

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

7 October 2015

Report by Deputy Chief Executive

REVIEW OF CASE - REVIEW/2015/12

ERECTION OF ONE AND HALF STOREY REAR EXTENSION
AT 27 VIADUCT ROAD, CLARKSTON

PURPOSE OF REPORT

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

DETAILS OF APPLICATION

2. Application type: Full Planning Permission (Ref No:- 2015/0322/TP).
Applicant: Mr G Loudon.
Proposal: Erection of one and half storey rear extension.
Location: 27 Viaduct Road, Clarkston, East Renfrewshire G76 8BN.
Council Area/Ward: Busby, Clarkston and Eaglesham (Ward 6).

REASON FOR REQUESTING REVIEW

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

RECOMMENDATIONS

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

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

BACKGROUND

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

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

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

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

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

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

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. At the meeting of the Local Review Body on 9 September, it was agreed that consideration of the review be continued to allow an unaccompanied site inspection to take place.

13. 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
- (e) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages).

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

- (a) Refused - Block plan;
- (b) Refused – Proposed elevations; and
- (c) Refused – Proposed floor plans.

15. 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.

16. 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

17. 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

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:- September 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.

**APPLICATION
FOR
PLANNING PERMISSION**

2015/0322/TP

RECEIVED

18 MAY 2015

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (SCOTLAND) ACT 1997
The Town and Country Planning (Development Management Procedure) (SCOTLAND) REGULATIONS 2013

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	
Forename	G	Forename	JOHN
Surname	LOVDOON	Surname	HUTTON
Company Name		Company Name	
Building No./Name	27	Building No./Name	FLAT 0/1, 69
Address Line 1	VIADUCT ROAD	Address Line 1	MILBROAE ROAD
Address Line 2	CHARLSTON	Address Line 2	LANASIDE
Town/City	GLASGOW	Town/City	GLASGOW
Postcode		Postcode	G42 9UT
Telephone		Telephone	07773 209204
Mobile		Mobile	" "
Fax		Fax	
Email		Email	

3. Address or Location of Proposed Development (please include postcode)

27 VIADUCT ROAD,
CHARLSTON.

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

4. Describe the Proposed Works

Please describe accurately the work proposed:

REAR 1/2 STOREY EXTENSION

Have the works already been started or completed Yes No

If yes, please state date of completion, or if not completed, the start date:

Date started: Date completed:

If yes, please explain why work has already taken place in advance of making this application.

5. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal? Yes No

If yes, please provide details about the advice below:

In what format was the advice given? Meeting Telephone call Letter Email

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes No

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

Name: Date: Ref No.:

6. Trees

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

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

7. Changes to Vehicle Access and Parking

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

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

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

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

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total of existing and any new spaces or reduced number of spaces)

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

8. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes No

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes No

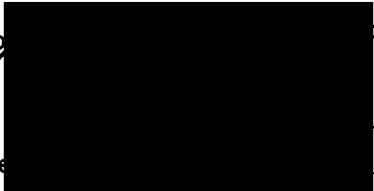
If you have answered yes please provide details:

DECLARATION

I, the applicant / agent certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes No N/A

Signature:  Name: John Hurford Date: 15/5/15

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1977
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

CERTIFICATE A, B, C, D OR CERTIFICATE E MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than myself Mr G. Loudon was owner of any part of the land to which the application relates during the period of 21 days ending with the date of the application
- (2) None of the land to which the application relates constitutes or forms part of agricultural land

Signed:

On behalf of:

Date:

[Redacted Signature]

Mr G. Loudon

15/5/15

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are:

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land

or

- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are:

REPORT OF HANDLING

REPORT OF HANDLING

Reference: 2015/0322/TP

Date Registered: 21st May 2015

Application Type: Full Planning Permission

This application is a Local Development

Ward: 6 -Busby Clarkston Eaglesham

Co-ordinates: 257754/:657045

Applicant/Agent:

Applicant:

Mr G Loudon

27 Viaduct Road

Clarkston

East Renfrewshire

G76 8BN

Agent:

Mr John Hutton

Flat 0/1

69 Millbrae Road

Langside

Glasgow

G42 9UT

Proposal: Erection of one and a half storey rear extension

Location: 27 Viaduct Road
Clarkston
East Renfrewshire
G76 8BN

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: None

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

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

ASSESSMENT:

The site is located on the north side of Viaduct Road and is situated within an established residential area characterised by a variety of house types and built forms. The property is a detached 1.5 storey bungalow which is situated elevated above the road reflecting the topography of the locus. The house has been previously extended to the rear, there is a level rear patio area and a retaining wall with steps leading up to a lawn which slopes upwards towards the rear of the garden. There is robust planting/shrubs around the rear garden area.

Planning permission is being sought to erect a 5m deep rear extension encompassing two floors. The existing rear extension would be removed to accommodate the new extension which would comprise two sections. The east elevation would be extended to accommodate an entrance hall and shower room and a large covered porch area on the ground floor. The central and western sections will accommodate a new kitchen/living area with two high level windows on the west elevation, a single window on the east elevation and bi-folding doors and a window on the rear elevation. A further small section projects beyond the west elevation by approximately 1m with a shallow lean to roof tying it at the existing eaves level. On the upper floor, the extension projects from the existing roof ridge, which aligns from side to side, back towards the new rear wall in a large flat roofed section. This would result in a wide gable end with the sides of the original roof projected back. It would accommodate three additional bedrooms.

No details of the proposed external materials have been submitted although it would be expected that the extensions are finished in render and a red roof tile to match the house. It should be noted that the applicant had intimated verbally that it would be his intention to erect decking to the rear of the house. Details have not been submitted for consideration. Furthermore, the existing retaining wall may be removed and set further back into the garden area but no details have been submitted for consideration.

The application requires to be assessed against the Development Plan and any other material considerations. The relevant policies in the East Renfrewshire Local Development Plan are considered to be Policies D1 and D14 and it's supporting Supplementary Planning Guidance (SPG) - Householder Design Guide. Policy D1 provides fifteen general criteria against which all developments are assessed. In this case, the relevant criterion is considered to be 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. Policy D14 sets out six criteria by which applications for alterations/ extensions to existing residential properties will be assessed and the relevant criteria in this case are considered to be: *any extensions must complement the existing character of the property particularly in terms of style, form and materials and the size, scale and height of any development must be appropriate to the existing building.*

The increase in the floor area is not considered to be significant and there are no objections, in principle, to an extension at first floor level. The proposed external materials could be considered by means of a planning condition and there are no overlooking or overshadowing issues. However, the house has a dual pitched hipped roof which is the most prevalent but not exclusively the predominant roof type in the area. It is considered that the straight gable on the rear elevation of the proposed extension does not respect the original hipped roof detail of the existing roof and will have a marked impact on the design of the house. Furthermore, the roof spans the full width of the house and completely dominates and overwhelms the rear elevation. The substantial flat ridge represents an incongruous and inappropriate alteration to the house.

For reasons stated above, the proposal fails to comply with Policies D1 (2) and D11.

Section 2.1 of the Supplementary Planning Guidance - Householder Design Guidance states that:

Extensions should respect the character of the original house in terms of design, scale and materials;

Extensions should not dominate or overwhelm the original form or appearance of the house and should be subordinate in scale and appearance to the original house

Developments should have the same roof design as the house

Section 2.2 provides additional criteria and states that:

Extensions to the rear of bungalows should have the same roof design as the house and not form a gable end.

Have its ridge line below the ridge of the house

For reasons given in the preceding paragraphs, the proposal does not comply with the provisions of the SPG and is, therefore, unacceptable.

The SPG is a guide to development and where there are appropriate material considerations, the specific advice in the SPG may be set aside and an application approved. In this case, if there were a significant number of similar extensions in the area which altered the character of the area or the properties next door had, for example, large rear extensions and/or a rear gable end, these would be material considerations.

The applicant has been advised to withdraw or amend the proposal but has declined to do so.

To conclude the proposal conflicts with the East Renfrewshire Local Development Plan as the proposal cannot be supported by Policies D1 (2) and D14. The proposal also conflicts with the SPG.

Accordingly it is considered, for reasons stated above, that there are no material considerations that would justify setting aside the Development Plan policies and approving the application. It is therefore recommended that the application be refused.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASON(S):

1. The proposed development would be contrary to Policies D1 (2) and D14 in the East Renfrewshire Local Development Plan as the proposed new roof will not be in keeping with the character and design of the existing dwelling in terms of scale and design; will dominate the original form and character of the dwelling and incorporate a roof design significantly different to that of the existing dwelling, all to the detriment of the character of the dwelling.
2. The proposed development would be contrary to the Supplementary Planning Guidance-Householder Design Guidance as it does not comply with the design principles therein.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

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

Ref. No.: 2015/0322/TP
(ALMI)

DATE: 26th June 2015

DIRECTOR OF ENVIRONMENT

DEVELOPMENT PLAN:

Strategic Development Plan

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

Adopted East Renfrewshire Local Development Plan

Policy D1

Detailed Guidance for all Development

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;

15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D14

Extensions to Existing Buildings and Erection of Outbuildings and Garages

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

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

Side extensions should not create an unbroken or terraced appearance.

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

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

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

GOVERNMENT GUIDANCE: None relevant

Finalised 26/06/2015.IM.

**DECISION NOTICE
AND
REASONS FOR REFUSAL**

**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. **2015/0322/TP**

Applicant:

Mr G Loudon
27 Viaduct Road
Clarkston
East Renfrewshire
G76 8BN

Agent:

Mr John Hutton
Flat 0/1
69 Millbrae Road
Langside
Glasgow
G42 9UT

With reference to your application which was registered on 21st May 2015 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of one and a half storey rear extension

at: 27 Viaduct Road Clarkston East Renfrewshire G76 8BN

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

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

1. The proposed development would be contrary to Policies D1 (2) and D14 in the East Renfrewshire Local Development Plan as the proposed new roof will not be in keeping with the character and design of the existing dwelling in terms of scale and design; will dominate the original form and character of the dwelling and incorporate a roof design significantly different to that of the existing dwelling, all to the detriment of the character of the dwelling.
2. The proposed development would be contrary to the Supplementary Planning Guidance-Householder Design Guidance as it does not comply with the design principles therein.

Dated 26th June 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
Plans Proposed	4040/2		21.05.2015
Existing and proposed floor plans	4040/3		
Elevations Existing and Proposed	4040/1		

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.

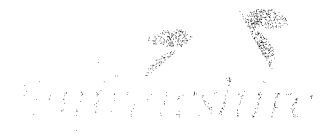
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which 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**



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)

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 1 + ½ storey extention

Date of application 21/5/15

Date of decision (if any) 26/6/15

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. XApplication 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 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? NO
- 2 Is it possible for the site to be accessed safely, and without barriers to entry? Yes

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.

<ul style="list-style-type: none"> . The street scape / view from Viaduct Road will remain unchanged. . There are various house types on Viaduct Road, Linwood Ave . Overlee Rd , Victoria Cres , Summerhill and Springhill. eg . Bungalows semi Bungalows Villas, modern Villas , semi Villas , tenement Flats and more. . Some of these property's have had previous conversion and extention works carried out. . Rear and side views will not intrude, overlook or shadow neighbours . . Flat roof will allow mounted solar panels to be fitted. . Upstairs living and rear extention required to enable my family of 5 to move in and support, care for our In laws who are now both in there mid to late 80s. . My father in law built his house over the course of 4 years In 1955. He wishes to remain in his own home and has asked for our help to do so.
--

PLANS FOR No 27 VIA DU CT ROAD
 Photos of SURROUNDING PROPERTYS

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 Date 10/8/15

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? 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.

View From 27 Viaduct Road for notice of review



View from rear towards back garden.
2 Metres above gutter line



View towards no 25 Viaduct Road from
rear. 2 above gutter line Metres



View towards no 22 Linwood avenue.
Gable end.



View towards 16 viaduct road.
Gable end



View from rear towards 36 Victoria cres
Full flat hip roof

PLANS/PHOTOGRAPHS/DRAWINGS

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

REFUSED

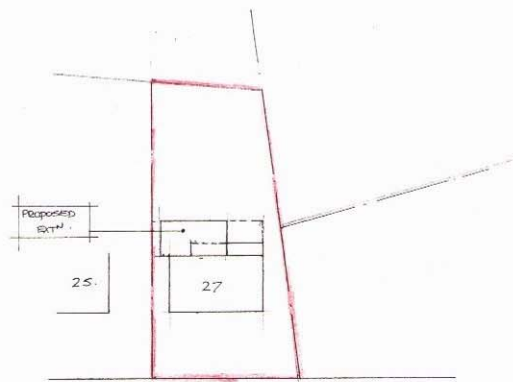
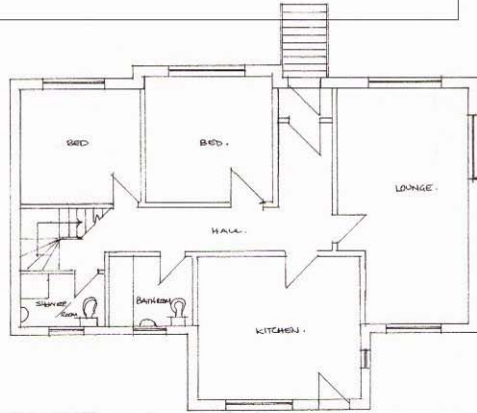
**Director of Environment
East Renfrewshire Council**

PROPOSED REAR * SIDE EXTENSION.
AT 27, VIADUCT ROAD, CLARKSTON.
PER MR G. LOUDON.

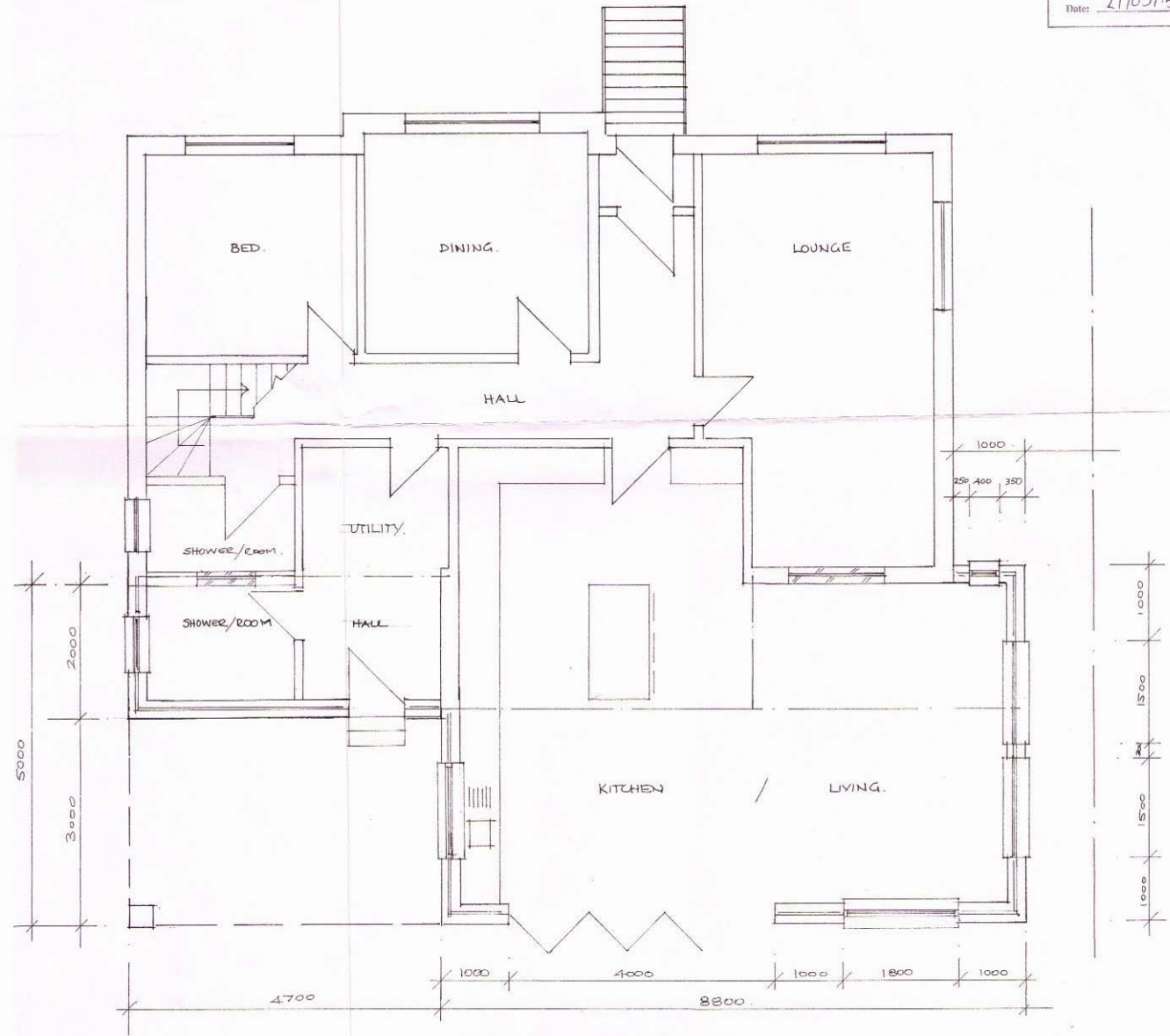
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DRGNO : 4040/2.
DATE : APRIL 2015.

* NOTE : ALL SIZES TO BE CHECKED ON SITE *.

AMENDED PLANS RECEIVED
Date: 21/05/15



BLOCK PLAN 1:500.



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

REFUSED

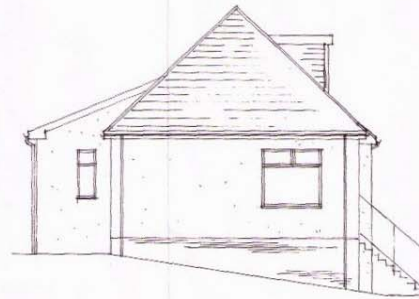
**Director of Environment
East Renfrewshire Council**

PROPOSED REAR & SIDE EXTENSION,
AT 27, VIADUCT ROAD, CLARKSTON.
PER MR G. LOUDON.

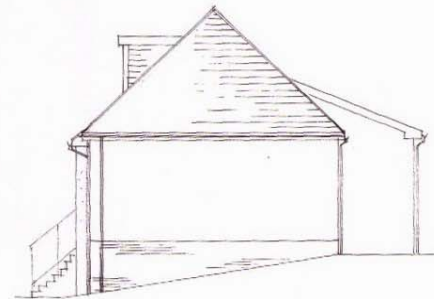
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DRG NO : 4040/1.
DATE : APRIL 2015.



EXISTING REAR ELEVATION.



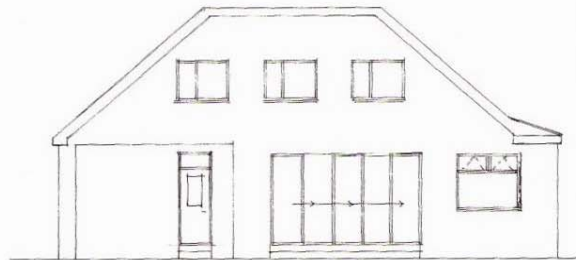
EXISTING SIDE ELEVATION.



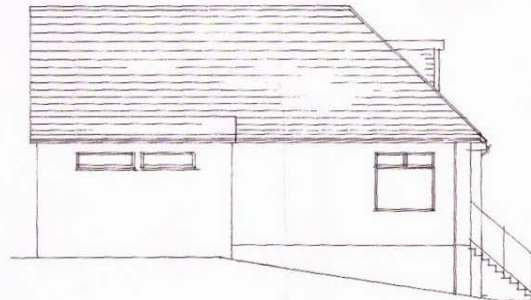
EXISTING SIDE ELEVATION.



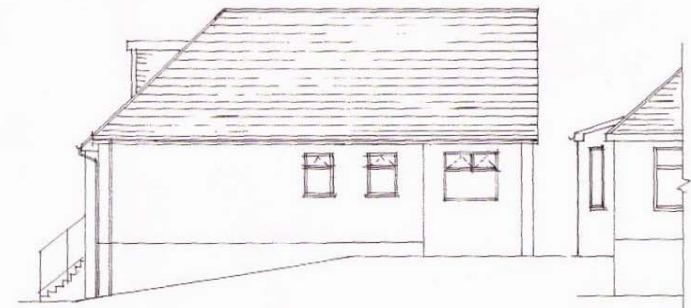
(PART) EX. FRONT ELEVATION.



PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED SIDE ELEVATION.

(PART) PROP FRONT ELEVATION.

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

REFUSED

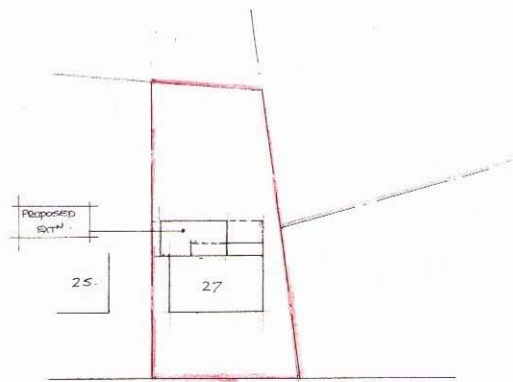
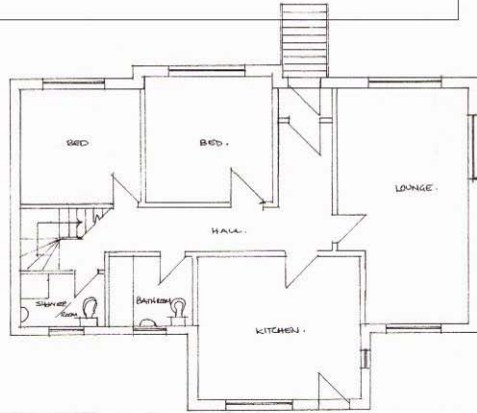
**Director of Environment
East Renfrewshire Council**

PROPOSED REAR * SIDE EXTENSION.
AT 27, VIADUCT ROAD, CLARKSTON.
PER MR G. LOUDON.

SCALE : 1:100 + 1:50.
DRGNO : 4040/2.
DATE : APRIL 2015.

* NOTE : ALL SIZES TO BE CHECKED ON SITE *.

AMENDED PLANS RECEIVED
Date: 21/05/15



BLOCK PLAN 1:500.

