

**Corporate and Community Services Department**

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Date: 25 April 2014

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TO: Councillors K Hay (Chair), B Cunningham (Vice Chair), A Carmichael, B Grant,  
G McCaskill, S Miller and P O'Kane.

**PLANNING APPLICATIONS COMMITTEE**

A meeting of the Planning Applications Committee will be held in the Council Chamber, Council Headquarters, Eastwood Park, Giffnock on **Wednesday, 30 April 2014 at 2.00pm.**

The agenda of business is as shown below.

*Caroline Innes*

C INNES

DEPUTY CHIEF EXECUTIVE

(DIRECTOR OF CORPORATE AND COMMUNITY SERVICES)

**AGENDA**

1. Report apologies for absence.
2. Declarations of interest.
3. Application for planning permission for consideration by the Committee - Report by Director of Environment (copy attached, pages 3-11).

**NOTE:** Members are reminded that background papers for planning applications and appeals, including plans, consultation responses and representations can be seen on-line at the Council's online planning information page.

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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997**

Index of applications under the above acts to be considered by Planning Applications Committee on 30th April 2014.

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**Reference No:** 2014/0059/TP

**Ward:** 1

**Applicant:**

Mrs Mai Asif  
14 Wigton Avenue  
Newton Mearns  
East Renfrewshire  
G77 6JG

**Agent:**

Daly Planning & Design  
78 Glasgow Road  
Paisley  
PA1 3PN

**Site:** 14 Wigton Avenue Newton Mearns East Renfrewshire G77 6JG

**Description:** Erection of two storey and single storey rear extensions with erection of upper floor extension at side

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# REPORT OF HANDLING

Reference: 2014/0059/TP

Date Registered: 4th March 2014

Application Type: Full Planning Permission

This application is a Local Development

Ward: 1 Neilston Newton Mearns North Uplawmoor

Co-ordinates: 253265/:656971

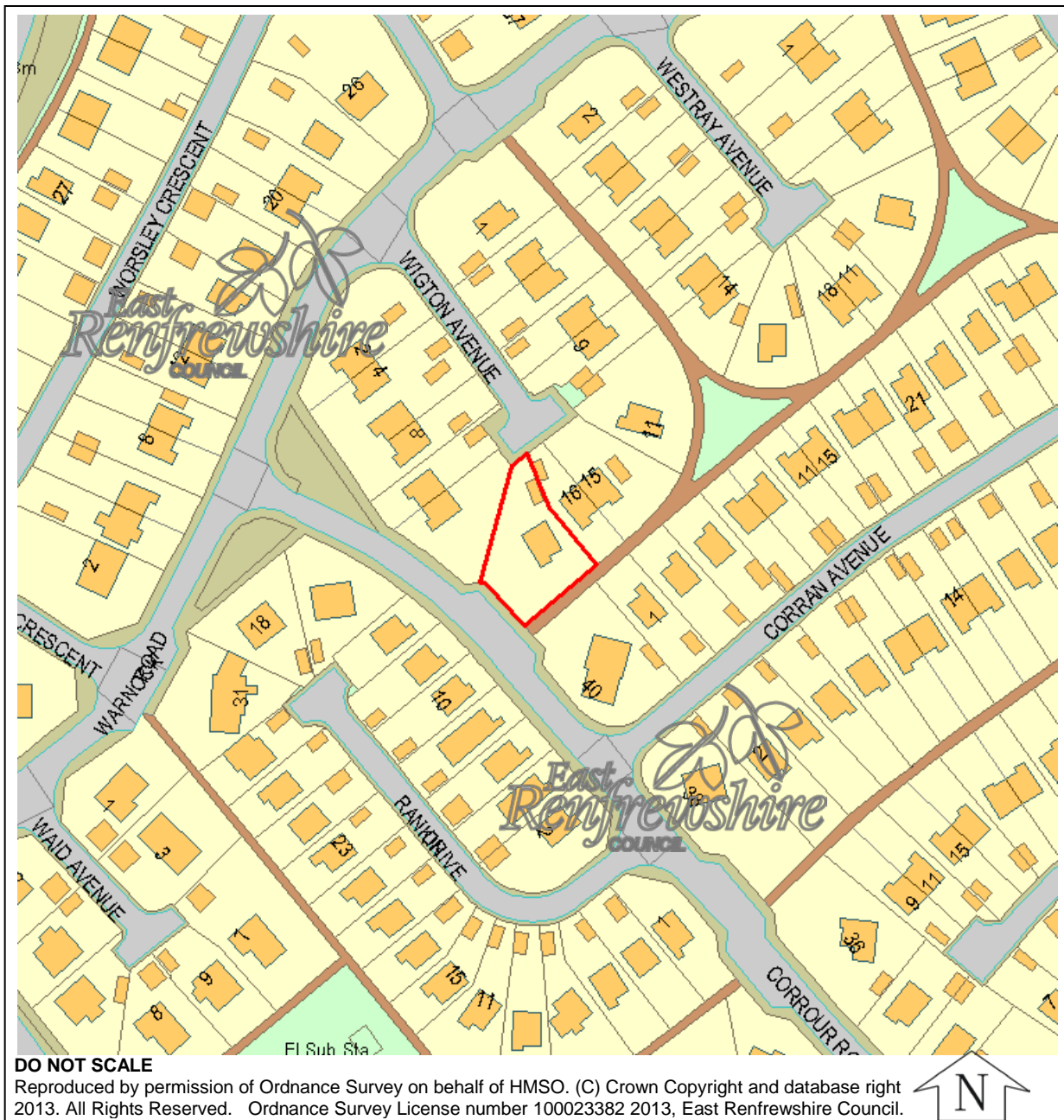
Applicant/Agent:

Applicant:  
Mrs Mai Asif  
14 Wigton Avenue  
Newton Mearns  
East Renfrewshire  
G77 6JG

Agent:  
Daly Planning & Design  
78 Glasgow Road  
Paisley  
PA1 3PN

Proposal: Erection of two storey and single storey rear extensions with erection of upper floor extension at side

Location: 14 Wigton Avenue  
Newton Mearns  
G77 6JG



**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

1999/0237/TP	Erection of two storey side extension and single storey side/rear extension	Approved subject to conditions	28.07.1999
2007/0005/TP	Erection of single storey side extension	Approved subject to conditions	05.03.2007

**REPRESENTATIONS:**

A total of 13 letters of representations have been received from:

Mrs Belinda Sanderson 2 Wigton Avenue Newton Mearns East Renfrewshire G77 6JG  
 Mr. And Mrs. S.B. Bell 7 Wigton Avenue Newton Mearns East Renfrewshire G77 6JG  
 Mr John Barrett 9 Wigton Avenue Newton Mearns East Renfrewshire G77 6JG  
 Mrs Josephine Barrett 9 Wigton Avenue Newton Mearns East Renfrewshire G77 6JG  
 Northam 15 Wigton Avenue Newton Mearns East Renfrewshire G77 6JG  
 Mr A Borland 16 Wigton Avenue Newton Mearns East Renfrewshire G77 6JG  
 Mrs S Borland 16 Wigton Avenue Newton Mearns East Renfrewshire G77 6JG  
 Shona Borland 16 Wigton Avenue Newton Mearns East Renfrewshire G77 6JG  
 David Borland 16 Wigton Avenue Newton Mearns East Renfrewshire G77 6JG  
 Kathryn Borland 32 Culzean Crescent Newton Mearns East Renfrewshire G77 5TA  
 Mr K Anderson 32 Culzean Crescent Newton Mearns East Renfrewshire G77 5TA  
 Irene Borland 44 Fruin Avenue Newton Mearns East Renfrewshire G77 6HL  
 Archie Borland 44 Fruin Avenue Newton Mearns East Renfrewshire G77 6HL

**Representations can be summarised as follows:**

Contrary to Local Plan Policies DM1, DM2 and T3  
 Overdevelopment  
 Out of character, scale and size with location and adjacent properties  
 Loss of sunlight and privacy  
 Road safety  
 Impact on parking and access  
 Smell and noise pollution  
 Inaccurate north point on location plan  
 Construction noise  
 Access required from adjacent property to enable construction  
 Nuisance/debris during previous extension  
 Poor construction of previous extension  
 Set a precedent

**DEVELOPMENT PLAN & GOVERNMENT GUIDANCE:** See Appendix 1

**SUPPORTING REPORTS:** No reports have been submitted for consideration as part of this application.

**ASSESSMENT:**

This is a local development under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. However as more than ten objections have been received to the application it has to be presented to the Planning Applications Committee for determination.

The application site comprises a large two storey detached dwellinghouse situated within an established residential area with a mixture of different house types. The front of the dwellinghouse faces onto a footpath which leads through to Corrou Road. Wigton Avenue, which provides vehicular access, is to the rear. The house has been previously extended with a two storey extension on the south west facing gable and a single storey extension on the north east facing gable.

Planning permission is sought for the erection of a two storey and single storey rear extensions with the erection of an upper floor extension at the side. The rear extensions project approximately 3.4 metres from the elevation and are to approximately 13.5 metres wide and approximately 6.8 metres high. The upper floor extension projects approximately 2.7 metres from the north east elevation and is to be approximately 6.1 metres high.

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.

Although the existing house and plot are relatively large, the proposal coupled with the previous extensions together with the proposed roof of the upper floor extension will result in a development not subordinate in scale or in keeping with the original dwellinghouse. It is therefore considered that the proposal will result in a detrimental visual impact on the appearance of the house itself and in turn on the character and visual amenity of the area. The proposal is therefore considered to be contrary to Policies DM1 and DM2.1 of the adopted Local Plan. Furthermore it is considered that the proximity of the upper floor extension to the neighbouring property combined with its overall height will be visually imposing and this is considered to be to the detriment of the residential amenity of the neighbouring property and contrary to Policy DM1.

It should be noted that the applicant sought pre-application advice in June 2013 for a two storey rear extension and was advised that the Planning Service had concerns that it would dominate the original house and would result in overdevelopment of this previously extended house. No further pre-application enquiry was made before this particular planning application was submitted.

With regard to the objections that have been received the issues raised regarding being contrary to Local Plan policies, over development, out of character, scale and size have been considered above. In terms of the other grounds of objection the following comments are made. Calculations indicate that the position and orientation of the proposal will result in a limited amount of overshadowing to the adjacent property at 16 Wigton Avenue. However this will be restricted mainly to the side garden area in the afternoon and evening. Consequently it is not considered that the overshadowing will be extensive or for prolonged periods of the day to warrant refusal of the application.

The proposal will not result in windows directly overlooking neighbouring properties and therefore it is considered that the proposal will not exacerbate any existing overlooking in the area.

In terms of access and parking, the road is public and there are no restrictions on parking. Any obstruction of accesses is a separate legal matter more appropriately dealt with by the Police. It is considered that the proposed house extension in itself will not directly impact on road safety.

The objections regarding domestic smell and noise pollution, construction noise, access required from adjacent property to enable construction are not material considerations to the determination of this planning application. In terms of nuisance/debris and poor construction of previous extension work are not considered material in assessing this current proposal.

The inaccuracy in the submitted plans is noted however this is not fundamental in the determining of the planning application. Whether a precedent is set is not considered to be a material consideration. Should any future applications be submitted at this site or in the surrounding area they shall be assessed against the relevant planning policies and material planning considerations at that time.

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

**RECOMMENDATION:** Refuse

**REASON(S) FOR REFUSAL:**

1. The proposal is contrary to Policies DM1 and DM2.1 the adopted East Renfrewshire Local Plan as it will have an adverse visual impact on the appearance of the existing house and its scale, size and location is considered to be out of keeping with the character and amenity of the area. In addition the proposal is considered to be visually imposing on the neighbouring property at 16 Wigton Avenue to the detriment of the amenity of this property.

**ADDITIONAL NOTES:** None

**ADDED VALUE:** None

**BACKGROUND PAPERS:**

Any background papers referred to in this report can be viewed at [www.ercplanning.eastrenfrewshire.gov.uk/eplanning](http://www.ercplanning.eastrenfrewshire.gov.uk/eplanning), where you can enter the Reference Number listed below. Any further information can be obtained from Mr John Drugan on 0141 577 3034.

Ref. No.: 2014/0059/TP  
(JODR)

DATE: 23rd April 2014

**DIRECTOR OF ENVIRONMENT**

**DEVELOPMENT PLAN:****Strategic Development Plan**

None relevant.

**East Renfrewshire Local Plan (Adopted 14<sup>th</sup> February 2011)**

## 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 dwellings.

**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 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