

BLANK PAGE

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

13 August 2014

Report by Deputy Chief Executive

REVIEW/2014/04

ERECTION OF TWO AND SINGLE STOREY SIDE EXTENSION
AT 31 BROOMLEY DRIVE, GIFFNOCK

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:- 2014/0082/TP).
Applicant: Mr Tunde Cockshott
Proposal: Erection of two and single storey side extension
Location: 31 Broomley Drive, Giffnock
Council Area/Ward: Giffnock and Thornliebank (Ward 3).

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, Property and Regeneration).

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 his stated preferences are further written submissions; one or more hearing sessions; a site inspection; and assessment of review documents only, with no further procedure documents only.

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.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

11. Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The Local Review Body is advised that the focus of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.

12. 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 is a document which the applicant has referred to as 'Report 140521' in his submission.

13. 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."

14. 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. An explanation has been given by the applicant on his 'Notice of Review' form.

15. Essentially, the applicant states that the information is not new but rather provides clarification and amplification of the information already dealt with as part of the original application.

16. 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 be given the opportunity to comment on the new information.

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

18. 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);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages); and
- (d) Applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages).

19. The applicant has also submitted the drawings listed below (available for inspection within the Planning service of the Environment Department prior to the meeting and for reference at the meeting). Copies attached as Appendix 5 (Pages):-

- (a) Refused – Location Plan – (EX)01;
- (b) Block Plan – (PL)01;
- (c) Existing Plans and Elevations – (EX)02; and
- (d) Refused – Plans and Sections Proposed – (GA)01;
- (e) Refused – Plans and Sections Proposed – (GA)02; and
- (f) Refused – Roof Plan Existing and Proposed – (GA)03.

20. 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.

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

RECOMMENDATIONS

22. The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the reviews without further procedure and, if so, that:-
 - (i) it proceeds to determine whether the decisions taken in respect of the applications under review should be upheld, reversed or varied; and
 - (ii) in the event that the decisions are reversed or varied, the reasons and the detailed conditions to be attached to the decision letters are agreed.
- (b) In the event that further procedure is required to allow it to determine the reviews, 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:- August 2014

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.

BLANK PAGE

**APPLICATION
FOR
PLANNING PERMISSION**

BLANK PAGE



2 Spiersbridge Way Thornliebank Glasgow G46 8NG

Tel: 0141 577 3001

Fax: 0141 577 8411

Email: planningapplications@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 000082083-001

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)

The proposed works involve extending to the rear of the existing garage to form a small art studio with a small, raised, mezzanine office space. The existing garage door is to be replaced with a timber door and glass block screen and new roof-lights added to the garage roof.

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:	Collective Architecture
Ref. Number:	
First Name: *	Ewan
Last Name: *	Imrie
Telephone Number: *	0141 552 3001
Extension Number:	
Mobile Number:	
Fax Number:	0141 552 3888
Email Address: *	e.imrie@collectivearchitecture.co.uk

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

Building Name:	Mercat Building
Building Number:	26
Address 1 (Street): *	Gallowgate
Address 2:	
Town/City: *	Glasgow
Country: *	UK
Postcode: *	G1 5AB

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:	Tunde
Last Name:	Cockshott
Company/Organisation: *	n/a
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

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

Building Name:	
Building Number:	31
Address 1 (Street): *	Broomley Drive
Address 2:	
Town/City: *	Glasgow
Country: *	Scotland
Postcode: *	G46 6PD

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

31 BROOMLEY DRIVE

Address 5:

Address 2:

GIFFNOCK

Town/City/Settlement:

GLASGOW

Address 3:

Post Code:

G46 6PD

Address 4:

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

Northing

658329

Easting

256444

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: Ewan Imrie

On behalf of: n/a

Date: 07/02/2014

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: Ewan Imrie
Declaration Date: 07/02/2014
Submission Date: 07/02/2014

Payment Details



Created: 07/02/2014 11:46

BLANK PAGE

REPORT OF HANDLING

BLANK PAGE

REPORT OF HANDLING

Reference: 2014/0082/TP

Date Registered: 13th February 2014

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 256444/:658329

Applicant/Agent:

Applicant:
Mr Tunde Cockshott
31 Broomley Drive
Giffnock
East Renfrewshire
G46 6PD

Agent:
Collective Architecture
Ewan Imrie
Mercat Building
26 Gallowgate
Glasgow
G1 5AB

Proposal: Erection of two and single storey side extension

Location: 31 Broomley Drive
Giffnock
East Renfrewshire
G46 6PD

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:

Design Statement: This Statement explains the design context relating to the proposed development and the relationship with its surroundings.

ASSESSMENT:

The site is an existing two storey end terrace dwellinghouse on the west side of Broomley Drive within an established residential area. To the rear of the site is Broomley Lane which is a Right of Way. To the immediate north is a private lane connecting Broomley Drive with Broomley Lane. A single garage is sited at the side of the house its external wall is integral with the wall of the lane and it is finished in a monopitched slate roof.

The proposal is for the erection of an extension attached to the rear of the garage. The garage is proposed to be converted to a workshop linking through to a studio at ground level and an office to the upper level. The extension is a total of approx 6m long. The first part (nearest to the front) is some 2.4 metres in length and will be of single storey construction with a roof pitched similarly to that of the garage. The rear most portion, some 3.6 metres in length, will extend to two storeys with a mono pitched roof running in the counter direction from the garage and single storey extension with its highest side integral with the boundary wall. The result is that its highest point is approx 6m high above ground level. Externally the extension is to be finished in a mix off more contemporary materials.

The applicant has clarified that the use of the proposal is for a home office and will not be visited by members of the public.

The proposal is required to be assessed against Policies DM1 and DM2.1 of the adopted East Renfrewshire Local Plan. These policies seek to ensure that proposals are in keeping with the scale and style of the dwelling and do not dominate the building or result in an adverse impact on the neighbouring properties in terms of overshadowing or loss of privacy. The proposed Local

Development Plan has similar policy requirements as the adopted Local Plan however in addition it is accompanied by the Supplementary Planning Guidance on Householder Design Guide (SPG). The SPG emphasises that house extensions should be subordinate in scale and appearance to the original dwellinghouse.

The property is capable of supporting a side extension. However the current proposal involves a distinctive two storey element in a contemporary design with a monopitch roof sloping up from the side elevation of the house resulting in an excessively large expanse of wall above the side boundary wall that will be visible from Broomley Drive and adjacent lane.

The applicant's Planning Statement states that the form of the extension was driven by the desire to retain the gable window and to create a 'fun, playful, raised tower, similar in form to a tree house'. It also states that the two storey element was placed to the rear, as oppose to the front to minimise the visual impact on the street. Although it is accepted that a two storey rear extension could have less impact than a two storey extension to the front, this in itself is not a justification for the proposal especially where it is considered that it will still be visible from the street. Furthermore, whilst contemporary designs are encouraged, particularly through the SPG on Householder Design Guide, the Local Plan requires proposals to be complimentary to the original dwellinghouse. It is considered that a design solution inspired by a 'tree house' and incorporating a monopitched roof is not in keeping with a two storey dwellinghouse.

Consequently the proposal is considered to be out of keeping with the traditional hipped gable roofed dwellinghouse and visual jarring with the original dwellinghouse and the surrounding area. This contrast in appearance is considered to be detrimental to the character and visual amenity of the area and therefore contrary to Policies DM1 and DM2 of the East Renfrewshire Local Plan.

It should also be noted that the proposal involves partly developing over the private lane. This may require a Stopping Up order under the Town and Country Planning (Scotland) Act (as amended) to vary the width of the lane to enable the development to take place.

Therefore, taking into account the Development Plan and any other material planning considerations, it is recommended that the application be refused.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None

REASON(S):

1. The proposal is contrary to the East Renfrewshire Local Plan policies DM1 and DM2.1 as it will, due to its appearance and height, have an adverse visual impact on the appearance of the existing house to the detriment of character and visual amenity 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 3034.

Ref. No.: 2014/0082/TP
(JODR)

DATE: 16th April 2014

DIRECTOR OF ENVIRONMENT

Reference: 2014/0082/TP - Appendix 1
DEVELOPMENT PLAN:

Strategic Development Plan: None

East Renfrewshire Local Plan (Adopted 14th February 2011)

Policy E1-General Urban Areas

Within the general urban area, as shown on the Proposals Map, there will be a presumption against significant new development or change of use not compatible with the character and amenity of the locality and its surrounding land uses.

Policy DM1-Detailed Guidance for all Development

Where the principle of development is deemed to be acceptable in terms of the other Policies contained within this Local Plan, proposals for development will require to conform to the appropriate criteria below:

1. Not result in a significant loss of character or amenity to the surrounding area.
2. Be of a size, scale and density in keeping with the buildings in the locality and respect local architecture, building form, design, and materials.
3. Not constitute backland development without a road frontage.
4. Not impact adversely on the landscape character, involve a significant loss of trees or other Important landscape, greenspace or biodiversity features (see Policies E3 - "Protection of Natural Features", E6 - "Biodiversity" L1 - "Protection of Important Urban Greenspace", and L2- "Safeguarding the Local Greenspace Resource".
5. Ensure that landscaping is an integral element in layout design, taking account of existing physical features (e.g. trees, hedgerows, walls, etc.). Where appropriate, tree planting should augment the amenity and appearance of the site.
6. Ensure that the standards for 'Open Space' are satisfied see Policy L4 - "Open Space Provision in New Developments" and Appendix 1).
7. Meet the parking and access requirements of the Council and provide Appropriate mitigation to minimise the impact of new development (see Policies T3 - "New Transport Infrastructure" and T5 -"Other Traffic Management and Calming Measures).
8. Not prejudice the amenity of neighbouring properties by unreasonably restricting sunlight or privacy.
9. Seek to create safe and secure environments and reduce the scope for anti-social behaviour and fear of crime.
10. Be designed to meet disability needs and include provision for disabled access within public areas.
11. Minimise the extent of light pollution caused by street and communal lighting and any flood lighting forming part of, or associated with, development.
12. Be designed to include provision for the recycling, storage, Collection and composting of waste materials.
13. Be designed to retain on-site, for use as part of the development, as much as possible of all waste material arising from construction of the development.
14. Be designed where applicable to take into account the legacy of former mining activity.

Policy DM2.1-Extensions

1. Must complement the existing character of the building, particularly in terms of scale, style, form and materials.
2. Must complement the existing building in terms of size, scale or height.
3. Incorporate a pitched roof where exposed to public view, with roof tiles or slates to match existing.
4. Side extensions should not create an unbroken or terraced appearance along the street frontage.
5. Avoid major loss of existing garden space.
6. Dormer windows should not in general dominate the existing roof profile, 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 Council will prepare and approve a design guide for householders on alterations to existing dwellinghouses.

Proposed Local Development Plan

The Proposed Local Development Plan (LDP) is to be sent shortly for Examination to the Scottish Government. The LDP outlines the Council's most up to date statement of planning 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;
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, water management, 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 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. As much as 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, particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, 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.

Policy D2-General Urban Areas

Development will be supported within the general urban areas, as defined on the Proposals Map, where compatible with the character and amenity of the locality and surrounding land uses and where it complies with other appropriate policies of the Proposed Plan.

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

Finalised 16/03/2014.IM.

BLANK PAGE

DECISION NOTICE
AND
REASONS FOR REFUSAL

BLANK PAGE

**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. **2014/0082/TP**

Applicant

Mr Tunde Cockshott
31 Broomley Drive
Giffnock
East Renfrewshire
G46 6PD

Agent:

Collective Architecture
Ewan Imrie
Mercat Building
26 Gallowgate
Glasgow
G1 5AB

With reference to your application which was registered on 13th February 2014 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of two and single storey side extension

at: 31 Broomley Drive Giffnock East Renfrewshire G46 6PD

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 East Renfrewshire Local Plan policies DM1 and DM2.1 as it will, due to its appearance and height, have an adverse visual impact on the appearance of the existing house to the detriment of character and visual amenity of the area.

Dated 16th April 2014

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 Proposed	01		
Plans Proposed	02	a	
Plans Proposed	03		
Location Plan	(EX)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 the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or 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 should be addressed to the Principal Committee Services Officer, Council Headquarters, Eastwood Park, Rouken Glen Road, Giffnock G46 6UG. Applicants can also ask for a review if the application has not been determined within the 2 month time period for a decision.

Requests for review must be made on the Notice of Review form which is available to download from the Council's website at www.eastrenfrewshire.gov.uk or alternatively call the Planning general enquiry lines on 0141 577 3895 or 3878 to request one. 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**

BLANK PAGE



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

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

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)

CONTACT : EWAN IMRIE
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:

WE ARE HAPPY FOR THE REVIEW PANEL TO CHOOSE THE PROCEDURES AND ARE HAPPY WITH ANY OF THE ABOVE TO BE PURSUED.

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 checked="" type="checkbox"/> | <input 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:

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.

PLEASE REFER TO ATTACHED STATEMENT.

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.

WE HAVE INCLUDED THE "REPORT 140521" AS WE CONSIDER THIS IS RELEVANT IN OUR CONCERNS REGARDING THE HANDLING OF THE PROJECT DESCRIBED IN SECTION 3.0 OF OUR STATEMENT, AND IN PARTICULAR THE LACK OF ADVICE RECEIVED AS TO HOW WE CAN FIND A SOLUTION THAT WILL MEET THE PLANNING AUTHORITIES APPROVAL.

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.

(EX)01	LOCATION PLAN	}	PLANNING APPLICATION
(PL)01	BLOCK PLAN		
(EX)02A	EXISTING PLANS AND ELEVATIONS		
(GA)01	PLANS AND SECTIONS AS PROPOSED		
(GA)02A	ELEVATIONS AS PROPOSED		
(GA)03	ROOF PLAN EXISTING AND PROPOSED		
REPORT	PLANNING DESIGN STATEMENT		
REPORT	140327		- SUBMITTED PRE DURING PLANNING PROCESS
REPORT	140521		- SUBMITTED POST DETERMINATION

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


 FOR WULFENUE ADM+REURUNE

Date

27.06.14

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, Property and Regeneration), 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

BLANK PAGE

STATEMENT OF REASONS FOR REQUESTING REVIEW

Prepared by Collective Architecture as agent acting on behalf of the applicant

1.0 Background information:

1.1 Reason for refusal:

The proposal is contrary to the East Renfrewshire Local Plan policies DM1 and DM2.1 as it will, due to its appearance and height, have an adverse visual impact on the appearance of the existing house to the detriment of character and visual amenity of the area.

1.2 Related planning policy:

Policy DM1

Where the principle of development is deemed to be acceptable in terms of the other Policies contained within this Local Plan, proposals for development will require to conform to the appropriate criteria below:

- 1. Not result in a significant loss of character or amenity to the surrounding area.*
- 2. Be of a size, scale and density in keeping with the buildings in the locality and respect local architecture, building form, design, and materials.*

Policy DM2.1 Extensions

- 1. Must complement the existing character of the building, particularly in terms of scale, style, form and materials.*
- 2. Must complement the existing building in terms of size, scale or height.*
- 3. Incorporate a pitched roof where exposed to public view, with roof tiles or slates to match existing.*
- 4. Side extensions should not create an unbroken or terraced appearance along the street frontage.*
- 5. Avoid major loss of existing garden space.*
- 6. Dormer windows should not in general dominate the existing roof profile, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.*

2.0 Reasons for Appeal

2.1 Statement in response to the stated “adverse visual impact on the appearance of the existing house...”

With regards to the Planning Officer’s opinion that the proposals will have an adverse impact to the appearance of the existing house, we would argue that the opposite is the case for the following reasons:

- The proposals have sought to sensitively deal with the predominant features of the end of terrace gable.
- In particular, the gable has a stunning stain glass window that illuminates the stair well. The proposals were developed specifically to ensure that this is given space and preserved as a key feature.
- The reverse pitch of the roof of the 2 storey element means that the roof can be kept as low as possible where it meets the gable, which, again, does not impinge on the feature gable window, nor block light into the stairwell, while revealing as much as possible of the original stonework.
- The reverse pitched roof is also compositionally attractive as a counterpoint to the pitch of the existing roof. It expresses, in accordance with current heritage conservation thinking, that the extension is a contemporary addition while being respectful of the original house.

- We consider that due to the unique nature of the end of terrace gable, it is not appropriate, nor possible, to strictly adhere to the recommendations contained within the *Supplementary Planning Guidance Householder Design Guide December 2012* part 2.1.1 that “developments should have the same roof design as the house, particularly when visible from public view”. We feel that adhering to this recommendation would result in a roof line far higher than proposed and have a greater impact from the street than the current proposals.
- The building is very attractive and the proposals have sought to compliment this. However, it should also be noted that the building is not listed and is not within a conservation area. Therefore, we would argue that a contemporary approach should not be prohibited.

2.2 Statement in response to the stated “*adverse visual impact on the appearance of the existing house to the detriment of character and visual amenity of the area*”

With regards to the Planning Officers opinion that the proposals will have an adverse impact on the character and visual amenity of the area, we would argue that this is not the case for the following reasons:

- As stated above, the proposals have sought to sensitively deal with the predominant features of the end of terrace gable.
- The 2 storey element, which appears to be the primary issue for refusal, sits a full 19.7m back from the heel kerb and therefore has a very minor impact on the streetscape.
- As per the Planning Statement submitted with the application, our previous ideas looked at placing the 2 storey element to the front of the garage. However, it was considered that by moving the element to the rear of the house it would be discrete with little impact to the streetscape.
- The streetscape does not have a strong prevailing form. The site is at the end of a 2 storey sandstone terrace. Opposite and next to the property are bungalows of various designs with varying house extensions. Due to this varied context and the distance the 2 storey element sits back from the street, it appears harsh to consider that the proposals will be detrimental to the character and visual amenity of the area. To the contrary, the proposals will add character to the awkward transition from the sandstone terrace to neighbouring bungalows.
- There have been no neighbour objections to the proposals and the immediate neighbour that shares the lane has welcomed the proposals as bringing interest and character to the vicinity.

3.0 Application Process

3.1 Planning Application

The application was registered on 13th February 2014 and the planning officer named as Mr John Drugan.

The first correspondence was an email from the Planning Officer of 26th March (just over 2 weeks before the 2 month deadline) advising that the proposals were due to be refused and suggesting that the current application is withdrawn.

(Email of 26.03.14 from ERC to agent)

I refer to the above application for planning permission. Following an initial assessment and site visit it is considered that the proposal is not in keeping with the original dwelling and would result in a detrimental impact on the character and amenity of the area, contrary to the aims of policies DM1 and DM2/1 of the East Renfrewshire Local Plan and the draft Supplementary Planning Guidance (SPG): Household Design Guide. Both the Local Plan and the SPG require extensions, where pitch roofs are proposed, to match the existing. It is considered that your proposal incorporates a mono-pitch inverted roof which is out of keeping

with the existing hipped roof building and will be at odds with the existing extension given the height of the proposal.

Given the above, I am of the opinion that significant alterations are required to make the proposal acceptable to this department and would recommend that the current application is withdrawn, with pre application discussions taking place prior to the submission of a new application. Consequently, please withdraw the current application within 7 days of this email. Failure to withdraw the application within the required timescale will result in your application being determined as it stands and a report being prepared with a recommendation for refusal.

As the application had not been determined, CAL requested a meeting to discuss how the concerns could be addressed.

In response, EDC advised that they will not meet until alternative proposals are submitted.

(Email of 26.03.14 from ERC to agent)

Before we have a meeting I would request that you submit alternative sketches for me to look at. I have no issue with contemporary architecture, however I feel in this instance it may be problematic given the constraints of the site and the existing single storey extension to the front. Any taller extension to the rear is always going to be difficult to integrate to both the original building and existing extension. However, you should note that the onus is on the applicant to submit an acceptable proposal.

Notwithstanding the above, I will still have to prepare a report recommending refusal of the current application next week.

In response, sketches were prepared to try to address the concerns with regards to the pitch of the roof, roofing materials and to avoid encroaching into the lane. (The report containing these sketches has been included in the supporting documentation.)

(Email of 27.03.14 from agent to ERC)

Further to our correspondence, I have revisited the Household Design Guide and have attached our thoughts on how best we can meet them in terms of being sympathetic with the roof pitches. We can't continue the roof pitch of the original house as this would hide the attractive end gable window. Instead, I think we can tie in with the roof of the rear extension and use slate as the roofing material.

With regards to extending into the lane, we can pull the proposals back to the line of the existing boundary wall to avoid any issues.

With regards to the use of the office, this is a home office used by one person and will not be visited by members of the public. Similarly, the art studio is purely for person use and will not be public.

Please can you let me know your thoughts on our revised proposals, or, alternatively, I would be free to meet Monday or Wednesday next week to discuss these further.

In response, we were advised that the revised proposals did not address all of the concerns and that they refusal notice will be processed.

(Email of 31.03.14 from ERC to agent)

I don't think the revise sketch addresses all of the issues and that the proposal still seems at odds with the original dwellinghouse. As per my previous email, I intend to prepare a report recommending refusal. I am happy to meet to discuss possible solutions however this will be

after the determination of the current application. If you wish the meeting earlier, I would suggest that you withdraw the application and arrange to come in with revised proposals for discussions.

The planning refusal notice was subsequently received on 24th April 2014.

3.2 Post-refusal consultation

A meeting was held with Mr John Drugan on Friday 2nd May 11am at 2 Spiersbridge Way with the intention of discussing how the proposals can be adapted to meet with ERC's approval. Mr Drugan advised that he was sympathetic to the proposals and advised that if they were submitted within Glasgow's "West End", they would likely be approved, however, ERC are more conservative in what they shall accept. Mr Drugan, as a way forward, proposed that the materials for the infill to the garage door and the gable to 2 storey extension be treated in the same manner so that it appears as if the existing garage and new extension were one development.

This was considered to be a good idea and revised proposals were submitted in a new report issued 21.05.14.

Collective Architecture received a phone call from Mr Drugan on 05.06.14 advised that the revised proposals would not be accepted either.

3.3 Conclusion

Throughout the process, Collective Architecture and the client have sought to adapt the proposals to meet the council's requirements and the local plan and have produced 3 different options, none of which were considered acceptable. In addition, we have found ERC to be unhelpful in advising what will be acceptable.

The proposals are modest and will have little impact on the surrounding area. However, they will be transformative for the client providing a special environment for making art work and a place to work from home. We have found ERC to be inconsiderate to the needs of the applicant and unhelpful in helping them achieve their aspirations.

We request that the review panel reconsiders our design intentions for the reasons stated above and reverses the planning refusal.

Planning Statement

31 Broomley Drive, G46 6PD
Extension to side of property

07.02.14

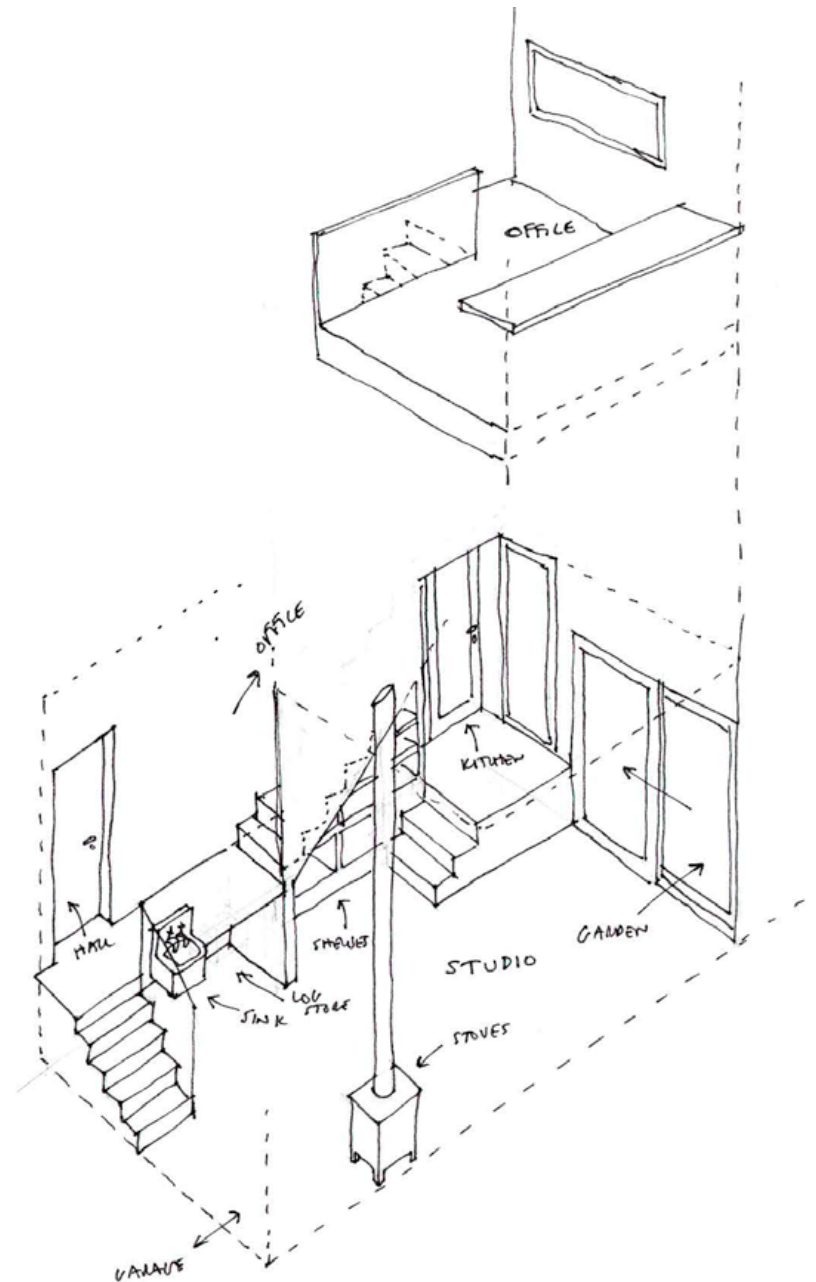
Client: Tunde Cockshott
Agent: Collective Architecture



BLANK PAGE

Contents

1. Context
2. Daylight and sunlight
3. Design methodology
4. Materials
5. Visualisations



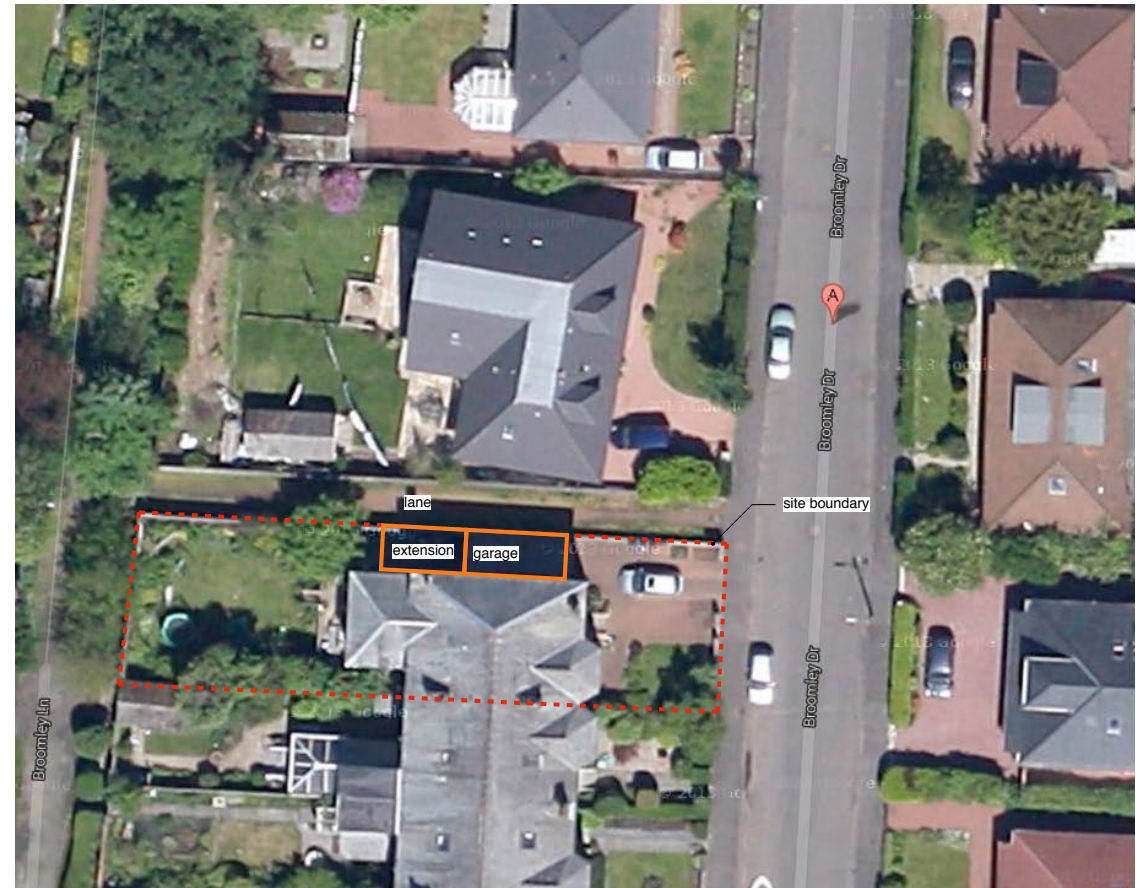
Context

The client intends to build an extension to the side of their property to provide a small arts studio and an office space for home working.

The traditional sandstone property is situated on the end of a terrace and is surrounded by dissimilar suburban bungalow type properties.



Front of 31 Broomley Drive



Aerial photo showing context



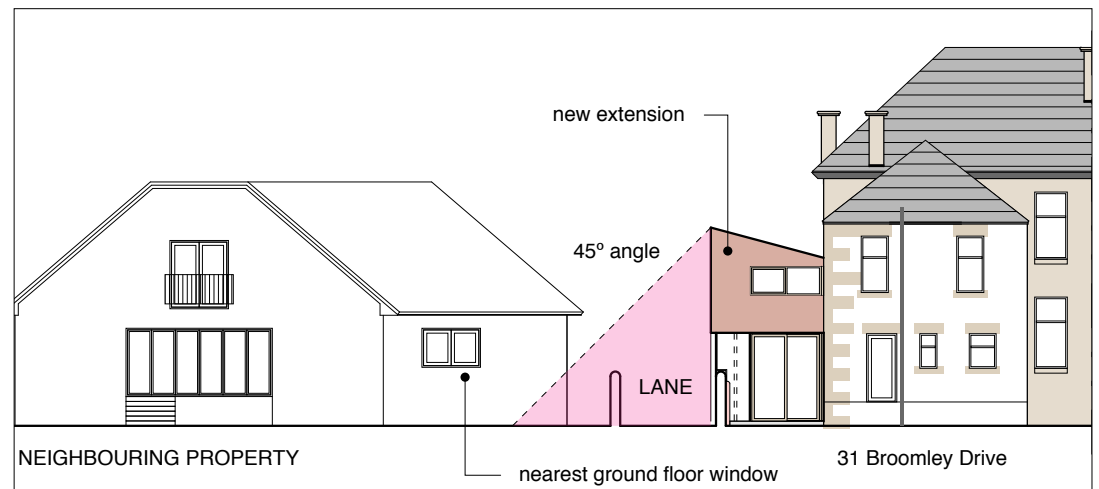
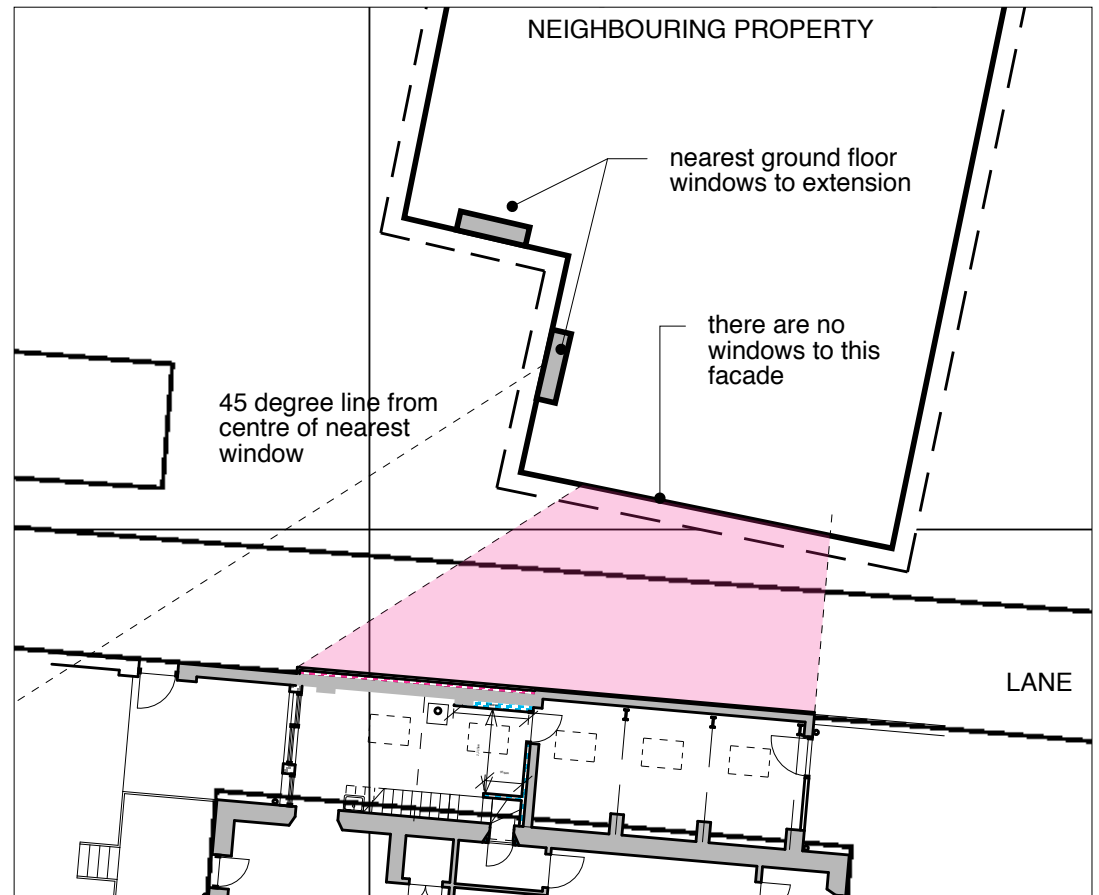
Neighbouring property



View along Broomley Drive showing gable of nr 31

Daylight and sunlight

The diagrams demonstrate, using the 45° method, that the extension does not adversely affect daylight and sunlight to the neighbouring property.



Design Methodology

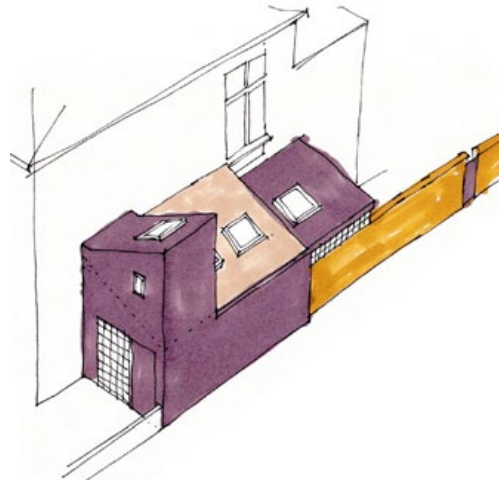
The design process initially considered building a mezzanine within the existing garage and raising a portion of the roof to provide the necessary headroom. On reflection, this was considered to be a lot of work for little gain and the extension would be more prominent on the street front.

Instead, the preferred option is to retain the existing garage as an unheated studio/workspace/store and extend to the rear to provide a heated studio and office space.

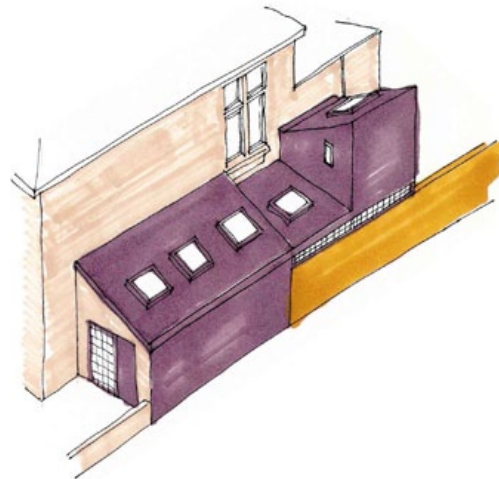
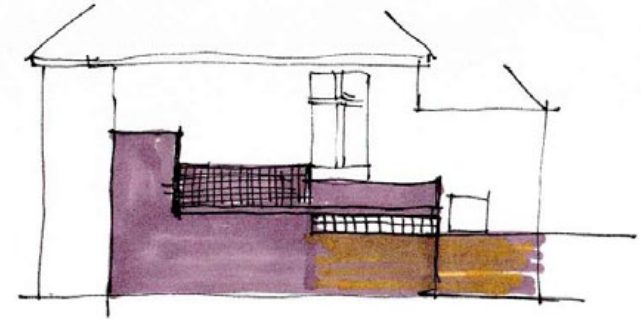
By extending behind the garage, the extension has minimal visual impact on the street while also enjoying the position next to the rear garden.

The form has been derived by a desire to retain the existing gable window to the stair, while creating a fun, playful, raised tower, similar in form to a tree house, to house the office space.

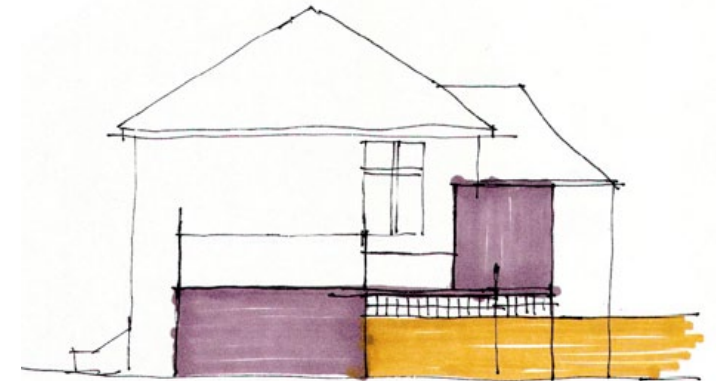
The raised office space respects the eaves height of the existing extension. The roof falls back towards the house in order to increase the dynamic effect while allowing the rainwater to be directed towards the existing rainwater pipe. An interesting composition is formed by the gable to the lane.

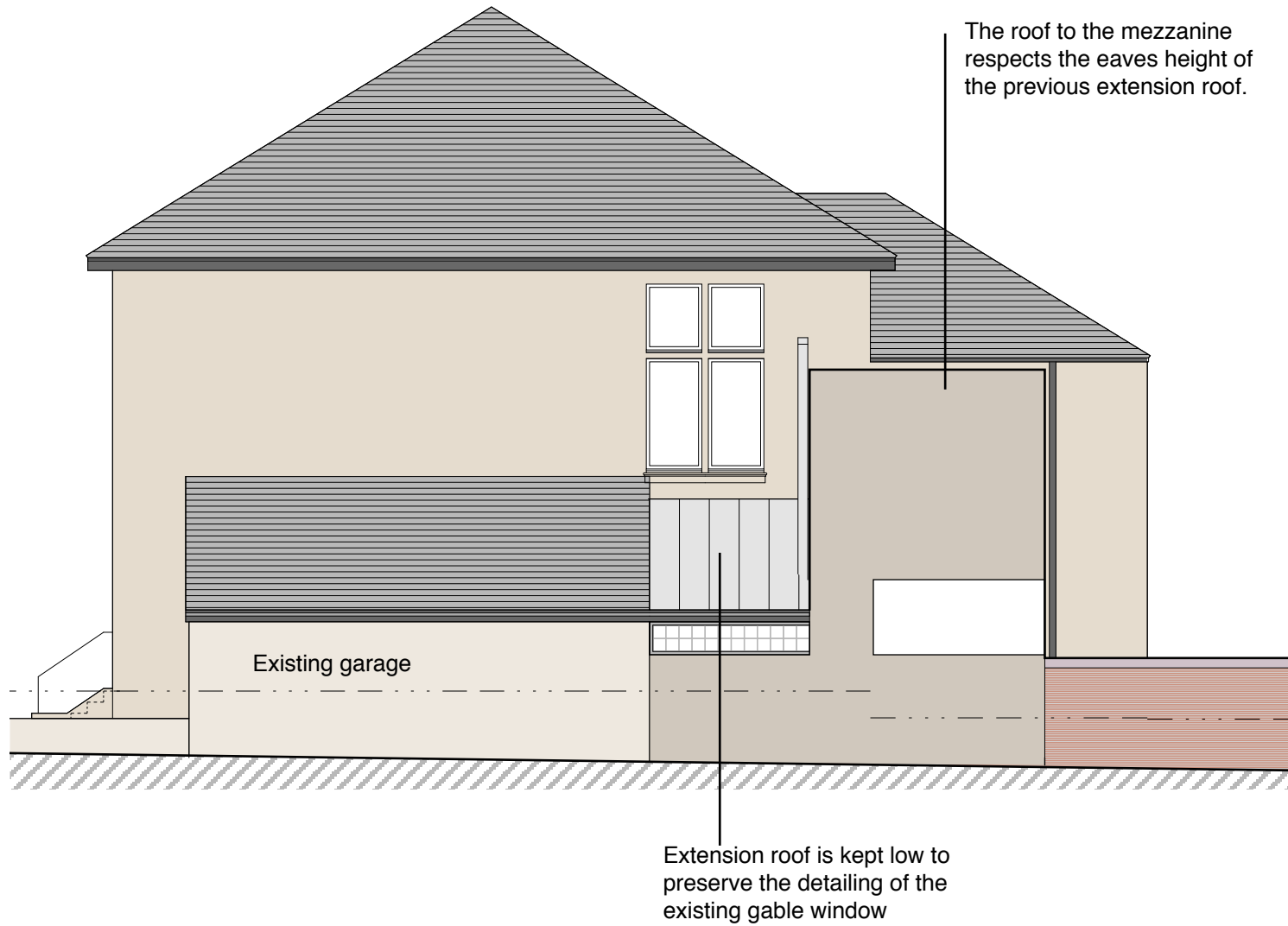


Initial concept sketch showing option of mezzanine above existing garage



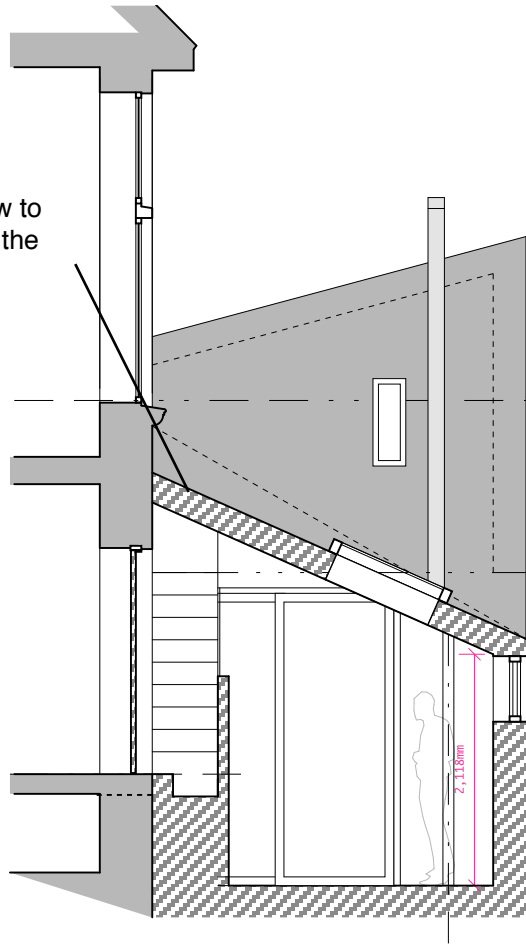
Initial concept sketch showing preferred option of mezzanine within new extension to rear of garden





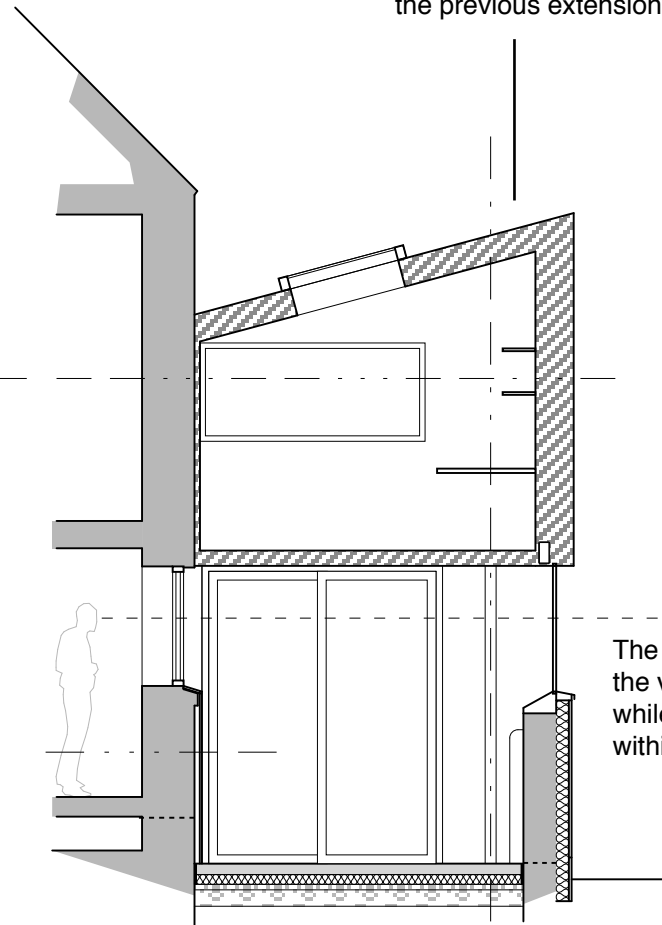
Elevation from lane

Extension roof is kept low to preserve the detailing of the existing gable window



Section through studio

The roof to the mezzanine respects the eaves height of the previous extension roof.



The raised window retains the view from the kitchen while maintaining privacy within the studio.

Section through office mezzanine

Materials

The materials have been selected to compliment the blond sandstone and slate roof of the existing house.



Coloured render

Through-coloured render is proposed to the walls of the extension. The proposed render is a grey/sand colour to pick up the tone of the sandstone.



Cor-ten

Cor-ten steel cladding is proposed to the small elevated gable facing the rear garden. The natural patination of the steel will sit well next to the tone of the existing sandstone walls.



Zinc roof

Standing seam zinc roofing is proposed for the extension. The tone of the pre-weathered zinc is similar to that of slate and use of zinc allows the roof pitch to be kept quite low and will not be prominent from the street.

Visualisations



View from lane
View showing render to side elevation and cor-ten
steel to small gable facing garden



View from lane

It is proposed to replace the existing garage door with a new single leaf timber door and a screen of glass blocks. The image also shows the grey/sand render colour to blend with the existing sandstone.

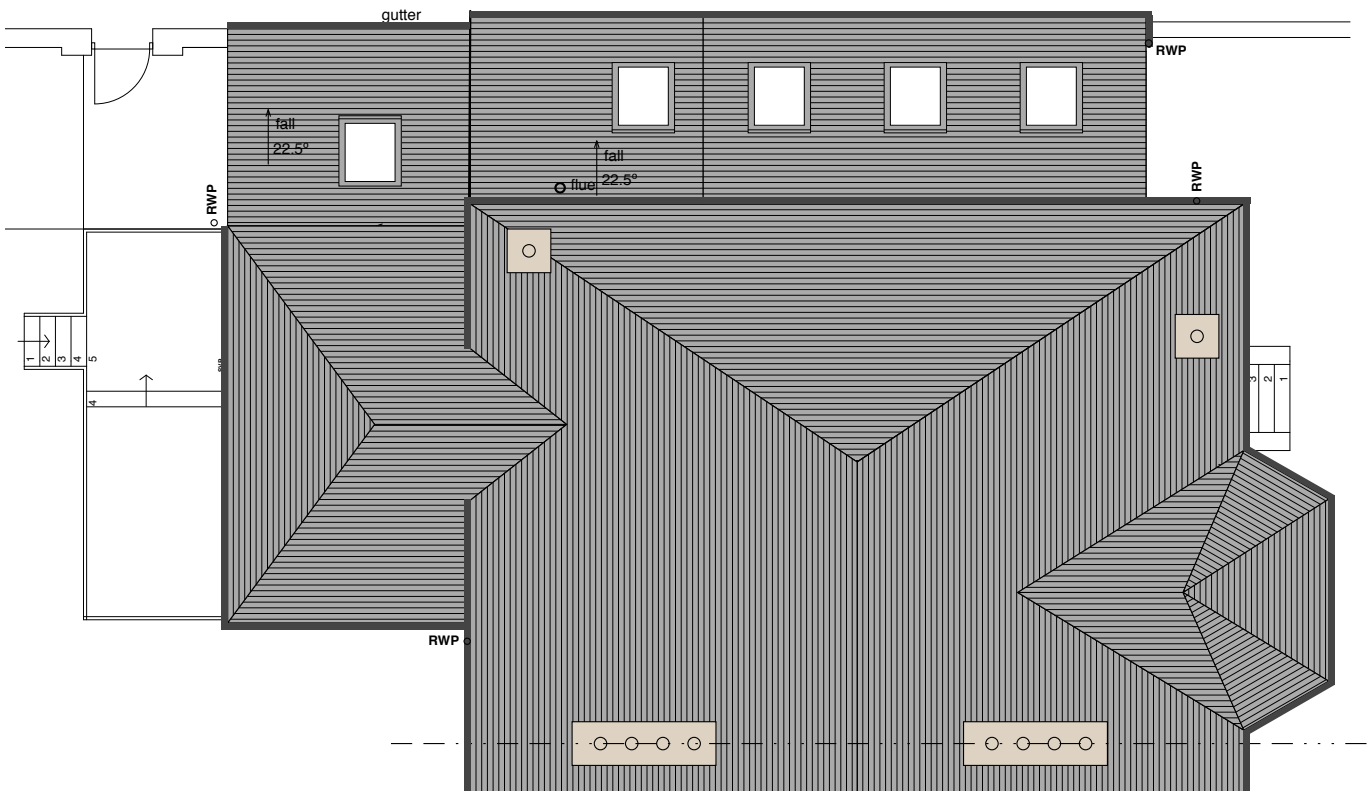
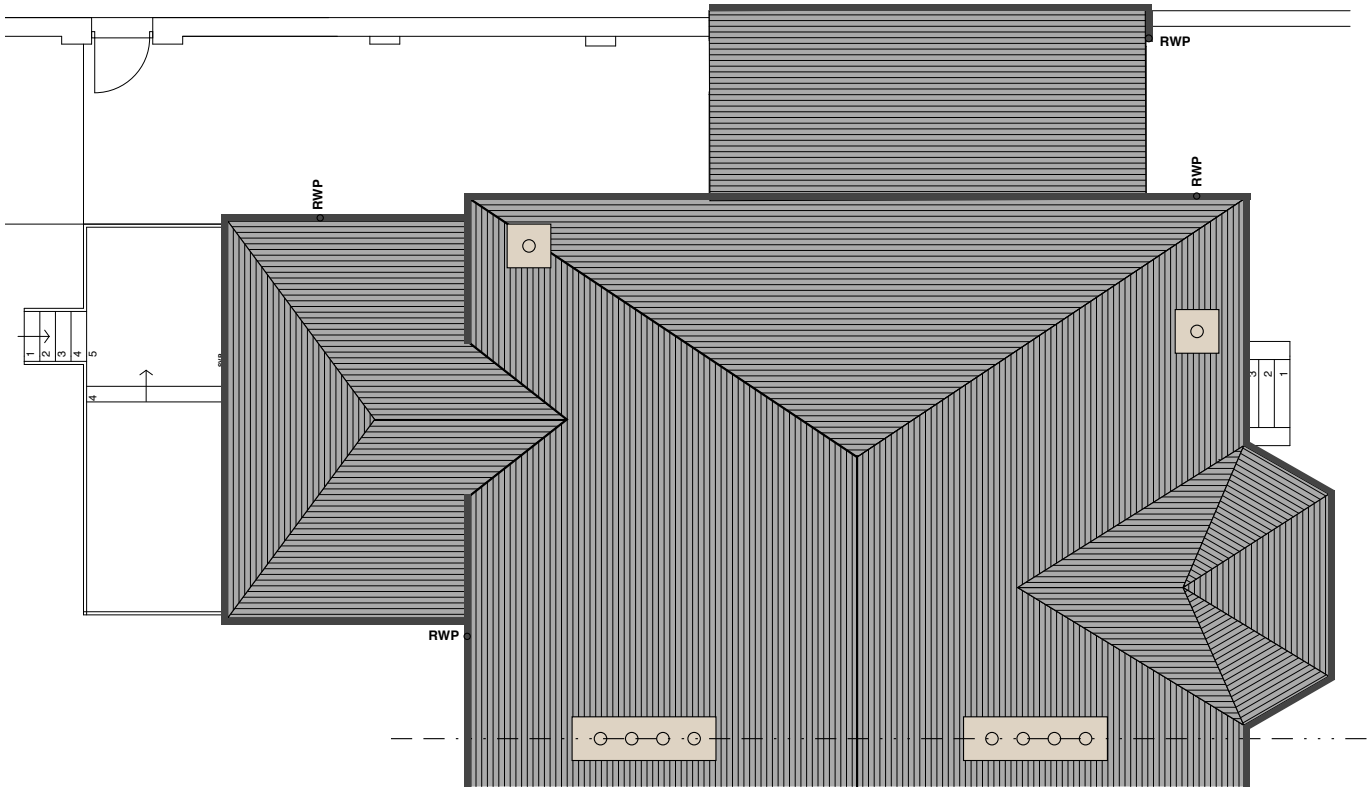


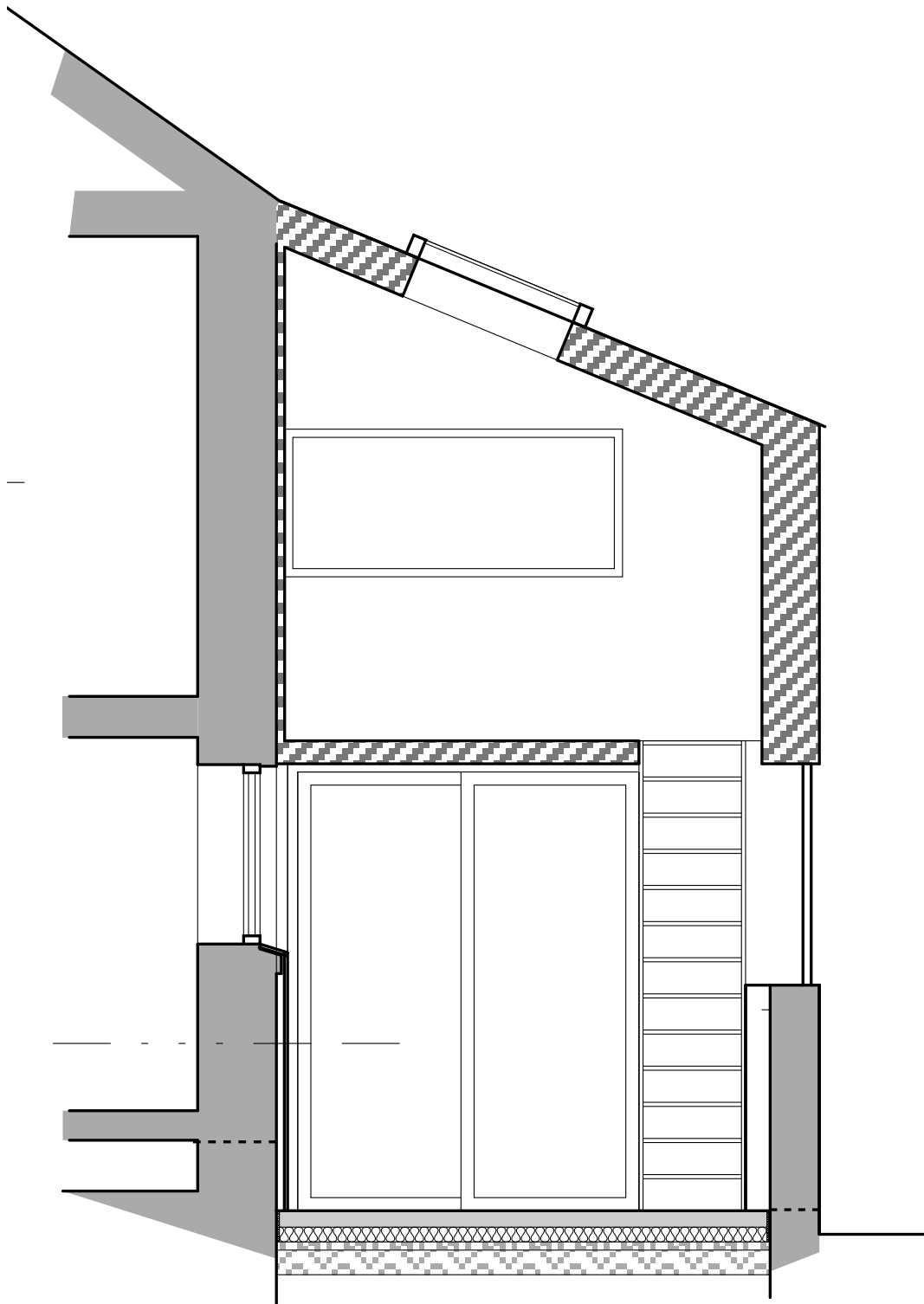
View from rear garden

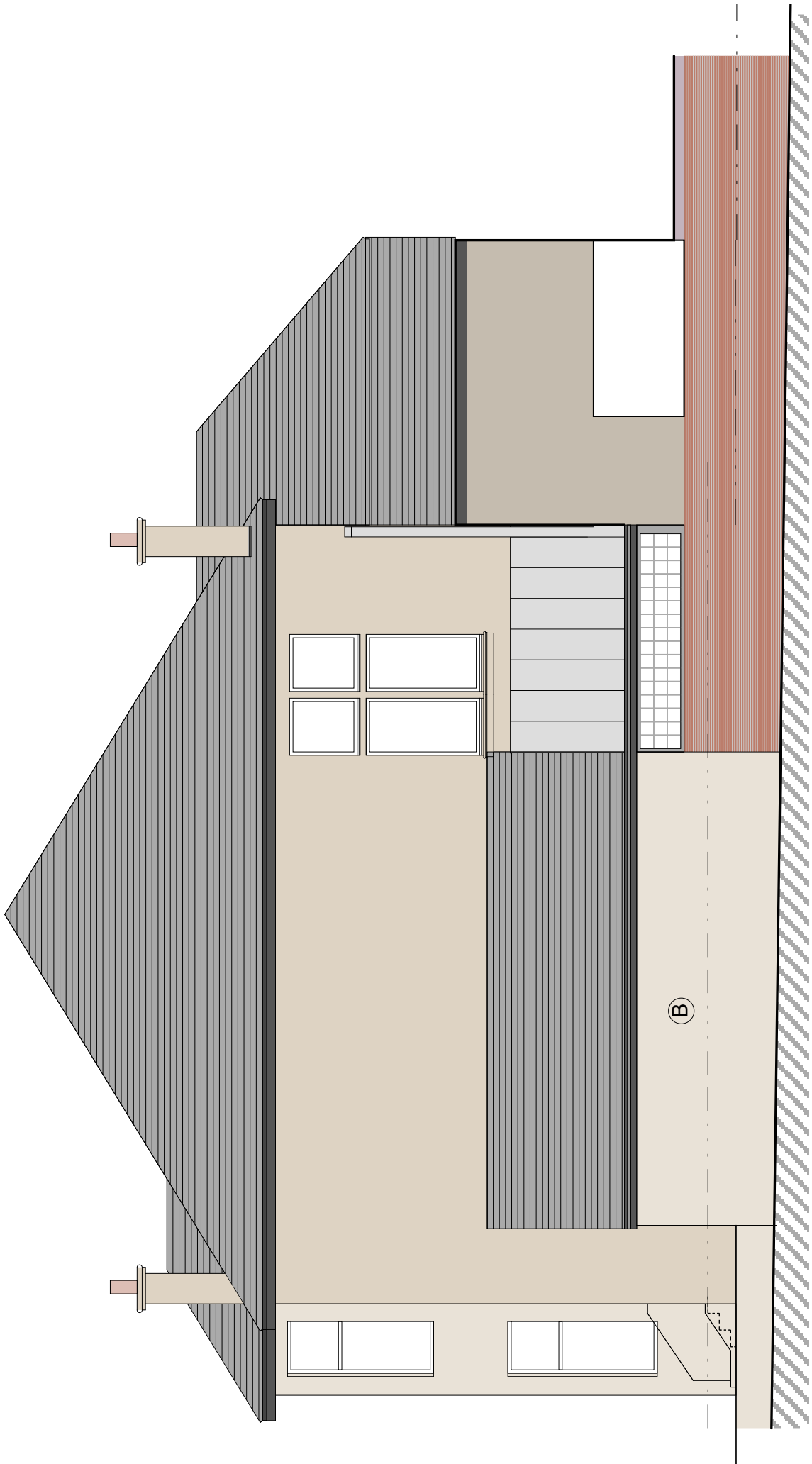
View showing small area of cor-ten steel cladding to rear and the continuation of the brick wall inside the studio.

BLANK PAGE









APPENDIX Í

PLANS/PHOTOGRAPHS/DRAWINGS

BLANK PAGE



© Crown Copyright and database rights 2014 Ordnance Survey 100048957. The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.


Supplied by: www.ukmapcentre.com
 Serial Number: 43244
 Centre Coordinates: 256443,658330
 Production Date: 06 Feb 2014 12:36

**Town and Country Planning
 (Scotland) Act 1997**

REFUSED

Director of Environment
 East Renfrewshire Council

31 Broomley Drive

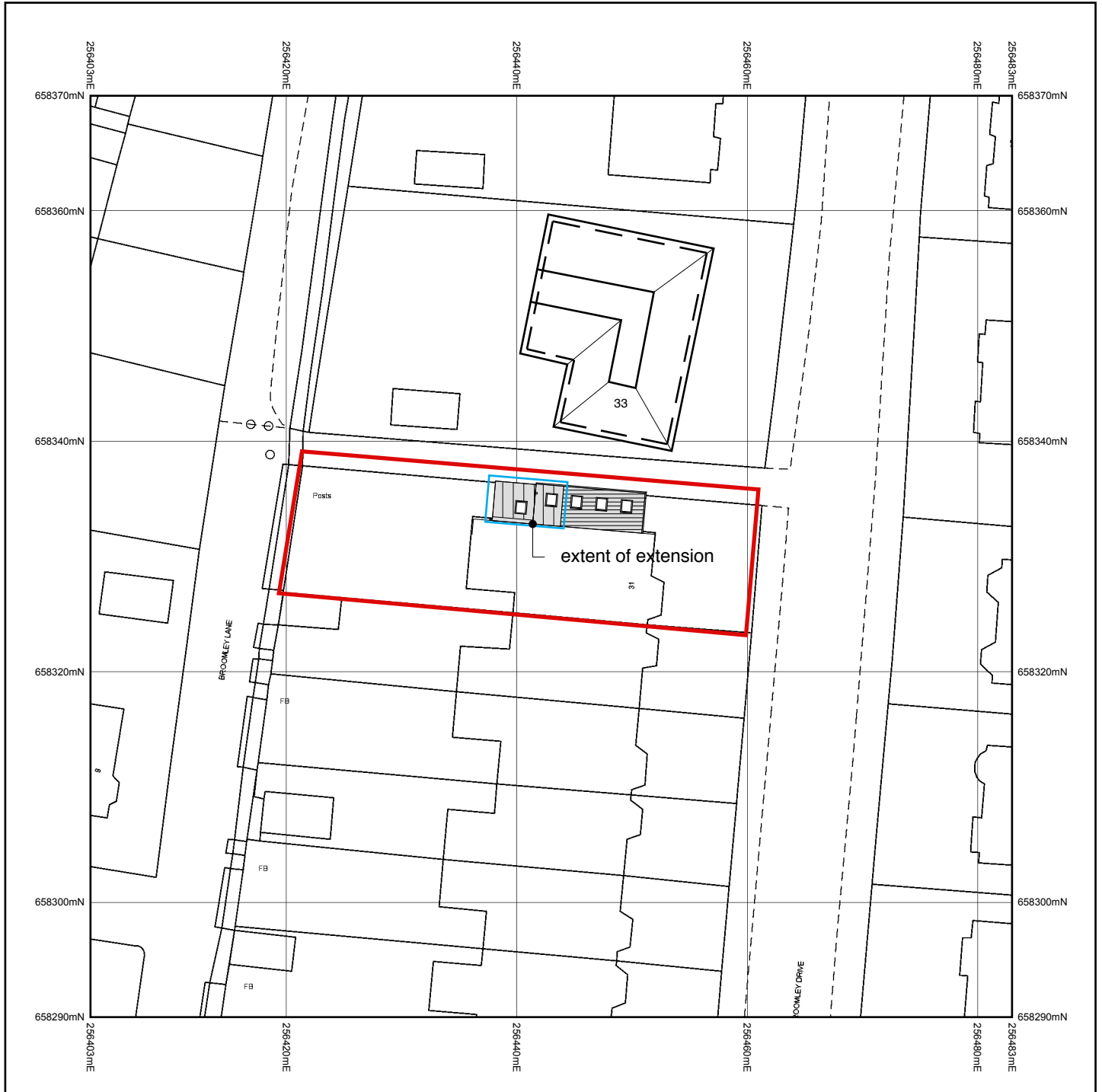
 denotes site boundary

CLIENT -			
TUNDE COCKSHOTT			
PROJECT -			
31 BROOMLEY DRIVE			
DRAWING -			
LOCATION PLAN			
DATE -	BY -	SCALE -	REV -
FEB 2014	EI	1-1250@A4	
JOB NO -	CHKD -	DRWG NO -	--
1337		(EX)01	

**COLLECTIVE
 ARCHITECTURE**

TOP FLOOR, MERCAT BUILDING, 26 GALLOWGATE, GLASGOW, G1 5AB, UK
 TELEPHONE +44(0)141 552 3001 FAX +44(0)141 552 3888
 EMAIL INFO@COLLECTIVEARCHITECTURE.CO.UK
 WEB WWW.COLLECTIVEARCHITECTURE.CO.UK

BLANK PAGE




© Crown Copyright and database rights 2014 Ordnance Survey 100048957. The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.

Supplied by: www.ukmapcentre.com
Serial Number: 43243
Centre Coordinates: 256443,658330
Production Date: 06 Feb 2014 12:34

NOTE: The footprint of 33 Broomley Drive on the current OS map is out of date. The current footprint has been drawn by tracing a scaled aerial photo.

31 Broomley Drive

 denotes site boundary

CLIENT -			
TUNDE COCKSHOTT			
PROJECT -			
31 BROOMLEY DRIVE			
DRAWING -			
BLOCK PLAN			
DATE -	BY -	SCALE -	REV -
FEB 2014	EJ	1-500@A4	
JOB NO -	CHKD -	DWG NO -	
1337		(PL)01	--

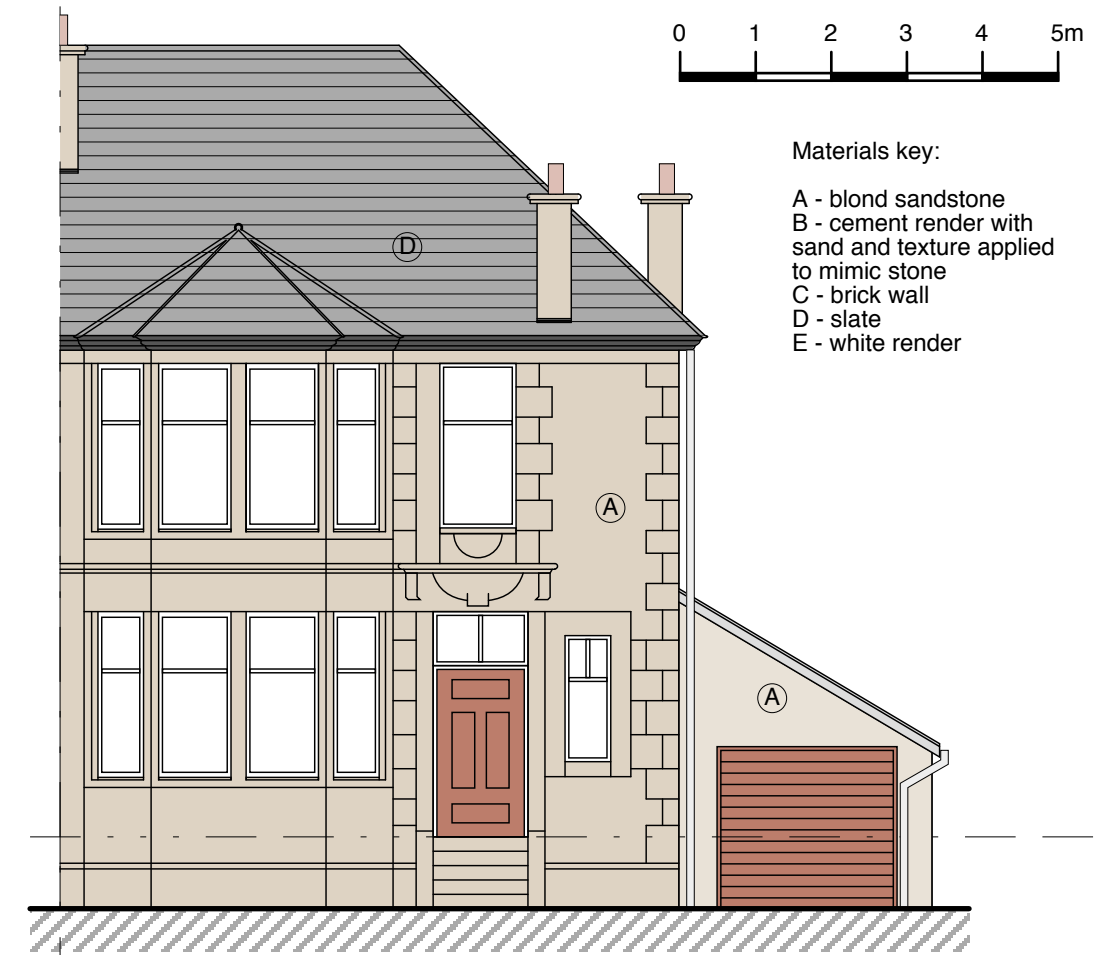
COLLECTIVE ARCHITECTURE

TOP FLOOR, MERCAT BUILDING, 26 GALLOWGATE, GLASGOW, G1 5AB, UK
TELEPHONE +44(0)141 552 3001 FAX +44(0)141 552 3888
EMAIL INFO@COLLECTIVEARCHITECTURE.CO.UK
WEB WWW.COLLECTIVEARCHITECTURE.CO.UK

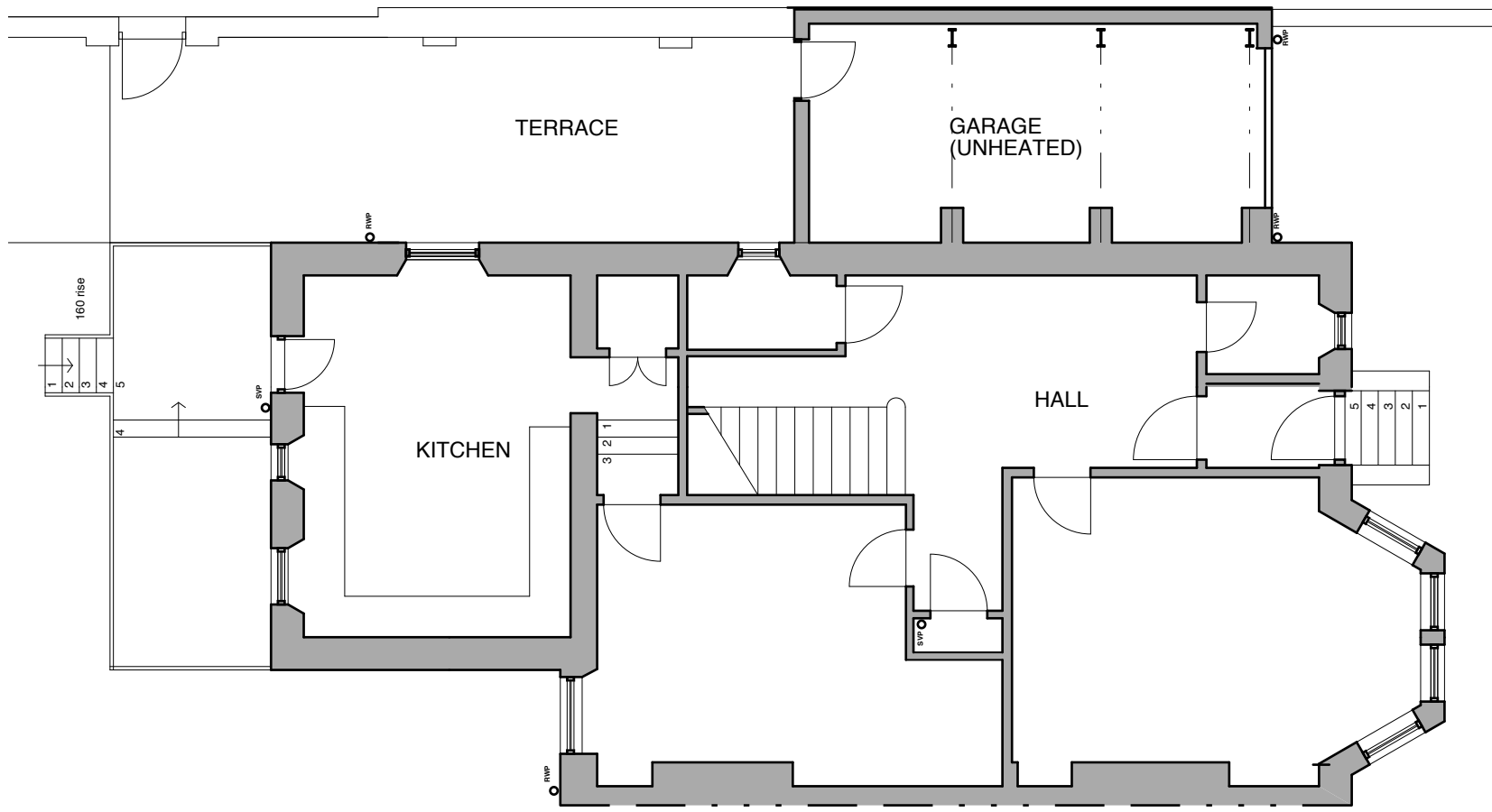
BLANK PAGE



ELEVATION FROM LANE (EXISTING)



ELEVATION FROM FRONT (EXISTING)



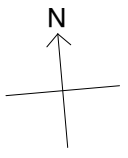
GROUND FLOOR PLAN (EXISTING)



ELEVATION FROM REAR (EXISTING)

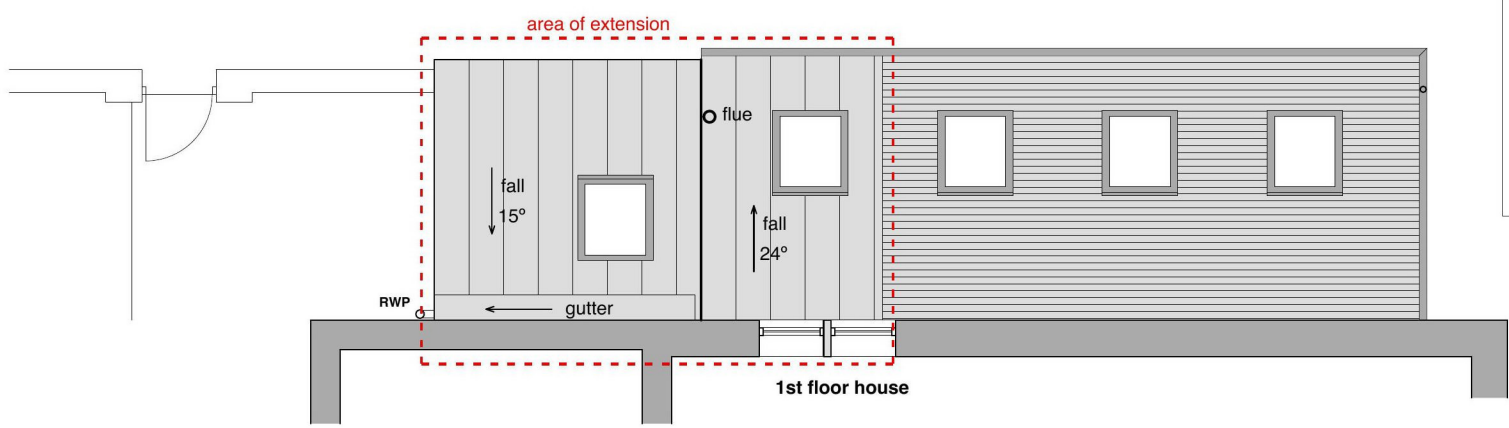
COLLECTIVE ARCHITECTURE
 TOP FLOOR, MERCAT BUILDING, 26 GALLOWGATE, GLASGOW, G1 5AB, UK
 TELEPHONE +44(0)141 552 3001 FAX +44(0)141 552 3888
 EMAIL INFO@COLLECTIVEARCHITECTURE.CO.UK
 WEB WWW.COLLECTIVEARCHITECTURE.CO.UK

CLIENT	TUNDE COCKSHOTT	BY	SCALE	REV	A
PROJECT	31 BROOMLEY DRIVE	CHKD	DATE	JAN 2013	1337
DRAWING	Existing plans and elevations	DATE	13.02.14	DATE	13.02.14
SCALE	1:100 @ A3	BY	EI	CHKD	EI
DATE	JAN 2013	REVISION NOTE	Bay window and chimneys added to lane elevation.		
JOB NO.	1337	REVISION	A	REV	
NO.	(EX)02	DATE	13.02.14	BY	EI
REV		CHKD	EI	REV	

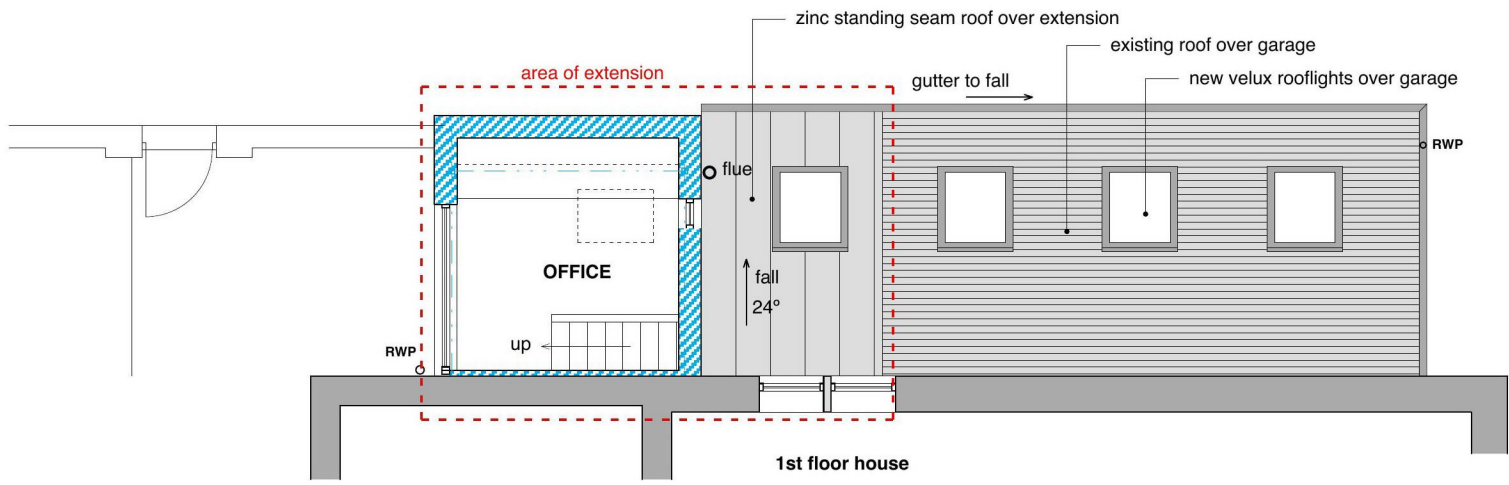


BLANK PAGE

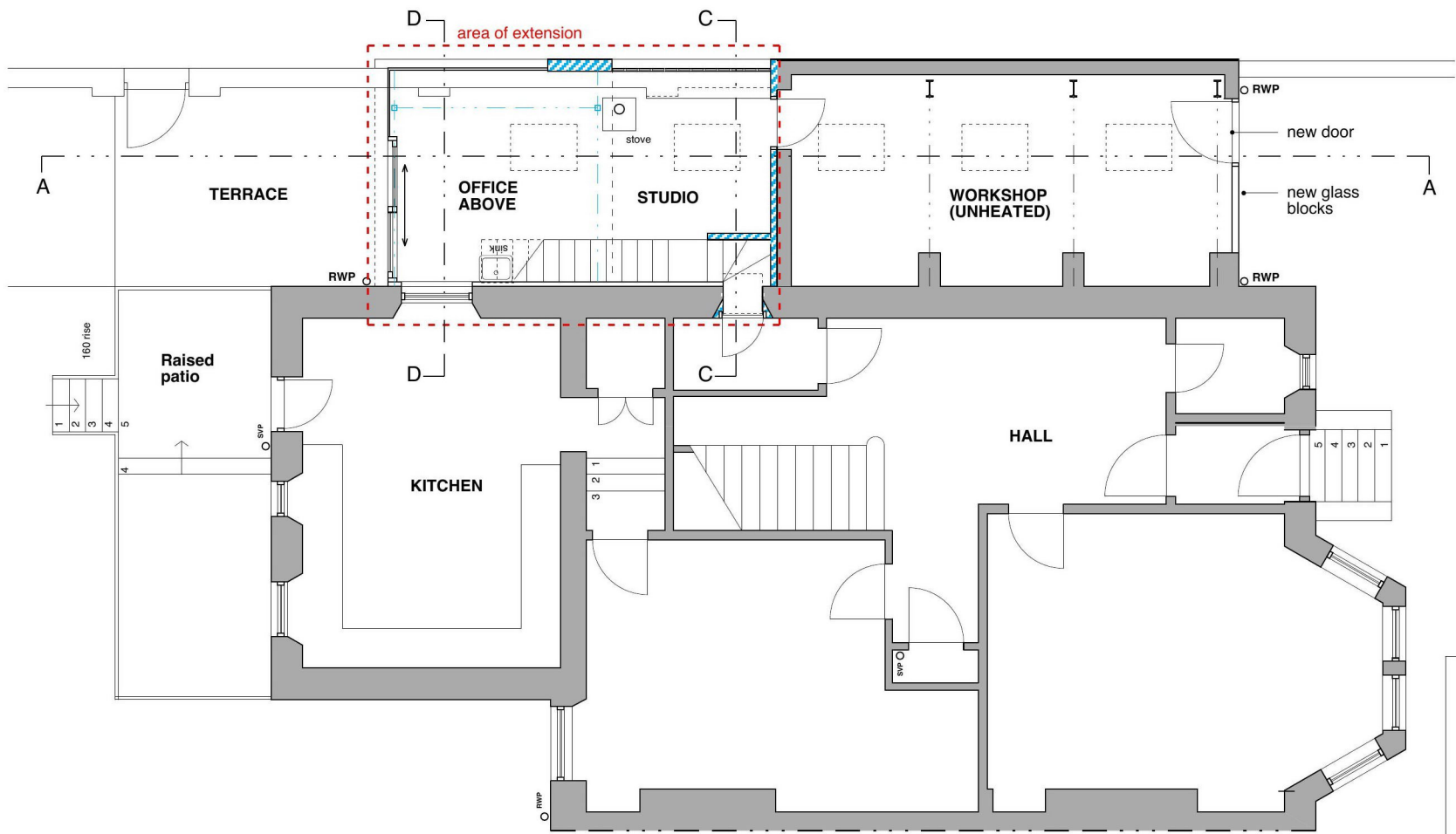
Town and Country Planning
(Scotland) Act 1997
REFUSED
Director of Environment
East Renfrewshire Council



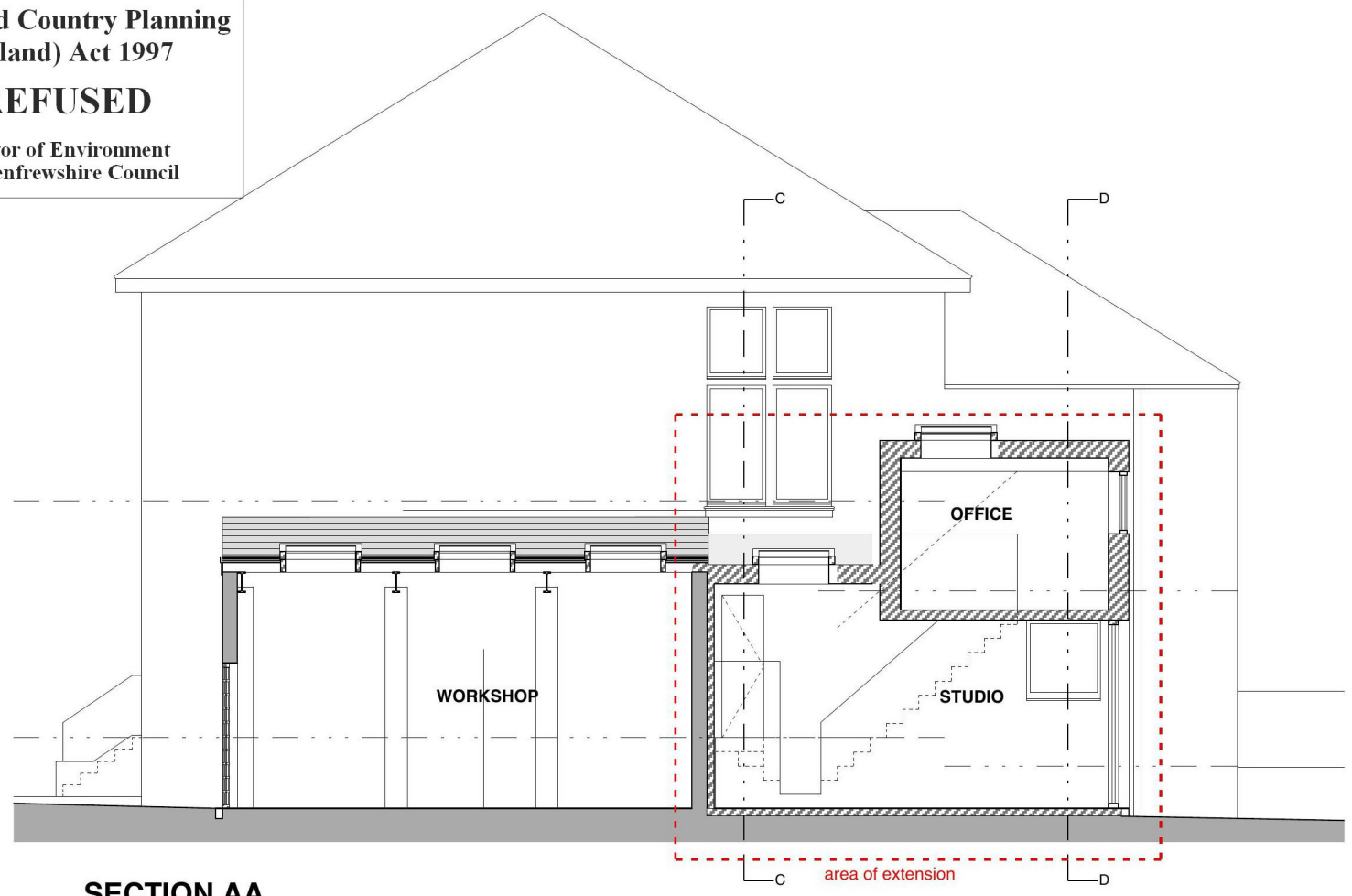
ROOF PLAN OF EXTENSION



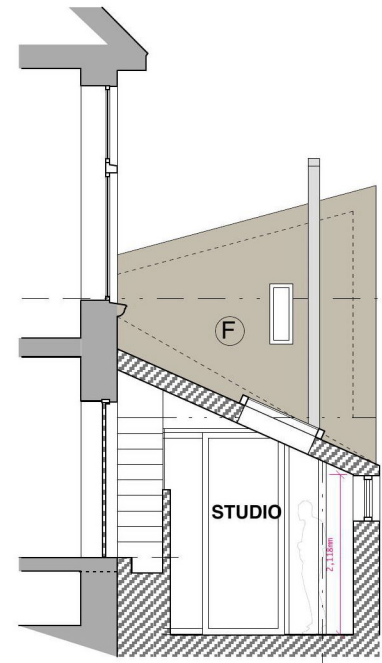
1ST FLOOR OF EXTENSION



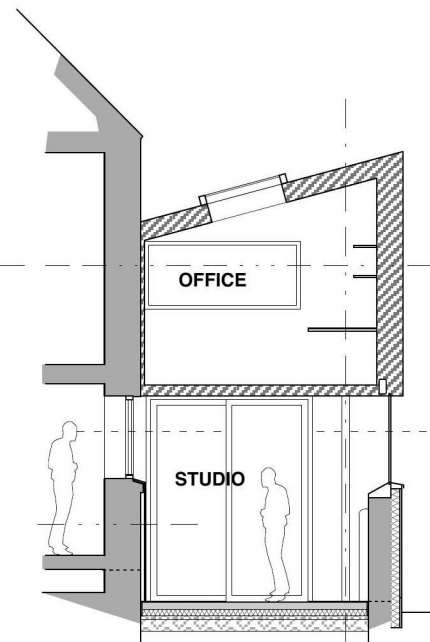
GROUND FLOOR PLAN



SECTION AA



SECTION CC



SECTION DD

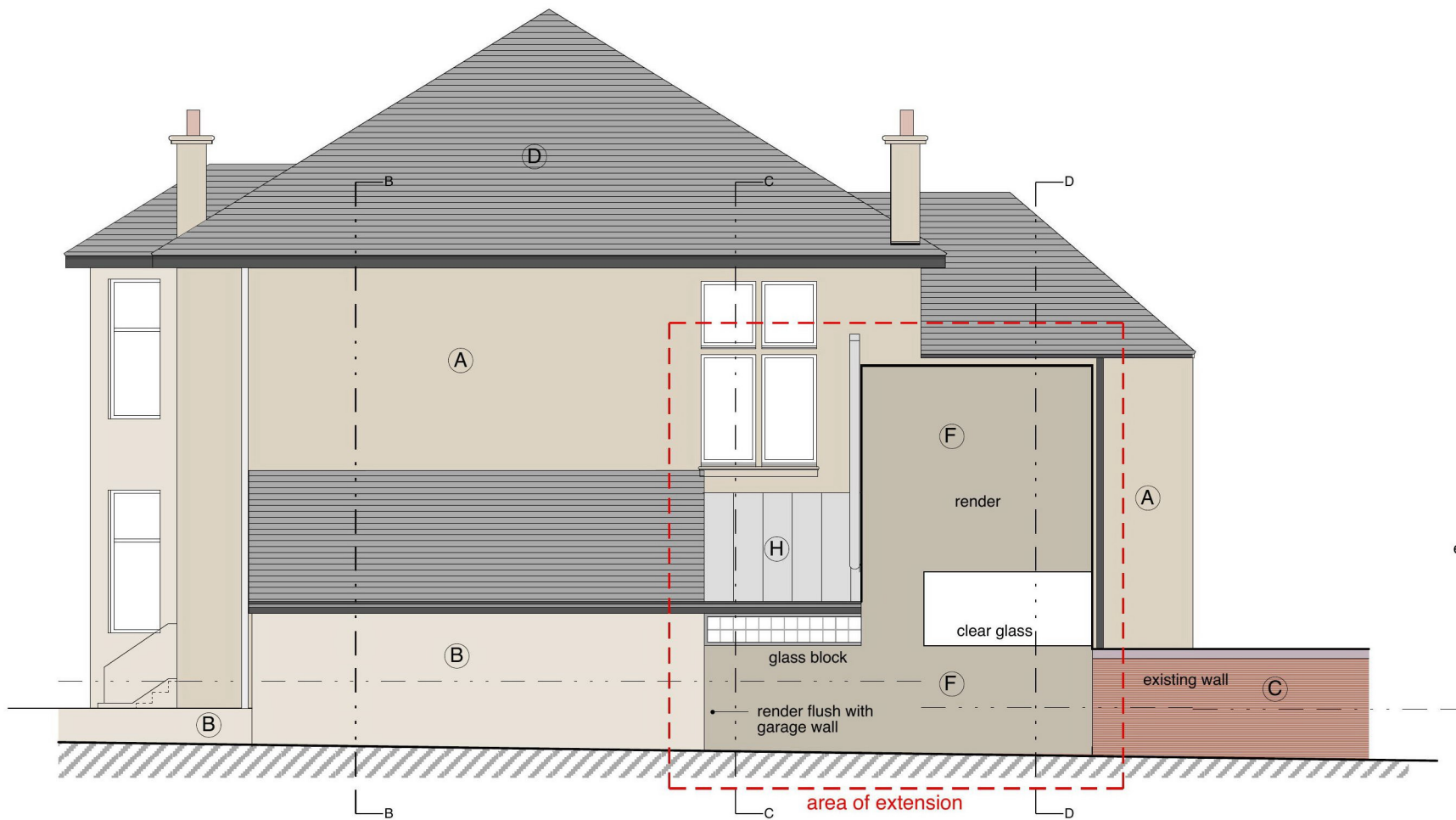


CLIENT -					TUNDE COCKSHOTT				
PROJECT -					31 BROOMLEY DRIVE				
DRAWING -					PLANS & SECTIONS PROPOSED				
DATE -		BY -		SCALE -		REV -			
JAN 2014				1:100 @A3					
JOB NO -		CHKD -		DRWG NO -					
1337				(GA)01					
DATE -	BY -	CHKD -	REV -	REVISION NOTE -					

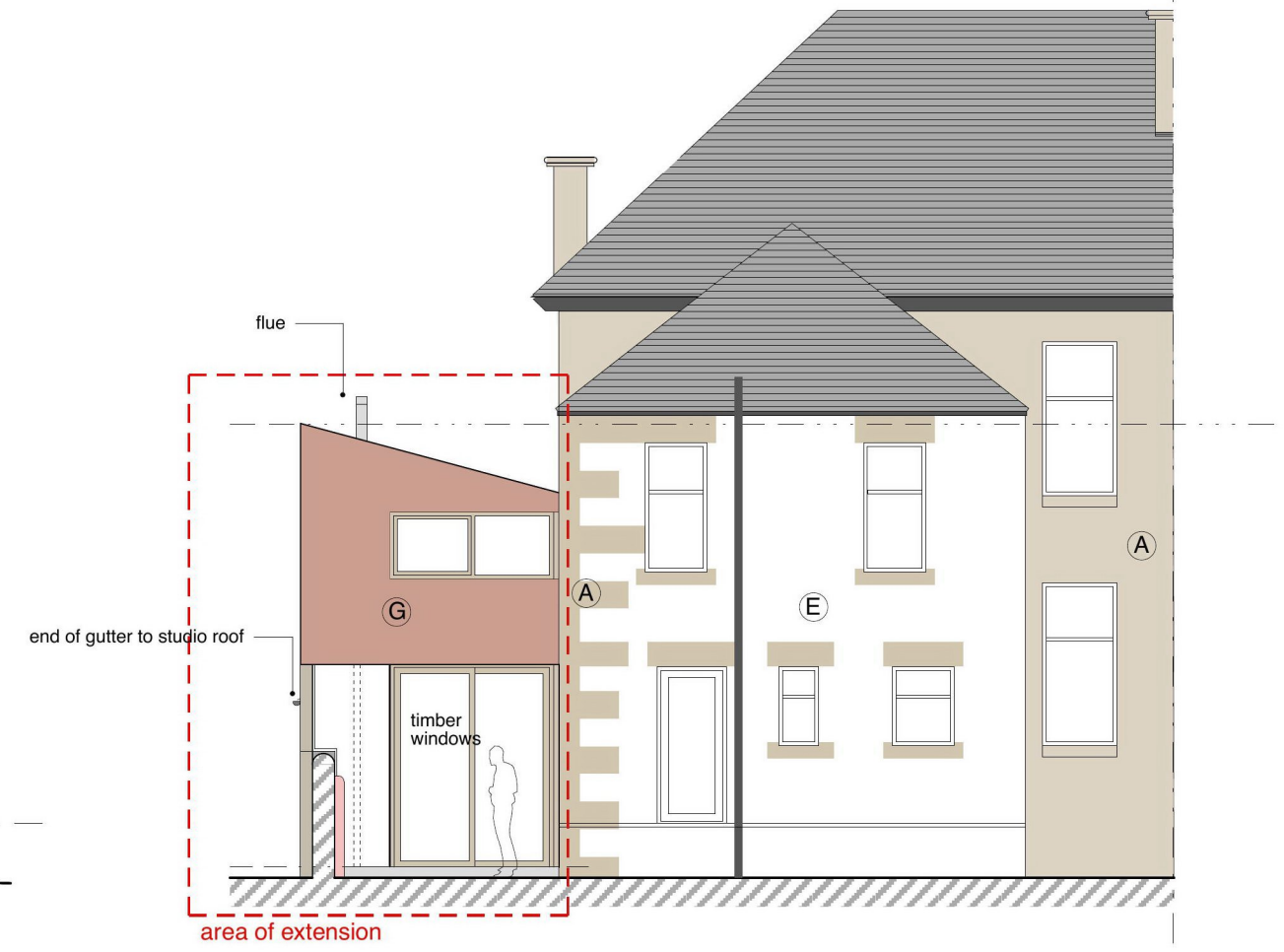
COLLECTIVE ARCHITECTURE

TOP FLOOR, MERCAT BUILDING, 26 GALLOWGATE, GLASGOW, G1 5AB, UK
 TELEPHONE +44(0)141 552 3001 FAX +44(0)141 552 3888
 EMAIL INFO@COLLECTIVEARCHITECTURE.CO.UK
 WEB WWW.COLLECTIVEARCHITECTURE.CO.UK

BLANK PAGE



ELEVATION FROM LANE - PROPOSED



ELEVATION FROM REAR - PROPOSED



ELEVATION FROM FRONT - PROPOSED

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

- Materials key:
- Existing
- A - blond sandstone
 - B - cement render with sand and texture applied to mimic stone
 - C - brick wall
 - D - slate
 - E - white render
- Proposed
- F - render - grey/buff tone similar to sandstone
 - G - Cor-ten steel cladding
 - H - Zinc standing seam - pre-weathered grey

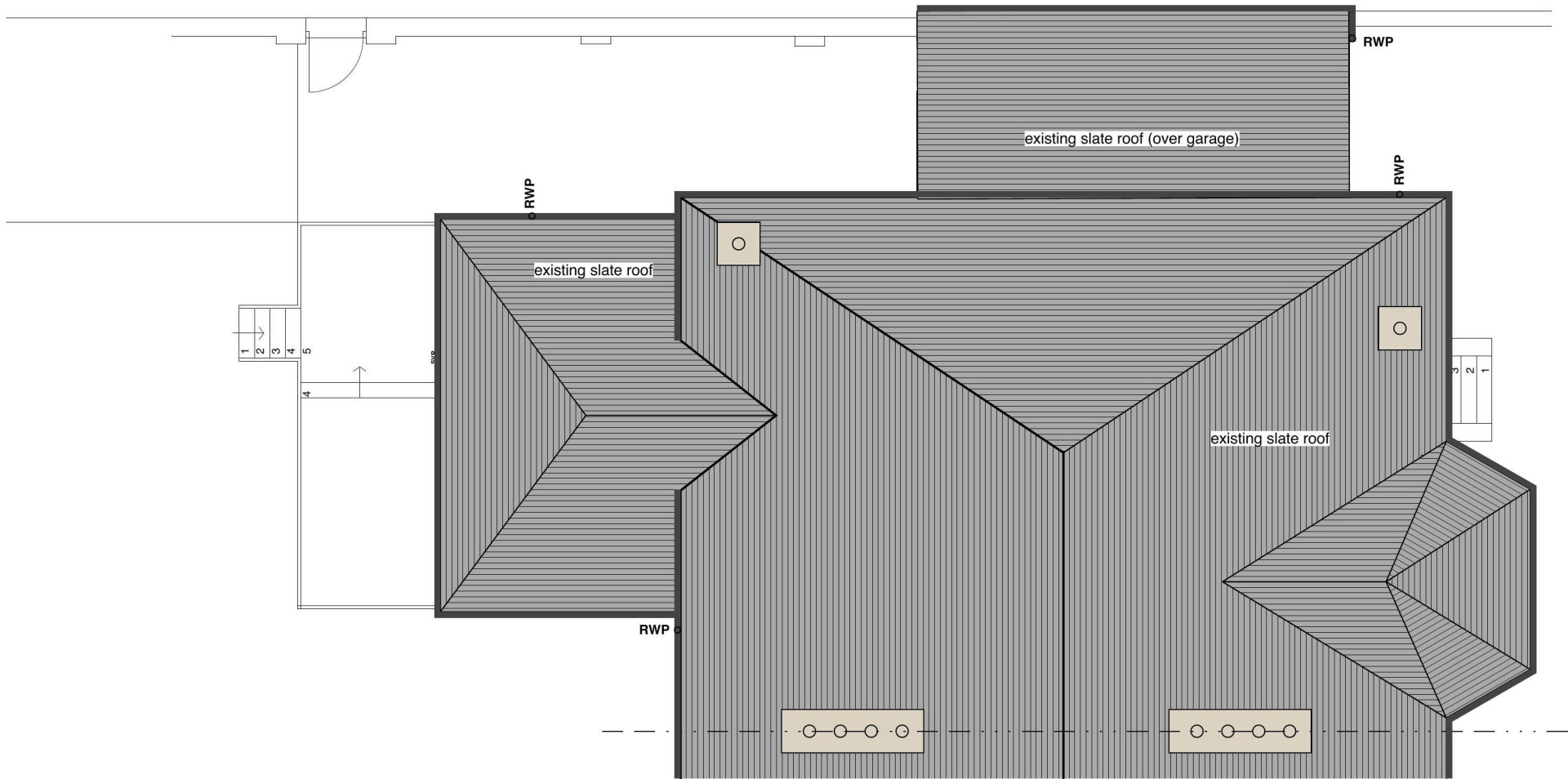


				CLIENT -	TUNDE COCKSHOTT		
				PROJECT -	31 BROOMLEY DRIVE		
				DRAWING -	PLANS & SECTIONS PROPOSED		
13.02.14	EI	EI	A	DATE -	BY -	SCALE -	REV -
				JAN 2014		1:100 @A3	
				JOB NO -	CHKD -	DRWG NO -	
				1337		(GA)02	A
DATE -	BY -	CHKD -	REV -	REVISION NOTE -			
				Existing chimneys and bay window added to lane elevation. Flue and gutter added to rear elevation.			

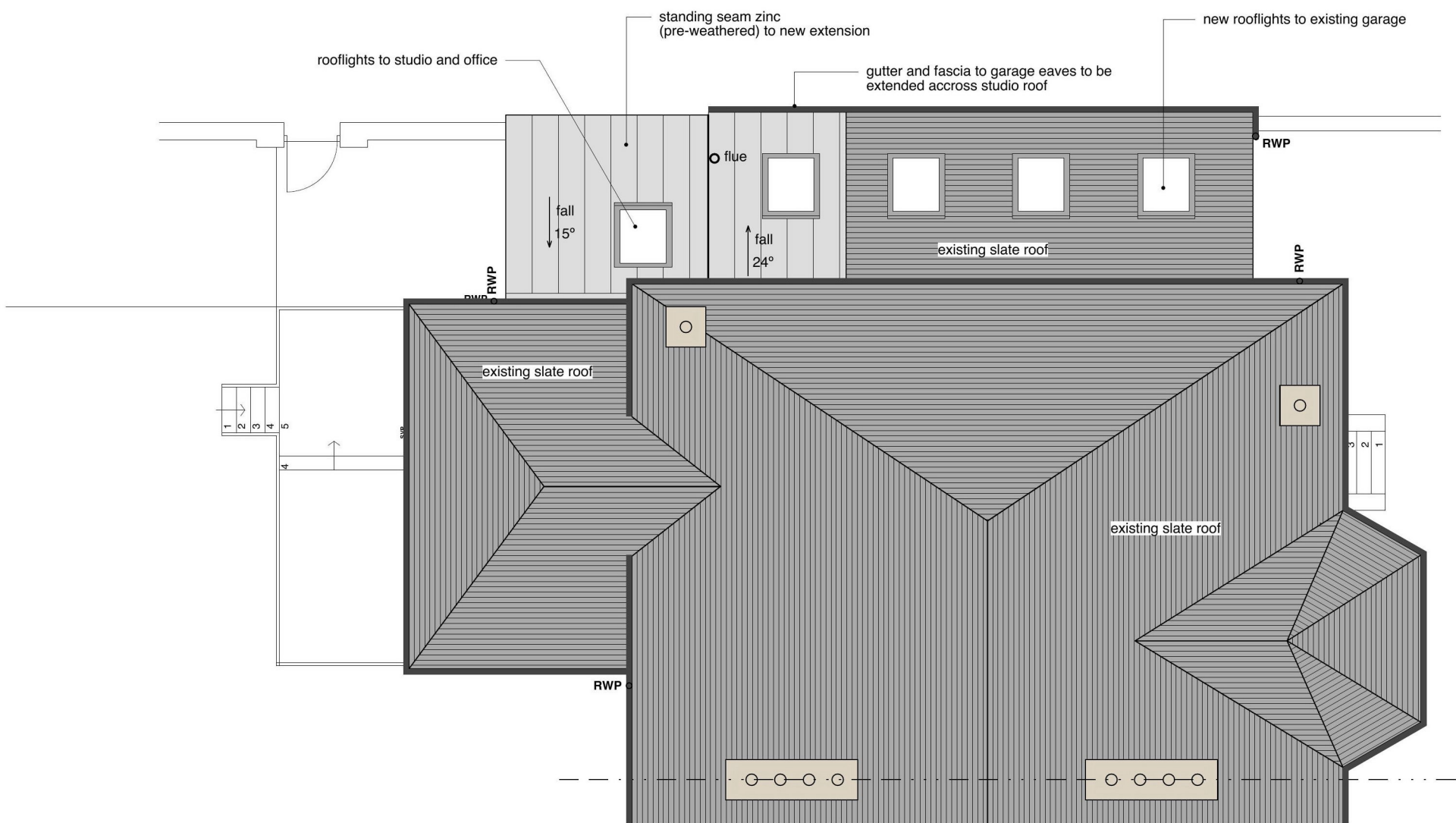
COLLECTIVE ARCHITECTURE

TOP FLOOR, MERCAT BUILDING, 26 GALLOWGATE, GLASGOW, G1 5AB, UK
 TELEPHONE +44(0)141 552 3001 FAX +44(0)141 552 3888
 EMAIL INFO@COLLECTIVEARCHITECTURE.CO.UK
 WEB WWW.COLLECTIVEARCHITECTURE.CO.UK

BLANK PAGE



ROOF PLAN AS EXISTING



ROOF PLAN AS PROPOSED

Town and Country Planning
(Scotland) Act 1997

REFUSED

Director of Environment
East Renfrewshire Council

0 1 2 3 4 5m

CLIENT -				
TUNDE COCKSHOTT				
PROJECT -				
31 BROOMLEY DRIVE				
DRAWING -				
ROOF EXISTING AND PROPOSED				
DATE -	BY -	SCALE -	REV -	
JAN 2014		1:100 @ A3		
JOB NO -	CHKD -	DRWG NO -		
1337		(GA)03		
DATE -	BY -	CHKD -	REV -	REVISION NOTE -

COLLECTIVE ARCHITECTURE

TOP FLOOR, MERCAT BUILDING, 26 GALLOWGATE, GLASGOW, G1 5AB, UK
 TELEPHONE +44(0)141 552 3001 FAX +44(0)141 552 3888
 EMAIL INFO@COLLECTIVEARCHITECTURE.CO.UK
 WEB WWW.COLLECTIVEARCHITECTURE.CO.UK