

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY2 December 2015Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2015/18ALTERATIONS TO ROOF AT REAR TO FORM GABLE END
IN PLACE OF HIPPED ROOF AT 31 AILSA 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:- 2015/0283/TP).
- Applicant: Mr Gregg McKearney and Ms Cristina Devine.
- Proposal: Alterations to roof at rear to form gable end in place of hipped roof.
- Location: 31 Ailsa Drive, Giffnock.
- Council Area/Ward: Netherlee, Stamperland and Williamwood (Ward 4).

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, 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 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 5.

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 their review and have indicated that their stated preferences are one or more hearing sessions and 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. It should be noted 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.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

12. 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.

13. However, the applicants have submitted new information which was not available to the appointed officer at the time the determination of the application was made. The new information relates to photographs that were not included in the application file.

14. 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.”

15. The applicants have been given an opportunity to explain why the information was not made available to the appointed officer at the time the application was determined.

16. In reply, their agent has explained that in his opinion, the photographs submitted in support of the review case cannot be considered as new material as the subject matter of the photographs was already well known to the planning authority.

17. Furthermore, based on the discussions that had taken place with the planning authority in respect of the original application, the applicants did not anticipate that there application would have been refused and therefore did not consider it necessary to provide photographic evidence of other properties in the area at that time.

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

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

20. The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the appointed officer:-

- (a) Application for planning permission – Appendix 1 (Pages 61-68);
- (b) Copies of representations – Appendix 2 (Pages 69-72);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 73-78);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 79-82); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 83-98).

21. 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 6 (Pages 99-116):

- (a) Refused – Location plan – L(9)001;
- (b) Refused – Block plan – L(9)002
- (c) Refused – Plans as proposed – L(-)001;
- (d) Refused – Plans as proposed – L(-)002;
- (e) Refused – Elevations as proposed – L(-)003;
- (f) Refused – Elevations as proposed – L(-)004;
- (g) Refused – Elevations as proposed – L(-)005; and
- (h) Refused – Elevations as proposed – L(-)006.

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

23. All the documents referred to in this report can be viewed online on the Council's website at www.eastrenfrewshire.gov.uk with the exception of any representations that have been made to the application.

RECOMMENDATIONS

24. The Local Review Body is asked to:-

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

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

Report Author: Paul O'Neil, Committee Services Officer

Director - Caroline Innes, Deputy Chief Executive

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

Date:- November 2015

KEY WORDS:

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

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

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APPLICATION FORM

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2 Spiersbridge Way Thornliebank Glasgow G46 8NG

Tel: 0141 577 3001

Fax: 0141 577 8411

Email: planning@eastrenfrewshire.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 000118605-001

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)

Alterations to roof of an existing detached bungalow to form a rear gable

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:	<input type="text"/>
Ref. Number:	<input type="text"/>
First Name: *	Colin
Last Name: *	Kinnear
Telephone Number: *	07768 630336
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address: *	colinkinnear@outlook.com

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

Building Name:	<input type="text"/>
Building Number:	8
Address 1 (Street): *	Glenville Avenue
Address 2:	<input type="text"/>
Town/City: *	Giffnock
Country: *	UK
Postcode: *	G46 7AH

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Other
Other Title: *	Mr + Ms
First Name: *	Gregg \ Christina
Last Name: *	McKearney \ Devine
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

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

Building Name:	<input type="text"/>
Building Number:	31
Address 1 (Street): *	Ailsa Drive
Address 2:	<input type="text"/>
Town/City: *	Giffnock
Country: *	UK
Postcode: *	G46 6RJ

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

31 AILSA DRIVE

Address 5:

Address 2:

GIFFNOCK

Town/City/Settlement:

GLASGOW

Address 3:

Post Code:

G46 6RJ

Address 4:

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

Northing

657799

Easting

256009

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (Max 500 characters)

From the information provided, there was no objection in principle to the development proposed. Whilst the roof space is being altered and increased in size, it was noted that there is no increase in the overall ridge height nor any addition of large dormer formations. It was therefore considered that the proposal retains some of the character of the original dwelling.

Title:

Mr

Other title:

Planner

First Name:

Derek

Last Name:

Scott

Correspondence Reference Number:

PREAPP/2014/0361

Date (dd/mm/yyyy):

14/11/14

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

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: Colin Kinnear

On behalf of: Mr + Ms Gregg \ Christina McKearney \ Devine

Date: 03/05/2015

Please tick here to certify this Certificate. *

Checklist - Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent.? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and proposed elevations.
- Existing and Proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. * Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your proposals. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been received by the planning authority.

Declare - For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying plans/drawings and additional information.

Declaration Name: Colin Kinnear

Declaration Date: 03/05/2015

Submission Date: 03/05/2015

Payment Details



Created: 03/05/2015 10:56

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COPIES OF REPRESENTATIONS

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Ack. 18/05/15 - DS

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RECEIVED

15 MAY 2015

67 Atholl Drive
Giffnock
Glasgow
G46 6QW

13 May 2015

East Renfrewshire Council
Head of Environment(Planning, Property and Regeneration)
2 Speirsbridge Way
Speirsbridge Business Park
Thornliebank
East Renfrewshire
G46 8NG

Dear Sirs,


Planning Permission Application No. 2015/0283/TP

Having received notification of planning permission for alterations to roof of premises at 31 Ailsa Drive, as immediate neighbour of that premises we write to express our considerable concern at the proposed alterations. The grounds for our concern are based on two specific issues, namely the not inconsiderable fact that the altered premises would directly overlook our rear garden area and take away any privacy which is a particular aspect that we greatly appreciate. From what we can gather from the Plan drawings, due to the angle that the neighbour's property sits in relation to ours and to its very obvious closeness to our property, particularly at the north east corner, the proposed alteration would prove to be of a noticeably domineering style and run counter to the original style and thinking when the houses were built. The other factor of concern relates to a possible overshadowing effect, although we accept that this would only apply from late afternoon/early evening depending on the time of year.

We do not in any way object to our neighbours having the right to alter or extend their property to meet their requirements, but do feel that what is being proposed, if carried through, would not be in our best interests as highlighted in the concerns expressed above.

We do hope our views will be given due consideration within the planning process and look forward to hearing of the Council's decision in due course.

Yours sincerely,


Eric J. Schofield and Carol F. Schofield

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REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2015/0283/TP

Date Registered: 7th May 2015

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Netherlee Stamperland Williamwood

Co-ordinates: 256009/:657799

Applicant/Agent:

Applicant:

Mr Gregg McKearney And Ms

Cristina Devine

31 Ailsa Drive

Giffnock

East Renfrewshire

G46 6RJ

Agent:

Colin Kinnear

8 Glenville Avenue

Giffnock

East Renfrewshire

G46 7AH

Proposal: Alterations to roof at rear to form gable end in place of hipped roof

Location:

31 Ailsa Drive

Giffnock

East Renfrewshire

G46 6RJ

CONSULTATIONS/COMMENTS:

Network Rail

No objections in principle and construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: None relevant.

REPRESENTATIONS:

One representation has been received and can be summarised as follows:

- Overlooking;
- Out of character with the original house; and
- Overshadowing;

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

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

ASSESSMENT:

The application site comprises a detached pyramidal roofed bungalow and its curtilage and lies within an established residential area. The dwelling occupies a corner plot with Ailsa Drive and Atholl Drive such that the side elevation is open to long views from Ailsa Drive. The dwelling has an existing single storey rear extension with a flat roof with a shallow fall.

Planning permission is sought for an alteration to the roof to form a rear gable wall with a half hip feature. This is to provide a further two bedrooms and a bathroom in the currently undeveloped attic space. The roof extension will comprise a flat-roofed section on the ridge that will extend rear-wards at the same height as the existing ridge line. The existing single storey rear extension will remain in place.

The proposed alteration to the roof, including the rear gable wall, is considered to be of a design and form markedly different to that of the existing hipped roof dwelling. As such, the proposed alteration cannot be considered to be in keeping with the character of the existing dwelling which is one of a

modest pyramidal roofed bungalow. Indeed, the proposed alteration is considered to detract from, dominate and overwhelm this original pyramidal form. This is exacerbated by the rear-wards extension of the ridge line with a flat roofed section. The fact the proposal would be open to long views from Ailsa Drive would also be detrimental to the character and amenity of the wider area.

In addition the proposal comprises rear facing windows to bedrooms that would directly overlook the private rear garden at number 67 Atholl Drive at close quarters. This would be significant and would be considered to be detrimental to residential amenity.

In terms of the point of representation not addressed above any additional overshadowing would not be considered to be so severe as would justify a refusal on those grounds.

The proposal is therefore contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan. Policy D14 of the adopted Local Development Plan is supported the Supplementary Planning Guidance: Householder Design Guide (SPG). The SPG provides that extensions to the rear of bungalows should have a roof design to match that of the existing dwelling as well as having a ridge line below that of the existing dwelling. The proposal is therefore also contrary to the terms of the SPG.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None

REASON FOR REFUSAL:

1. The development is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan as: i) the proposal would give rise to a significant additional overlooking issue; and ii) the proposed alterations to the roof including the rear gable end would not be in keeping with the character of the existing dwelling in terms of its form and design and would dominate and overwhelm its original form and character.
2. The proposed development is contrary to the adopted Supplementary Planning Guidance; Householder Design Guide as it does not comply with the general design principles.

ADDITIONAL NOTES: None

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3034.

Ref. No.: 2015/0283/TP
(DESC)

DATE: 17th July 2015

DIRECTOR OF ENVIRONMENT

Reference: 2015/0283/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 railway solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D14

Extensions to Existing Buildings and Erection of Outbuildings and Garages

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

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

Side extensions should not create an unbroken or terraced appearance.

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

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

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

GOVERNMENT GUIDANCE: None relevant

Finalised 17/07/15 IM(1)

**DECISION NOTICE
AND
REASONS FOR REFUSAL**

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

REFUSAL OF PLANNING PERMISSION

Ref. No. **2015/0283/TP**

Applicant

Mr Gregg McKeamey And Ms Cristina Devine
31 Ailsa Drive
Giffnock
East Renfrewshire
G46 6RJ

Agent:

Colin Kinnear
8 Glenville Avenue
Giffnock
East Renfrewshire
G46 7AH

With reference to your application which was registered on 7th May 2015 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Alterations to roof at rear to form gable end in place of hipped roof

at: 31 Ailsa Drive Giffnock East Renfrewshire G46 6RJ

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 development is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan as: i) the proposal would give rise to a significant additional overlooking issue; and ii) the proposed alterations to the roof including the rear gable end would not be in keeping with the character of the existing dwelling in terms of its form and design and would dominate and overwhelm its original form and character.
2. The proposed development is contrary to the adopted Supplementary Planning Guidance; Householder Design Guide as it does not comply with the general design principles.

Dated 17th July 2015



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
Location Plan	L(9)001		
Block Plan	L(9)002		
Plans Proposed	L(--)001	E	
Plans Proposed	L(--)002	C	
Elevations Proposed	L(--)003	C	
Elevations Proposed	L(--)005	B	
Elevations Proposed	L(--)004	C	
Elevations Proposed	L(--)006	C	

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.

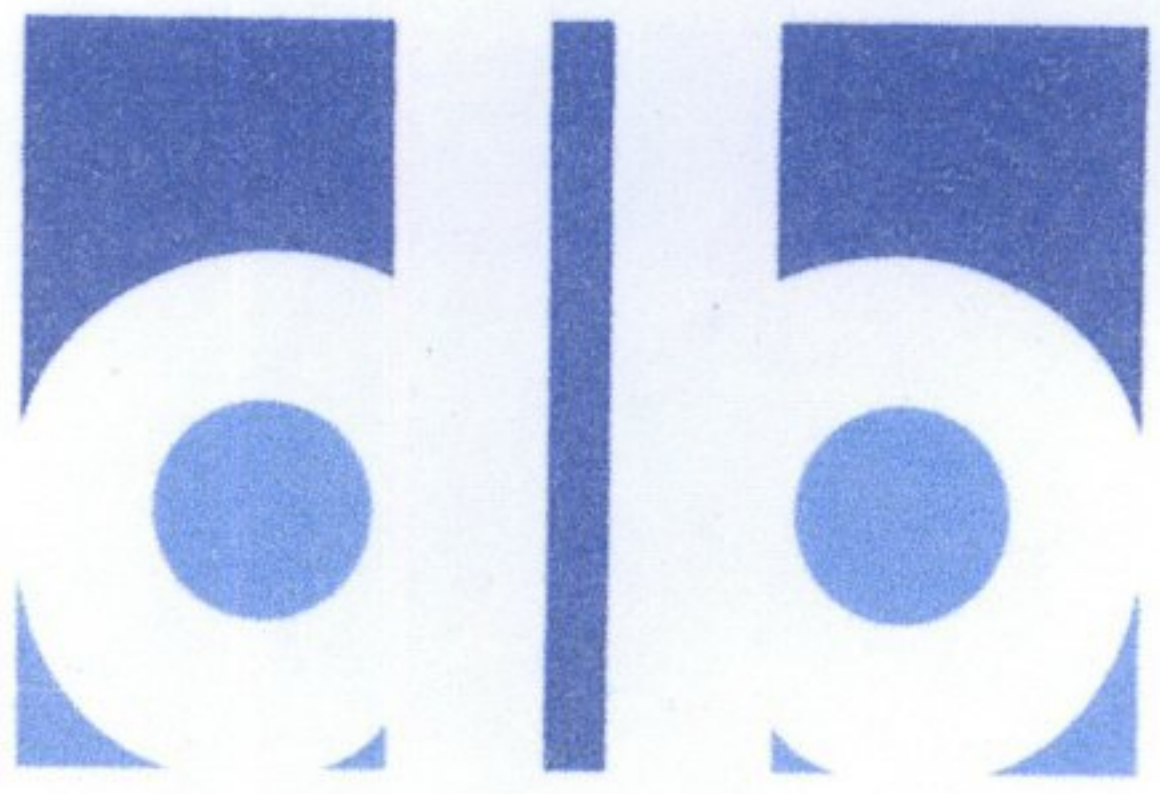
CONTACT DETAILS

**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**

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bennett

Developments & Consulting

Property and Development Services

Principal Committee Services Officer,
Council Headquarters,
Eastwood Park,
Rouken Glen Road,
Giffnock,
G46 6UG

15th October 2015

Dear Sir,

NOTICE OF REVIEW
PLANNING APPLICATION REF: 2015/0283/TP
31 AILSA DRIVE, GIFFNOCK, G46 6RJ

With reference to the above application, please find enclosed completed application form and supporting information for consideration by the Local Review Committee.

Yours sincerely,

Don Bennett

bennett *Developments and Consulting*
15.10.2015

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NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

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 MR M'KEARNEY & MRS C DEVINE
 Address 31, AILSA DRIVE
GIFFNOCK
 Postcode G46 6RJ
 Contact Telephone 1
 Contact Telephone 2
 Fax No
 E-mail*

Agent (if any)

Name DON BENNETT
 Address BENNETT DEVTS & CONSULTING
10, PARK COURT
GIFFNOCK
 Postcode G46 7PB
 Contact Telephone 1 07989417307
 Contact Telephone 2
 Fax No
 E-mail* don@bennettgroup.co.uk

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

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

Yes No

Planning authority EAST RENFREWSHIRE COUNCIL

Planning authority's application reference number 2015/0283/TP

Site address 31, AILSA DRIVE, GIFFNOCK G46 6RJ

Description of proposed development ALTERATIONS TO ROOF AT REAR TO FORM GABLE END IN PLACE OF HIPPED ROOF

Date of application 3/5/2015

Date of decision (if any) 17/7/2015

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:

- SITE VISIT TO ESTABLISH THAT PROPOSAL DOES IN FACT COMPLY WITH POLICIES.
- HEARING TO EXPLAIN JUSTIFICATION FOR SEEKING THIS REVIEW

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.

SEE ATTACHED PLANNING 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.

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.

PLANNING STATEMENT
PHOTOGRAPHS

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 until such time as the review is determined. 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.

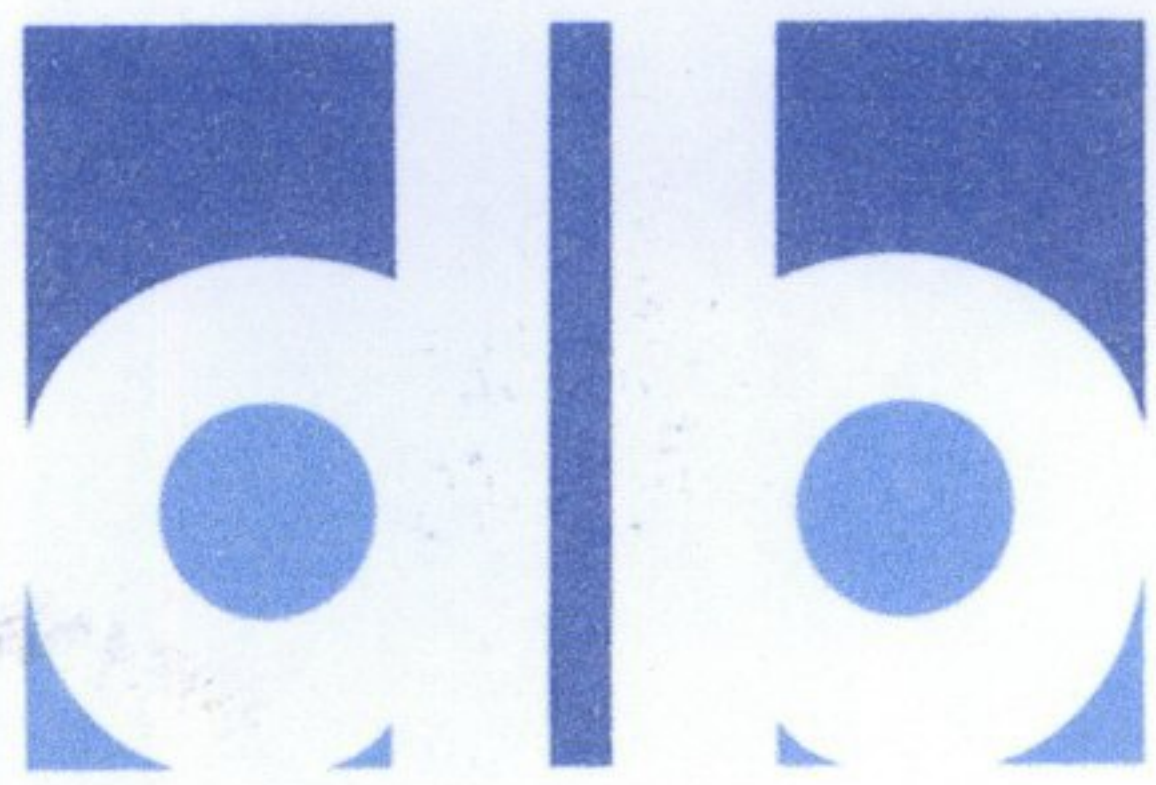
Signed Date

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 eamonn.daly@eastrenfrewshire.gov.uk

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PLANNING STATEMENT IN SUPPORT OF THE SUBMISSION TO RESCIND THE DECISION TO REFUSE PLANNING PERMISSION.

**PLANNING APPLICATION 2015/0283/TP
31 AILSA DRIVE, GIFFNOCK, G46 6RJ**

31 Ailsa Drive occupies a constrained site at the junction of Ailsa Drive and Atholl Drive. It is positioned almost diagonally across the site such that it has no relationship with the building line on either Ailsa Drive or Atholl Drive. In this respect it is unique with the added consideration that the rear elevation cannot be viewed from any viewpoint to which the public have access.

In assessing the application, East Renfrewshire Council cite Policies D1, D14 and the Supplementary Planning Guidance, Householder Design Guide as the basis on which the proposal was assessed and subsequently refused. Whilst the sentiments expressed in these policy and design guides are understood and accepted, it is contended that far from failing to meet these requirements, the proposed development does indeed comply with the terms of these policies.

The main thrust of the Council's argument appears to be that the proposed development is out of character and would dominate and overwhelm the existing house. For the avoidance of any doubt let us be clear about what is being proposed. Given the severely restricted nature of the site, it is not possible to consider any form of single storey extension either to the sides or to the rear. The only possible option being to extend in to the roof space, and this is the basis of the proposal. Whilst desperate to provide more living space for their expanding family, the applicants were mindful of the need to respect and engage with the existing property which whilst small has a number of ornate features, the most noticeable of which is a small minaret tower on one corner of the front elevation. Whilst it would have been physically possible to introduce a dormer window into the roof on this elevation, it was felt that the intrinsic value of the tower detail would be prejudiced and accordingly this idea was not pursued.

Given the internal layout of the ground floor and the need to access the proposed upper accommodation without severely affecting the rooms on the ground floor the only area where a dormer could be accommodated was to the rear, and this was the basis of the application.

In Policies D1 and D14 much is made of the need for any extensions to reflect and respect the existing property and the surrounding properties and to have regard to the amenity of the area.

In pursuing this application, and rejecting the possibility of placing a dormer to the front of the property, the applicant has wholeheartedly embraced these aspirations and produced a

proposal which provides them with the additional space they need and done so in a restrained and controlled manner.

Contrary to the views expressed in the report of handling, this proposed development cannot be seen from the road, does not dominate the existing building and indeed can only be viewed from the railway line to the rear, and the rear garden.

To all intents and purposes therefore it cannot be claimed that the proposal dominates and overwhelms. It cannot be seen from anywhere the public have access to and the street view of the property is unaltered(see Photograph A). As it cannot be seen from the street, it is unclear as to how it can be claimed to impact negatively on the character of the existing building, or the surrounding area.

Where this argument is advanced it has to be assumed that the impact of the proposal is clearly evidenced and has an impact on the streetscape. In this case it does not! In essence the assertion that the proposed extension over dominates the existing house is at the very least a gross exaggeration and at worst should never have been the basis on which a refusal was founded.

Much has been made of the issue of overlooking, and whilst it is accepted that the erosion of privacy is a significant matter, in this case it is only the rear of the adjoining property's garden which is overlooked and in an area of bungalows it is the norm for dormer windows to overlook neighbours gardens, so why this should be any different is unclear.

It is also noted that within the immediate vicinity of this property there are numerous examples of bungalow extensions which have totally subsumed the original building and which do present to the street, yet again these seem to have been deemed acceptable(see Photographs B) It is accepted that some of these were constructed prior to the current Local Plan, however there are those nearby which are in the process of being constructed and these have had the benefit of a recent planning consent. Equally the legislation which was in place when these extensions on the attached sheet B were built, is the same legislation which is currently in place, so these examples clearly were in breach of the Local Plan policies, yet granted consent.

It is noted that when the applicant originally considered the possibility of developing into the roof space, in November 2014, the views opined by the planning officer and confirmed in e mails, was that the proposal was acceptable. However it was not until May 2015 that the applicant finally submitted the application by which time it is claimed , new policies had been put in place that rendered the proposal unacceptable. It is claimed that these are contained within the Supplementary Guidance of June 2015, yet a critical examination of that guidance does not appear to differ markedly from that on which favourable comment was offered in the previous November. The only significant difference appears to be a reference to avoid any roof extension being placed upon the existing wallhead, which seems a little arbitrary. In the case of this building the unique nature of the site required that for any extension to provide the accommodation required, it was necessary to utilise as much of the attic space as possible, and as the proposed extension cannot be seen from anywhere, building up from the wallhead seemed entirely reasonable. It is also noted that within the Design Guide, all references and illustrations related to dormers appear to relate solely to those proposed on a front elevation and not to the rear elevation. This is entirely understandable yet the report of handling seems to have applied these standards to this proposal which is for a dormer on the rear elevation.

Even if any difference can be identified, at the very least it would have been prudent if not courteous for the planning officer to have made the applicant aware of the changes and in the circumstances to have offered the opportunity to amend the plans. Having said that, as the new Guidance does not appear to be significantly different from the previous guidance it is difficult to see what changes could have been made, and the applicant should have been given the benefit of the doubt. Indeed given the circumstances, in particular the fact that dialogue was taking place during a period of change but had commenced prior to any change, the moral argument should have prevailed and the proposal approved, the more so as there is more than a reasonable argument that the proposal does in fact comply with the stated policies.

In the circumstances, and in the light of the foregoing we would request that the Review Committee rescind the decision to refuse, and grant this application, and allow the applicants and their family to continue to enjoy this pleasant location.

bennett *Developments and Consulting*
15.10.2015

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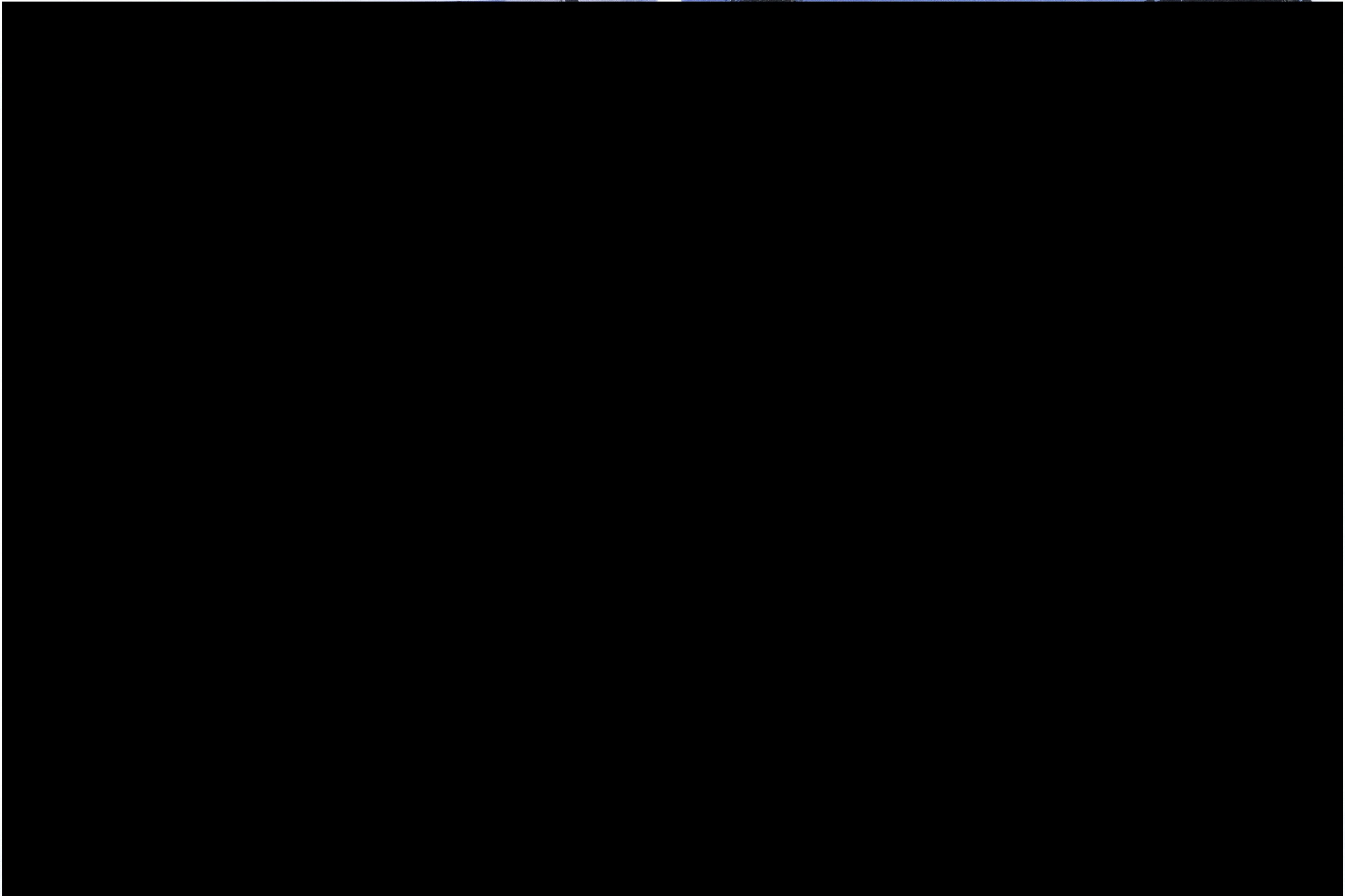
A



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION CLEARLY DEMONSTRATING THAT THE PROPOSED ROOF EXTENSION CANNOT BE VIEWED FROM THE STREET AND THEREFORE HAS NO IMPACT ON THE STREETScape



PLANS/PHOTOGRAPHS/DRAWINGS

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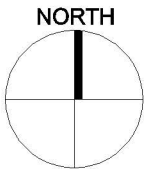
REVISION NOTES:

project no.
14008
client
GREGG McKEARNEY
CRISTINA DEVINE

drawing title
SITE LOCATION
PLAN

scale
1:1250

date
20.04.15



31 AILSA DRIVE, GIFFNOCK

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

PLANNING

Colin Kinnear

CHARTERED ARCHITECT
8 Glenville Avenue
Glasgow
G46 7AH
t - 0141 638 1270
f - 07768 630336
colinj.kinnear@btopenworld.com

L(9)001

31 AILSA DRIVE, GIFFNOCK _ PROPOSED ATTIC CONVERSION

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Town and Country Planning
(Scotland) Act 1997

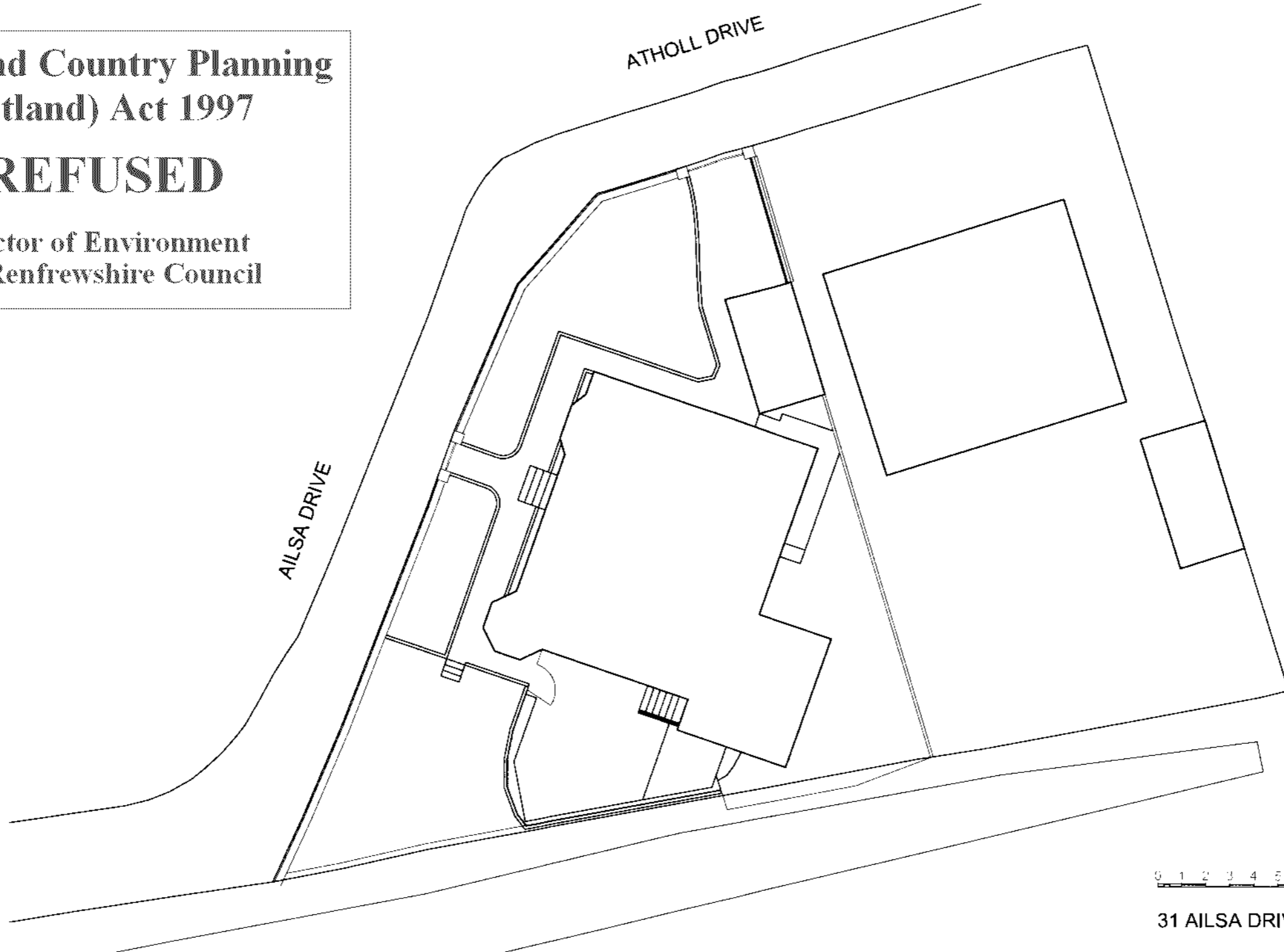
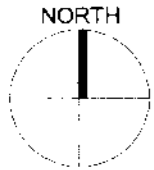
REFUSED

Director of Environment
East Renfrewshire Council

103

ATHOLL DRIVE

AILSA DRIVE



0 1 2 3 4 5 6

31 AILSA DRIVE, GIFFNOCK

REVISION NOTES:

project no.
14008

client
GREGG McKEARNEY
CRISTINA DEVINE

drawing title
BLOCK PLAN

scale
1:200 @A3

date
06.05.15

PLANNING

Colin Kinnear
CHARTERED ARCHITECT

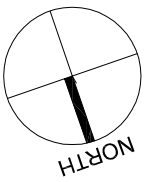
8 Glenville Avenue,
Glasgow
G46 7AH

t - 0141 638 1270
t - 07768 630336
colinkinnear@outlook.com

L(9)002

ADDITIONAL PLANS RECEIVED
Date: 07/05/15

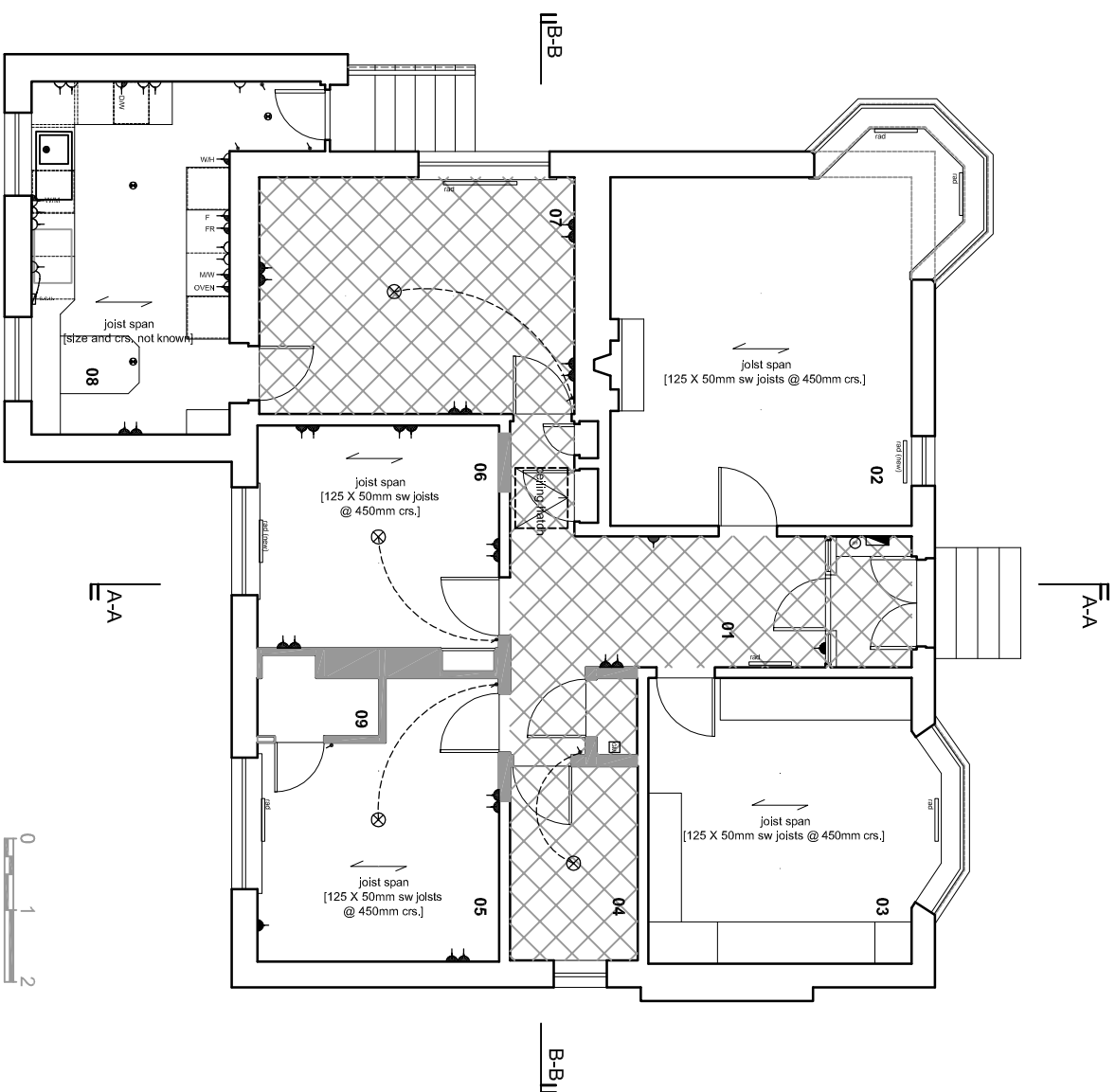
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- ROOM LEGEND**
- 01 HALLWAY
 - 02 LIVING ROOM
 - 03 BEDROOM 1
 - 04 BATHROOM
 - 05 BEDROOM 2
 - 06 BEDROOM 3
 - 07 DINING ROOM
 - 08 KITCHEN
 - 09 ENSUITE WC

KEY

Downtakings



31 ALLSA DRIVE, GIFFNOCK

REVISION NOTES:
 Rev A: 141028_CK
 Door opening in family room on S.W. elevation omitted.
 Rev B: 150413_CK
 Slapping between rooms 07 and 08 omitted; opening in external wall of room 08 [north-east elevation] omitted.
 Rev C: 150506_CK
 General arrangement of external stairs on south-west elevation amended.

project no.
14008
 client
GREGG McKEARNEY
 CRISTINA DEVINE
 drawing title
GROUND FLOOR
 AS EXISTING
 scale
1:100 @A3
 date
05.07.14

PLANNING

Colin Kinnear
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 Glasgow
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 colinkinnear@outlook.com

E(--)-001 C

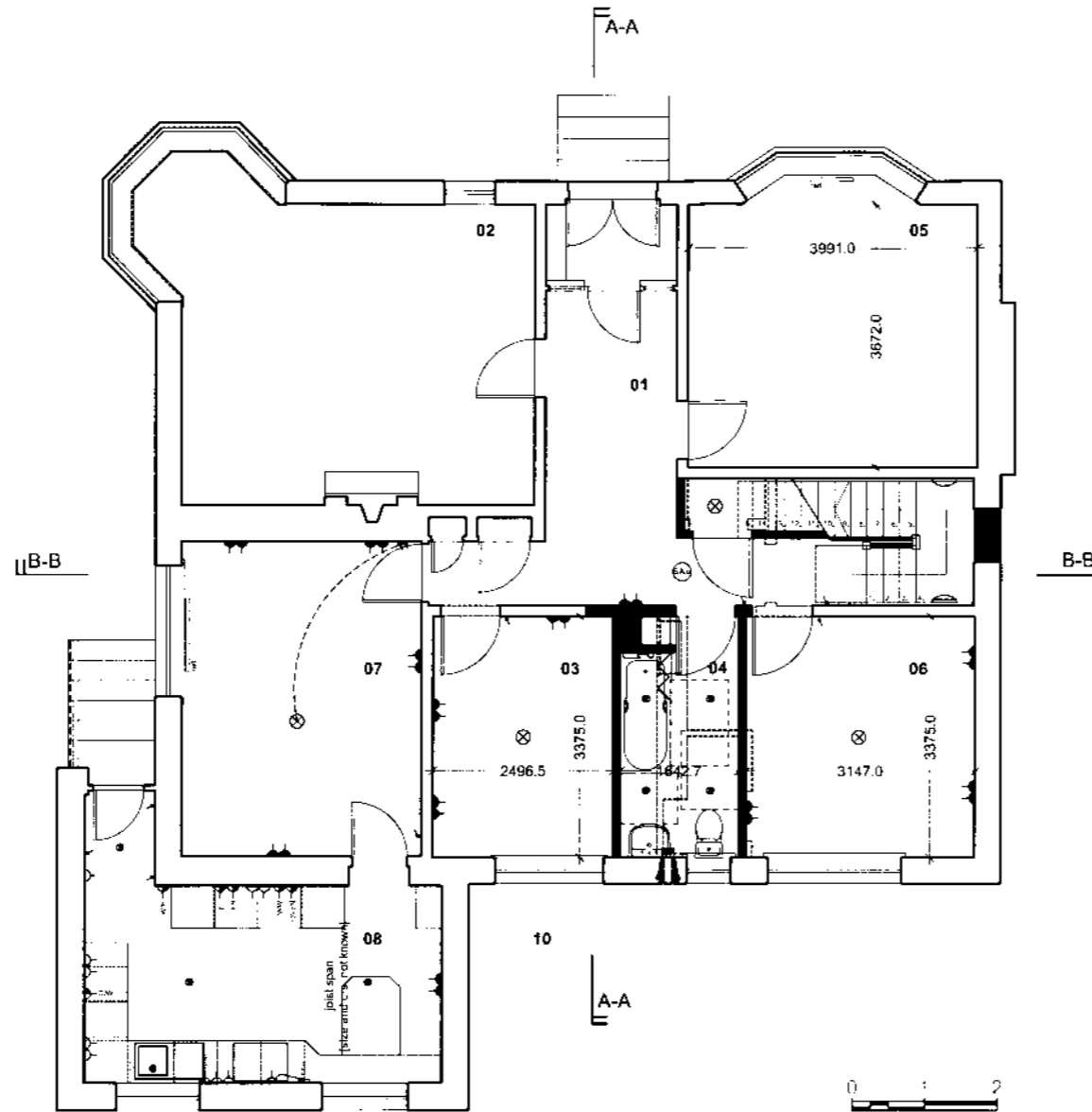
31 ALLSA DRIVE, GIFFNOCK, PROPOSED ATTIC CONVERSION

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Town and Country Planning
(Scotland) Act 1997

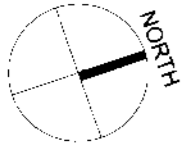
REFUSED

Director of Environment
East Renfrewshire Council



REVISION NOTES:
 Rev A: 140819_CK
 Stair GA amended;
 bedroom 2 made
 bedroom 1; ground floor
 ensuite removed;
 bathroom made Jack and
 Jill.
 Rev B: 141003_CK
 Bathroom relocated and
 GA of two adjacent rooms
 amended.
 Rev C: 141028_CK
 Double doors in family
 room on S.W. elevation
 removed.
 Rev D: 150413_CK
 Deck area and associated
 double door access from
 room 08 omitted; rooms
 07 and 08 retained as
 existing; existing
 bathroom window
 removed and opening
 infilled.
 Rev E: 150506_CK
 Bay window detail added
 to room 05 at the request
 of the planning authority;
 general arrangement of
 stairs on south-west
 elevation amended.

project no.
14008
 client
GREGG McKEARNEY
CRISTINA DEVINE
 drawing title
GROUND FLOOR
AS PROPOSED
 scale
1:100 @A3
 date
06.07.14



- ROOM LEGEND**
- 01 HALLWAY
 - 02 LIVING ROOM
 - 03 STUDY / BEDROOM
 - 04 BATHROOM
 - 05 BEDROOM 1
 - 06 BEDROOM 2
 - 07 DINING ROOM
 - 08 KITCHEN
 - 09 SHOWER ROOM
 - 10 BEDROOM 3
 - 11 STUDY AREA
 - 12 WARDROBE
 - 13 BEDROOM 4

31 AILSA DRIVE, GIFFNOCK

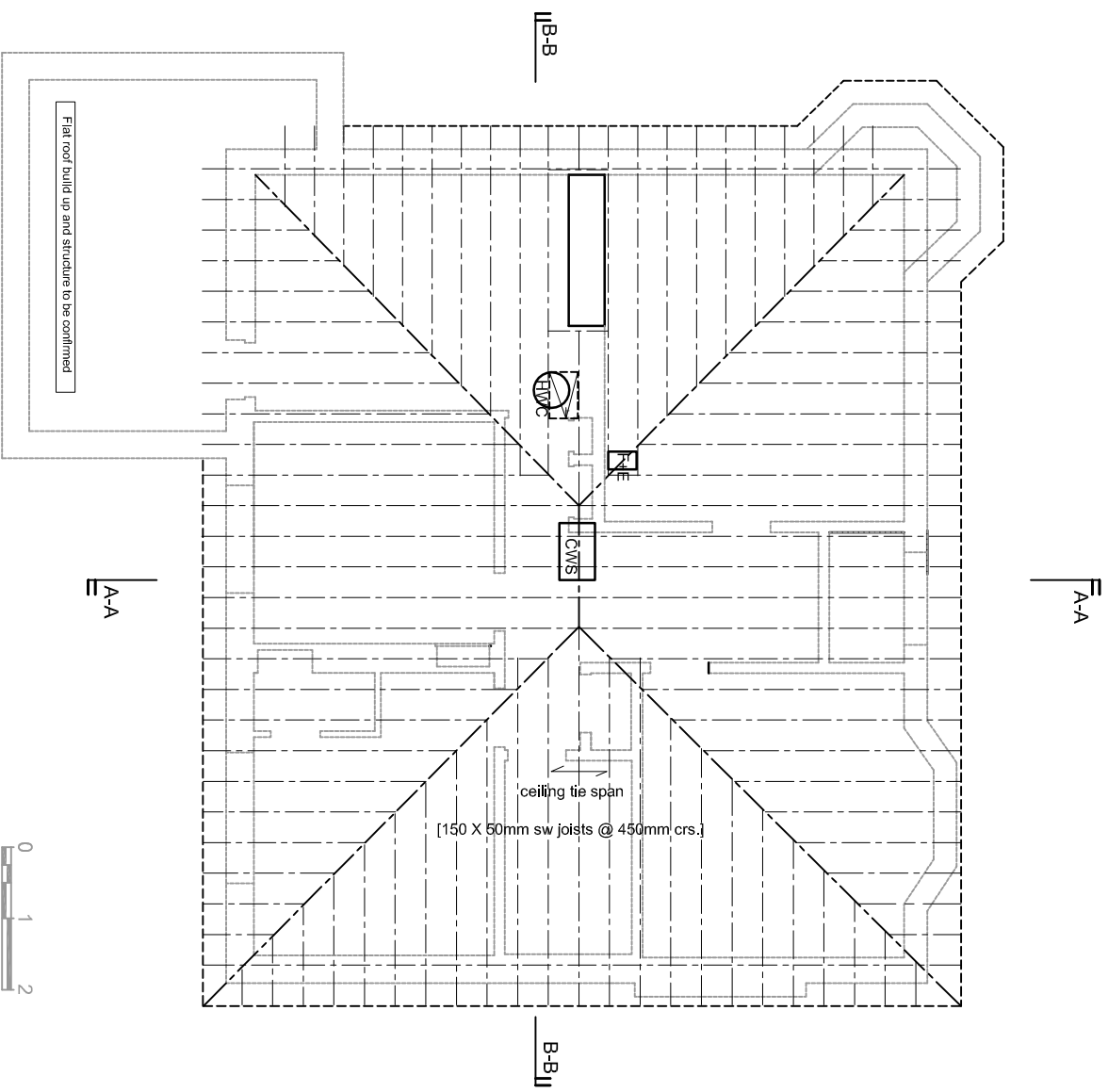
PLANNING

AMENDED PLAN RECEIVED
Date: 07/05/15

Colin Kinnear
 CHARTERED ARCHITECT
 8 Glenville Avenue,
 Glasgow
 G46 7AH
 t- 0141 838 1270
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 colinkinnear@outlook.com

L(--)-001 E

REVISION NOTES:



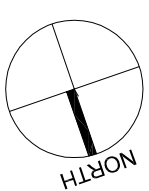
31 ALLSA DRIVE, GIFFNOCK

PLANNING

project no.
14008
client
GREGG McKEARNEY
CRISTINA DEVINE
drawing title
ATTIC PLAN
AS EXISTING
scale
1:100 @A3
date
05.07.14

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colinkinnear@outlook.com

E(--)-002



KEY
Downtakings

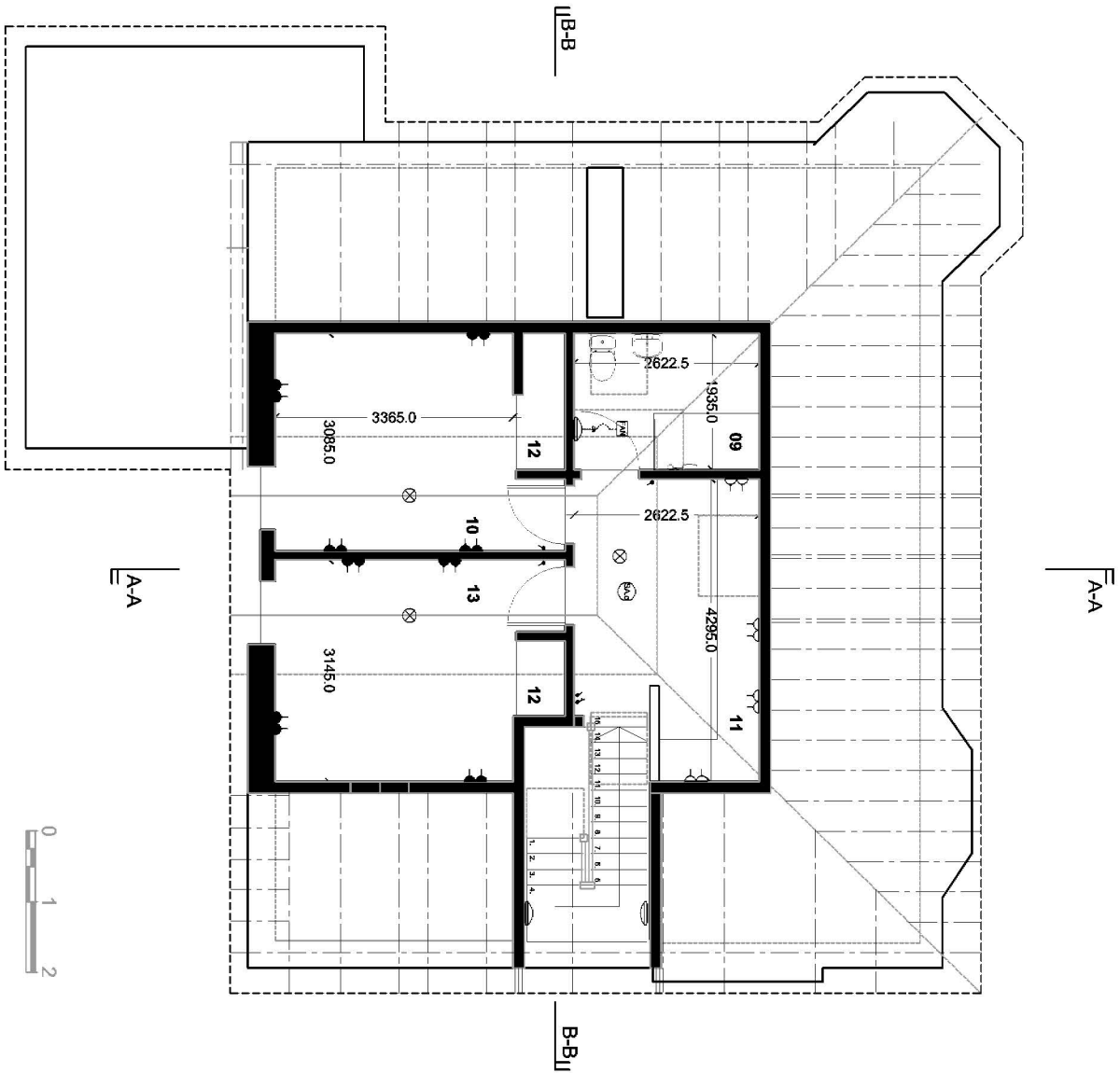
31 ALLSA DRIVE, GIFFNOCK PROPOSED ATTIC CONVERSION

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



- ROOM LEGEND**
- 01 HALLWAY
 - 02 LIVING ROOM
 - 03 STUDY / BEDROOM
 - 04 BATHROOM
 - 05 BEDROOM 1
 - 06 BEDROOM 2
 - 07 DINING ROOM
 - 08 KITCHEN
 - 09 SHOWER ROOM
 - 10 BEDROOM 3
 - 11 STUDY AREA
 - 12 WARDROBE
 - 13 BEDROOM 4



31 AILSA DRIVE, GIFFNOCK

REVISION NOTES:
Rev A: 140819_CK
Stair GA amended; fitted wardrobes in bedroom reduced in length.
Rev B: 141028_CK
wardrobe in bedroom 3 enlarged.
Rev C: 150413_CK
Velux windows in rooms 10 + 13 omitted; 1 Nr. velux omitted in room 11.

project no.
14008
client
GREGG MCKEARNNEY
CRISTINA DEVINE
drawing title
ATTIC
AS PROPOSED
scale
1:100 @A3
date
06.07.14

PLANNING

Colin Kinnear
CHARTERED ARCHITECT
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L(--)002 C

31 AILSA DRIVE, GIFFNOCK ATTIC CONVERSIONION

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FRONT [NORTH-WEST]

REVISION NOTES:
Rev A: 150506_CK
Stairs on south-west
elevation added at the
request of the planning
authority.

project no.
14008
client
GREGG McKEARNEY
CRISTINA DEVINE

drawing title
FRONT ELEVATION
AS EXISTING

scale
1:100 @A3
date
22.10.14

31 AILSA DRIVE, GIFFNOCK

PLANNING

AMENDED PLANS RECEIVED
Date: 07/05/15

Colin Kinnear
CHARTERED ARCHITECT
8 Glenville Avenue,
Glasgow
G46 7AH
t - 0141 638 1270
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colinkinnear@outlook.com

E(--)-003 A

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

REFUSED

**Director of Environment
East Renfrewshire Council**



FRONT [NORTH-WEST]

31 AILSA DRIVE, GIFFNOCK

REVISION NOTES:
Rev A: 141028_CK
Chimney shown removed
Rev B: 150414_CK
Chimney re-instated; 1 nr.
Velux rooflight omitted.
Rev C: 150506_CK
Stairs on south-west
elevation added at the
request of the planning
authority.

project no.
14008
client
GREGG McKEARNEY
CRISTINA DEVINE
drawing title
FRONT ELEVATION
AS PROPOSED
scale
1:100 @A3
date
25.10.14

PLANNING

07/05/15
ARCHITECTS RECEIVED

Colin Kinnear
CHARTERED ARCHITECT
8 Glenville Avenue,
Glasgow
G46 7AH
t - 0141 638 1270
t - 07768 630336
colinkinnear@outlook.com

L(--)**003** C

REVISION NOTES:

project no.
14008
client
GREGG MCKEARNEY
CRISTINA DEVINE
drawing title
REAR ELEVATION
AS EXISTING
scale
1:100 @A3
date
22.10.14

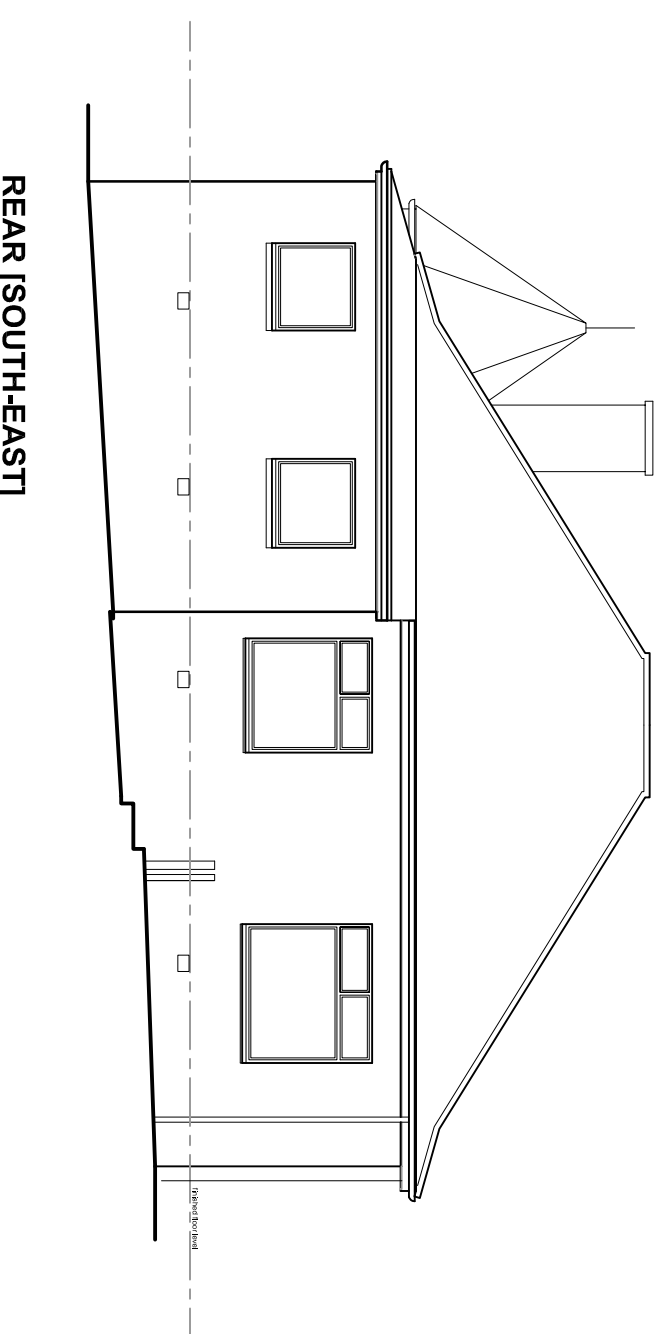
PLANNING

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E(--)-004

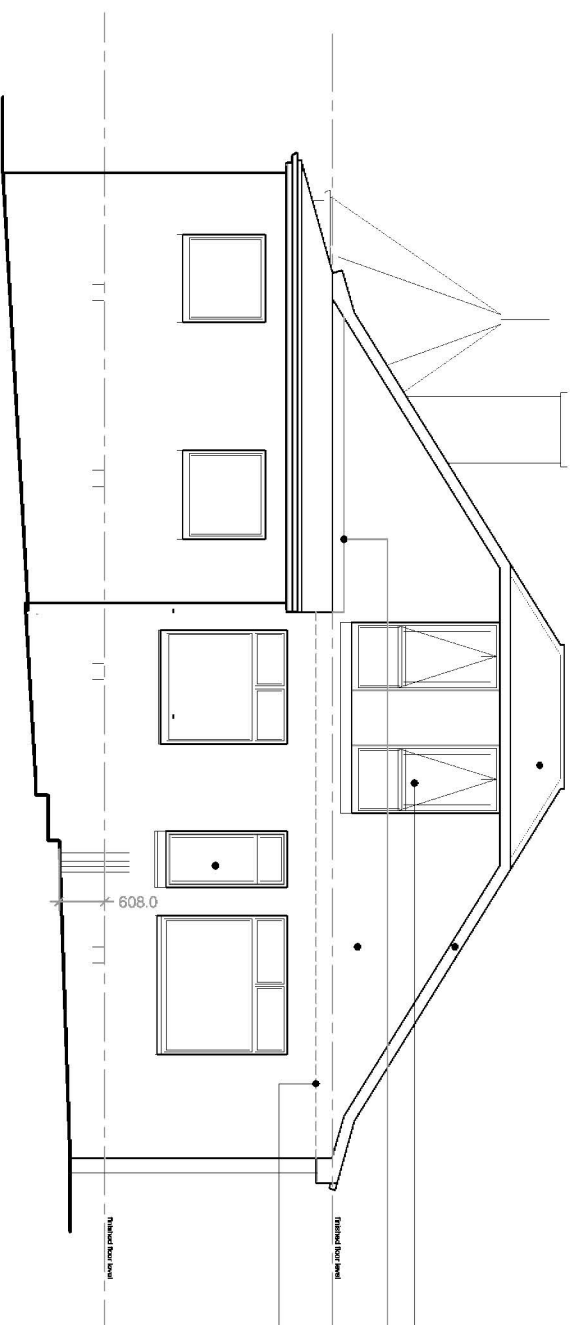
31 ALLSA DRIVE, GIFFNOCK_PROPOSED ATTIC CONVERSION

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(Scotland) Act 1997
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East Renfrewshire Council

REAR [SOUTH-EAST]



- Profiled interlocking concrete tiles complete with dry hip accessories
- Upvc fascia [colour: White] with dry verge tile
- Upvc windows [colour: White]
- Lead abutment flashing
- Wet dash render - painted white to match finish on existing walls
- Existing wallhead
- New window opening for bathroom - existing aluminium window to be re-used

31 ALLSA DRIVE, GIFFNOCK

REVISION NOTES:
Rev A:141028_CK
Chimney shown removed; hip added to new gable.
Rev B: 141103_CK
Upper floor window configuration revised.
Rev C:150414_CK
Chimney re-instated; rear extension roof configuration to remain as existing; decked area omitted; alterations to kitchen windows omitted.

project no.
14008
client
GREGG MCKEARNNEY
CRISTINA DEVINE
drawing title
REAR ELEVATION
AS PROPOSED
scale
1:100 @A3
date
25.10.14

PLANNING

Colin Kinnear
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L(--)-004 C

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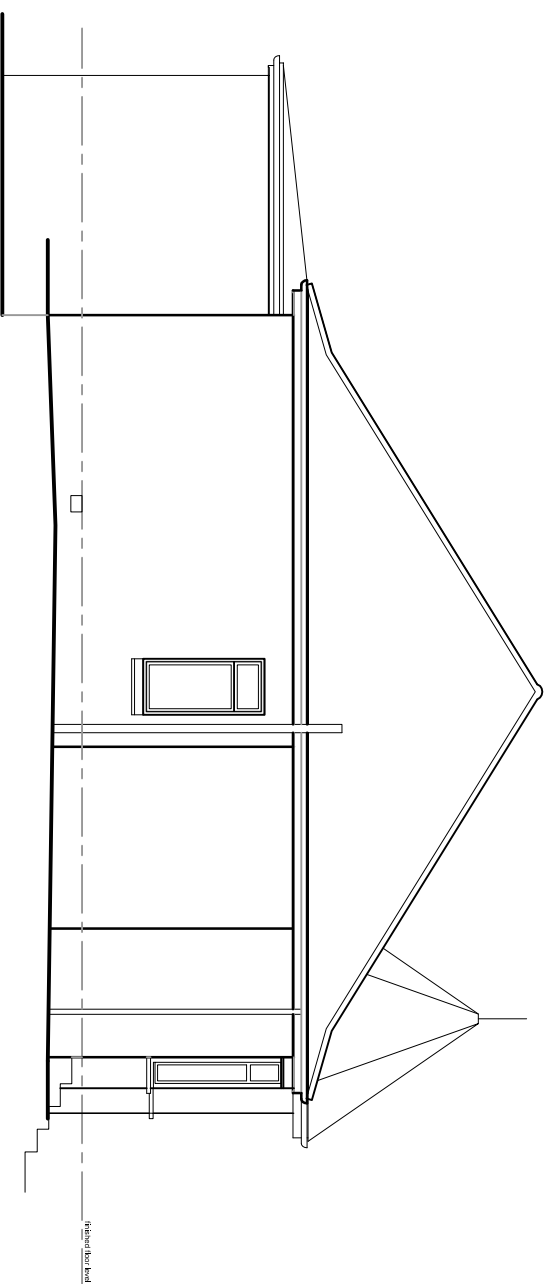
REVISION NOTES:

project no.
14008
client
GREGG MCKEARNEY
CRISTINA DEVINE
drawing title
GABLE ELEVATION
AS EXISTING
scale
1:100 @A3
date
22.10.14

PLANNING

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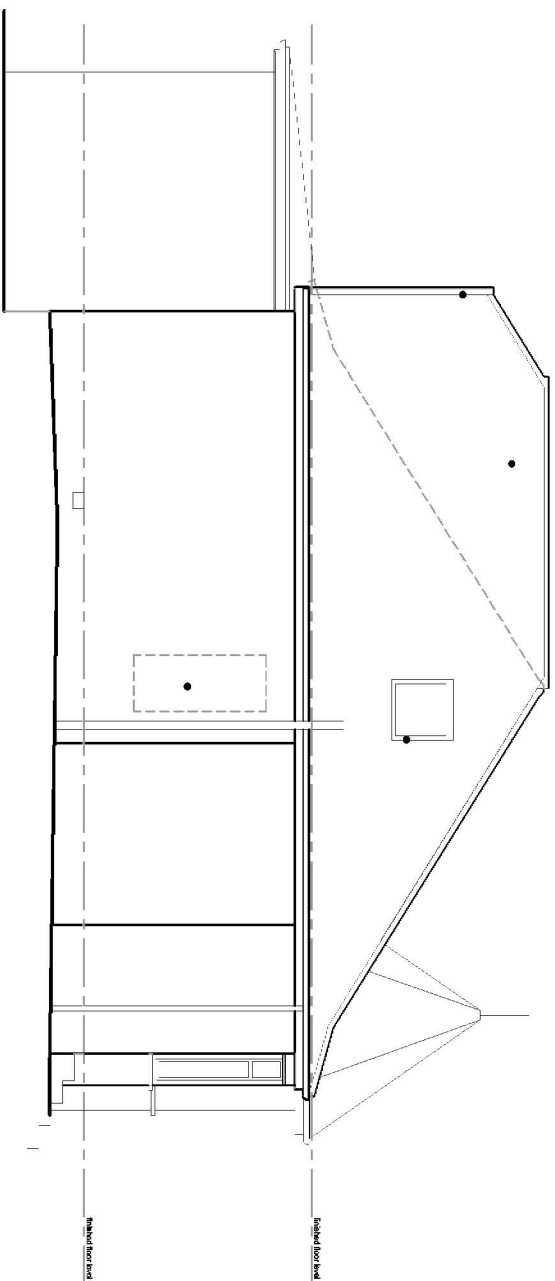
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GABLE [NORTH-EAST]

31 ALLSA DRIVE, GIFFNOCK

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East Renfrewshire Council



GABLE [NORTH-EAST]

REVISION NOTES:
Rev A:141028_CK
Chimney shown removed,
hip added to new gable.
Rev B: 141029_CK
Velux over stair added.
Rev C: 150414_CK
Chimney re-instated;
Velux rooflight [room 13]
omitted: ex. bathroom
window shown bricked
up: roof over rear
extension to remain as
existing.

Profiled interlocking concrete tiles
complete with dry hip accessories
Upvc fascia [colour: White] with dry verge
tile
Velux rooflight

Existing bathroom window to be removed

project no.
14008
client
GREGG MCKEARNNEY
CRISTINA DEVINE
drawing title
GABLE ELEVATION
AS PROPOSED
scale
1:100 @A3
date
25.10.14

31 AILSA DRIVE, GIFFNOCK

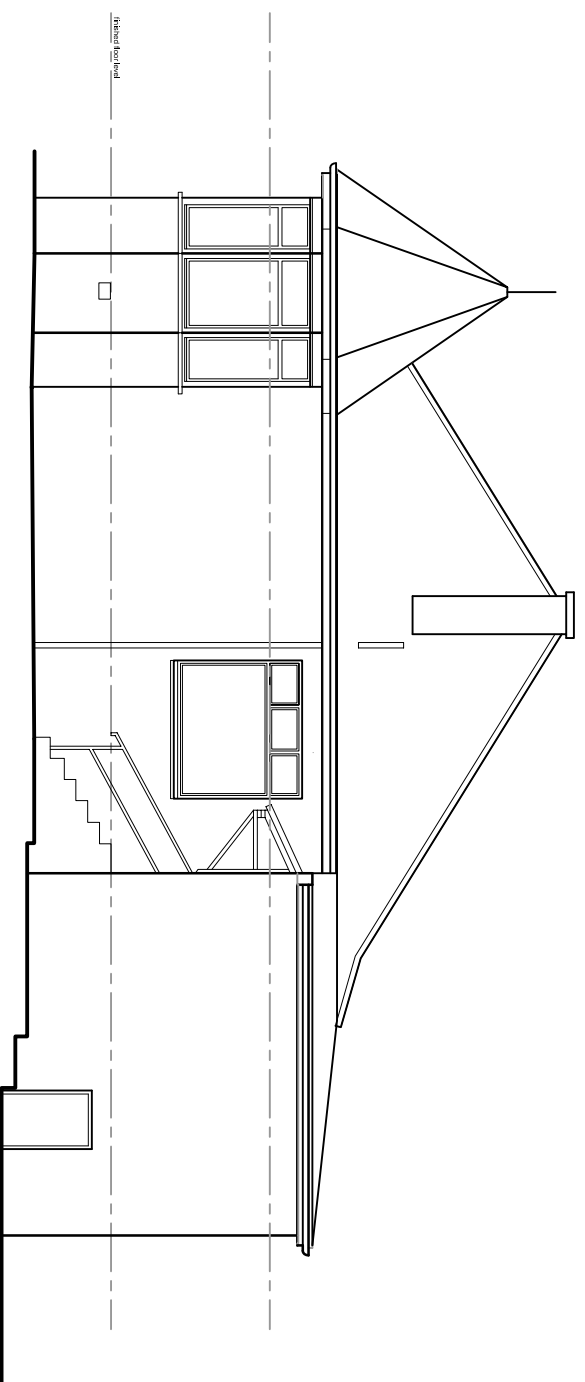
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GABLE [SOUTH-WEST]

31 ALLSA DRIVE, GIFFNOCK

PLANNING

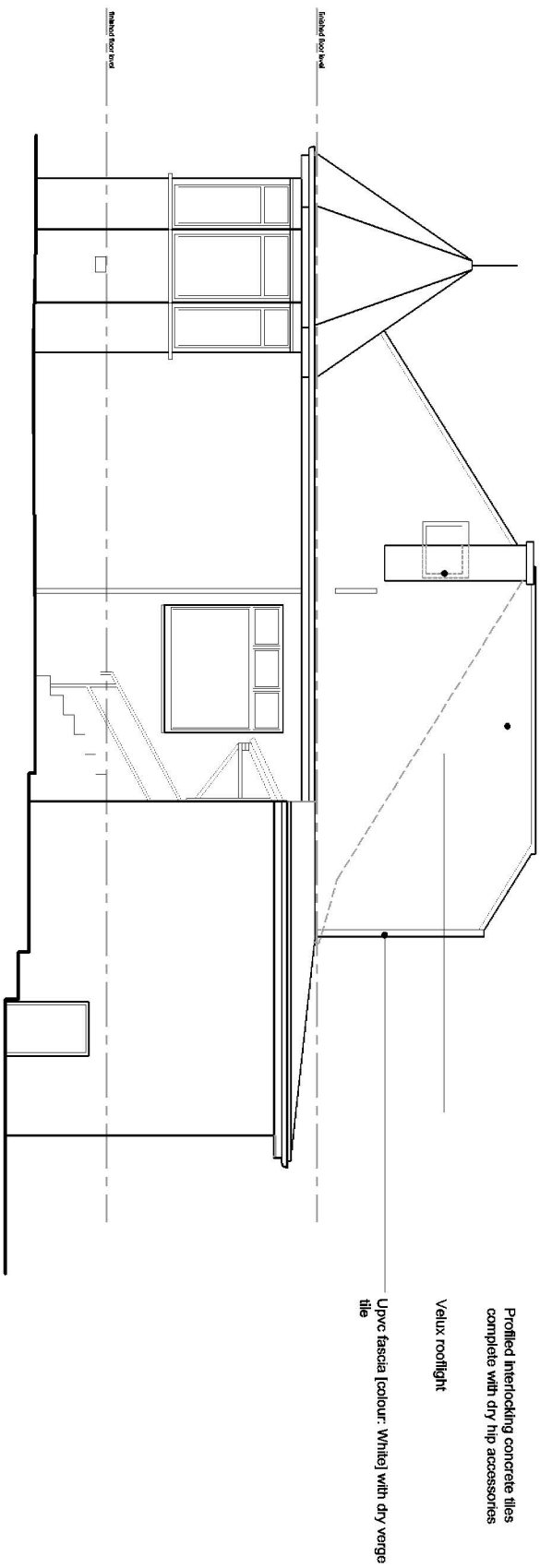
REVISION NOTES:

project no.
 14008
 client
 GREGG MCKEARNEY
 CRISTINA DEVINE
 drawing title
 GABLE ELEVATION
 AS EXISTING
 scale
 1:100 @A3
 date
 22.10.14

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GABLE [SOUTH-WEST]

31 ALLSA DRIVE, GIFFNOCK

REVISION NOTES:
Rev A: 141028_CK
Chimney shown removed;
hip added to new gable;
double doors removed
from family room.
Rev B: 150414_CK
Velux rooflight [room 10]
omitted; chimney
re-instated; roof over rear
extension to remain as
existing.

project no.
14008
client
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CRISTINA DEVINE
drawing title
GABLE ELEVATION
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scale
1:100 @A3
date
25.10.14

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