer. The existing flat roofed front dormer would have a new ridged, hipped, roof to match the proposed new dormers and would be set below the new ridge and extended hips.
5. Erection of side extension. On the side elevation (east), a new gable wall to the garage would tie into the original gable wall of the extension with a window opening to serve the garage and the side door changed to a window opening. A new composite hipped roof would span across the east gable and tie into the extended main roof, as described above, below the ridge and would be finished in tiles to match. Internally, the roof space above would be formed as a storage /study area, served by a skylight, and would be linked into the new and extended accommodation within the roof as previously described.

All new external walls will be finished in painted roughcast to match the house.

The application requires to be assessed against the Development Plan and any material considerations. The relevant policies in the East Renfrewshire Local Development Plan are considered to be E1, D1 (1), D1 (2), D1 (3) and D14 and its supporting Supplementary Planning Guidance (SPG) - Householder Design Guide.

Policy E1 presumes against developments which would not be compatible with the character and amenity of the locality and surrounding land uses and would not comply with other appropriate policies of the Development Plan. There are no objections, in principle, to alterations and extensions to the property and the acceptability, or otherwise, of the proposal will depend on the detailing.

Many properties in Larchfield Avenue, and the wider area, have been altered and extended. It is noted that, in Larchfield Avenue, there are a number of properties which have, for example, large dormer and roof extensions with the result that there is reduced uniformity in built form. However,

all have retained the ridge aligned from side to side and most have retained the original ridge height. It is noted that properties on the north side of the street are situated elevated above the road level while those on the south side are situated at, or just below, road level. Consequently, it is considered that the proposed alterations will have an impact on the amenity and character of the area with the introduction of a peak rather than a ridge on the front elevation. The increase in the ridge height will be more pronounced at street level particularly on the south side of the street. The proposal does not accord with policy D1 (1).

In terms size, scale and massing, the proposal does not relate satisfactorily to the house as the increase in ridge height and the realignment of the ridge increases the massing of the roof to the extent that the original character of the house is lost. The proposal conflicts with policy D1 (2).

There are no overlooking issues although the decking would benefit from a privacy screen on the east elevation. The plot is set on a NW/SE axis. Although the height and alignment of the ridge has been raised and altered, it is considered that the proposal, relative to the current situation, would not have a significant additional impact on overshadowing. The proposal does not conflict with policy D1 (3).

Policy D14 sets out 6 general determining criteria for assessing residential extensions of which two are considered to be appropriate to the development i.e. " any extension must complement the existing character of the property particularly in terms style, form and materials" and the " height of any development must be appropriate to the existing building". Noting the issues outlined above, it is considered that the alterations to the roof conflict with policy D14.

Policy D14 has a supporting Supplementary Planning Guidance (SPG) - Householder Design Guide which provides more detailed design guidance for extensions to certain housetypes. This is a new document approved and formally adopted by the Council in June 2015 as a means of managing residential extensions which require planning permission. Since 2015, the Planning Service has refused extensions which do not comply with the SPG unless there are significant material considerations that justify an alternative view.

The SPG lists a number of general principles which require to be considered, one of which is that the "development should have the same roof design as the house when visible from public view". The proposed development, particularly in respect of the increase in height of the roof and the realignment of the ridge, fails this general principle.

The guidance for side extensions advises that they "should be set back at least 1 metre from the side boundary". The setback from the side boundary on the east elevation scales as approximately 0.9m and, on that basis, the proposal fails to comply with the SPG.

For rear extensions on bungalows, the SPG advises that the ridge line should be below the ridge of the house. The proposal fails to meet this criterion.

Drawing the above matters together, the application should be refused as it does not comply with the SPG unless there are significant material considerations which would justify setting aside the Development Plan and approving the application.

As previously stated, it is noted that there have been many alterations to original roofs and the erection of large rear extensions in Larchfield Avenue which pre-date the adoption of the current Development Plan and the SPG. This has resulted in, for example, different ridge lengths, roof profiles and dormer widths and styles. The only consistent feature of the roofs is the alignment of the ridge i.e. from side to side although, in some cases, the ridges have been almost subsumed by front and/or rear dormer extensions. The intent of the SPG is clarified in paragraph 1.1.2 which seeks to maintain the quality of the built environment and to ensure that this is not "diminished to a point where the environment and amenity are significantly altered". On balance,

it is considered that the character of the area would be significantly diminished or altered by the introduction of a raised and realigned ridge at the application site.

The retention of the hipped roof profile, incorporated into the side and rear extensions, does help to minimise the visual impact on the street scene of the altered ridge. However, the ridge of the side extension roof, while set below the new ridge, is above the level of the original ridge and adds to the increase in the massing of the altered and extended roof to the detriment of the amenity and character of the area. The projection of the new ridge back to the new gable at the rear also increases the overall massing of the new roof.

The setback of a minimum of 1m for side extensions is to maintain an acceptable relationship with the neighbouring properties. The gable wall of the proposed side extension on the east elevation is dictated by the existing gable which in part is being retained. Therefore, in this instance, it is considered that the proposed set back is acceptable.

Although every application is treated on its own merits, it is noted, as referred to above, that there are no ridges in the section of Larchfield Avenue between Shaw Road and Firwood Road which are aligned from front to back or finish in a peak at the front. If consent was issued for the application site, the proposal could be repeated to the detriment of established residential amenity. The applicant did enter into protracted pre-application discussions with the Planning Service and it is acknowledged that there have been significant improvements to the proposal. However, the applicant was made aware of the issues in respect of the SPG and has declined, verbally, to make any further amendments to the proposal.

Drawing all the above matters together, it is considered that, for reasons discussed above, there are no material considerations which would justify setting aside the specific advice in the SPG and approving the application. Accordingly, it is recommended that the proposed planning application is refused.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None.

**REASON(S):**

1. The proposed alterations to the roof, by reason of the increase in height and the realignment of the ridge, would contrary to polices D1(1), D1(2) and D(14) of the East Renfrewshire Local Development Plan as it will have a detrimental impact on the established amenity and character of the area
2. The proposed increase in the height of the roof and the realignment of the ridge would be contrary to the Supplementary Planning Guidance (SPG)-Householder Design Guide as it does not comply with the general principles and the specific advice on side and rear extensions and will have a consequent detrimental impact on the amenity of the area.

**ADDITIONAL NOTES:**

None.

**ADDED VALUE:**

Improvements to the proposal were achieved at the pre-application stage.



**BACKGROUND PAPERS:**

Further information on background papers can be obtained from Ms Alison Mitchell on 0141 577 3117.

Ref. No.: 2016/0112/TP  
(ALMI)

DATE: 18th April 2016

**DIRECTOR OF ENVIRONMENT**

**Reference: 2016/0112/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 soloms 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 18/04/2016.IM.

**DECISION NOTICE  
AND  
REASONS FOR REFUSAL**

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

**REFUSAL OF PLANNING PERMISSION**

Ref. No.           **2016/0112/TP**

**Applicant**

Mr. And Mrs. McCrorie  
65 Larchfield Avenue  
Newton Mearns  
East Renfrewshire  
G77 5QN

**Agent:**

Corral Architectural Drafting Services  
18 Orchy Gardens  
Clarkston  
East Renfrewshire  
G76 8ND

With reference to your application which was registered on 24th February 2016 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Erection of one and a half storey side and rear extensions incorporating dormer windows at side and rear with raising of ridge line; erection of raised deck at rear; installation of hipped roof over existing dormer window at front**

**at: 65 Larchfield Avenue Newton Mearns East Renfrewshire G77 5QN**

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

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

1. The proposed alterations to the roof, by reason of the increase in height and the realignment of the ridge, would contrary to polices D1(1), D1(2) and D(14) of the East Renfrewshire Local Development Plan as it will have a detrimental impact on the established amenity and character of the area
2. The proposed increase in the height of the roof and the realignment of the ridge would be contrary to the Supplementary Planning Guidance (SPG)-Householder Design Guide as it does not comply with the general principles and the specific advice on side and rear extensions and will have a consequent detrimental impact on the amenity of the area.

Dated               18th April 2016

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

The following drawings/plans have been refused

<b>Plan Description</b>	<b>Drawing Number</b>	<b>Drawing Version</b>	<b>Date on Plan</b>
Site Plan	2585/02		
Elevations Proposed	2585/10		
Proposed floor plans	2585/04		
Proposed floor plans	2585/06		
Location Plan	2585/01		

**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](http://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](http://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](mailto:planning@eastrenfrewshire.gov.uk)**

**NOTICE OF REVIEW  
AND  
STATEMENT OF REASONS**

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## NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)  
(SCOTLAND) REGULATIONS 2013

**Rather than completing this form, you may submit your review online at <https://www.eplanning.scot>**

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.  
Failure to supply all the relevant information could invalidate your notice of review.**

Use BLOCK CAPITALS if completing in manuscript

### Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

### Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

Mark this box to confirm all contact should be  
through this representative:

Yes No

\* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority

Planning authority's application reference number

Site address

Description of proposed  
development

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

**Reasons for seeking review**

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

**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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures. However, please note that the Local Review Body is not bound to accede to your request(s) and will decide what procedure will be used to determine your review.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

NOT APPLICABLE

**Site inspection**

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

- |  | Yes                                 | No                                  |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

NOT APPLICABLE

### Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

#### REFUSAL DECISION 1-

THE ROOF HEIGHT HAS BEEN INCREASED BY A 1.0M HIGH PYRAMID. THIS IS A VERY SMALL INCREASE. THE REASON WE NEED THE NEW RIDGE IS SO THAT THE NEW DORMERS ARE ABLE TO HAVE TRADITIONAL PITCHED ROOF AT A PITCH TO MATCH THE HOUSE. AS YOU PROGRESS FURTHER UP THE STREET THE EXISTING PROPERTIES ALL HAVE DIFFERENT ROOF HEIGHTS & CONFIGURATIONS. WE THEREFORE DISAGREE THAT THE PROPOSAL RESULTS IN A "SIGNIFICANT" LOSS OF CHARACTER & THAT THE DESIGN DOES RESPECT THE LOCAL ARCHITECTURE.

#### REFUSAL DECISION 2.-

WE BELIEVE THAT THE PROPOSAL DOES COMPLY WITH THE S.P.G. HOUSEHOLDERS GUIDE. WE HAVE HAD SEVERAL MEETINGS & CORRESPONDANCE WITH THE PLANNERS OVER THE LAST YEAR. WE HAVE AMENDED THE DESIGN ON 3 SEPARATE OCCASIONS, SETTING BACK & LOWERING THE SIDE EXTENSION, DELETING THE REAR GABLE & REDUCING THE ROOF PITCH TO REDUCE THE SCALE OF THE EXTENSION. THERE IS NO DIRECT MENTION IN THE GUIDE ABOUT RIDGE HEIGHTS. IN FACT IF YOU LOOK AT ILLUSTRATION 2 B. IN THE S.P.G. GUIDE OUR PROPOSAL LOOKS ALMOST IDENTICAL TO THE GOOD DESIGN EXAMPLE. WE THEREFORE DISAGREE THAT THE EXTENSION HAS A DETRIMENTAL IMPACT ON THE AREA.

#### SUMMARY-

TO SUMMARISE WE BELIEVE THAT OUR PROPOSALS ARE FAR SUPERIOR TO THE EXISTING EXTENSION (TO BE REMOVED) WHICH DOES NOT TIE IN OR COMPLIMENT THE EXISTING HOUSE & THAT THE NEW EXTENSION DOES COMPLY WITH THE S.P.G. GUIDE. THE NEW DESIGN DOES NOT DOMINATE THE EXISTING HOUSE & RESPECTS THE CHARACTER OF THE ORIGINAL HOUSE & THE SURROUNDING AREA IN TERMS OF DESIGN, SCALE, MASS & MATERIAL FINISH

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

NOT APPLICABLE

### List of documents and evidence

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.

ARCHITECTURAL PLANS SUBMITTED FOR PLANNING DECISION  
DRG NOS. 2585/01 TO 2585/10

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority. It may also be available on the planning authority website.

### Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.


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 from that earlier consent.

---

### Declaration

I the ~~applicant~~/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten text.

Date

26TH APRIL 2016

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### Data Protection Act 1998

East Renfrewshire Council is the Data Controller for the purposes of the Data Protection Act 1998. Please note that the information provided with this application will appear in the public register of applications and will also be published on the Council's website. Personal details such as signatures, personal phone numbers and personal email addresses will not be published on-line. If you wish any further personal information to be excluded from publication, please request this in writing and the Council will consider your request.

Your completed notice of review should now be returned to: East Renfrewshire Council, Head of Environment (Planning, Economic Development & City Deal), 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire G46 8NG. Alternatively, you can e-mail your notice of review to [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

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**PLANS/PHOTOGRAPHS/DRAWINGS**

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# CORRAL ARCHITECTURAL DRAFTING SERVICES

Mr. S. Corral: 18 Orchy Gardens, Clarkston, Glasgow G76 8ND

Tel. No. 0141-637-9565

Town and Country Planning  
(Scotland) Act 1997

**REFUSED**

Director of Environment  
East Renfrewshire Council


Title : PROPOSED EXTENSION AND  
ATTIC CONVERSION AT  
65 LARCHFIELD AVENUE  
NEWTON MEARN, GLASGOW. G77 5QM

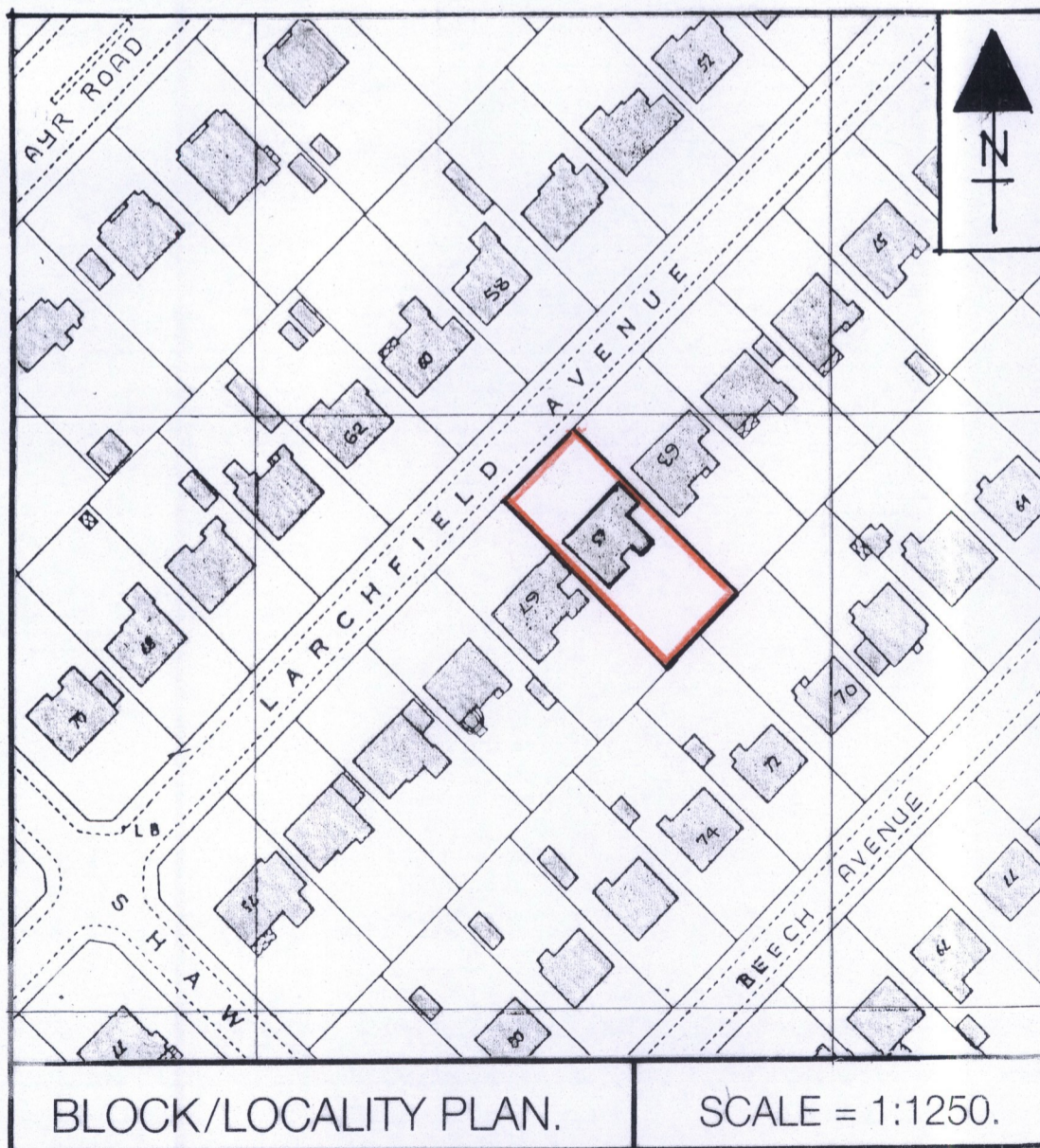
Client : MR & MRS McCRORIE,  
ADDRESS AS ABOVE.

Phone : 0141 571 9112      Job No. : 2585

DRG. NOS : 2585/01 to 2585/10

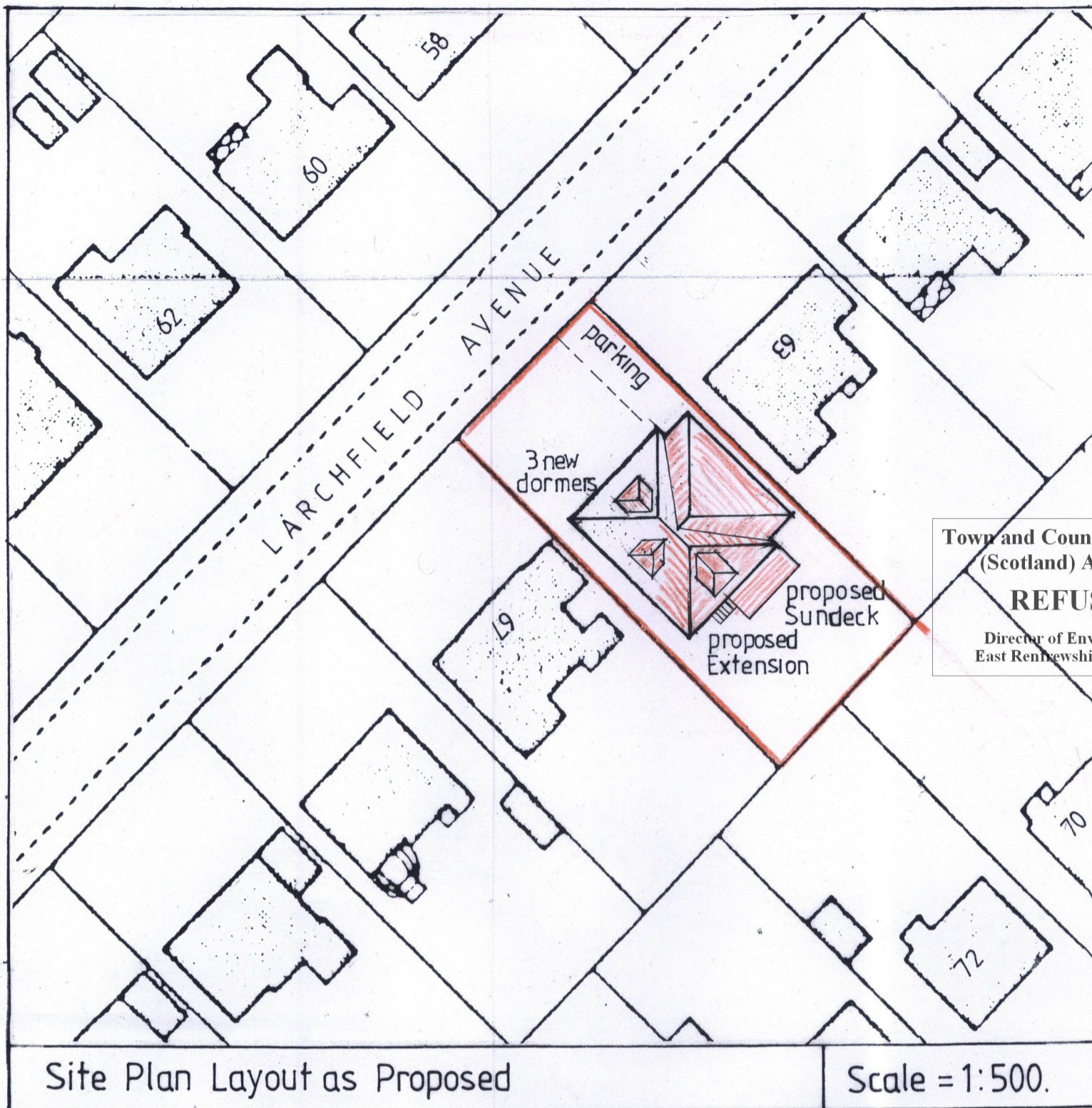
These are plans referred to in the accompanying application.

Signed  Dated 24TH FEBRUARY 2016



BLOCK/LOCALITY PLAN.

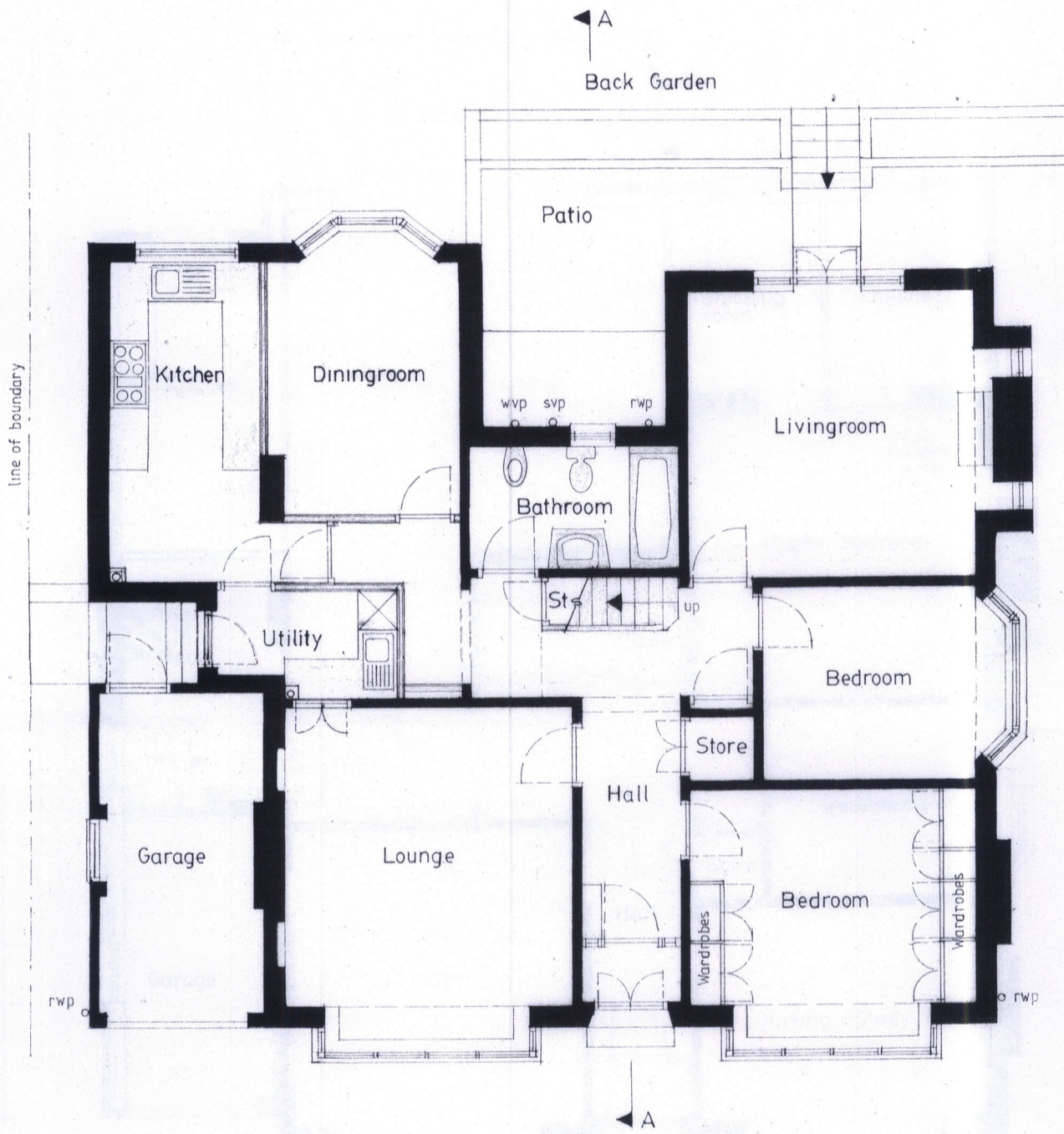
SCALE = 1:1250.



These are the plans referred to in the accompanying application

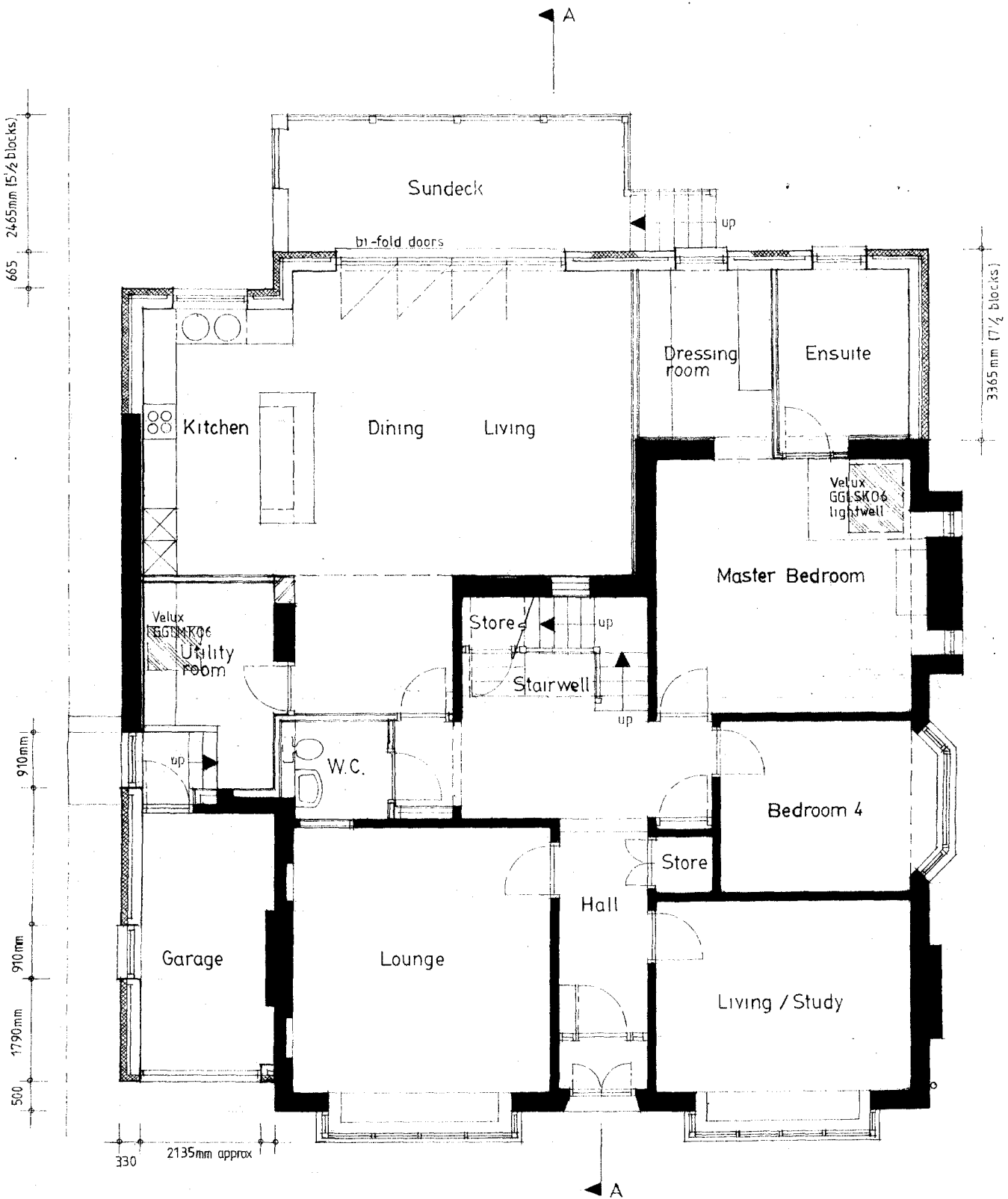
DRG. NO	DESCRIPTION OF DRAWING	SCALE	DRG. NO.	DESCRIPTION OF DRAWING	SCALE
2585/01	Title Sheet + Block/ Locality Plan	1:1250	2585/08	Cross Sections as Proposed	1:50
2585/02	Proposed Site Plan & Index	1:500	2585/09	Elevations as Existing	1:100
2585/03	Ground Floor Plan as Existing	1:50	2585/10	Elevations as Proposed	1:100
2585/04	Ground Floor Plan as Proposed	1:50			
2585/05	Attic Floor Plan as Existing	1:50			
2585/06	Attic Floor Plan as Proposed	1:50			
2585/07	Cross Section A-A as Existing	1:50			

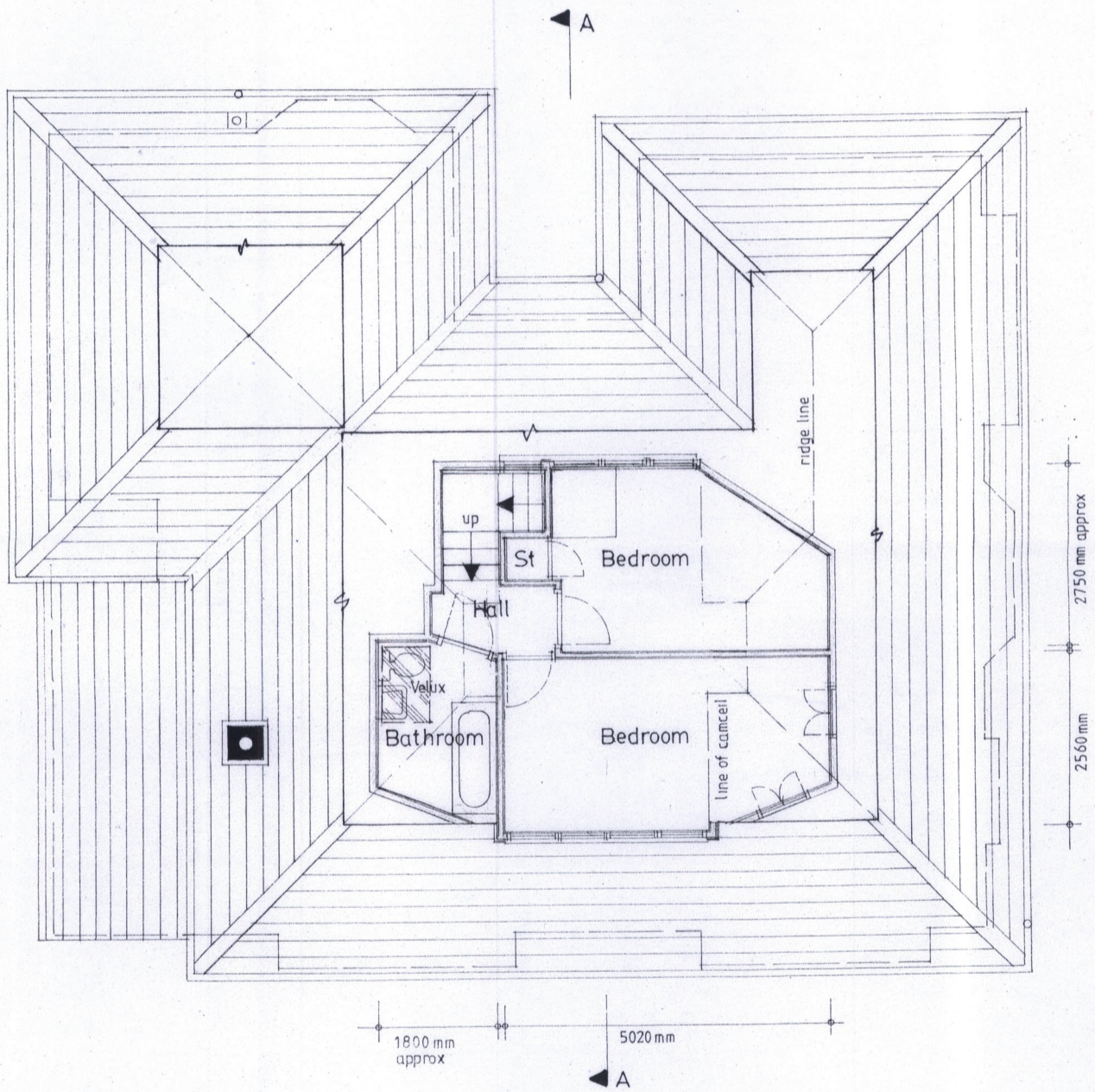
CORRAL ARCHITECTURAL DRAFTING SERVICES	0 10m 20m
PROPOSED SITE PLAN & PREFACE INDEX OF PLANS	SCALE = 1:500.
65 LARCHFIELD AVENUE, NEWTON MEARN, GLASGOW	DRG. NO.-2585/02



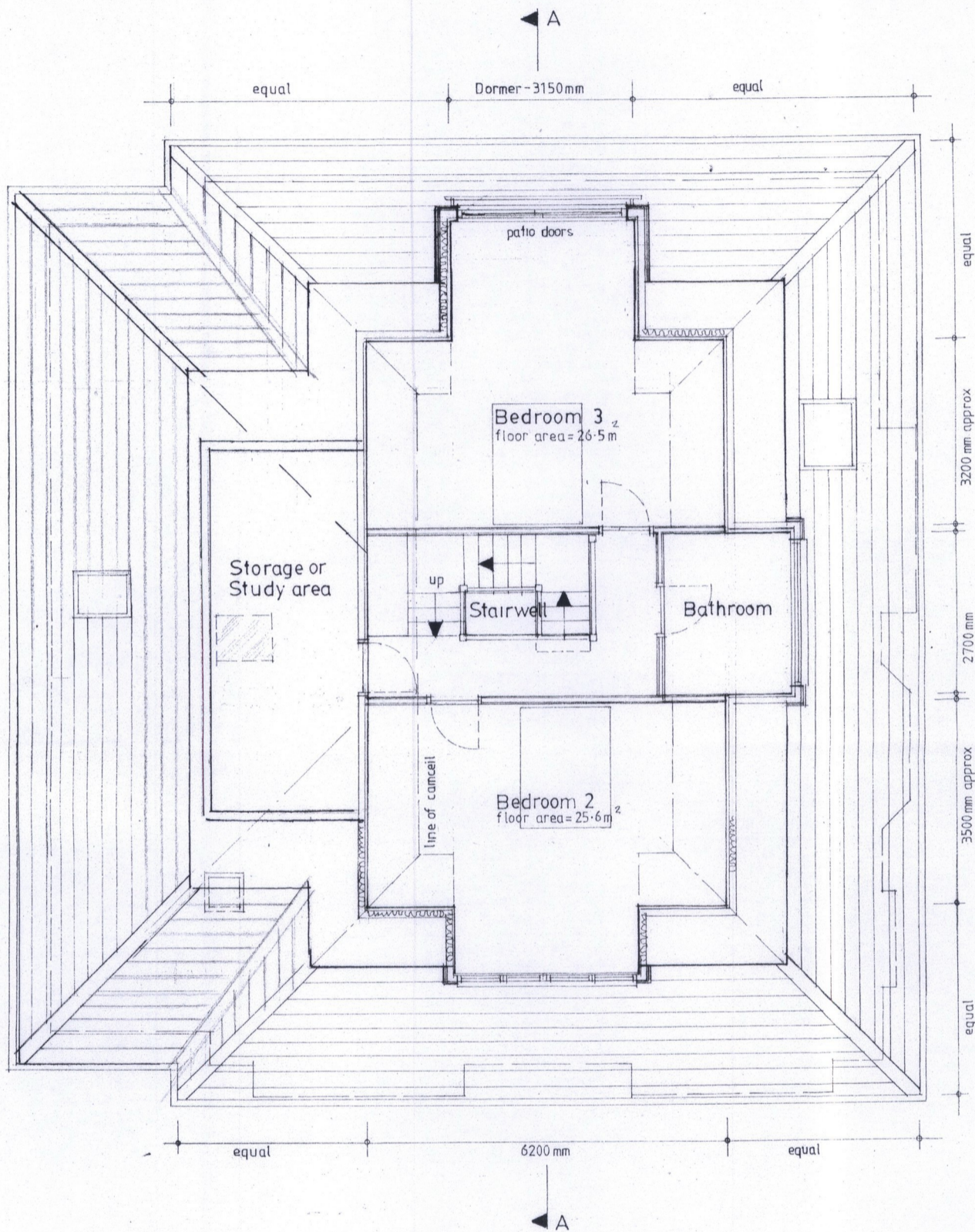
CORRAL ARCHITECTURAL DRAFTING SERVICES	0 1.0m 2.0m
GROUND FLOOR PLAN AS EXISTING.	SCALE = 1:100
65 LARCHFIELD AVENUE, NEWTON MEARNES, GLASGOW G77.	DRG NO.-2585/03

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



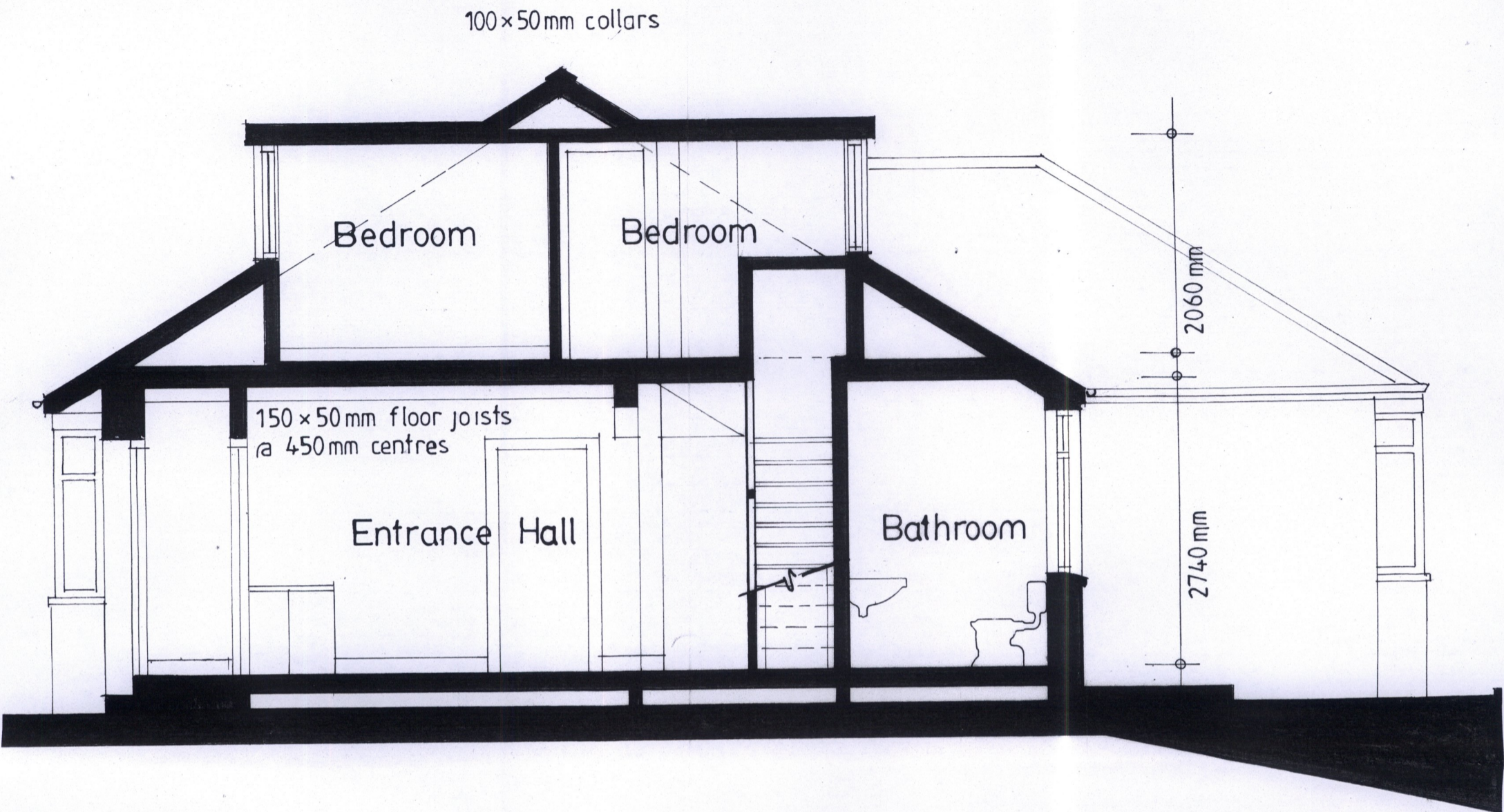


CORRAL ARCHITECTURAL DRAFTING SERVICES	0 1.0m 2.0m
ATTIC FLOOR PLAN AS EXISTING.	SCALE = 1:100.
65 LARCHFIELD AVENUE, NEWTON MEARN, GLASGOW.	DRG. NO. - 2585/05



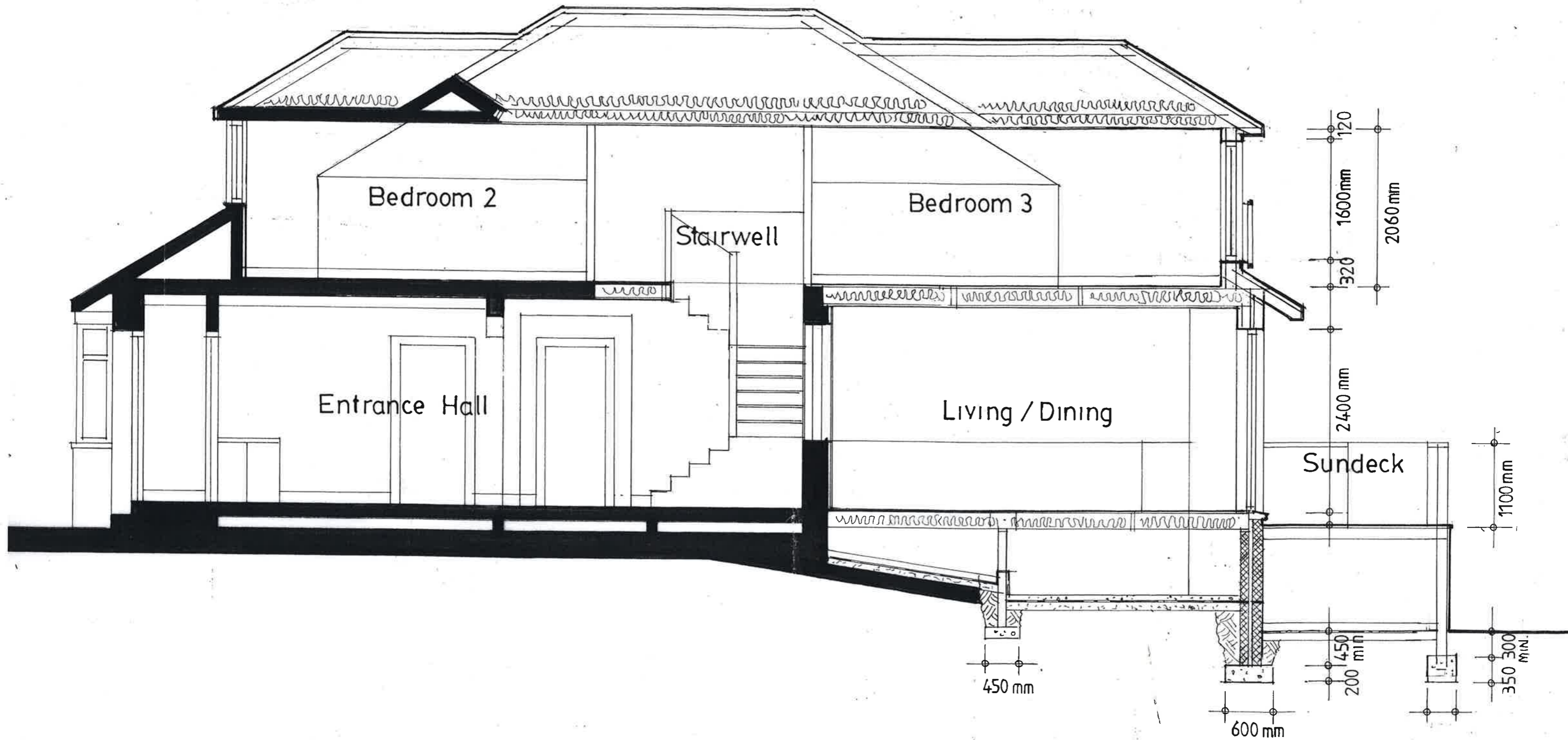
CORRAL ARCHITECTURAL DRAFTING SERVICES	0 1.0m 2.0m
ATTIC FLOOR PLAN AS PROPOSED.	SCALE = 1:100
65 LARCHFIELD AVENUE, NEWTON MEARNS, GLASGOW.	DRG. NO.-2585/06

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



CORRAL ARCHITECTURAL DRAFTING SERVICES	0 1.0m 2.0m
CROSS SECTION A-A AS EXISTING.	SCALE=1:50.
65 LARCHFIELD AVENUE, MEARN'S, GLASGOW. G77.	DRG. NO.- 2585/07

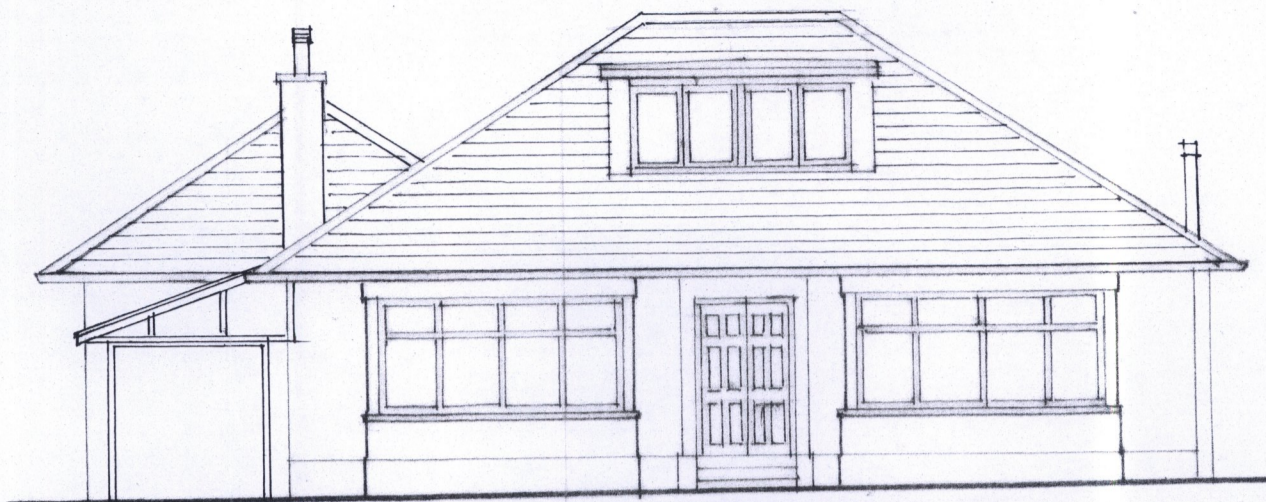
roof pitch of extension & dormers  
to match pitch of existing house roof



CORRAL ARCHITECTURAL DRAFTING SERVICES	0 1.0m 2.0m
CROSS SECTION A-A AS PROPOSED.	SCALE = 1:50.
65 LARCHFIELD AVENUE, MEARN'S, GLASGOW. G77.	DRG. NO. - 2585/08.

AMENDED PLANS RECEIVED  
 Date: 14/3/16

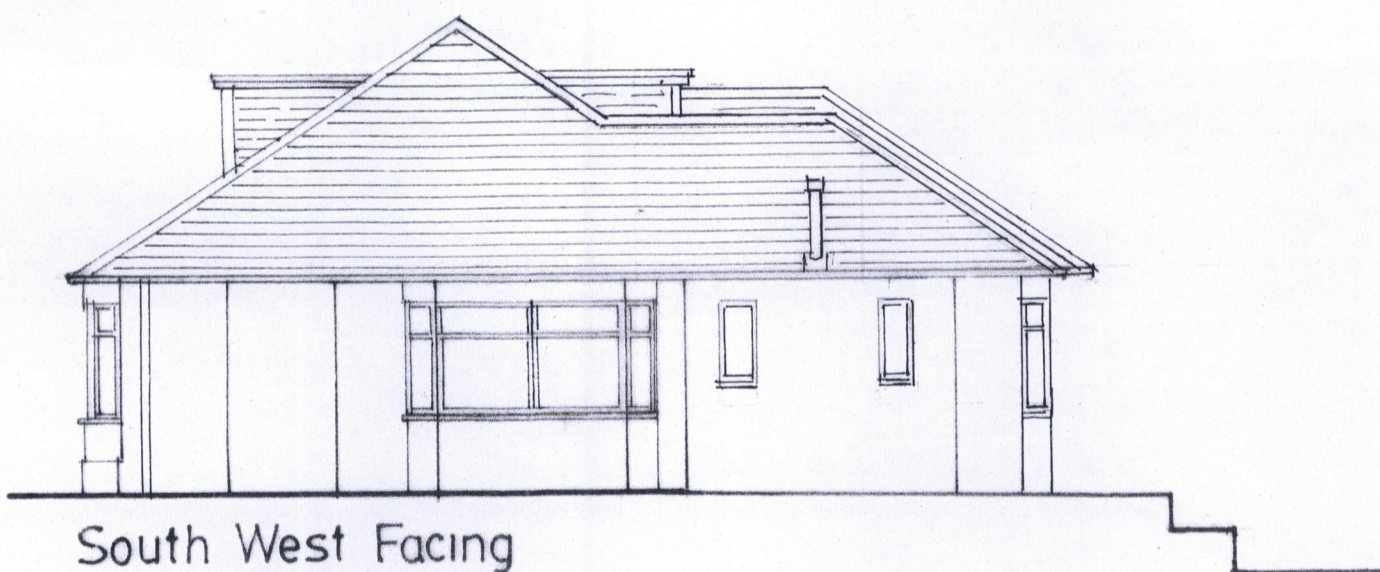




North West Facing Front Elevation



South East Facing Rear Elevation

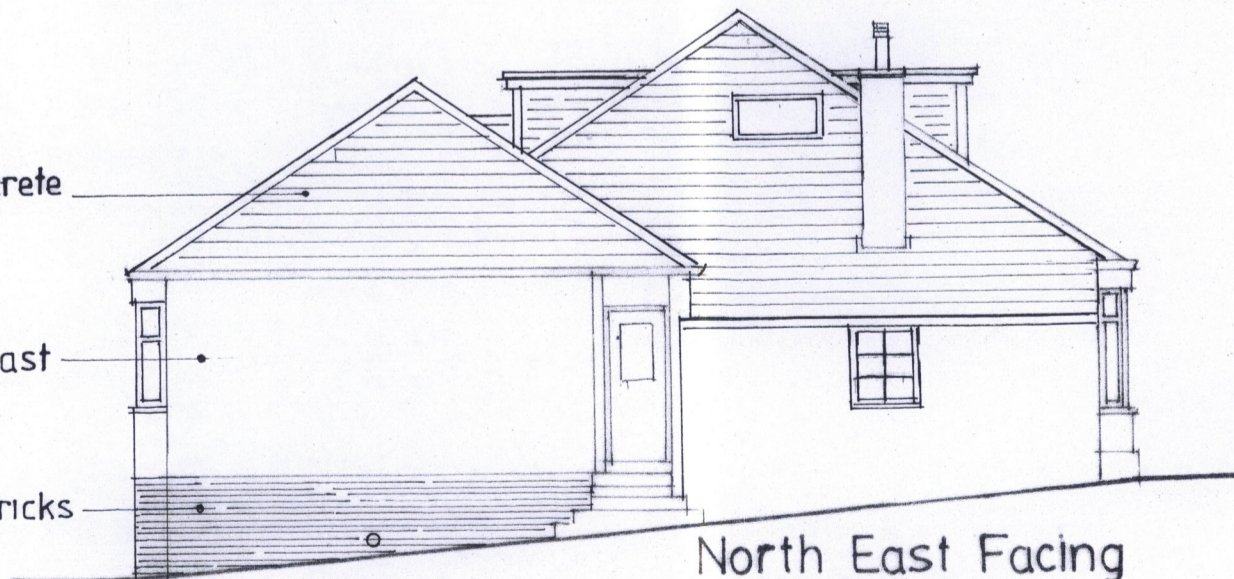


South West Facing Side Elevation

red / brown  
profiled concrete  
roof tiles

white roughcast

red facing bricks



North East Facing Side Elevation

CORRAL ARCHITECTURAL DRAFTING SERVICES

ELEVATIONS AS EXISTING

65 LARCHFIELD AVENUE, MEARN'S, GLASGOW. G77.

SCALE=1:100 0 1m 2m

DRG. NO.-2585/09

100

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

re-use existing  
roof tiles

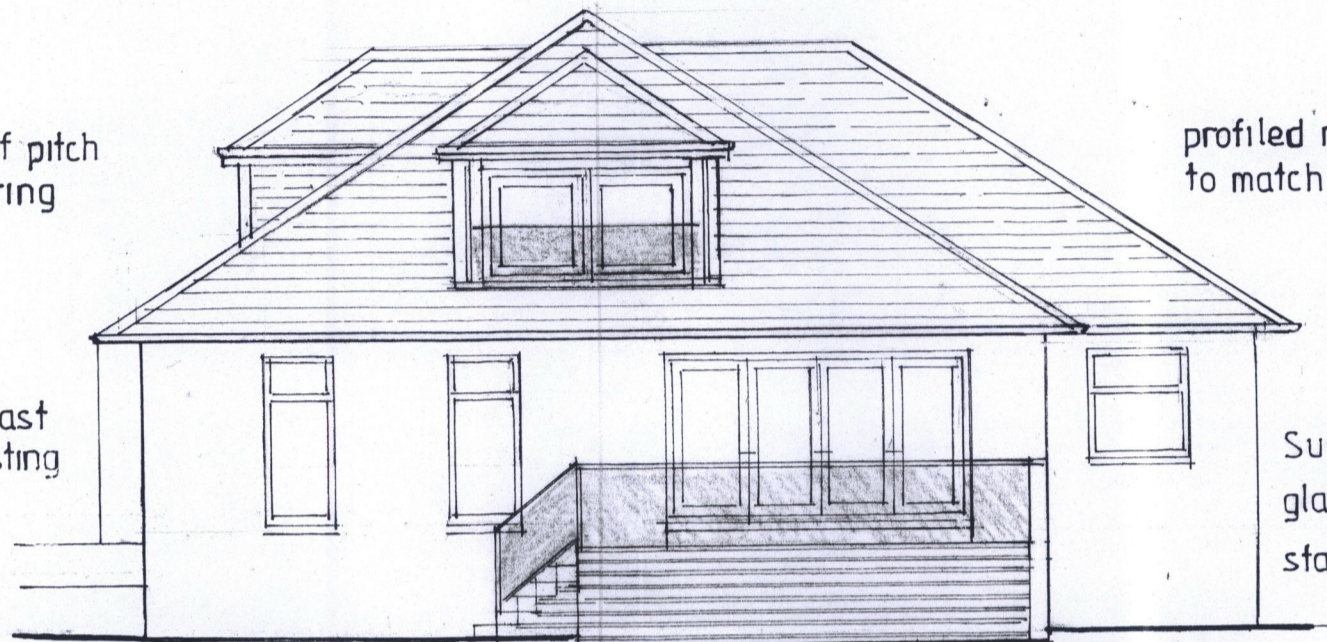


North West Facing Front Elevation

extension roof pitch  
to match existing  
house roof

profiled roof tiles  
to match existing

white roughcast  
to match existing

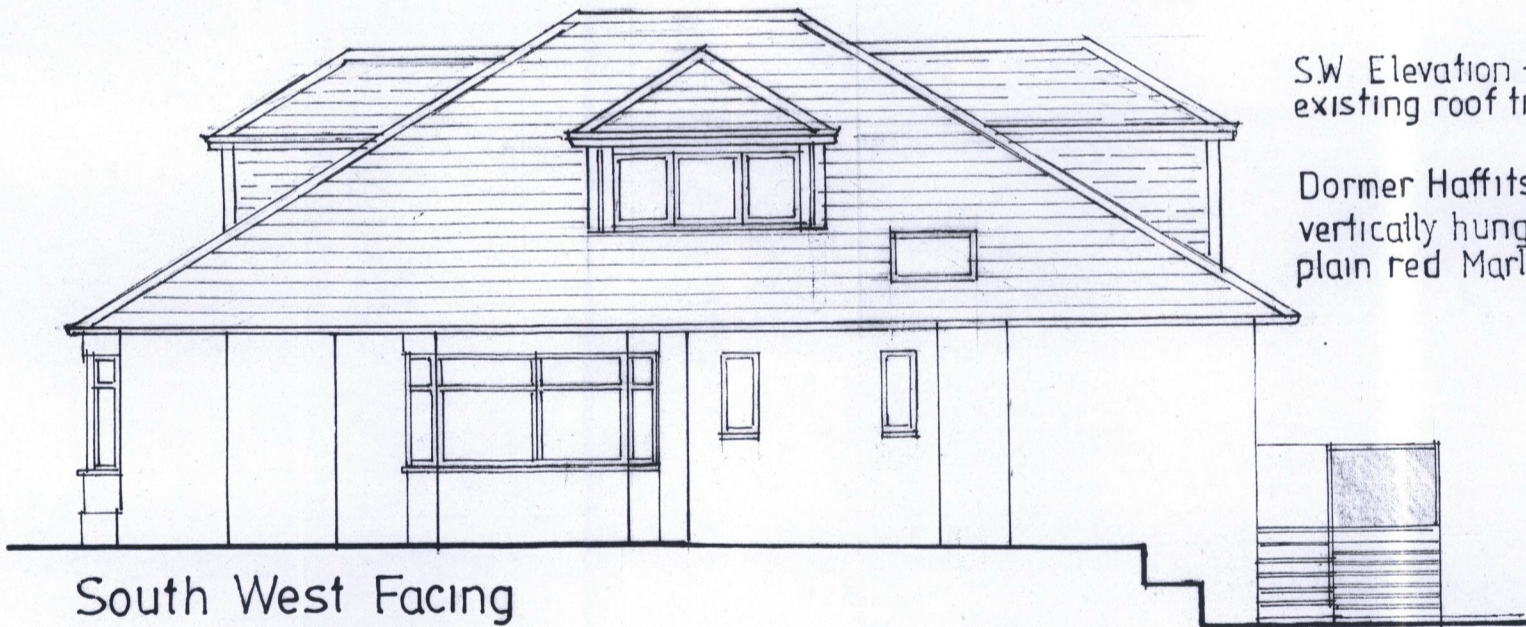


Sundeck -  
glazed balustrade  
stained cedar cladding

South East Facing Rear Elevation

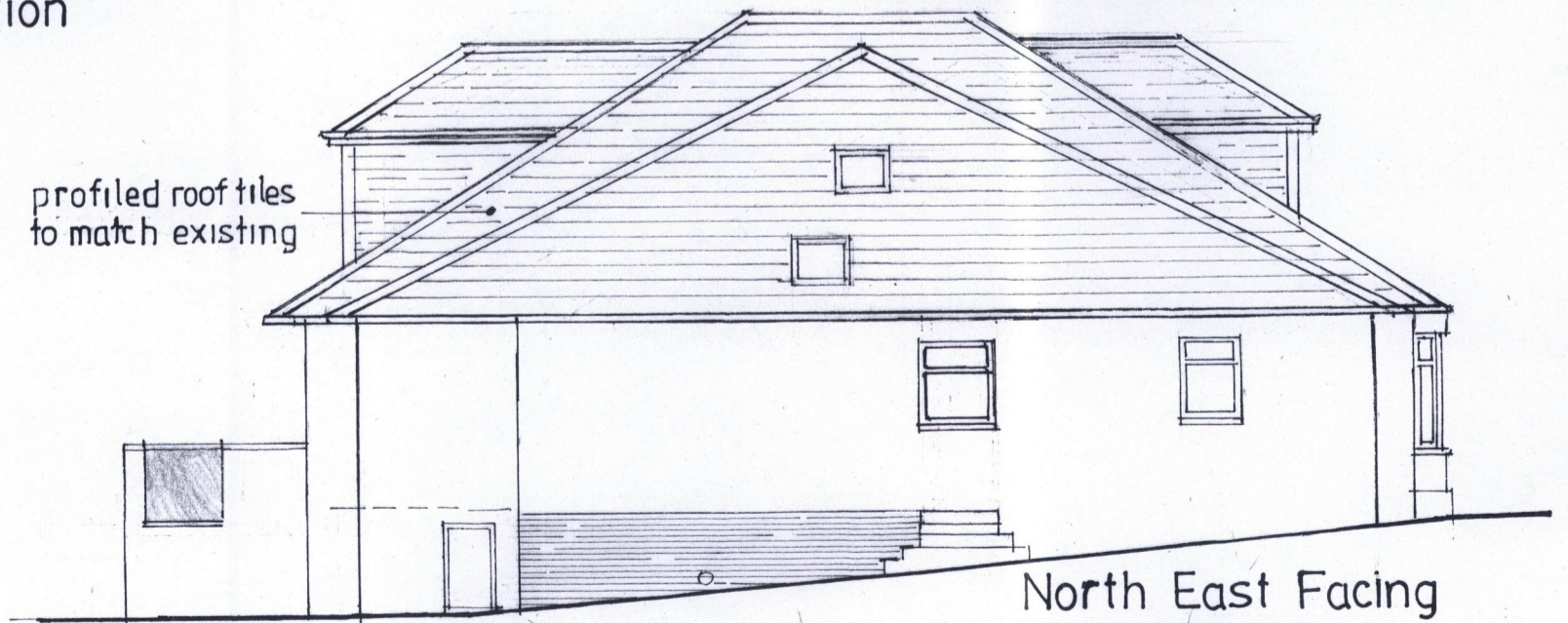
SW Elevation - re-use  
existing roof tiles

Dormer Haffits -  
vertically hung smooth  
plain red Marley tiles



South West Facing  
Side Elevation

profiled roof tiles  
to match existing



North East Facing  
Side Elevation

CORRAL ARCHITECTURAL DRAFTING SERVICES

ELEVATIONS AS PROPOSED.

SCALE=1:100 0 1m 2m

65 LARCHFIELD AVENUE, MEARN'S, GLASGOW. G77.

DRG. NO.-2585/10