

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

8 April 2015

Report by Deputy Chief Executive

REVIEW OF CASE - REVIEW/2015/01

ERECTION OF ONE AND HALF STOREY SIDE EXTENSION WITH ASSOCIATED ALTERATIONS TO ROOF TO FORM GABLE END IN PLACE OF HIPPED ROOF WITH RAISING OF RIDGE HEIGHT AND INTSTALLATION OF DORMER WINDOWS AT FRONT AND REAR; ERECTION OF SINGLE STOREY REAR EXTENSION AT 105 AYR ROAD, NEWTON MEARNS

PURPOSE OF REPORT

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

DETAILS OF APPLICATION

2. Application type: Full Planning Permission (Ref No:- 2014/0821/TP).
- Applicant: Mr Eric Melrose.
- Proposal: Erection of one and a half storey side extension with associated alterations to roof to form gable end in place of hipped roof with raising of ridge height and installation of dormer windows at front and rear; erection of single storey rear extension.
- Location: 105 Ayr Road, Newton Mearns.
- Council Area/Ward: Newton Mearns South (Ward 5).

REASON FOR REQUESTING REVIEW

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

RECOMMENDATIONS

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

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

BACKGROUND

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

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

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

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

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

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has indicated that his stated preferences are further written submissions; one or more hearing sessions; and/or 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. The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the appointed officer:-

- (a) Application for planning permission – Appendix 1 (Pages);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 4 (Pages).

13. 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) Ground floor and attic floor as existing - drawing no:- 135/02;
- (b) Elevation to Ayr Road as existing - drawing no:- 135/03;
- (c) Rear elevation as existing - drawing no:- 135/04;
- (d) North West and South West elevations as existing - drawing no:- 135/05;
- (e) Refused - Location plan – drawing no:- 135/01;
- (f) Refused - Site and roof plan – drawing no:- 135/06a;
- (g) Refused – Floor plans as proposed - drawing no:- 135/07a;
- (h) Refused – Elevation to Ayr Road as proposed - drawing no:- 135/08a;
- (i) Refused – Rear elevation as proposed - drawing no:- 135/09a;
- (j) Refused – Elevation to South West as proposed - drawing no:- 135/10a;
and
- (k) Refused – Elevation to North East as proposed - drawing no:- 135/11a;

14. 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.

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

RECOMMENDATIONS

16. The Local Review Body is asked to:-

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

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

Report Author:

Director - Caroline Innes, Deputy Chief Executive

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

Date:- March 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**

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2 Spiersbridge Way Thornliebank Glasgow G46 8NG

Tel: 0141 577 3001

Fax: 0141 577 8411

Email: planningapplications@eastrenfrewshire.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 000107404-001

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 existing property including new extension to one side, remove existing roof and replace with new inhabited roof. Take down existing kitchen and sunroom and re-model rear of property. Take down existing garage and create new garden room in its place.

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:	Rhubarb Blue Limited
Ref. Number:	
First Name: *	Colin
Last Name: *	McIntyre
Telephone Number: *	01416420425
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	colin@rhubarbblue.com

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

Building Name:	
Building Number:	5
Address 1 (Street): *	Prospect Avenue
Address 2:	Cambuslang
Town/City: *	Glasgow
Country: *	UK
Postcode: *	G72 8BW

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Mr
Other Title:	
First Name: *	Eric
Last Name: *	Melrose
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	07939508909
Fax Number:	
Email Address:	ericmelrose@hotmail.com

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

Building Name:	
Building Number:	105
Address 1 (Street): *	Ayr Road
Address 2:	Newton Mearns
Town/City: *	Glasgow
Country: *	Scotland
Postcode: *	G77 6RA

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

105 AYR ROAD

Address 5:

Address 2:

NEWTON MEARNNS

Town/City/Settlement:

GLASGOW

Address 3:

Post Code:

G77 6RA

Address 4:

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

Northing

656170

Easting

254320

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)

Proposed plans were sent to ERC general enquiry. Mr walker responded saying that there was merit in the proposal at that time but was keen to see proposed elevations before making any further comments. Various elevational options have been discussed with the client and a preferred option agreed however there has been no further contact with ERC regarding the proposal

Title:

Mr

Other title:

First Name:

Ian

Last Name:

Walker

Correspondence Reference Number:

Date (dd/mm/yyyy):

11/11/14

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 McIntyre

On behalf of: Mr Eric Melrose

Date: 18/12/2014

Please tick here to certify this Certificate. *

Checklist - Application for Householder Application

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

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

Continued on the next page

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

You can attach these electronic documents later in the process.

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

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

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

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

Declare - For Householder Application

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

Declaration Name: Colin McIntyre

Declaration Date: 18/12/2014

Submission Date: 18/12/2014

Payment Details

Online payment: ZZ0100000509

Created: 18/12/2014 10:08

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REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2014/0821/TP

Date Registered: 18th December 2014

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South

Co-ordinates: 254320/:656170

Applicant/Agent:

Applicant:

Mr Eric Melrose

105 Ayr Road

Newton Mearns

Glasgow

G77 6RA

Agent:

Colin McIntyre

5 Prospect Avenue

Cambuslang

Glasgow

G72 8BW

Proposal: Erection of one and a half storey side extension with associated alterations to roof to form gable end in place of hipped roof with raising of ridge height and installation of dormer windows at front and rear; erection of single storey rear extension.

Location: 105 Ayr Road
Newton Mearns
East Renfrewshire
G77 6RA

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:

Design Statement

The document outlines the background to the application and existing constraints in terms of accommodation and built form. Questions appropriateness of SPG as proposal is a redevelopment rather than extension. Reference is also made to similar development at 192 Ayr Road and its assessment against the SPG.

ASSESSMENT:

The site is located on the south side of Ayr Road, opposite its junction with Crookfur Road, and is situated within an established residential area primarily characterised by detached properties. The site is bounded by residential properties including a two storey flatted development to the east. The property which is a detached bungalow has been extended to the rear and there is a freestanding garage in the rear garden. The property has a red tiled pyramidal roof with a lean- to rear section; bay windows at the front; feature bay windows on the gables and a red sandstone frontage.

Planning permission is being sought to carry out alterations and extensions to the house. A side extension is proposed on the east elevation and would project approximately 4.1m from the gable over a total of approximately 22m, aligning with the front wall and projecting approximately 7m from the rear wall. The side extension which would incorporate, at the front, a small bay window feature to match existing, would be offset 1m from the mutual boundary with the neighbouring flats. To the rear of the house and linked into the proposed side extension, the rear projections would be rationalised and altered on the same footprint. Overall, the ground floor alterations and extensions would provide a new kitchen area, public rooms and garden room. The rear extensions would incorporate floor to ceiling glazed panels, two windows on the west and new east gables. The rear projection to form the garden room would have a dual pitch ridged roof with a hip end.

The existing roof would be replaced by a new composite dual pitch roof with gable ends encompassing the side and rear extensions with a ridge approximately 1m higher than the existing roof. The new extended roof space would be developed to provide four bedrooms and bathroom which would be served by three dormers on the front elevation and two dormers and a skylight on the rear elevation. The three front dormers would align directly above the existing and proposed front bay windows and would incorporate ridge roofs. All dormers would be set above the wallhead and below the new ridge. There would also be two windows on the east gable. The new roof and the garden room roof would be finished in a red tile and the front of the side extension would be finished in sandstone while the remainder of the new walling throughout the development would be finished in render.

It should be noted that the applicant did not progress pre-application discussions prior to lodging the application.

During the processing of the application, the applicant has reduced the length of the garden room extension, changed the new roofing materials to a red tile and confirmed that new hardstanding within the front garden area would be finished in a porous material and, as such, would not require planning permission in terms of Class 3C of the Town and Country Planning (General Permitted Development)(Scotland) Amendment order 2011.

The application requires to be assessed against the Development Plan and any material considerations. The relevant policies in the East Renfrewshire Local Plan are E1, DM1 and DM2.1. Policy E1 presumes against developments which would be out of keeping with, and detrimental to, the surrounding area and requires that, where acceptable, proposals comply with policies DM1 and DM2.1. There are no objections, in principle, to alterations and extension to the property and the acceptability or otherwise of the proposal will depend on the detailing.

Policy DM1 provides general planning criteria against which all developments would be assessed. In this case, the relevant criteria are considered to be ; 1) not result in a significant loss of character or amenity to the surrounding area and 2) be of a size, scale and density in keeping with the buildings in the locality and respect local architecture, building form, design and materials. Policy DM2.1 sets out 6 criteria by which applications for extensions to existing residential properties will be assessed and the relevant criteria, in this case, are considered to be: 1) Must complement the existing character of the building, particularly in terms of scale, style, form and materials and 2) must complement the existing building in terms of size, scale and height.

Although the area is generally characterised by detached bungalows, the most prevalent roof profile throughout is pyramidal. It is considered that the formation of the gable walls in place of the hipped roof represents a significant change to the appearance and design of the dwelling. Furthermore, the increase in the ridge height from approximately 7.5m to 8.5m together with the formation of the a longer roof with gable ends is considered to significantly increase the massing of the roof to the extent that the original character of the house is lost. This is considered to be incongruous with the majority of the dwellings in the surrounding area. The proposed development would result in a gable ended roof which would conflict with the established character and amenity of the area and, as such, this particular aspect of the proposal could not be supported by Policy DM1(1), DM1(2), DM2.1(1) and DM2.1(2).

With regard to the ground floor side/rear extension, it is noted that it would result in a continuous wall, albeit only partially over two floors, in excess of 20m adjacent to the mutual boundary with the neighbouring flats. However, in terms of size and scale, the projections from the existing side and rear walls are of appropriate size and scale relative to the existing footprint and do not represent an overdevelopment of the site. Given that the neighbouring property is a two storey block of flats and the projection from the rear is single storey, it is considered that the character of the area and the amenity of the neighbouring properties would not be significantly prejudiced in this respect. There are no significant overlooking or overshadowing issues and the proposed materials are acceptable.

Drawing the above matters together, it is considered the proposal conflicts with Policies DM1 and DM2.1 and, as such, cannot be supported by Policy E1.

In terms of material considerations, the Proposed Local Development Plan represents the Councils current policy position in respect of the consideration of development proposals. Significant weight can now be given to this document as the Proposed Local Development Plan Examination Report was received from the Scottish Governments Directorate for Planning and Environment Appeals in January 2015 and the recommendations will be adopted by the Council in the near future. With regard to this planning application, the relevant policies are considered to be policies D1(1) and D1(2), D2 and DM14 and its supporting (SPG) Supplementary Planning Guidance -Householder Design Guide. Policies D1,

D2, and D14 largely reflect the corresponding policies in the adopted Local Plan. Consequently, for reasons stated above, it is considered that the proposal conflicts with the relevant policies in the Proposed Local Development Plan.

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;
- Developments should have the same roof design as the house, particularly when visible from public view.

Section 2.2 provides additional criteria and states that:

- Side extensions should be set back at least 0.5m from the front elevation of the original house;
- Ridge line of the extension should be below the ridge of the original house;

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

The applicant has submitted a Design Statement in support of, and justification for, the proposal. The case put forward is that, *inter alia*, the house no longer meets the accommodation required by the occupants and the low head height within the current roof constrains its development. To maximise additional floor area without further encroachment of the rear garden, a side extension and a whole new roof are proposed which would incorporate the single storey alterations at the rear and the side extension. By continuing the front elevation on the same line without setting it back, a coherent approach to the development has been achieved.

It is argued in the statement that the proposal represents a substantial redevelopment rather than an extension and therefore the SPG is not fully applicable in this case. The applicant does, however, consider that the proposal does comply with the general principles in the guidance as follows:

- *Respecting the character of the original house and surroundings in terms of design, scale and materials.* The surrounding area includes a variety of styles of properties with different materials, heights and characteristics. Use of red sandstone respects the character of the original property.
- *Extensions should not dominate or overwhelm the original form or appearance of the house.* Proposal is a radical development, not an extension. Blends in with property and does not dominate or overwhelm
- *Extensions should not exceed 100% of the original house.* Meets requirements
- *Direct overlooking and excessive overshadowing of neighbouring properties should be avoided.* Meets requirements.
- *Over development of the site should be avoided –no more than 50% of the rear garden occupied by development.* Meets requirements
- *Developments should have the same roof design as the house particularly from public view.* This guidance limits the development from having only one view point i.e. front or public view. This is limiting and not representative of overall design approach. The applicant questions the meaning of “same design” and asks whether it preclude any aspect of the original roof design that cannot be properly incorporated in any new proposal or any different but better design.
- *External materials should be identical or match.* Meets requirements
- *Side extensions /bungalow extensions.* Application is a substantial redevelopment proposal. Guidelines would only allow limited additional floor area and assumes that existing roof retained. Guidelines are helpful but not appropriate and limiting in this case.

The statement also refers to an application at 192 Ayr Road for a similar development which was approved under reference 2014/0338/TP in June 2014 and deemed in the Report of Handling to be in compliance with Development Plan. Material considerations include the fact that the property is not in a Conservation Area, is not Listed Building; no objections from neighbours and if demolished could be replaced by a house with side gables.

In response to the applicant's comments, the specific requirements of the applicant in terms of additional accommodation are not a matter material to the consideration of a planning application. Although substantial works to the house are proposed, from a planning point of view, the proposal does not represent a redevelopment of the house. It should be noted that if the property was demolished, it

would be expected that any new house would incorporate a pyramidal roof profile in keeping with the character of the area.

It is considered appropriate that the proposed alterations and extensions are assessed against the provisions of the SPG. It is acknowledged that the SPG does not, and cannot, cover every eventuality, but it does set out basic design criteria which will promote good practice and design. There are aspects of the proposal which are acceptable and comply with the Development Plan and the SPG in respect of, for example, materials, floor area and impact on the amenity of neighbouring properties. However, there are fundamental issues with the size, massing and profile of the new roof. It should be noted that properties in the locality, with very few exceptions both single storey and two storey, have pyramidal roof profiles and, notwithstanding that there are a variety of built forms, it is considered that the introduction of a additional non-conforming development with a new, higher, roof with gable ends would have a detrimental impact on the established visual amenity and character of the area and the streetscene.

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, for example, there was a significant mixture of different roof profiles or the properties next door had gable ends , these would be significant materials considerations.

With regard to the applicants' comments regarding 192 Ayr Road, while every application is treated on its own merits, it is acknowledged that the proposal at 192 Ayr Road is very similar to the current application. However, across the road from 192 Ayr Road at 115B Ayr Road, there is an infill development comprising 1.5 storey house with gable ends which was approved in 2002. This would have been material to the consideration of application 2014/0338/TP. Furthermore, the SPG in June 2014 would not have been given the same weight, in terms of the Councils preferred policy position, as it does now with the publication of the Scottish Governments Local Development Plan Examination Report.

To conclude, the proposal:

- Conflicts with the East Renfrewshire Local Plan as, the proposal cannot be supported by Policies DM1(1), DM1(2), DM2.1(1) and DM2.1(2) and, as such, cannot be supported by Policy E1
- Conflicts with the Proposed Local Development Plan as the proposal cannot be supported by Policies D1(1), D1(2), D2 and D14
- Conflicts with the Supplementary Planning Guidance: Householder Design Guide for which significant weight can now be given as the Proposed Local Development Plan Examination Report, received from the Scottish Governments Directorate for Planning and Environment Appeals in January 2015, raised no issues.

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

RECOMMENDATION: Refuse

REASONS:

1.The proposed development would be contrary to Policies E1, DM1(1), DM1(2), DM2.1(1) and DM2.1(2) in the East Renfrewshire Local 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 and overwhelm 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 and the character of the wider area.

2. The proposed development would be contrary to Policies D1(1), D1(2), D2, D14 in the Proposed 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 and overwhelm 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 and the character of the wider area.

3.The proposed development would be contrary to the Supplementary Planning Guidance- Householder Design Guidance as it does not comply with the design principles therein.

PLANNING OBLIGATIONS: None.

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.: 2014/0821/TP
(ALMI)

DATE: 12th February 2015

DIRECTOR OF ENVIRONMENT

Reference: 2014/0821/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

East Renfrewshire Local Plan (Adopted 14th February 2011)

Policy E1

General Urban Areas

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

Policy DM1

Detailed Guidance for all Development

Where the principle of development is deemed to be acceptable in terms of the other Policies contained within this

Local Plan, proposals for development will require to conform to the appropriate criteria below:

1. Not result in a significant loss of character or amenity to the surrounding area.
2. Be of a size, scale and density in keeping with the buildings in the locality and respect local architecture, building form, design, and materials.
3. Not constitute backland development without a road frontage.
4. Not impact adversely on the landscape character, involve a significant loss of trees or other Important landscape, greenspace or biodiversity features (see Policies E3 - "Protection of Natural Features", E6 - "Biodiversity" L1 - "Protection of Important Urban Greenspace", and L2- "Safeguarding the Local Greenspace Resource".
5. Ensure that landscaping is an integral element in layout design, taking account of existing physical features (e.g. trees, hedgerows, walls, etc.). Where appropriate, tree planting should augment the amenity and appearance of the site.
6. Ensure that the standards for 'Open Space' are satisfied see Policy L4 - "Open Space Provision in New Developments" and Appendix 1).
7. Meet the parking and access requirements of the Council and provide Appropriate mitigation to minimise the impact of new development (see Policies T3 - "New

8. Transport Infrastructure" and T5 -"Other Traffic Management and Calming Measures). Not prejudice the amenity of neighbouring properties by unreasonably restricting sunlight or privacy.
9. Seek to create safe and secure environments and reduce the scope for anti-social behaviour and fear of crime.
10. Be designed to meet disability needs and include provision for disabled access within public areas.
11. Minimise the extent of light pollution caused by street and communal lighting and any flood lighting forming part of, or associated with, development.
12. Be designed to include provision for the recycling, storage, Collection and composting of waste materials.
13. Be designed to retain on-site, for use as part of the development, as much as possible of all waste material arising from construction of the development.
14. Be designed where applicable to take into account the legacy of former mining activity.

Policy DM2.1

Extensions

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

The Council will prepare and approve a design guide for householders on alterations to existing dwellinghouses.

Proposed Local Development Plan

The Proposed Local Development Plan (LDP) outlines the Council's most up to date statement of planning policy. The LDP has been examined by the Scottish Government and the Examination Report has been published.

Policy D1

Detailed Guidance for all Development

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, water

management, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network Supplementary Planning Guidance;

6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. As much as possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.

Policy D2

General Urban Areas

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

Policy D14

Extensions to Existing Buildings and Erection of Outbuildings and Garages

- Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.
- The size, scale and height of any development must be appropriate to the existing building.
- In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.
- Side extensions should not create an unbroken or terraced appearance.
- The development should avoid over-development of the site by major loss of existing garden space.

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

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

GOVERNMENT GUIDANCE: None relevant

Finalised 12/02/2015.IM.

**DECISION NOTICE
AND
REASONS FOR REFUSAL**

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

REFUSAL OF PLANNING PERMISSION

Ref. No. **2014/0821/TP**

Applicant:

Mr Eric Melrose
105 Ayr Road
Newton Mearns
Glasgow
G77 6RA

Agent:

Colin McIntyre
5 Prospect Avenue
Cambuslang
Glasgow
G72 8BW

With reference to your application which was registered on 18th December 2014 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of one and a half storey side extension with associated alterations to roof to form gable end in place of hipped roof with raising of ridge height and installation of dormer windows at front and rear; erection of single storey rear extension.

at: 105 Ayr Road Newton Mearns East Renfrewshire G77 6RA

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 E1, DM1(1), DM1(2), DM2.1(1) and DM2.1(2) in the East Renfrewshire Local 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 and overwhelm 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 and the character of the wider area.

2. The proposed development would be contrary to Policies D1(1), D1(2), D2, D14 in the Proposed 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 and overwhelm 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 and the character of the wider area.

3. The proposed development would be contrary to the Supplementary Planning Guidance-Householder Design Guidance as it does not comply with the general design principles.

Dated 12th February 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
Block Plan and Location Plan	135/01		
Block Plan Proposed	135/06A		
Elevations Proposed	135/10A		
Elevations Proposed	135/11A		
Elevations Proposed	135/08A		
Elevations Proposed	135/09A		
Proposed floor plans	135/07A		

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**

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**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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RECEIVED

24 FEB 2015

Notice of Review



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: MRS E. MELROSE
Address: 105 AYR ROAD, NEWTON MEARNS, GLASGOW
Postcode: G77 6KA

Contact Telephone 1: [Redacted]
Contact Telephone 2: [Redacted]
Fax No: [Redacted]

E-mail: [Redacted]

Agent (if any)

Name: COLIN MANTYRE
Address: RATHBARR BLUE LIMITED, 5 PROSPECT AVENUE, CAMBUSLANGH, GLASGOW
Postcode: G72 8BW

Contact Telephone 1: 0141 642 0425
Contact Telephone 2: 07525 446650
Fax No: [Redacted]

E-mail: colin@rathbarblue.com

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

* Do you agree to correspondence regarding your review being sent by e-mail? [X] Yes [] No

Planning authority: EAST RENFREWSHIRE COUNCIL

Planning authority's application reference number: 2014/0821/TP

Site address: 105 AYR ROAD, NEWTON MEARNS, GLASGOW, G77

Description of proposed development: ERECTION OF ONE AND A HALF STOREY SIDE EXTENSION WITH ASSOCIATED ALTERATIONS TO ROOF TO FORM GARAGE END IN PLACE OF TYPED ROOF WITH RAISING OF RIDGE HEIGHT AND INSTALLATION OF FORMER WINDOWS AT FRONT & REAR, REDUCTION OF SINGLE STOREY SIDE EXTENSION

Date of application: 18th DEC 2014 Date of decision (if any): 12th FEB 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:

A FURTHER SUBMISSION IS INCLUDED WITH THIS NOTICE OF REVIEW. ITS CONTENTS SEEK TO RESPOND SPECIFICALLY TO THE REASONS GIVEN FOR REFUSAL AND CHALLENGES THOSE REASONS

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:

No

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 SEPARATE FURTHER STATEMENT IN SUPPORT OF MANNING
APPLICATION AND DETERMINATION DECISION FOR ALTERATIONS TO
PROPERTY AT 105 AYR ROAD, NEWTON MERRIS
DATED 23RD FEBRUARY 2015

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.

NO NEW MATTERS OTHER THAN RESPONDING IN MORE DETAIL TO MATTERS ALREADY RAISED DURING THE COURSE OF THE APPLICATION

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.

AS ABOVE 'FURTHER STATEMENT' DATED 23RD FEBRUARY 2015

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

Checklist



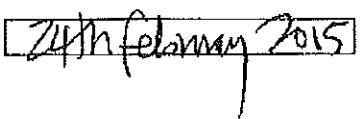
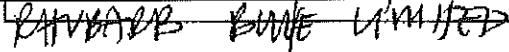
Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

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

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

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

Signed  for  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 planning@eastrenfrewshire.gov.uk

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**DESIGN STATEMENT in SUPPORT of
PLANNING APPLICATION for ALTERATIONS TO PROPERTY at
105 AYR ROAD, NEWTON MEARNS**



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CONTENTS

Introduction

Background

Client Brief

General Design Approach

Notes on supplementary Planning Guidance Document

- General Principles
- Side Extensions
- Bungalow extensions

Recent Planning Consent / Approval - 192 Ayr road Newton Mearns

Further Material Considerations

Summary

INTRODUCTION

This report has been prepared in support of the planning application to carry out various alterations to the property at 105 Ayr Road, Newton Mearns.

An application for full planning permission (ref no 2014/0821/TP) was submitted on 18th December 2014 and validated on 19th December 2014. This application was made by Colin McIntyre of Rhubarb Blue Limited who are acting as agents for the owners of the property, Mr and Mrs Melrose.

Prior to this, pre application correspondence has taken place in November with Ian Walker in East Renfrewshire Council planning department however these discussions were never concluded prior to the full application being made.

Following the planning submission, comments were received on 14th January 2015 from Ms Alison Mitchell who is dealing with the application.

There were a number of comments/concerns at that time.

1. The hipped roof profile should be retained
2. The side extension should be set back from the front of the house with a dropped ridge
3. The rear extension should be significantly reduced in length
4. A change in the colour of the roofing material (i.e. red to grey) requires planning permission and will require to be included in the description
5. The extension to the front hardstanding would not require planning permission provided the surface is made of porous materials or provision made to direct run off water to a permeable/porous area or surface within the curtilage. The drawings should be appropriately annotated.

There was also reference made to the Supplementary Planning Guidance document, Householder Design Guide and that the proposal was “contrary” to that document. At this point it was suggested by Ms Mitchell that the application be withdrawn.

An email was sent from Mr McIntyre on 14th January 2015 addressing items 3, 4 and 5 of Ms Mitchell’s concerns as follows

3. The rear extension has been reduced in length by approximately 2.4m by omitting the rear store area. The resultant build line is the same as the existing single storey garage which is finished in white render and has a pitched roof finished in a red concrete tile to match the existing main house. Drawings have now been amended to incorporate this change.

4. It has been confirmed that the new proposal will have a similarly coloured “red” roof tile to that of the existing house and garage. Drawings have been amended to take account of that alteration.

5. Drawings have been amended to include a note on the parking courtyard materials as suggested by Ms Mitchell.

At that time further justification was made to retain the roof shape as per the planning application along with the continued line of the front elevation.

Various comments were made by Mr McIntyre at this stage including reference to a recent planning approval at 192 Ayr Road Ref No 2014/0338/TP. It was also noted that no objections have been received from notifiable parties to the proposal.

A further email response from Ms Mitchell was received on 15th January acknowledging the proposed alterations covering points 3, 4 and 5 however stating again her reliance on the Supplementary Planning Guidance Document stressing that it was a material consideration in this case.

A further meeting was convened at East Renfrewshire Council offices at Spiersbridge on 23rd January 2015 between Mr McIntyre and Ms Mitchell where a number of design principles were discussed and why the design of the alterations to the property were as submitted. A number of likely scenarios were discussed regarding the applicant’s route of review should the application be refused. At that meeting it was suggested that Mr McIntyre should submit a Design statement for consideration and that this would form part of the formal application.

BACKGROUND

The current owners of the property and applicants, Mr and Mrs Melrose have commissioned Rhubarb Blue Limited to prepare designs which involve substantial alterations to the property at 105 Ayr Road Newton Mearns. Currently the property is a detached bungalow style property with converted attic space with a number of velux type windows. The roof is in a poor state of repair.

This conversion work was carried out around 10 years ago and since then the clients family have grown in number. As such they now require substantial additional space in the property. The existing attic accommodation is unsuitable having low ceiling heights and little real useable space. The stair to access the attic already takes up a useable room on the ground floor.

To the rear of the property the existing kitchen and sun room are poorly planned with a number of changes in level throughout these rooms and the rear hallway. The kitchen and sunroom have separate roofs and are not covered by the main of the property which is generally pitched with a small ridge expressing itself horizontally on the front elevation. The existing roof is splayed to the front and the rear at eaves levels and is finished in red concrete tiles.

A single storey garage for one car is located to the rear of the house on the adjoining boundary line to the north of the plot.

The property sits at a low level on Ayr Road and is bounded by a two storey block of modern flats to the North East and a large villa style property to the South West. The immediate surroundings also include two storey villas, a telephone exchange and even a three storey property further north on the same side of the road. The property at 105 Ayr Road is the only bungalow style dwelling on this side of the road between Knowes Road and Firwood Road.

See Photographs below for reference



Photo 1 - View of Front of House from Ayr Road



Photo 2 – View of Rear of House showing Garage



Photo 3 - View of Sunroom Roof at Rear of House



Photo 4 – View of kitchen Roof and bay window roof from Driveway



Photo 5 – View from Ayr Road



Photo 6 – House sits between flats and larger villa

CLIENT BRIEF

The applicant's brief to Rhubarb Blue Limited was to increase the floor area of the house on both lower and upper floors to include additional informal living space, study areas, further bedrooms and bathrooms, preferably on the ground floor by creating additional space to the side rather than to the rear which would in turn diminish the size of the rear garden. In addition the request to maximise useable full head height space in the attic or upper floor area along with a sun room to the rear broadly in the area where the current garage sits. It should be noted that the applicant/clients currently have 3 children and wish to "future-proof" the house for all eventualities as they see themselves remaining in the house for the foreseeable future. It is therefore a key consideration to have an upper level with as much full head height as possible and similarly sized rooms that can accommodate wardrobes as storage space is currently an issue and a roof that results in significantly smaller rooms and sloping eaves is impractical.

GENERAL DESIGN APPROACH

The general design approach adopted here was to enlarge the ground floor of the property by building to the side rather than fully extending to the rear. The side enlargement of the ground floor would be set back 1m from the common boundary between the house and the two storey block of flats next door.

The existing driveway arrangement would be moved to the other side of the property where ample space is available and the front garden (currently a mix of car parking space and grassed area) would be devoted entirely to vehicle parking and movement.

Due to the current roof being incapable of achieving good floor to ceiling heights it was decided to remove the existing roof in its entirety and replace with a new roof which would extend over the new ground floor area created. This new roof would enable the current “stuck on” roof sections of the kitchen and the sunroom to the rear to be incorporated into a new single more coherent roof design. Whilst this would mean a modest increase in the roof ridge height, this new ridge height would still be below the roof ridges of the buildings either side of the application site.

This approach meant that no further encroachment on the rear garden was required as the existing rear wall line was maintained.

This new roof design allowed a good solution for the new garden room wing to the rear, further allowing this new extension to be set back 1m from the common boundary to line through with the new external wall of the proposed additional ground floor space. This is an improvement on the current situation where the garage sits directly on the boundary line.

The new sun room extension extends no further into the rear garden than the existing garage (there have been amendments made from the original application which did include a store to be built on the end of the sunroom) This has since been omitted.

The key consideration in the application as proposed appears to be the nature and design of the new roof. The roof as proposed in the application is a “pitched” roof sloping front to rear with two gable ends. There are three dormer windows to the front elevation located symmetrically above the ground floor bay windows and two to the rear. Windows in the gables on the upper floor are only on the elevation to the North East facing the block of flats and these are secondary windows into the rooms in which they serve. It should also be noted that the only windows in the gable of the block of flats at that point are obscured bathroom windows.

The gable approach adopted here results in less windows facing neighbouring properties than in the current situation.

The gable approach also maximised head height in the attic/roof space without any need for an entirely new second storey and retains the “pitched roof “over a ground floor solution.

With this consolidated roof approach it was decided that the extension of the front elevation should reflect that the house is being radically altered rather than just having a side extension and as such the approach has been to proposed three distinct design enhancements.

- To continue the front elevation on the same line rather than set it back
- To form this new front elevation section in stone to match the existing material
- To form a new bay window to the extended area to reflect the bays on the existing front elevation

These enhancements not only suggest a coherent approach to the proposal but would signify the applicants commitment to the design philosophy of the overall proposal by choosing to include substantially more expensive elements here.

NOTES ON SUPPLEMENTARY PLANNING GUIDANCE DOCUMENT - HOUSEHOLDER DESIGN GUIDE

The document referred to as being a material consideration upon which this application is being assessed “Supplementary Planning Guidance – Householder Design Guide “ is very useful in terms of general guidance however it is suggested that the document is limited in its use in this instance and in some ways if it were implemented would be very limiting in what a householder can actually do to their property. This document has been in circulation since December 2012. It is however, yet to be a fully adopted document by East Renfrewshire Council.

It may be useful to look at some of the key considerations covered in this document. The document covers general principles as well as specifically commenting on “*bungalow*” type properties.

In the foreword of the document clauses “1.1.5” and “1.1.6” state that the document “**cannot cover all aspects of house extensions**” and “**a planning application will be considered on its own merits**” with the SPG document being a “**material consideration**”

This document deals with and refers primarily to “**extensions**” of buildings but it is argued that this proposal is more than an extension. This is a substantial redevelopment of a property.

General Principles

Within the “**general principles**” section of the document, guidance is given on issues such as:

“respecting the character of original house and surroundings in terms of design, scale and materials”

The proposal does not appear to be contrary to this guideline as the surrounding area includes various styles of properties with many different materials, heights, characteristics etc. The proposed use of matching red sandstone to the front elevations further demonstrates that the character of the original house will be respected.

“extensions should not dominate or overwhelm the original form or appearance of the house”

The proposal is not strictly an extension but a radical re-development of the property..it blends in with the original house and does not dominate or overwhelm it.

“extensions should not exceed 100% of the footprint of the original house”

The proposal meets the requirements of this guideline

“ direct overlooking and excessive overshadowing of neighbouring properties should be avoided”

The proposal meets the requirements of this guideline

“over development of the site should be avoided – no more than 50% of rear garden occupied by development”

The proposal meets the requirements of this guideline

“ developments should have the same roof design as the house...particularly from public view”

This guideline limits the development to only having one viewpoint..ie the front elevation or public view. This, it is suggested is limiting and not representative of an overall design approach rather than just a front elevation “desire”

What does “***same roof design***“ mean? Does it mean flat if original is flat? Does it mean pitched if original is pitched? Does it mean generally pitched and hipped with a few flattish extensions and a splay to the eaves if the original is like that? Does it preclude any aspect of the original roof design that cannot be properly incorporated in any new proposal or does it preclude any different design of roof that is a better design solution than the original if the original was inappropriate?

“windows and doors to be aligned vertically and horizontally with existing windows and doors”

Is this just on front elevation or elsewhere....this proposal seeks to align vertically upper floor dormers with ground floor bay windows....if it is accepted that a complete new roof approach is adopted then the existing front door is not the centre of the front elevation and as such all references to alignment of doors is difficult.

“external materials should be identical or closely match those on the existing property”

The proposal meets the requirements of this guideline

Side Extensions

The document refers to “side extensions” however this proposal, it is suggested is not just a side extension and needs to be evaluated as a substantial re-development proposal. As such the guidelines outlined in the “side extensions” section may not apply. If the strict principles of the “side extensions” guidelines were adopted there is only a very limited additional floor area which can be developed in this case. It is suspected that this is not the intention of the Supplementary Guidance Document.

Bungalow Extensions

In the document there is separate guidance on “**bungalow extensions**”. This seems to focus again on only the street or front elevation guidelines and assumes a modest side extension to a bungalow property assuming that the existing roof is retained. Whilst these guidelines are helpful if it were specifically this type of proposal, this is clearly not the case here and as such these guidelines are not appropriate and extremely limiting in this instance.

RECENT PLANNING CONSENT/APPROVAL AT 192 AYR ROAD NEWTON MEARNES

A material consideration for this application is the recently approved development at 192 Ayr Road, Newton Mearns, Planning Ref No. 2014/0338/TP. This application was submitted in May 2014 and granted in June 2014. This proposal was clearly assessed in terms of the “supplementary guidance document” which was in force from December 2012. The property at 192 Ayr Road is extremely close to the application site.

This proposal involved the re-development of an existing bungalow type property. An enlargement of the ground floor was proposed to the side. The existing roof was removed and replaced. A new pitched roof was proposed with gables at both ends. In this instance there was no requirement for a completely new consolidated roof as the existing arrangement did not have any “ad hoc” roof arrangements to the rear.

This application was approved quickly and the wording in the “report on handling” did not appear to suggest that proposal was being assessed critically against the “supplementary guidance note”. Whilst the report does refer to the SPG document by saying the following: “**The above are broad requirements and these are further defined in the Householder Design Guide Supplementary Planning Guidance**” This confirms that the application has been assessed in terms of this document

In addition the report on handling states the following :”**The proposed design of the altered roof is considered to be acceptable and will not detract from the character of the streetscene. The height of the house will increase by 1.2 metres, with the gable end design featuring on other properties in the area**”

As such, it would appear that an almost identical proposal has been approved within the last 6 months or so in the immediate vicinity without any real issues being raised.

FURTHER MATERIAL CONSIDERATIONS

The site does not lie within a conservation area.

The property is not a listed building

There have been no objections from notifiable parties to this planning application.

If the property were to be demolished and rebuilt there would be no issue with a gable wall to both side elevations

If the property were to be demolished it is my understanding that there would be no objections to a two storey house being built on the site as there are many examples of two storey (and some three storey) properties in the immediate surrounding areas.

SUMMARY

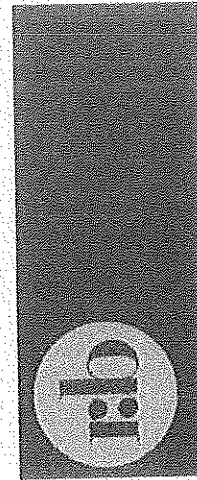
In summary, it is suggested that the current proposed application for alterations to the property at 105 Ayr Road Newton Mearns (including amendments to reduce the length of the rear sun room extension, change in roof tile colour and notes on parking courtyard water run off provisions) are appropriate in terms of the local plan and where relevant the Supplementary Planning Guidance document – Householders Design Guide and meet the relevant criteria and guidelines. It is also suggested that the roof proposal specifically is an acceptable design solution for the proposal and in line with the client requirements for their property.

It is requested that this document be seen as a material consideration in the planning application Ref No 2014/0821/TP

Colin McIntyre B Arch Dip Arch ARB
for Rhubarb Blue Limited

26th January 2015

**FURTHER STATEMENT in SUPPORT of
PLANNING APPLICATION and DETERMINATION DECISION
for ALTERATIONS TO PROPERTY at
105 AYR ROAD, NEWTON MEARNS**



Rhubarb Blue Limited 23rd February 2015

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CONTENTS

Introduction

Reasons for Refusal

Comments on Reasons for Refusal

Character Appraisal of Surrounding Area

Report on Handling Matters

Summary

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INTRODUCTION

This report has been prepared in support of the planning application to carry out various alterations to the property at 105 Ayr Road, Newton Mearns.

An application for full planning permission (ref no 2014/0821/TP) was submitted on 18th December 2014 and validated on 19th December 2014. This application was made by Colin McIntyre of Rhubarb Blue Limited who is acting as agents for the owners of the property, Mr and Mrs Melrose.

On the 12th February the application was refused by East Renfrewshire Council. The reasons for refusal of the application were as follows:

- 1. The proposed development would be contrary to Policies E1, DMI(1), DMI(2), DM2.1(1) and DM2.1(2) in the East Renfrewshire Local 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 and overwhelm 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 and the character of the wider area.*
- 2. The proposed development would be contrary to Policies DI(1), DI(2), D2, D14 in the Proposed 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 and overwhelm 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 and the character of the wider area.*
- 3. The proposed development would be contrary to the Supplementary Planning Guidance-Householder Design Guidance as it does not comply with the general design principles.*

For information and reference the wording of the key policies referred to are noted below with the specific clauses given as the reasons for refusal highlighted in yellow

Policy E1

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

Policy DM1

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

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

Policy DM2.1

Extensions

1. Must complement the existing character of the building, particularly in terms of scale, style, form and materials.

2. Must complement the existing building in terms of size, scale or height.
3. Incorporate a pitched roof where exposed to public view, with roof tiles or slates to match existing.
4. Side extensions should not create an unbroken or terraced appearance along the street frontage.
5. Avoid major loss of existing garden space.
6. Dormer windows should not in general dominate the existing roof profile, not rise above or break the existing ridge line or hip of the roof, and should be finished in materials to match existing roof finishes.

The Council will prepare and approve a design guide for householders on alterations to existing dwellinghouses.

Proposed Local Development Plan

Policy D1

Detailed Guidance for all Development

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

1. The development should not result in a significant loss of character or amenity to the surrounding area.
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials.
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance.
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features.
5. Developments should incorporate green infrastructure including access, water management, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network Supplementary Planning Guidance.
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime.
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas.
8. The Council will not accept 'backland' development, that is, development without a

- road frontage;
 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';
9. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
 10. Developments should include provision for the recycling, storage, collection and composting of waste materials;
 11. As much as possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
 12. Where applicable, new development should take into account the legacy of former mining activity;
 13. Development should enhance the opportunity for and access to sustainable transportation, particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
 14. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.

Policy D2

General Urban Areas

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

Policy D14

Extensions to Existing Buildings and Erection of Outbuildings and Garages

- Any extensions must complement the existing character of the property, particularly in terms of style, form and materials.
- The size, scale and height of any development must be appropriate to the existing building.
- In most circumstances, pitched roofs utilising slates or tiles to match the existing house will be the appropriate roof type. Alternatives, such as flat roofs or green roofs, will be considered on a site specific basis.
- Side extensions should not create an unbroken or terraced appearance.
- The development should avoid over-development of the site by major loss of existing garden space.
- Dormer windows should not in general dominate the existing roof, nor rise above or break the existing ridgeline or hip of the roof, and should be finished in materials to match existing roof finishes.

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

During the course of the application amendments were made to comply with requests by ERC Planning Officials and a further design statement was prepared and submitted in support of the application dated 26th January 2015.

This further document seeks to respond specifically to the decision to refuse the application and seeks to make comments on the reasons for its refusal. This document also refers to observations raised in the report on handling which highlights the rationale behind the decision to refuse the application and details any relevant or material considerations that ERC have felt have been important in the making of this decision.

This further representation should be read in conjunction with the submitted drawings and the initial design statement dated 26th January 2015.

REASONS FOR REFUSAL

In summary there would appear to be 4 main reasons for the refusal of the application.

1. *The proposed new roof will not be in keeping with the character and design of the existing dwelling in terms of scale and design;*
2. *The proposed new roof will dominate and overwhelm the original form and character of the dwelling and incorporate a roof design significantly different to that of the existing dwelling.*
3. *The proposal will be to the detriment of the character of the dwelling and the character of the wider area*
4. *The proposed development would be contrary to the Supplementary Planning Guidance-Householder Design Guidance as it does not comply with the general design principles*

COMMENTS ON REASONS FOR REFUSAL

- *The proposed new roof will not be in keeping with the character and design of the existing dwelling in terms of scale and design;*

The proposed new roof will be finished in a red concrete tile to match the existing roof of the property

The proposed new roof will be a pitched roof as suggested in policy D14

The new roof has been designed to incorporate an integrated "single style and single material" roof over the complete dwelling rather than a piecemeal "ad-hoc" approach which is a characteristic of the existing house. The house currently has varying pitches of roof and various roof materials

Due to the new roof taking the rear section of the house into account the ridge line is increased. This is inevitable when redeveloping the roof in a comprehensive manner.

- *The proposed new roof will dominate and overwhelm the original form and character of the dwelling and incorporate a roof design significantly different to that of the existing dwellings.*

It is argued that the proposed new roof will not dominate and overwhelm the original form and character of the dwelling as the existing dwelling has been designed to extend the front elevation to match the existing form and character by continuing the front elevation in a matching red sandstone and by the introduction of a new bay window similar to those already on the front elevation, thus minimising any domination and overwhelming of the existing dwelling.

The roof design is similar in every way other than a vertical gable approach rather than a hipped gable approach.

- *The proposal will be to the detriment of the character of the dwelling and the character of the wider area*

It is argued that the proposal will not be to the detriment of the character of the dwelling or the character of the wider area

As previously suggested the character of the existing dwelling is retained in terms of materials, colours, style, massing and would generally seem to be acceptable other than the issue of the gable elevations.

The character of the wider area will be explored in more detail in the next section which will seek to demonstrate that the proposal would fit well with the architectural styles and massing of the immediate surroundings and will hope to demonstrate that the proposed roof would be in keeping with the roof styles of the wider area.

- *The proposed development would be contrary to the Supplementary Planning Guidance-Householder Design Guidance as it does not comply with the general design principles*

This matter has been covered more fully in the Design Statement of 26th January 2015 which addresses the key issues of the document and why this proposal fits well with the general principles of the document. The document is not an adopted policy document and is limited in its detailed scope, a fact that the guidance document recognises in that it is to be used as a guide but each individual case will be assessed on their own merits.

CHARACTER APPRAISAL OF SURROUNDING AREA

The immediate surrounding area to the property at 105 Ayr Road is characterised by a variety of property styles, types, heights and materials. As such it is difficult to "pigeon hole" a particular style or characteristic here.

The property sits on a major road (A77) close to a very busy roundabout junction at the junction of Crookfur Road and Ayr Road. These factors have a significant bearing on the general urban fabric in this area with a mix of residential, commercial and leisure buildings in the immediate surroundings. Ayr Road has a different feel to other more private and suburban streets which lie behind it. These are predominantly residential in nature and character however Ayr Road and the buildings that have frontages onto it are very mixed.

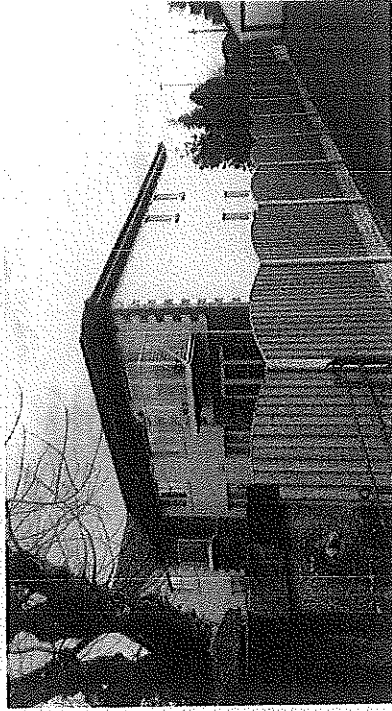
The following section of this statement looks at the immediate various surrounding properties and concentrates on the properties fronting Ayr Road as this constitutes the most appropriate comparison.



AERIAL VIEW of SURROUNDING AREA and KEY to PROPERTIES

105 Ayr Road Newton Means – Further Statement in Support of Planning Application

Property No 1 - 103 Ayr Road



2 storey block of flats. Pitched grey tiled roof. Cream render with reconstituted buff stone features

Property No 2 - 101 Ayr Road



2 storey telephone exchange building. Mansard style profiled metal roof Grey concrete panel walls with metal infill.

Property No 3 - 99 Ayr Road



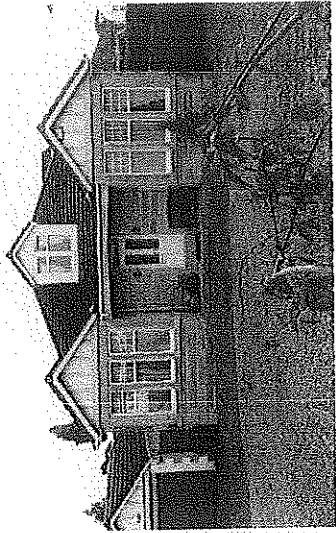
3 storey residential development. Shallow pitch metal roof. Cream render and buff reconstituted stone base and features

Property No 4 - 97 Ayr Road



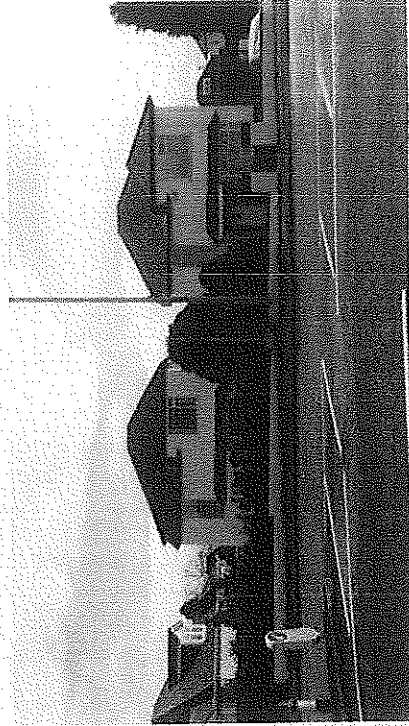
Chiropractic clinic. Pitched red tile roof. White render walls with red brick features. Note gable to front elevation

Property No 5 – 107 Ayr Road



1 ½ Storey Villa – Red tiled pitch roof. Twin bayed frontage with separate pitches. Natural blonde sandstone walls

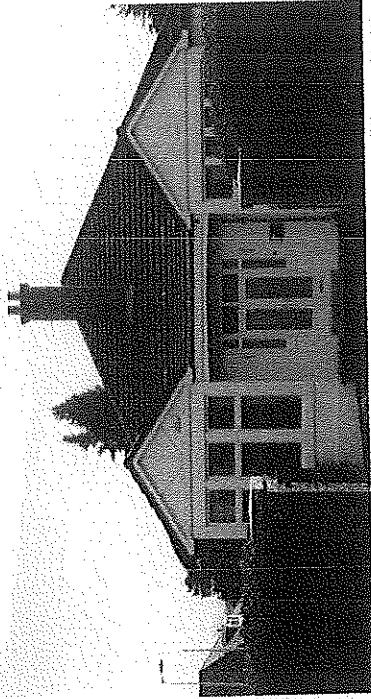
Property No 6 and 7 – 109 and 111 Ayr Road



2 no detached two storey villas. Red tiled pitched roof. Asymmetric roofs. White render walls

105 Ayr Road Newton Mearns – Further Statement in Support of Planning Application

Property No 8 – 113 Ayr Road



Single storey bungalow. Red tile pitched roof. Twin bays with separate roofs. White painted stone/render walls

Property No 9 – 115a Ayr Road



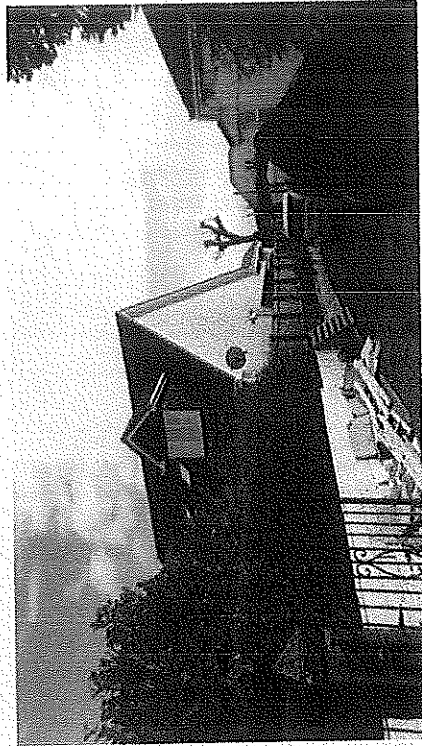
1 1/2 storey villa. Red Tile pitched roof. Asymmetric shape with partial gable ends. Large dormer to front. White render walls

Property No 10 – 115 Ayr Road



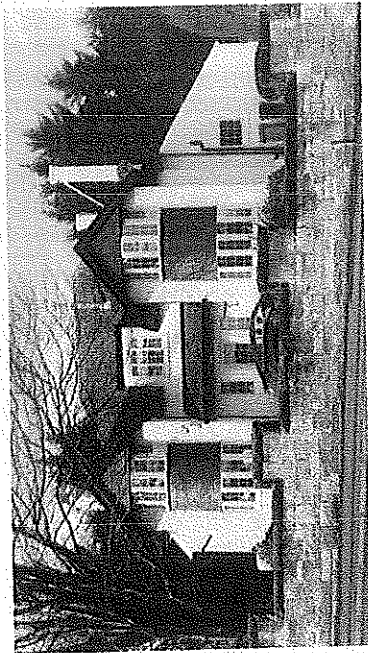
1 ½ storey bungalow type. Red tile pitched roof with front dormer. White render walls

Property No 11 – 115b Ayr Road



1 ½ storey villa. Red tile pitched roof with dormers. Grey render walls. Note gable to both end elevations

Property No 12 – 194 Ayr Road



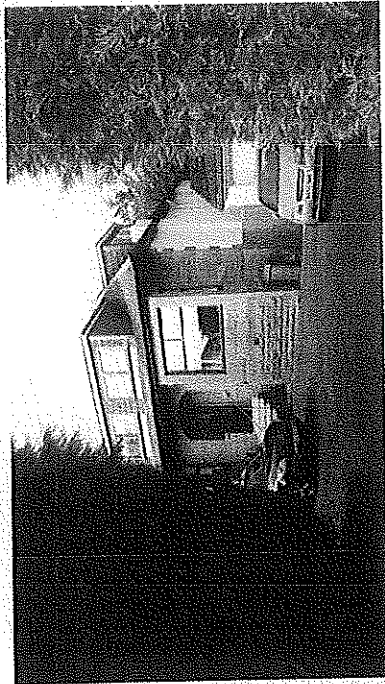
2 storey double bay fronted villa. Red tile roof with various pitches. White render walls with red tile features

Property No 13 – 192 Ayr Road



1 1/2 storey recently refurbished bungalow. Grey tile pitched roof with 3 No dormers to front. Natural blonde sandstone and white render walls. Note gables to both ends.

Property No 14 – 190 Ayr Road



1 ½ storey bungalow. Grey slate pitched roof with flat dormers. Red sandstone and white render walls

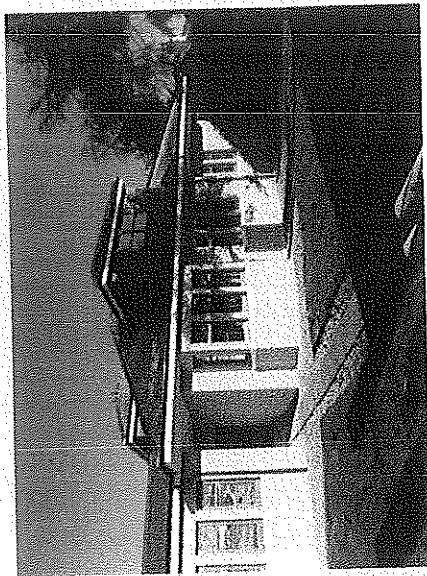
Property No 15 – Parklands Country Club / Car Park



Open car park with various buildings set back behind. Nearest being 2 storey leisure building with grey tile pitched roof. Red/buff brick walls

105 Ayr Road Newton Meams – Further Statement in Support of Planning Application

Property No 16 – 184 Ayr Road



Recently refurbished extended bungalow. Grey tile pitch roof with dormers. Cream/buff render walls. Side garage linked.

Property 17, 18 and 19 – 178 – 182 Ayr Road



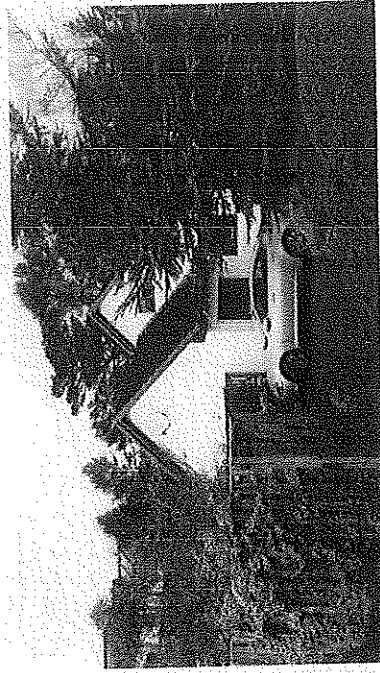
3 No bungalows, 2 No grey roofs, 1 No with red roof... walls mix of cream and white render and natural red sandstone
No 178 has double bay frontage

Property 20, 21 and 22 – 172-176 Ayr Road



3 No 1 ½ storey villas all with double bay fronts with pitched roofs over. 2 No with red tile pitch roof and 1 No with grey. Red sandstone fronts.

Property No 23 – 1 Fruin Avenue



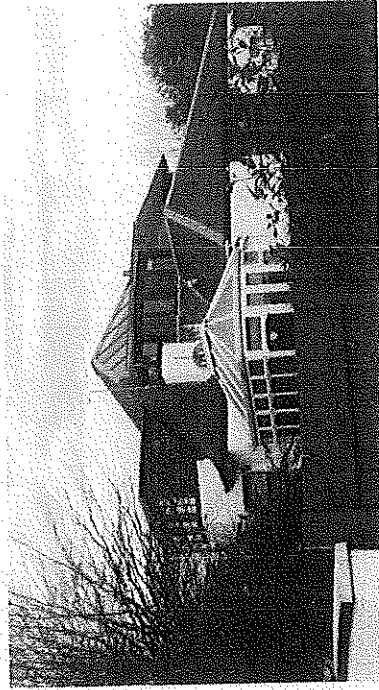
2 storey detached villa. Red/brown pitched roof. White render walls. Gable end wall to garage and house

Property No 24 – 170 Ayr Road



2 storey converted villa with grey tile pitched roof with dormers. Cream render walls. Exposed gable to rear elevation. Visible from Fruin Avenue

Property No 25 – 1 Knowes Avenue



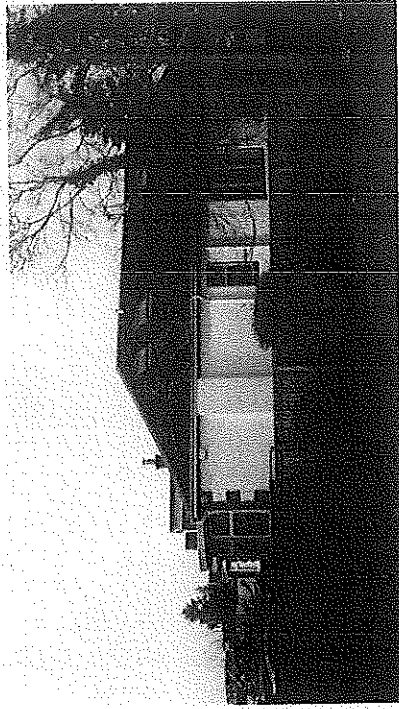
2 storey detached villa. Various extensions and dormers. Grey slate pitched roof. White render walls

Property No 26 - 3 Knowes Avenue



Single storey detached villa. Red/brown tile pitched roof. White render walls

Property No 27 – 1 Crookfur Road



1 1/2 storey bungalow. Grey slate pitched roof. Natural red sandstone front with white render sides. Gable elevation to rear.

It is clear from this limited exercise that whilst there may be a pre-conception that there is a very predominant and distinctive property type and style in the immediate area surrounding the application site, it is fair to state that this is not the case.

External walling materials vary from property to property and include natural concrete, a variety of render colours both in wet and dry dash finish, reconstituted stone, natural stone in both red and blonde.

Storey heights vary from single storey to three storeys

Roofing materials vary from concrete tiles to natural slate. The colour of the tiles varies in colour from predominantly reds and greys to browns.

Frontage styles of existing villas and bungalows vary to include single bays, double bays, some with pitched roofs over, others without.

Roof profiles vary from flat roofs to pitched roofs of varying degrees. Some roofs have dormers that are pitched and some have flat roofs. There are hipped ended roofs, gable ended roofs, mansard type roofs and other types and profiles of roofs in between.

In short there is no real single style or material type that characterises the area. It is therefore difficult to see how the proposal at the property at 105 Ayr Road can be seen to be *"to the detriment of the wider area"*

REPORT ON HANDLING MATTERS

The report prepared by East Renfrewshire Council Planning Department which summarises the relevant key considerations which have been taken into account when arriving at the decision has been examined and there are a few matters which are worthy of note.

- It is noted that no representations / notes of objection were received from notifiable parties.
- In paragraph 4 it states that *"pre application discussions were not progressed"* prior to lodging the application. These pre application discussions were progressed but were never concluded

- Paragraph 6 confirms that *"there are no objections, in principle to alterations and extension to the property and the acceptability or otherwise of the proposal will depend on the detailing"* This statement seems at odds with all three reasons for refusal. If it were only a matter of detailing surely this could be dealt with by conditions applied to any consent.
- Paragraph 8 refers to *"the most prevalent roof profile. Is pyramidal"* Whilst there are many examples of hipped roofs in the surrounding area, very few, if any are pyramidal, including the existing roof on the property in question... "pyramidal" implies that each side of the building is equal in length and the roof comes to a central apex point without and other projections. Paragraph 8 goes on to say that the formation of the gables instead of a hipped roof seems to be the main significant change to the appearance of the design. It is this one point that appears to be the reason for refusal of the application.
- Paragraph 8 goes on to say that *"This is considered to be incongruous with the majority of the dwellings in the surrounding area. The proposed development would result in a gable ended roof which would conflict with the established character and amenity of the area"* It can be demonstrated in the previous section which analyses the character of the surrounding area that there are many examples of gable ended roofs in the immediate surrounding area.
- Paragraph 9 confirms that the scale and massing of the side/rear extension are considered acceptable.
- Paragraph 11 confirms that the SPG document referred to in reason No 3 for refusal is not yet an adopted document but it has been given significant weight in determining this application.
- Paragraphs 12-14 highlight where it is felt that the proposal does not comply with the SPG. This has already been covered in detail in the Design Statement dated 26th January 2015.
- Paragraph 18 again refers to a *"pyramidal roof profile in keeping with the character of the area"* A pyramidal roof is not typical of the area.
- Paragraph 19 again refers to the roof and how it would have *"a detrimental impact on the established visual amenity and character of the area and the street scene"* This statement is subjective and, based on the evidence in the preceding section, would appear to be challengeable at least but reference is made again to the findings in the Character Appraisal of the Surrounding Area.

- Paragraph 20 seems to suggest that if there is "a significant mixture of different roof profiles or the properties next door had gable ends, these would be significant material considerations" to the SPG guidance being applied to a lesser degree. Surely there is sufficient evidence of differing roof styles nearby to justify this. The proposed new roof, whilst higher than the existing is still lower at its highest point than the two roofs of the properties on either side. This seems to be a material consideration also.
- Paragraph 21 refers to the fact that the gable ended property at 115b Ayr Road would have been a material consideration for the recent planning consent to redevelop an existing bungalow style property at 192 Ayr Road with alterations to the side of the property, complete new roof and gable end detail very similar to what is being proposed at 105 Ayr Road in this application. The property at 115b Ayr Road is not next door to 192 Ayr Road and as such cannot be a material consideration on the basis of the argument stated in paragraph 20, therefore it must fall under "the significant mixture of different roof profiles" argument. The relevant questions here are "how far away does a similar precedent have to be before it can be considered a material consideration"

The SPG does not help in this regard however it can be clearly argued that there is a significant mix of different roof profiles in the surrounding area, two of which are those at 192 Ayr Road and 115b Ayr Road which are gable solutions similar to that being proposed here. Others are noted in the Character Appraisal of the Surrounding Area.

SUMMARY

The foregoing statements and comments are prepared in response to the decision to refuse the planning application Ref No 2014/0821/TP

In summary this statement seeks to outline the justification for the approval of this application by examining and questioning the reasons given for the refusal of the application. It further demonstrates why the proposal complies with the relevant planning policies and supplementary documents which have been used to assess the application

This further statement of support for the proposal for alterations to the property at 105 Ayr Road should be read in conjunction with the Notice of Review dated 25th February 2015 and the submitted planning drawings (amended as appropriate- see list below) and also the Design Statement dated 26th January 2015 submitted as part of the planning application

List of Planning Application Drawings

Block Plan and Location Plan	135/01
Block Plan Proposed	135/06A
Elevations Proposed	135/10A
Elevations Proposed	135/11A
Elevations Proposed	135/08A
Elevations Proposed	135/09A
Proposed floor plans	135/07A

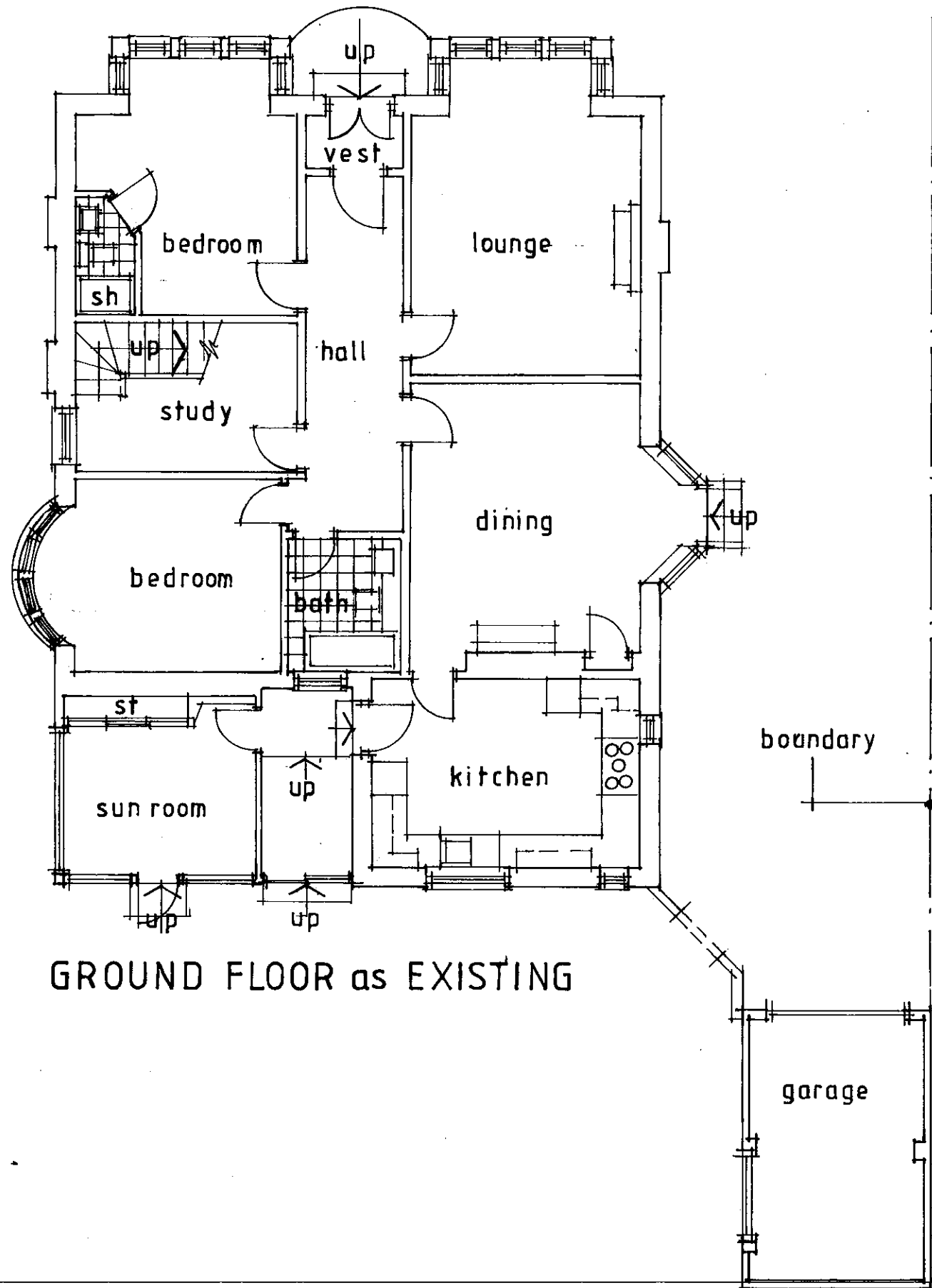
Colin McIntyre B Arch Dip Arch ARB
for Rhubarb Blue Limited

25th February 2015

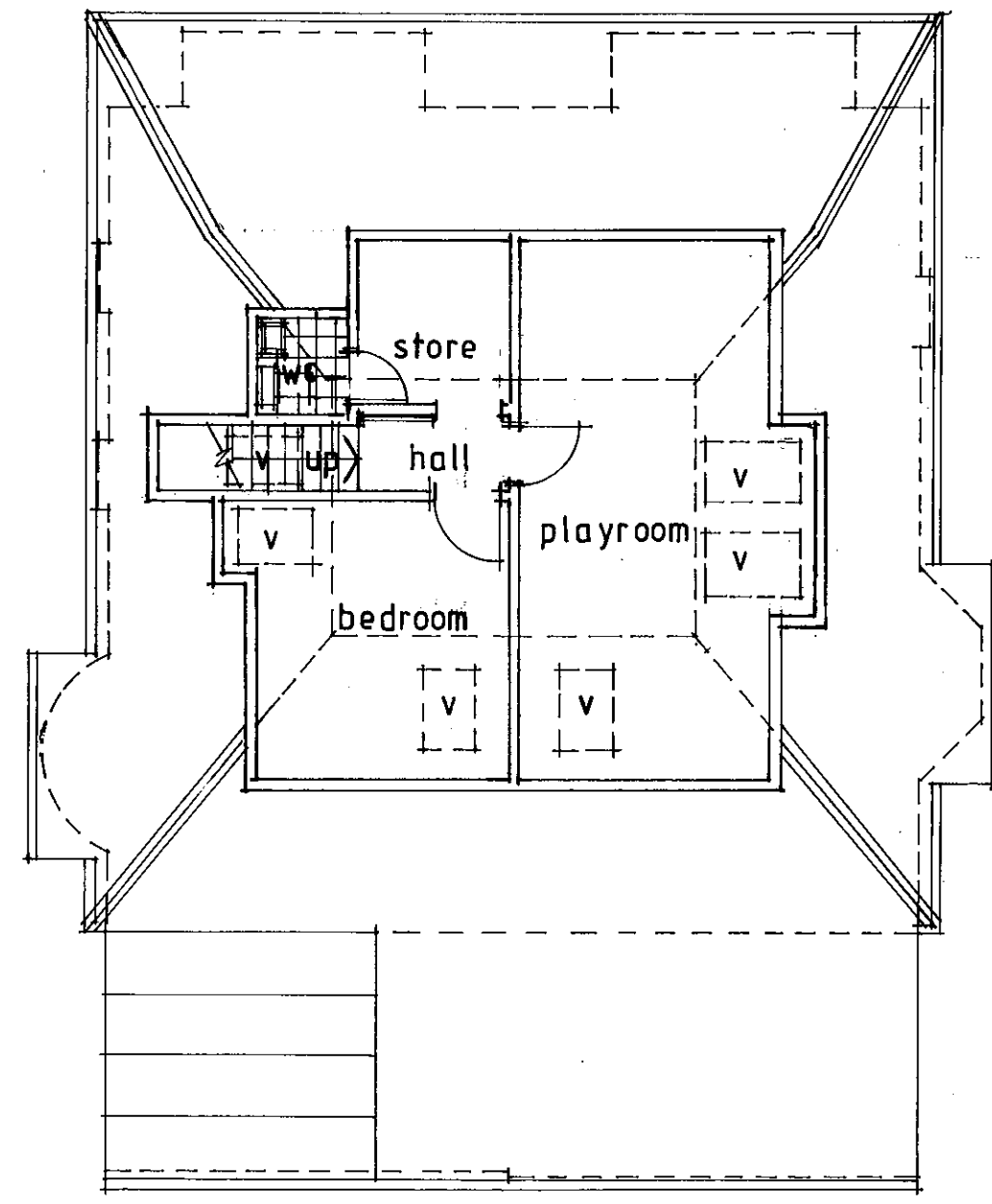
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PLANS/PHOTOGRAPHS/DRAWINGS

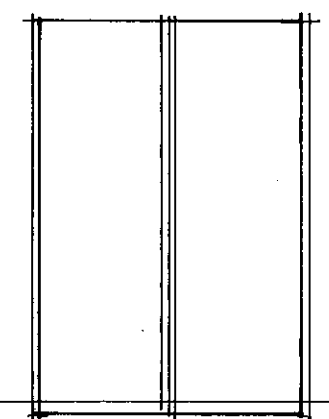
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GROUND FLOOR as EXISTING



ATTIC FLOOR as EXISTING



PROPOSED ALTERATIONS TO PROPERTY AT
105 AYR ROAD NEWTON MEARNs

(rb) rhubarb blue limited

drawing no 135/02



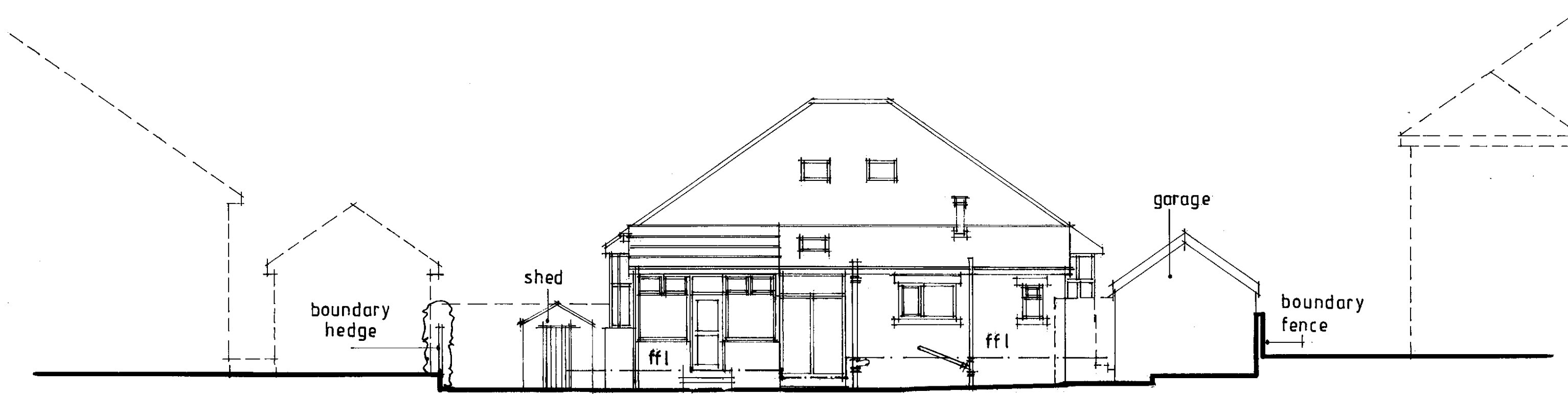
ELEVATION TO AYR ROAD as EXISTING

1:100 @ A3

PROPOSED ALTERATIONS TO PROPERTY AT
105 AYR ROAD NEWTON MEARNES

(rb) rhubarb blue limited

drawing no 135/03

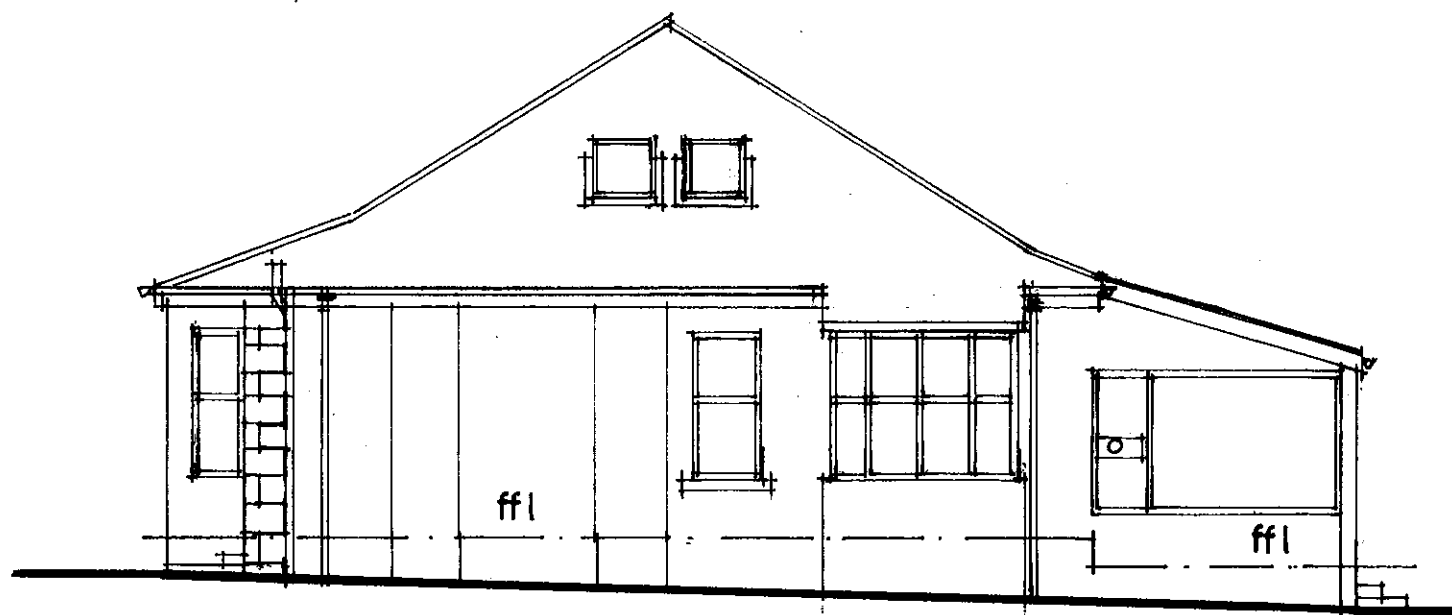


REAR ELEVATION as EXISTING 1:100 @ A3

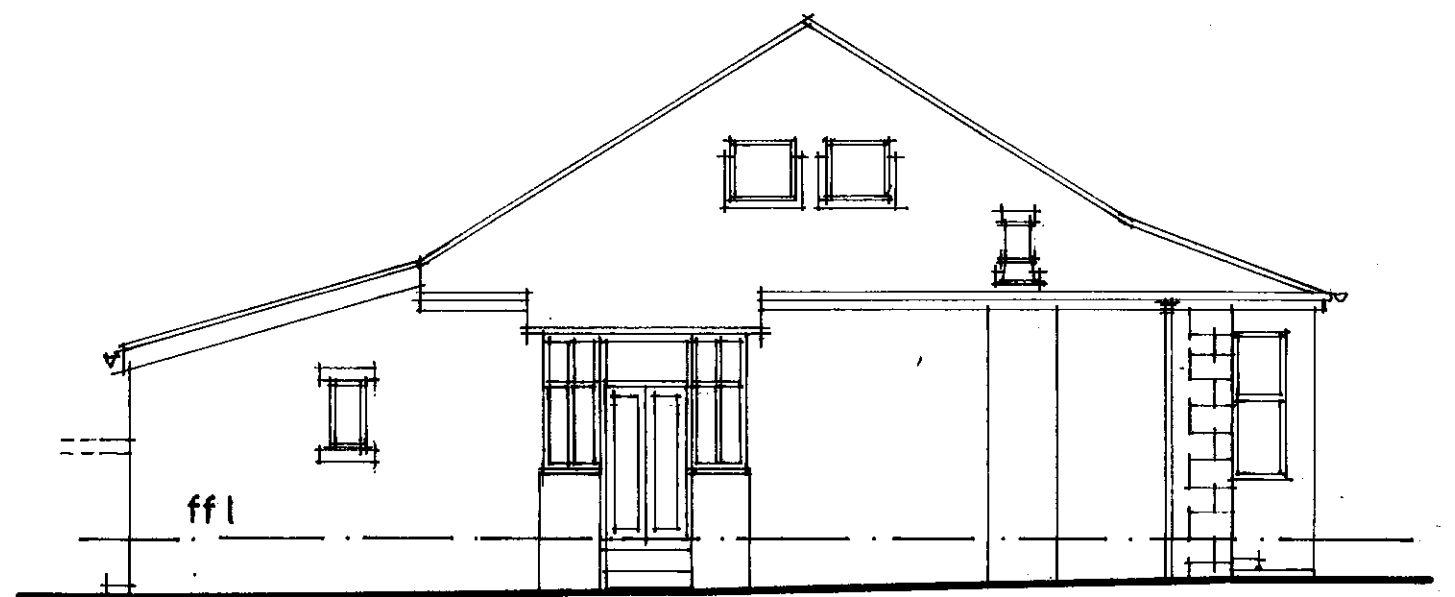
PROPOSED ALTERATIONS TO PROPERTY AT
105 AYR ROAD NEWTON MEARNES

(rb) rhubarb blue limited

drawing no 135 / 04



ELEVATION TO SOUTH WEST as EXISTING



ELEVATION TO NORTH EAST as EXISTING

PROPOSED ALTERATIONS TO PROPERTY AT
105 AYR ROAD NEWTON MEARNES

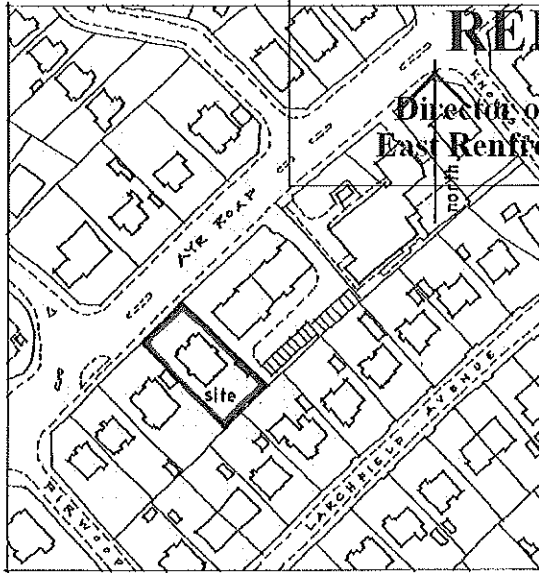
(rb) rhubarb blue limited

drawing no 135/05

Town and Country Planning
(Scotland) Act 1997

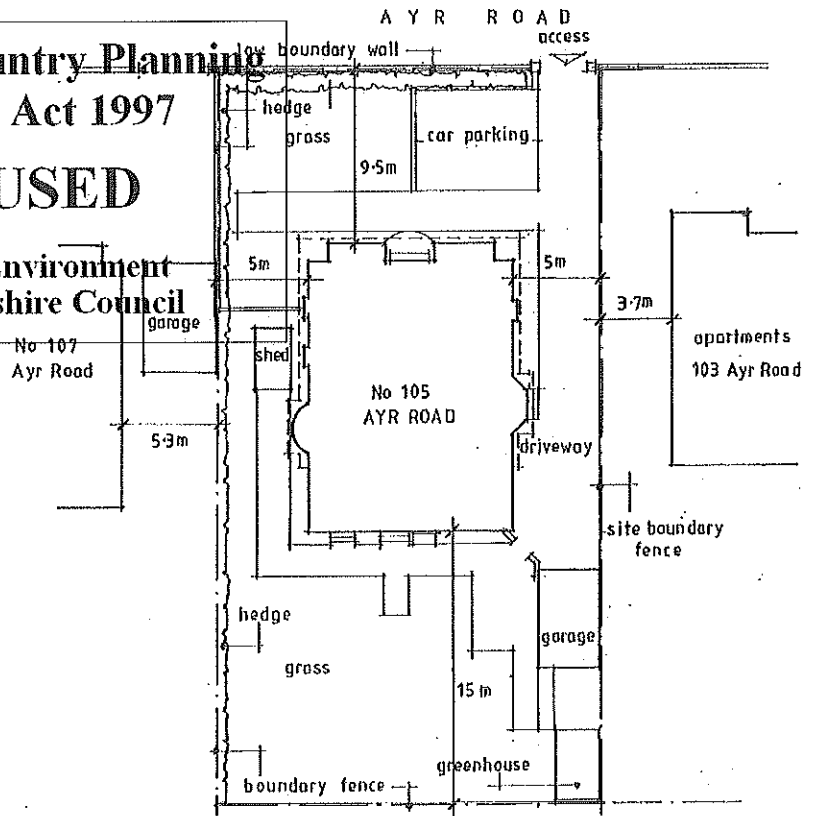
REFUSED

Director of Environment
East Renfrewshire Council



LOCATION PLAN

1:1250

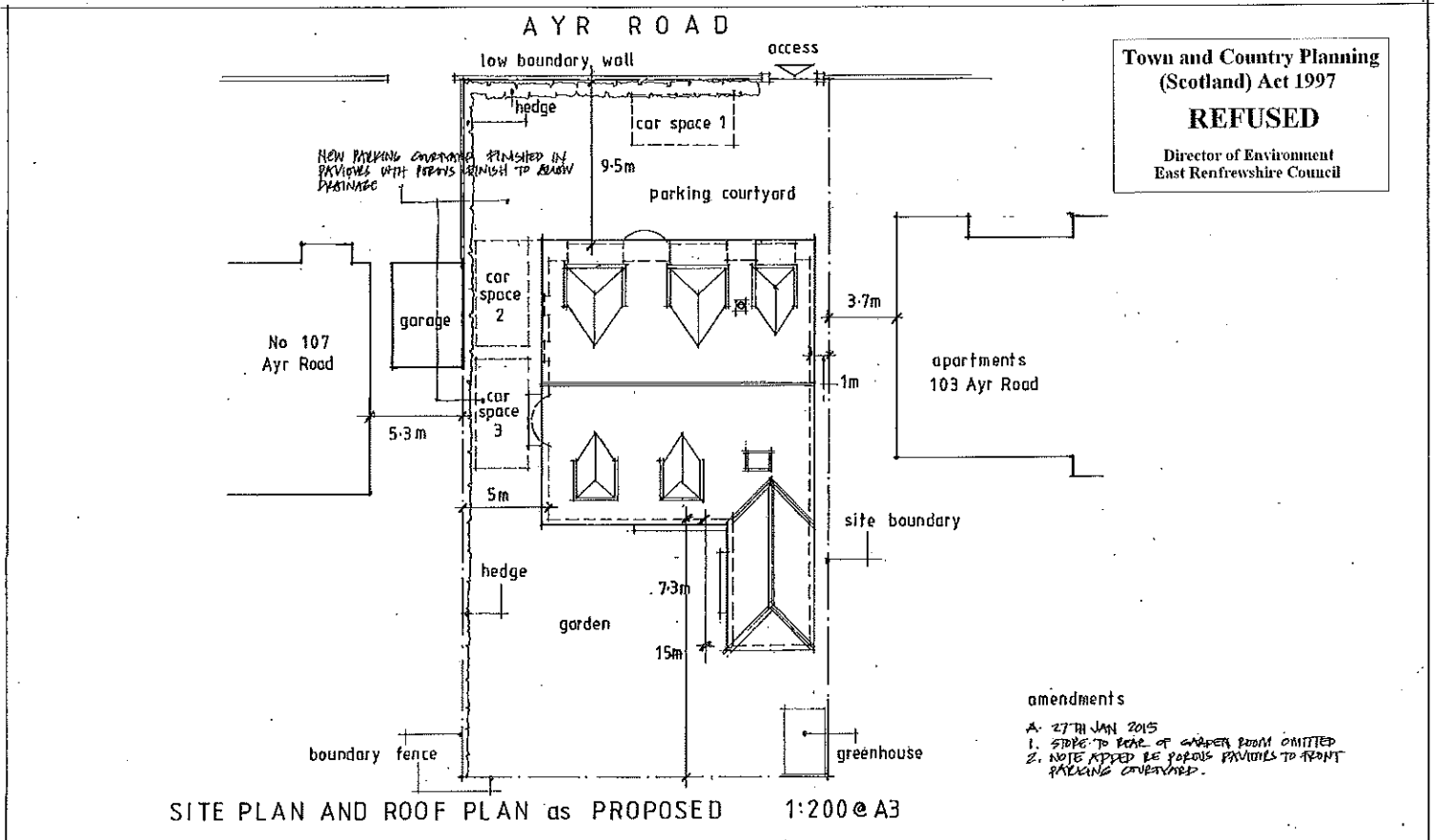


SITE PLAN as EXISTING 1:200 @ A3

PROPOSED ALTERATIONS TO PROPERTY AT
105 AYR ROAD NEWTON MEARNS

(rb) rhubarb blue limited

drawing no 135/01



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

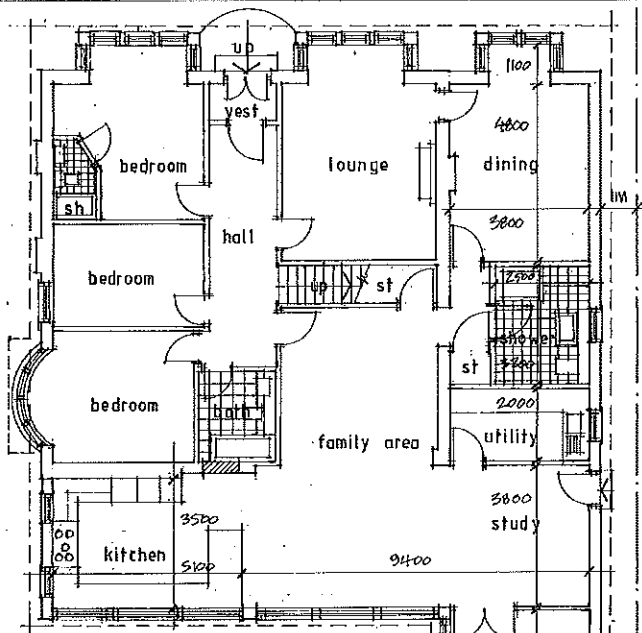
amendments
A. 27th JAN 2015
1. SIDING TO EDGE OF GARAGE ROOM OMITTED
2. NOTE ADDED RE POROUS PAVEMENTS TO FRONT
PARKING COVERED.

SITE PLAN AND ROOF PLAN as PROPOSED 1:200 @ A3

PROPOSED ALTERATIONS TO PROPERTY AT
105 AYR ROAD NEWTON MEARNs

(rb) rhubarb blue limited

drawing no 135/ 06a



GROUND FLOOR as PROPOSED

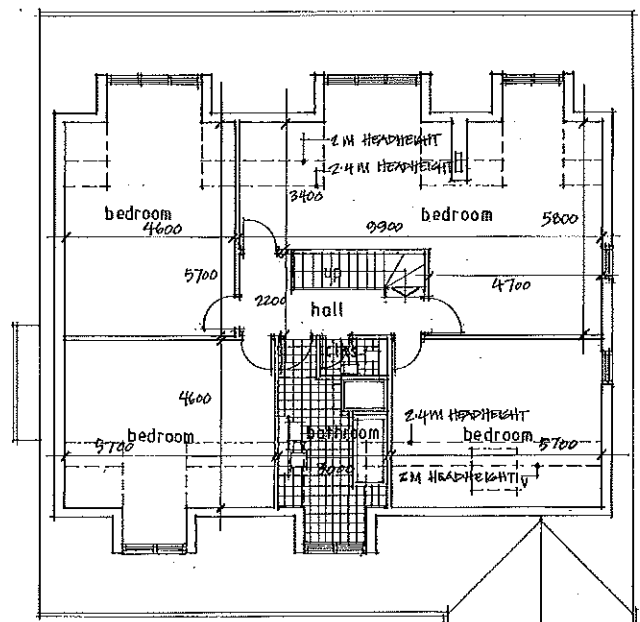
amendments

a - 27TH JAN 2015

1. SLOPE TO REAR OF GARDEN ROOM OMITTED

PROPOSED ALTERATIONS TO
PROPERTY AT
105 AYR ROAD NEWTON MEARNS

(rb) rhubarb blue limited



UPPER FLOOR as PROPOSED

Town and Country Planning
(Scotland) Act 1997

REFUSED

Director of Environment
East Renfrewshire Council

drawing no 135/07a

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

amendments

A: 27th JAN 2015

1. ROOF TILE COLOUR CHANGED TO 'RED'



ELEVATION TO AYR ROAD as PROPOSED

1:100 @ A3

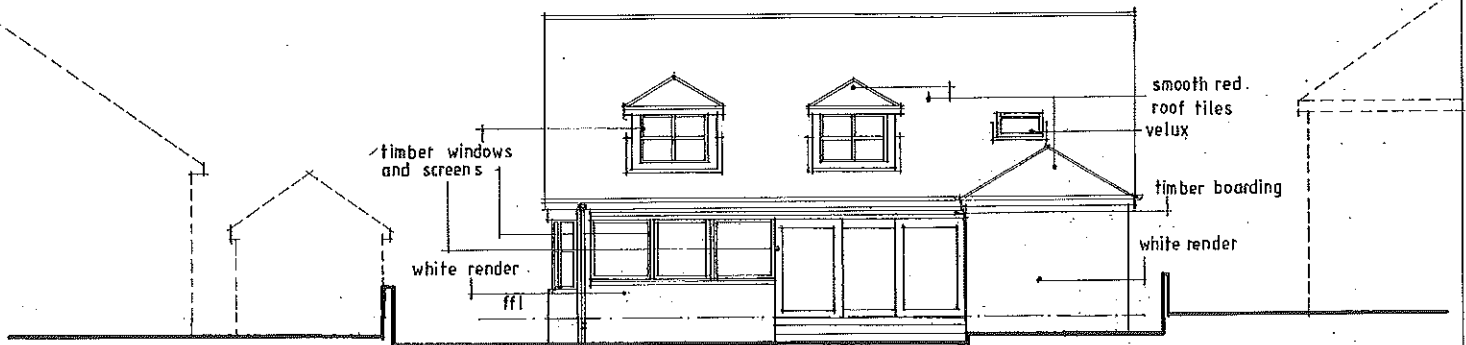
PROPOSED ALTERATIONS TO PROPERTY AT
 105 AYR ROAD NEWTON MEARNS

(rb) rhubarb blue limited

drawing no 135/08a

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

amendments
A 27th JAN 2015
1. ROOF TILE COLOUR CHANGED TO 'RED'



REAR ELEVATION as PROPOSED 1:100@A3

PROPOSED ALTERATIONS TO PROPERTY AT
105 AYR ROAD NEWTON MEARNES

(rb) rhubarb blue limited

drawing no 135/ 09a

Town and Country Planning
(Scotland) Act 1997

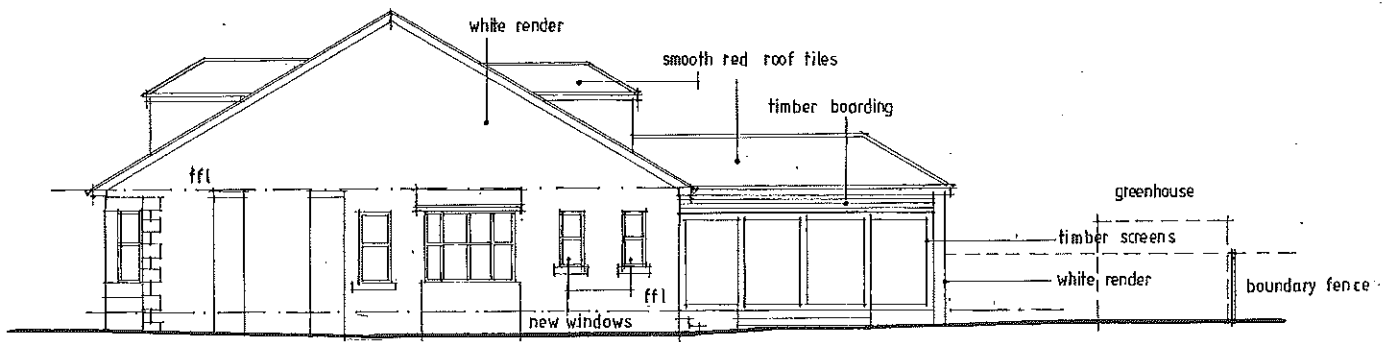
REFUSED

Director of Environment
East Renfrewshire Council

amendments

A. 27th JAN 2015

1. ROOF TILE COLOUR CHANGED TO 'RED'
2. STORE TO REAR OF GARDEN ROOM OMITTED.



ELEVATION TO SOUTH WEST as PROPOSED

PROPOSED ALTERATIONS TO PROPERTY AT
105 AYR ROAD NEWTON MEARNES

(rb) rhubarb blue limited

drawing no 135/10a

Town and Country Planning
(Scotland) Act 1997

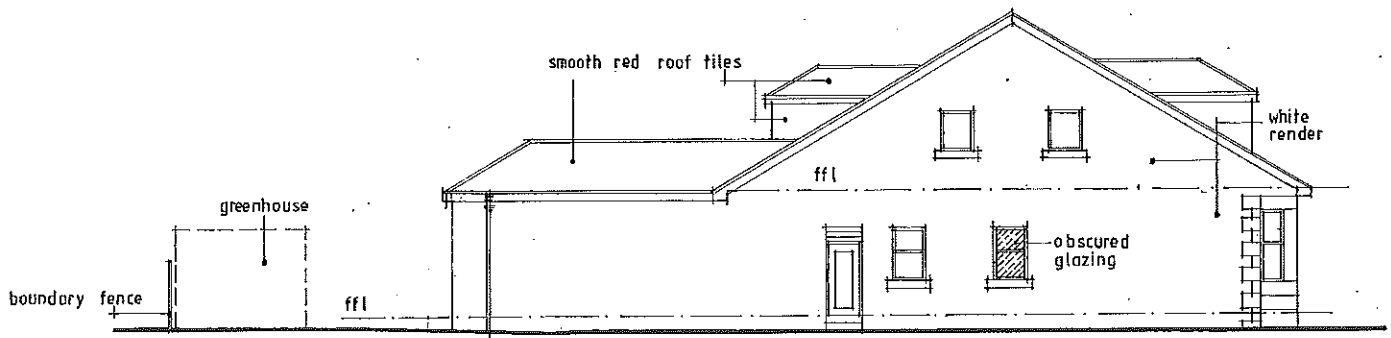
REFUSED

Director of Environment
East Renfrewshire Council

amendments

X- 27th JAN 2015

1. ROOF TILE COLOUR CHANGED TO 'RED'
2. STORE TO LEFT OF GARAGE ROOM OMITTED.



ELEVATION TO NORTH EAST as PROPOSED 1:100 @ A3

PROPOSED ALTERATIONS TO PROPERTY AT
105 AYRE ROAD NEWTON MEARNES

(rb) rhubarb blue limited

drawing no 135/11a

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