

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

10 June 2015

Report by Deputy Chief Executive

REVIEW OF CASE - REVIEW/2015/08

ERECTION OF SINGLE STOREY REAR EXTENSION; INSTALLATION OF DORMER WINDOW AND BALCONY AT FRONT AT THE OLD MANSE, 4 KIRKTON ROAD, NEILSTON

**PURPOSE OF REPORT**

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

**DETAILS OF APPLICATION**

2. Application type: Full Planning Permission (Ref No:- 2015/0164/TP).
- Applicant: Mr Roddy Manley
- Proposal: Erection of Single Storey Rear Extension; Installation of Dormer Window and Balcony at Front
- Location: The Old Manse, 4 Kirkton Road, Neilston
- Council Area/Ward: Neilston, Uplawmoor and Newton Mearns North (Ward 1).

**REASON FOR REQUESTING REVIEW**

3. The applicant has requested a review on the grounds that the Council's appointed officer part approved and part 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 it can be determined without further procedure.

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) Location and block plan;
- (b) Existing elevations;
- (c) Existing floor plans;
- (d) Existing roof plan and section A-A;
- (e) Proposed elevations;
- (f) Proposed floor plans; and
- (g) Proposed roof plan and Proposed section A-A and B-B.

**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](http://www.eastrenfrewshire.gov.uk) with the exception of any representations that have been made to the application.

## **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:- May 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**



2 Spiersbridge Way Thornliebank Glasgow G46 8NG

Tel: 0141 577 3001

Fax: 0141 577 8411

Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

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

Thank you for completing this application form:

ONLINE REFERENCE                      000114673-001

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)

Proposed rear extension to form garden room, study and WC + attic conversion to form new snooker room and balcony

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:	Spacesix Architects
Ref. Number:	
First Name: *	George
Last Name: *	Skinner
Telephone Number: *	0141 237 4878
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	george.skinner@spacesix.com

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

Building Name:	Berkeley Offices
Building Number:	116
Address 1 (Street): *	Elderslie Street
Address 2:	
Town/City: *	Glasgow
Country: *	UK
Postcode: *	G3 7AW

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: *	Roddy
Last Name: *	Manley
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

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

Building Name:	
Building Number:	4
Address 1 (Street): *	Kirkton Road
Address 2:	
Town/City: *	Neilston
Country: *	Scotland
Postcode: *	G78 3HN

## Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

THE OLD MANSE

Address 5:

Address 2:

4 KIRKTON ROAD

Town/City/Settlement:

GLASGOW

Address 3:

NEILSTON

Post Code:

G78 3HN

Address 4:

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

Northing

656860

Easting

247986

## 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)

The proposals were found to be in accordance with the planning policy

Title:

Mrs

Other title:

First Name:

Alison

Last Name:

Mitchell

Correspondence Reference Number:

Date (dd/mm/yyyy):

18/11/14

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: George Skinner

On behalf of: Mr Roddy Manley

Date: 18/03/2015

Please tick here to certify this Certificate. \*

## Checklist - Application for Householder Application

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

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

Continued on the next page

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

You can attach these electronic documents later in the process.

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

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. \*

Yes  No

A Supporting Statement – you may wish to provide additional background information or justification for your proposals. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. \*

Yes  No

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

## Declare - For Householder Application

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

Declaration Name: George Skinner

Declaration Date: 18/03/2015

Submission Date: 18/03/2015

## Payment Details



Created: 18/03/2015 12:27

**REPORT OF HANDLING**

# REPORT OF HANDLING

Reference: 2015/0164/TP

Date Registered: 23rd March 2015

Application Type: Full Planning Permission

This application is a Local Development

Ward: 1 Neilston Newton Mearns North Uplawmoor

Co-ordinates: 247986/:656860

Applicant/Agent:

Applicant:

Mr Roddy Manley

The Old Manse

4 Kirkton Road

Neilston

East Renfrewshire

G78 3HN

Agent:

Spacesix Architects

George Skinner

Berkeley Offices

116 Elderslie Street

Glasgow

G3 7AW

Proposal: Erection of single storey rear extension; installation of dormer window and balcony at front

Location: The Old Manse  
4 Kirkton Road  
Neilston  
East Renfrewshire  
G78 3HN

**CONSULTATIONS/COMMENTS:** None.

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:** None

**REPRESENTATIONS:** No representations have been received.

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

**SUPPORTING REPORTS:**

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

**ASSESSMENT:**

The site is located on the west side of Kirkton Road, on the outer edge of Neilston, and is situated within a established residential area characterised by a variety of housetypes and built forms. The property is a traditional, two storey, sandstone dwellinghouse situated elevated above the road reflecting the topography at this locus. There is single storey traditional projection (approximately 3.3m wide and 6m long) at the rear, which accommodates a utility room and WC, and a freestanding garage.

Planning permission is being sought to erect a rear extension and install a front dormer window with balcony. With regard to the former, the current east wall of the existing projection would be retained and the structure would be widened to approximately 5.3m and lengthened to 9m. Externally, the existing dual pitch slated roof would be removed and replaced by a new more contemporary roof detail comprising a shallow pitched lead and patent glass sections and a dual pitch gabled slate roof. The elevation to the rear courtyard would comprise bi-folding doors and floor to ceiling glazed units. A single window would be on the rear elevation and there would continue to be no window openings on the side elevation facing the neighbour at 18 Kirkton Road. The external wall would be finished to match existing.

The existing roof of the house has a table top ridge and hip ends with a single skylight on the north elevation. It is proposed to develop the roof space with the installation of new internal stairs which would be served by a set of six skylights on the rear elevation, which do not require planning permission) and the installation of a front dormer and balcony. The latter would be situated between the front hips with two sets of patio doors opening out onto a balcony with a glazed balustrade

approximately 1.2m high which extends out to the wallhead. The dormer which would be approximately 3.3m wide would have slated haffits and a lead roof while the balcony would be approximately 4.5m wide and 1.5m in length.

The application requires to be assessed against the relevant policies in the East Renfrewshire Local Plan. Policy DM1 provides general planning criteria against which all developments would be assessed. In this case, the relevant criterion 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. The site is within an established residential area with a variety of built forms. Consequently, there are no objections, in principle, to alterations and extension to the property and the acceptability or otherwise will depend on the detailing.

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 and 6) dormer windows should not in general dominate the existing roof profile, nor rise above or break the existing ridge line or hip of the roof and should be finished in materials to match the existing roof finishes.

With regard to the rear extension, it is considered that, in terms of size, scale and finishes, it relates satisfactorily to the house and there are no overlooking or overshadowing issues.

In terms of DM2.1 (6), dormer windows should not, *inter alia*, dominate the roof profile. The proposed dormer is overly large with full height glazed openings and a wide balcony projecting directly off the wallhead. The house is a traditional, characterful, two storey property and the dormer does not relate to the architectural features of the house and represents a dominant and incongruous feature on the front elevation.

Drawing the above matters together, it is considered the rear extension accords with the adopted Local Plan and the front dormer conflicts with Policies DM2.1 (1), DM2.1 (2) and DM2.1 (6) in the adopted Local Plan.

In terms of material considerations, the Proposed Local Development Plan represents the 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 D1 and D14 and it's supporting Supplementary Planning Guidance (SPG) - Householder Design Guide. The aforementioned policies largely reflect the adopted Local Plan policies. Consequently, for reasons stated above, it is considered that the rear extension accords with the relevant policies in the Proposed Local Development Plan and the front dormer with balcony conflicts with the relevant policies in Proposed Local Development Plan

Section 2.1 of the Supplementary Planning Guidance (SPG) - Householder Design Guide states that:

- o Extensions and dormers should respect the character of the original house in terms of design, scale and materials

Section 2.2 provides additional criteria and states that;

- o Single storey extensions should not extend more than 4m down a common rear boundary
- o Dormer windows should be contained within roof slope and set below ridge/hip and off the side ridge/hip
- o Be aligned vertically with windows and doors below
- o Have high portion of glazing
- o Dormers should not be built up from the wallhead and be set well back from the eaves
  
- o Not occupy more than 50% of the roof area
- o Be finished in materials to match the house
- o Be positioned centrally in a hipped roof.

The SPG is a guide to development. Where there are 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 number of large dormers in the immediate area with, or indeed without, balconies, or the neighbour had a similar roof alteration, these would be material considerations.

Consequently, for reasons given in preceding paragraphs, the proposed extension complies with the provisions of the SPG and is acceptable and the proposed front dormer does not fully comply and is, therefore, unacceptable.

The applicant was advised to reconsider the dormer window aspect of the application but has declined to do so and wishes the application to be determined on the basis of the information submitted. In support of the application, the applicant has submitted a statement plus additional 3D images and photographs.

The case put forward is that:

- o The house sits on a hillock and set approximately 7m above the road
- o Established planting at front screens the house from view
- o The property neither overlooks nor is overlooked
- o The dormer is in keeping with the flat section of roof over the main house
- o The dormer is of a scale in keeping with the scale of the roof.
- o The proposed frameless glass balcony will disappear because of its transparent nature
- o No neighbours have objected to the proposals

In response to the applicant's comments, it is acknowledged that the front of the house is well screened and that there are no overlooking issues. This does not, however, justify approving a proposal that, as previously discussed, does not comply with the SPG which sets out basic design criteria to promote good practice and design. There are aspects of the design which are acceptable and comply with the Development Plan and the SPG in respect of, for example, the use of slate and setbacks from the ridge and hips of the existing roof. However, there are fundamental issues with the size and scale of the dormer and the wide balcony extension projecting out to the wallhead. The use of a frameless glass balustrade does not address these issues. The proposed dormer extension dominates the roof at the front, constitutes an incongruous feature and does not add value to the architectural features of the house. The absence of representations from neighbours does not render the proposal acceptable. While not directly relevant to the consideration of the application, it is noted that, in the Proposed Local Development Plan, the field opposite the application has been earmarked for residential development.

To conclude, the proposed rear extension is acceptable and accords with the Development Plan.

The proposed front dormer with balcony:

- o Conflicts with the East Renfrewshire Local Plan as the proposal cannot be supported by Policies DM2.1(1), DM2.1(2) and DM2.1(6);
- o Conflicts with the Proposed Local Development Plan as the proposal cannot be supported by Policy D14;
- o 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 proposed front dormer. It is, therefore, recommended that this aspect of the application be refused.

**RECOMMENDATION: Part Approve/Part Refuse**

1. Erection of single storey rear extension - Approve.
2. installation of dormer window and balcony at front- Refuse

Reasons for refusal:-

1. The proposed development would be contrary to Policies DM2.1 (1) , DM2.1(2) and DM2.1 (6) in the East Renfrewshire Local Plan as the proposed front dormer with balcony represents an incongruous feature on the front elevation which does not relate to the architectural quality of the house.
2. The proposed development would be contrary to Policy D14 in the Proposed Local Development Plan as the proposed front dormer with balcony represents an incongruous feature on the front elevation which does not relate to the architectural quality of the house.

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:**

The applicant is advised to contact Scottish Water, Developer Services, Clyde House, 419 Balmore Road, Glasgow, G22 6NU, prior to commencing any works on site.

**ADDED VALUE:** None

**BACKGROUND PAPERS:**

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

Ref. No.: 2015/0164/TP  
(ALMI)

DATE: 1st May 2015

**DIRECTOR OF ENVIRONMENT**

**Reference: 2015/0164/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 14<sup>th</sup> February 2011)**

Policy DM1

Detailed Guidance for all Development

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

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

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

- any flood lighting forming part of, or associated with, development.
- 12. Be designed to include provision for the recycling, storage, Collection and composting of waste materials.
- 13. Be designed to retain on-site, for use as part of the development, as much as possible of all waste material arising from construction of the development.
- 14. Be designed where applicable to take into account the legacy of former mining activity.

#### Policy DM2.1

##### Extensions

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

The Council will prepare and approve a design guide for householders on alterations to existing 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. It is now intended to adopt the LDP.

#### Policy D1

##### Detailed Guidance for all Development

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

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



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

#### Policy D14

#### Extensions to Existing Buildings and Erection of Outbuildings and Garages

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

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

**GOVERNMENT GUIDANCE:** None relevant

Finalised 01/05/2015.IM.

**DECISION NOTICE  
AND  
REASONS FOR REFUSAL**

**EAST RENFREWSHIRE COUNCIL**

**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**

**PLANNING APPROVAL**

REF NO.        **2015/0164/TP**

**Applicant:**

Mr Roddy Manley  
The Old Manse  
4 Kirkton Road  
Neilston  
East Renfrewshire  
G78 3HN

**Agent**

Spacesix Architects  
George Skinner  
Berkeley Offices  
116 Elderslie Street  
Glasgow  
G3 7AW

With reference to your application registered on 23rd March 2015 for the following development:-

**Erection of single storey rear extension**

**at: The Old Manse 4 Kirkton Road Neilston East Renfrewshire G78 3HN**

The Council in exercise of its powers under the above Acts and Regulations now grant planning permission for the above development in accordance with the particulars given in the application and the attached docketed plans.

To comply with the provisions of Section 58 of the above Act, the development must be begun not later than the expiration of three years beginning with the date of this permission.

**The reason(s) why the Council made this decision are as follows:**

1. The development is considered to comply with development plan policies.

Dated            1st May 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 approved

<b>Plan Description</b>	<b>Drawing Number</b>	<b>Drawing Version</b>	<b>Date on Plan</b>
Block Plan and Location Plan	AP(0)005		
Proposed floor plans	AP(0)006		
Plans Proposed	AP(0)008		
Elevations Proposed	AP(0)007		

**Notes**

Planning Officials may monitor the site during the course of development to ensure compliance with the planning permission hereby granted.

It should be understood that this planning permission does not carry with it any approval which may be necessary under the Building (Scotland) Act 2003 or any other enactment.

No materials or skips should be placed on the footpath / road without the prior written consent of East Renfrewshire Council Roads and Transportation Service, 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, East Renfrewshire, G46 8NG.

It is the applicants responsibility to obtain approval of neighbouring landowners should any part of the development encroach over the boundary or if entry is required during construction.

The applicant is required to comply with the European Council's Directive 92/43/EEC on the Conservation of Natural Habitats, the Wildlife and Countryside Act 1981 (as amended) and the Nature Conservation (Scotland) Act 2004 which provide full protection for certain plant and animal special and European Protected Species. It is illegal to capture, kill, disturb any such animal, damage or destroy breeding or nesting sites or eggs or deliberately or recklessly pick, collect, cut, uproot or destroy European Protected Species of wild plant. In addition, where it is proposed to carry out works which will affect European Protected Species or their shelter/breeding places, a licence is required from the Scottish Government. Further information on these matters can be sought at Scottish Government Species Licensing Team, Countryside and Heritage Unit, Victoria Quay, Edinburgh or from Scottish Natural Heritage.

Information on home and property crime prevention advice can be found at [www.securedbydesign.com/aware](http://www.securedbydesign.com/aware).

The applicant is advised to contact Scottish Water, Developer Services, Clyde House, 419 Balmore Road, Glasgow, G22 6NU, prior to commencing any works on site.

## **GUIDANCE NOTES FOR 'LOCAL' DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS**

### NOTICES

#### **Notification of Intention of Development**

Once planning permission has been granted and you have decided when to start work on the development, it is a requirement that you inform the Council's Planning Service of that date. The Notice of Intention of Development form **must** be submitted before work starts and failure to do so would constitute a breach of planning control. This form is included in the decision pack and is also available to download from the Council's website at [www.eastrenfrewshire.gov.uk](http://www.eastrenfrewshire.gov.uk).

#### **Notification of Completion of Development**

Once the development has been completed you must, as soon as practicable, submit a Notice of Completion of Development to the Council's Planning Service. Where a development is carried out in phases, you are required to submit a notice at the conclusion of each phase. This form is included in the decision pack and is also available to download from the Council's website.

### OTHER INFORMATION

#### **Variation of Planning Permissions**

Applications may be varied provided there is not a substantial change to the development. Where there is a substantial change, a new planning application should be submitted.

To apply for a Variation of Planning Permission you must fill in a Non-Material Variation form and submit 2 sets of amended plans to the Council's Planning Service. A decision letter will be issued by the Council's Planning Service. The Non-Material Variation form is available from the Council's Planning Service at the contact details below.

#### **Fulfilment of Conditions**

Any conditions attached to your planning permission require to be complied with, which may involve discharging the terms of the conditions before the development commences. Failure to discharge the conditions before the development commences may affect the legality of your development.

To discharge the relevant conditions please complete the enclosed 'Approval of Conditions attached to Planning Permission' form and submit it and the relevant information to the Planning Service. Once submitted and considered you will receive a decision notice from the Council.

It should be noted that you can apply to discharge more than one condition at a time.

---

### 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](http://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](mailto:planning@eastrenfrewshire.gov.uk)

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

**REFUSAL OF PLANNING PERMISSION**

Ref. No.       **2015/0164/TP**

**Applicant**

Mr Roddy Manley  
The Old Manse  
4 Kirkton Road  
Neilston  
East Renfrewshire  
G78 3HN

**Agent:**

Spacesix Architects  
George Skinner  
Berkeley Offices  
116 Elderslie Street  
Glasgow  
G3 7AW

With reference to your application which was registered on 23rd March 2015 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Installation of dormer window and balcony at front**

**at: The Old Manse 4 Kirkton Road Neilston East Renfrewshire G78 3HN**

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 DM2.1(1), DM2.1(2) and DM2.1(6) in the East Renfrewshire Local Plan as the proposed front dormer with balcony represents an incongruous feature on the front elevation which does not relate to the architectural quality of the house.
2. The proposed development would be contrary to Policy D14 in the Proposed Local Development Plan as the proposed front dormer with balcony represents an incongruous feature on the front elevation which does not relate to the architectural quality of the house.
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.

Dated           1st May 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

<b>Plan Description</b>	<b>Drawing Number</b>	<b>Drawing Version</b>	<b>Date on Plan</b>
Block Plan and Location Plan	AP(0)005		
Proposed floor plans	AP(0)006		
Plans Proposed	AP(0)008		
Elevations Proposed	AP(0)007		

## **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](http://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](mailto:planning@eastrenfrewshire.gov.uk)**



**NOTICE OF REVIEW  
AND  
STATEMENT OF REASONS**



2 Spiersbridge Way Thornliebank Glasgow G46 8NG

Tel: 0141 577 3001

Fax: 0141 577 8411

Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)

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

Thank you for completing this application form:

ONLINE REFERENCE                      000114673-002

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.

## Applicant or Agent Details

Are you an applicant, or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

### Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Spacesix Architects"/>
Ref. Number:	<input type="text"/>
First Name: *	<input type="text" value="George"/>
Last Name: *	<input type="text" value="Skinner"/>
Telephone Number: *	<input type="text" value="0141 237 4878"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address: *	<input type="text" value="george.skinner@spacesix.com"/>

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

Building Name:	<input type="text" value="Berkeley Offices"/>
Building Number:	<input type="text" value="116"/>
Address 1 (Street): *	<input type="text" value="Elderslie Street"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Glasgow"/>
Country: *	<input type="text" value="UK"/>
Postcode: *	<input type="text" value="G3 7AW"/>

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Mr"/>
Other Title:	<input type="text"/>
First Name: *	<input type="text" value="Roddy"/>
Last Name: *	<input type="text" value="Manley"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

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

Building Name:	<input type="text"/>
Building Number:	<input type="text" value="4"/>
Address 1 (Street): *	<input type="text" value="Kirkton Road"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Glasgow"/>
Country: *	<input type="text" value="Scotland"/>
Postcode: *	<input type="text" value="G78 3HN"/>

## Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
---------------------	--

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

Address 1:	<input type="text" value="THE OLD MANSE"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="4 KIRKTON ROAD"/>	Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Address 3:	<input type="text" value="NEILSTON"/>	Post Code:	<input type="text" value="G78 3HN"/>
Address 4:	<input type="text"/>		

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

Northing	<input type="text" value="656860"/>	Easting	<input type="text" value="247986"/>
----------	-------------------------------------	---------	-------------------------------------

## Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

We wish for the planning departments decision to refuse the dormer and balcony element of the proposals. We feel the true impact of this element of the design have not been assessed properly.

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

Yes  No

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. You can attach these documents electronically later in the process: \* (Max 500 characters)

Existing and proposed plans, sections, elevations + Supporting statement

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

2015/0164/TP

What date was the application submitted to the planning authority? \*

05/03/15

What date was the decision issued by the planning authority? \*

07/05/15

## 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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review \*

Yes  No

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 (if any) from the earlier consent.

## Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: George Skinner

Declaration Date: 07/05/2015

Submission Date: 07/05/2015

## Planning Review Statement

We wish to have the decision to refuse the balcony and dormer element of the proposals reviewed as the following information was provided to the case officer Alison Mitchell which we strongly feel she has failed to take into consideration.

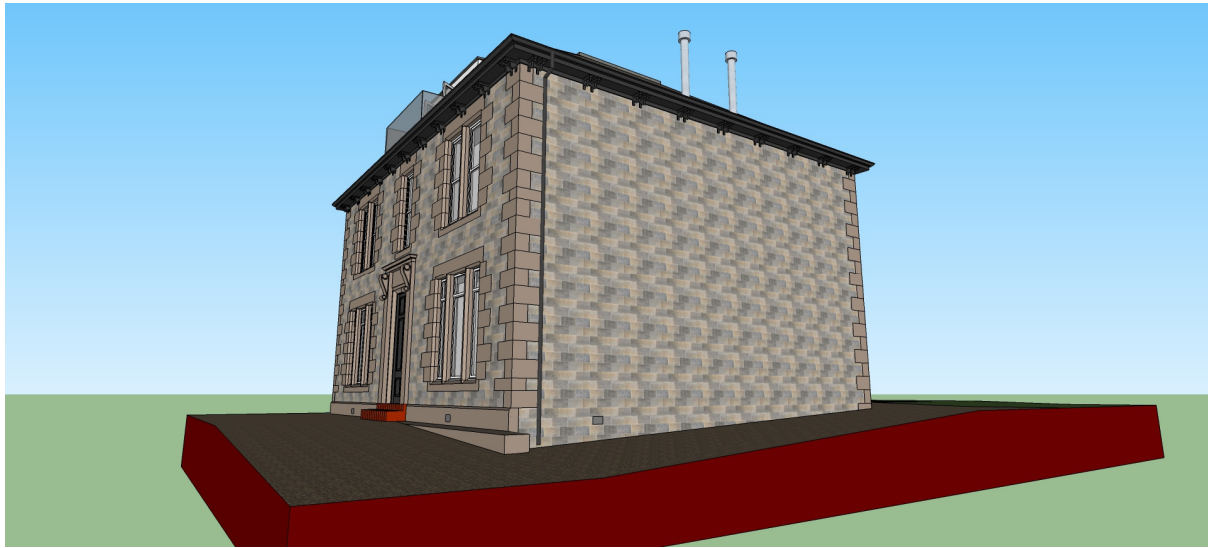
The house sits on a hillock and is set some 7m above the level of the road. Established planting also fronts the property. The combination of these factors will make the proposed dormer and balcony almost completely unnoticeable from the front of the house. We feel the planning department have completely failed to acknowledge this and instead they have assessed the proposals purely on the basis of the 2 dimensional drawings. To properly assess this proposal we feel it is vital that the proposals are assessed in 3 dimensions. This build and all buildings for that matter are never experienced in 2 dimensions. Below are a series of photographs which illustrate the elevated position of the building and the privacy planting which almost completely screen the house from view.





The house can only be accessed via a very steep driveway. During the application we highlighted this to the case officer and provided a view taken from the 3D computer model. This view provides an eye level view as you walk up the drive. As you can see from the image below less the 5% of the dormer will ever be seen. It is also import to

acknowledge that the proposed balcony is frameless glazing and therefore will disappear due to its transparency.



The planning department have stated that the proposals are incongruous? This statement does not make any sense whatsoever. The planning department are actually saying that a dormer and balcony are odd on a building? The proposed dormer is of as size and scale which is in keeping with the size and scale of the roof. The proposed lead roof on the dormer ties in with the lead roof section over the existing roof. The sides of the dormer are slate to match the existing roof and the balcony is frameless transparent glass. Please see the image below.



It is also important when viewing this image that the house will never be experienced from this view

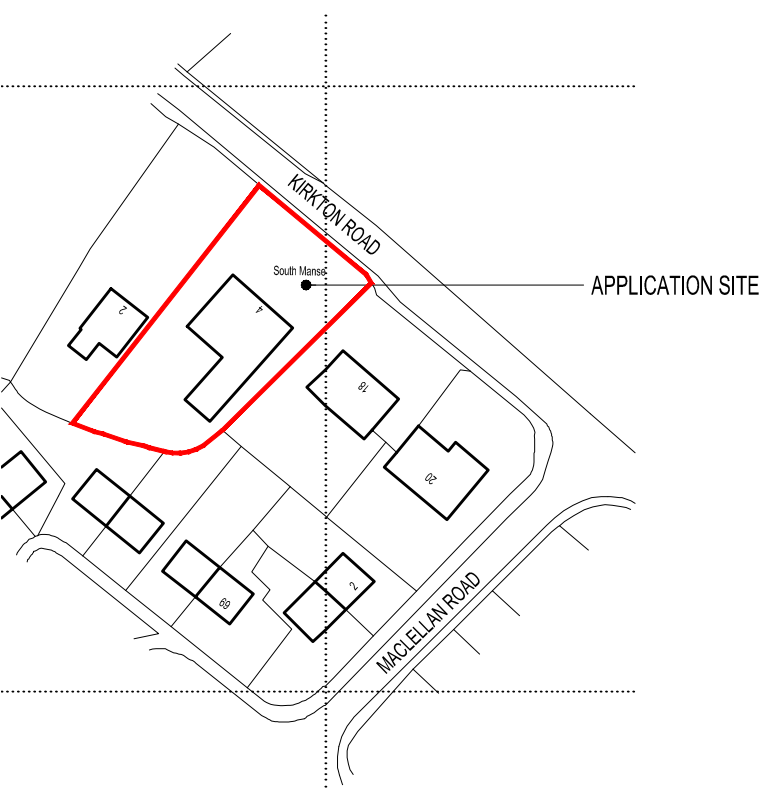
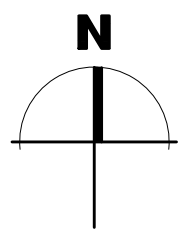
In summary we wish for the planning department's decision to refuse this element of the proposals reviewed, given that it will almost never be seen and that it is designed entirely in keeping with the architecture of the house in terms of scale, materials and general appearance.



**PLANS/PHOTOGRAPHS/DRAWINGS**

**Important**  
 The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. No assumption should be made without reference to the architect. No dimensions should be scaled from this drawing.

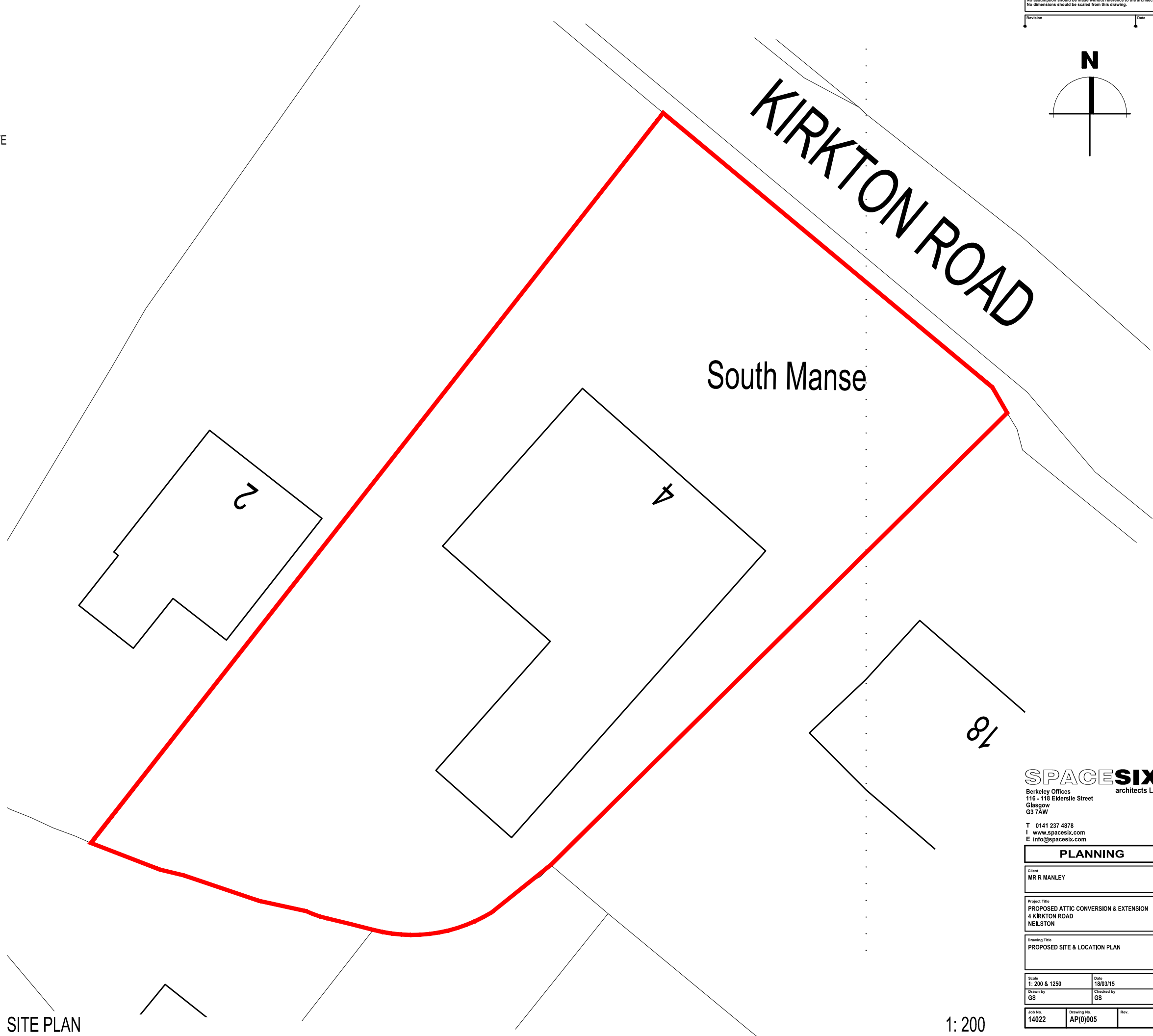
Revision	Date	By
----------	------	----



APPLICATION SITE

LOCATION PLAN

1: 1250



SITE PLAN

1: 200

**SPACE SIX** architects Ltd  
 Berkeley Offices  
 116 - 118 Elderslie Street  
 Glasgow  
 G3 7AW  
 T 0141 237 4878  
 I www.spacesix.com  
 E info@spacesix.com

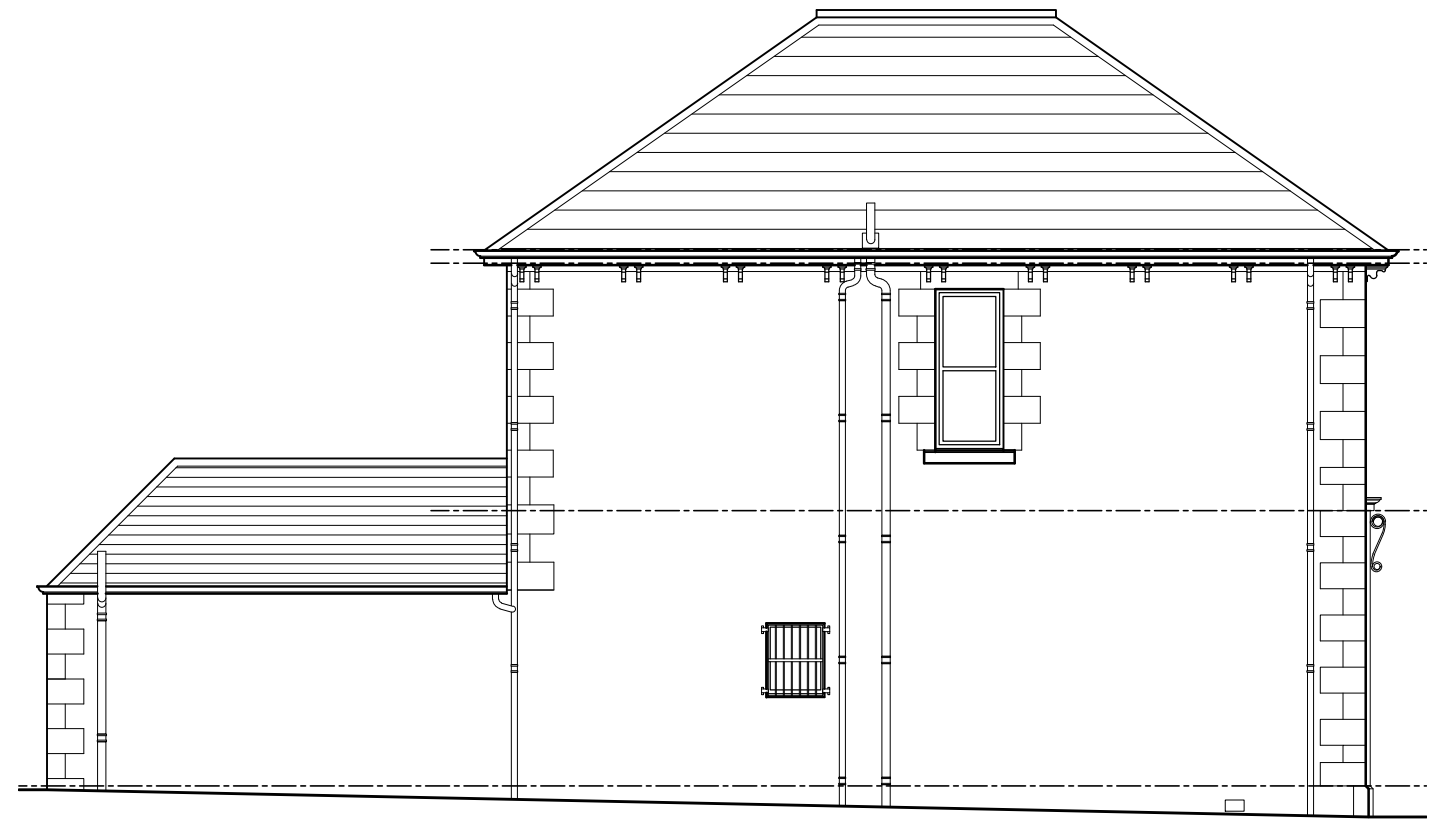
<b>PLANNING</b>		
Client MR R MANLEY		
Project Title PROPOSED ATTIC CONVERSION & EXTENSION 4 KIRKTON ROAD NEILSTON		
Drawing Title PROPOSED SITE & LOCATION PLAN		
Scale 1: 200 & 1250	Date 18/03/15	
Drawn by GS	Checked by GS	
Job No. 14022	Drawing No. AP(0)005	Rev.

Important  
 The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. No assumption should be made without reference to the architect. No dimensions should be scaled from this drawing.

Revision	Date	By



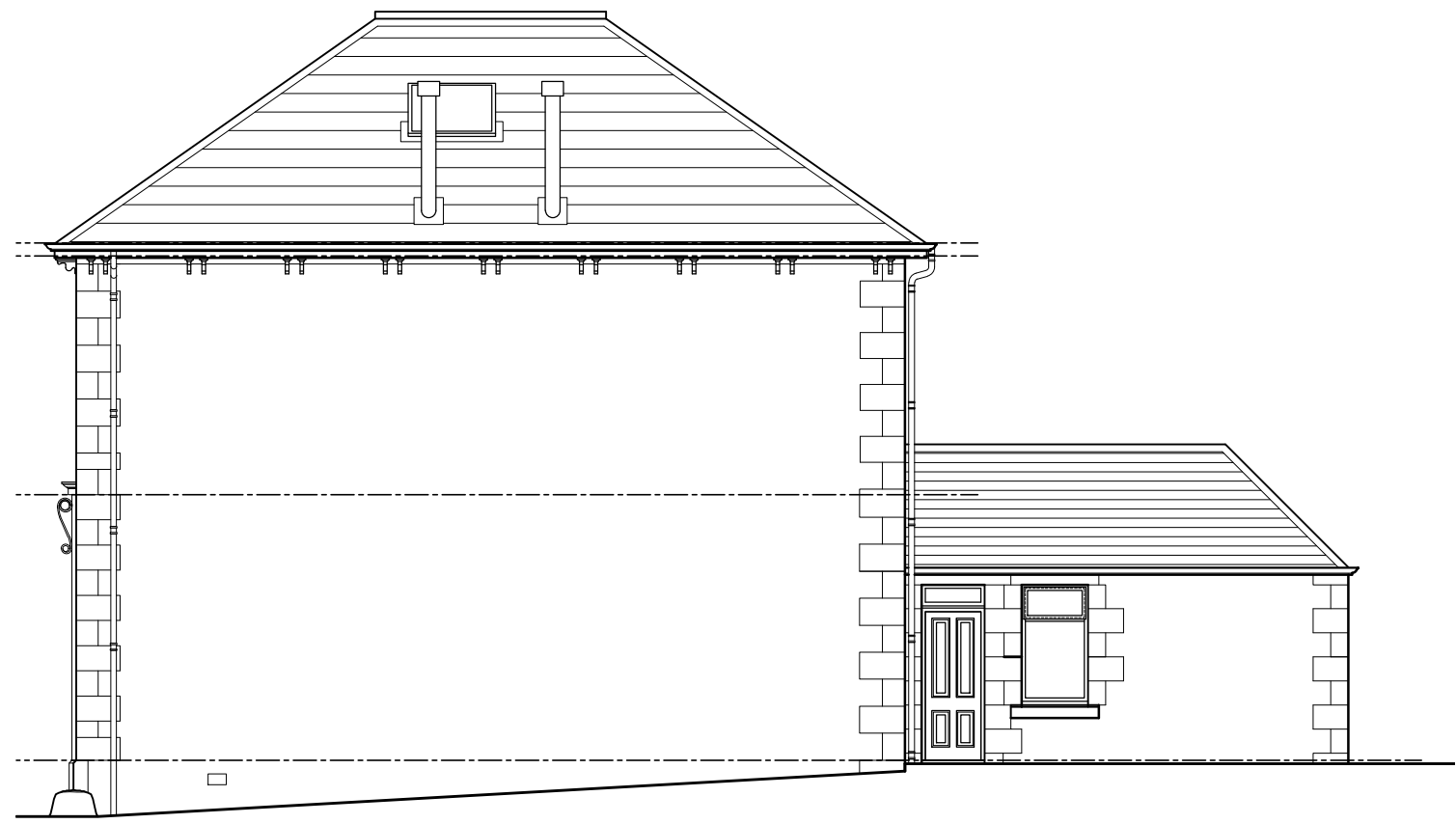
EXISTING NORTH EAST ELEVATION



EXISTING SOUTH EAST ELEVATION



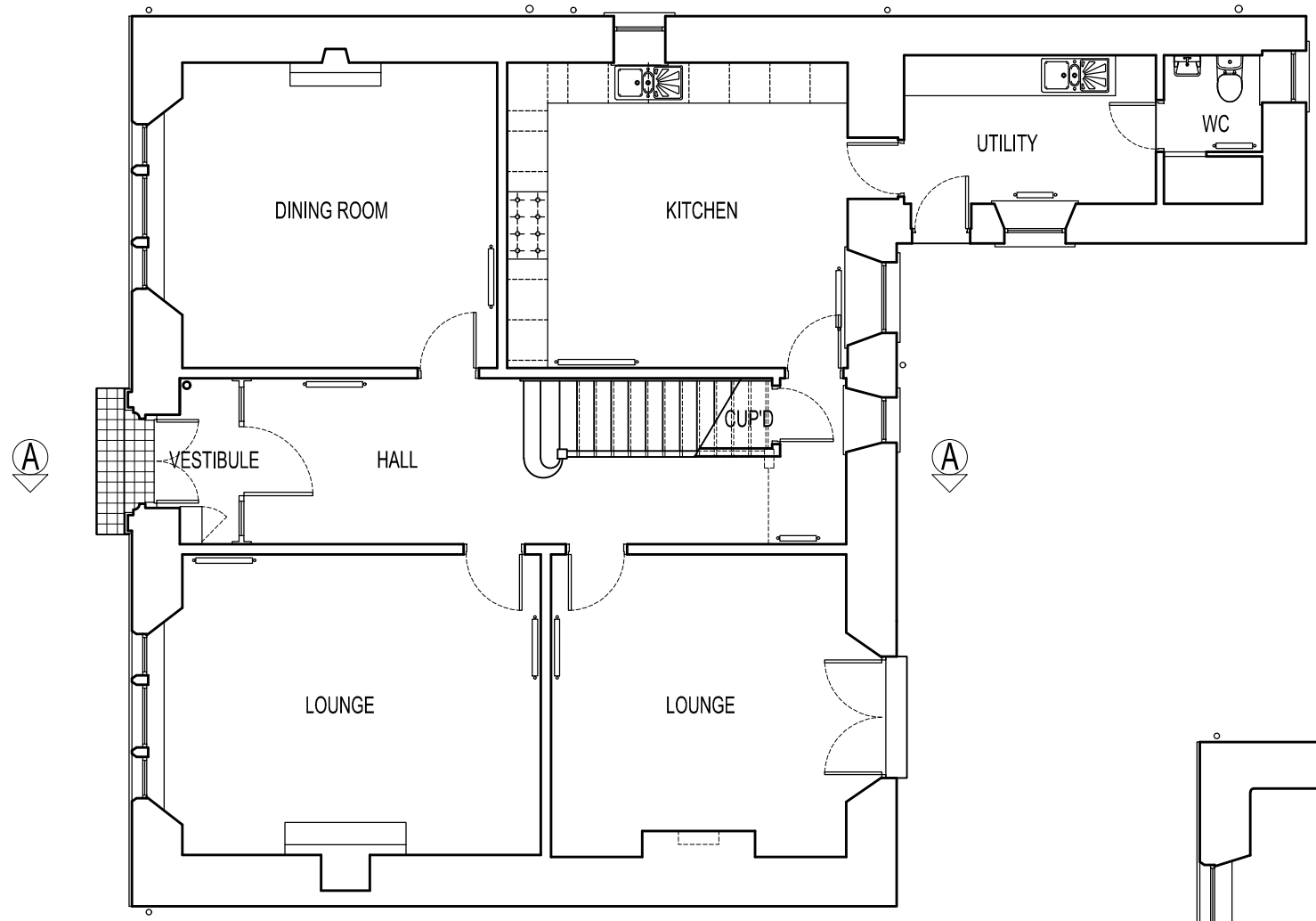
EXISTING SOUTH WEST ELEVATION



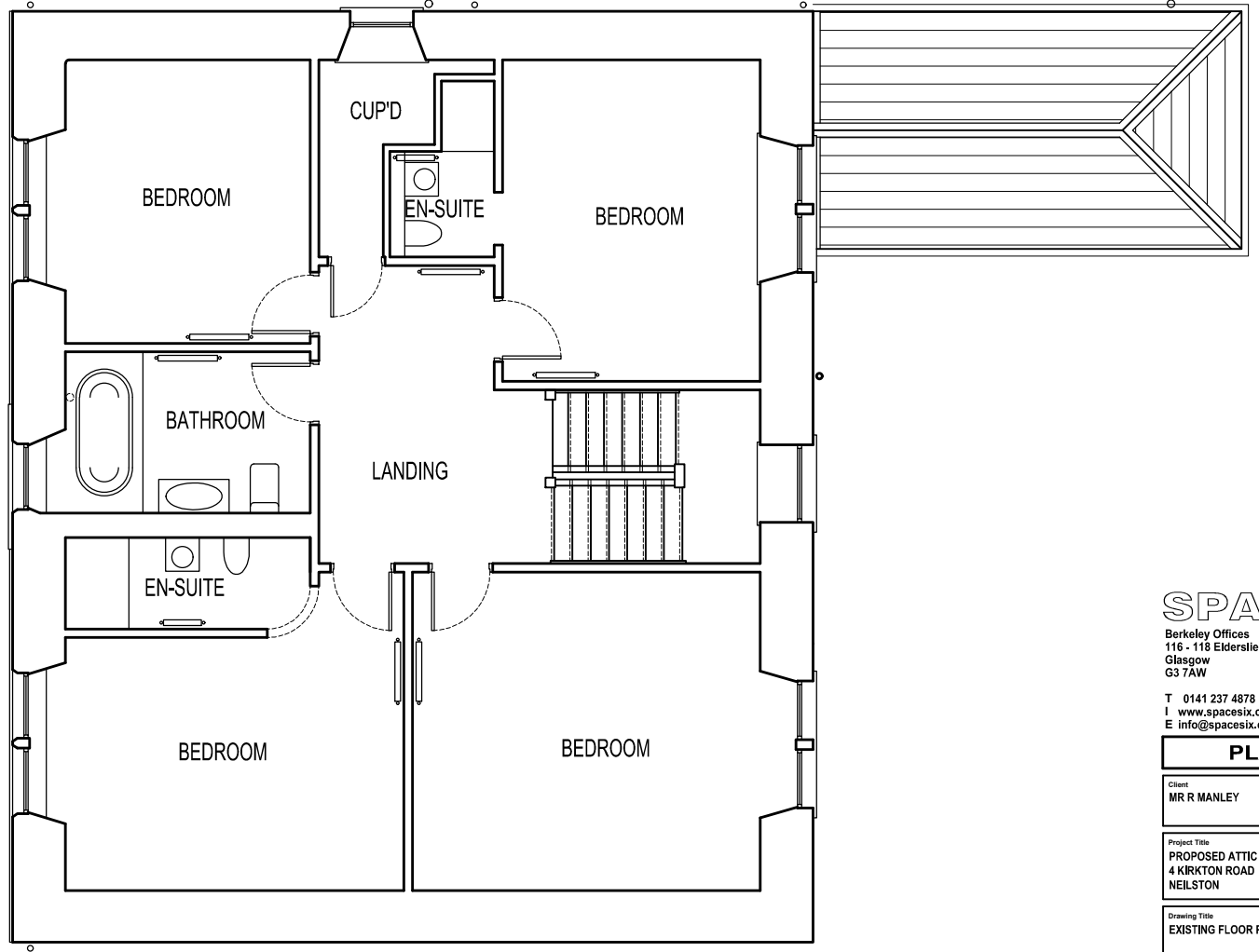
EXISTING NORTH WEST ELEVATION

**SPACE SIX** architects Ltd  
 Berkeley Offices  
 116 - 118 Elderslie Street  
 Glasgow  
 G3 7AW  
 T 0141 237 4878  
 I www.spacesix.com  
 E info@spacesix.com

PLANNING		
Client	MR R MANLEY	
Project Title	PROPOSED ATTIC CONVERSION & EXTENSION 4 KIRKTON ROAD NEILSTON	
Drawing Title	EXISTING ELEVATIONS	
Scale	1:100	Date
Drawn by	GS	Checked by
GS		GS
Job No.	Drawing No.	Rev.
14022	AP(0)003	



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

**SPACE SIX** architects Ltd  
 Berkeley Offices  
 116 - 118 Elderslie Street  
 Glasgow  
 G3 7AW  
 T 0141 237 4878  
 I www.spacesix.com  
 E info@spacesix.com

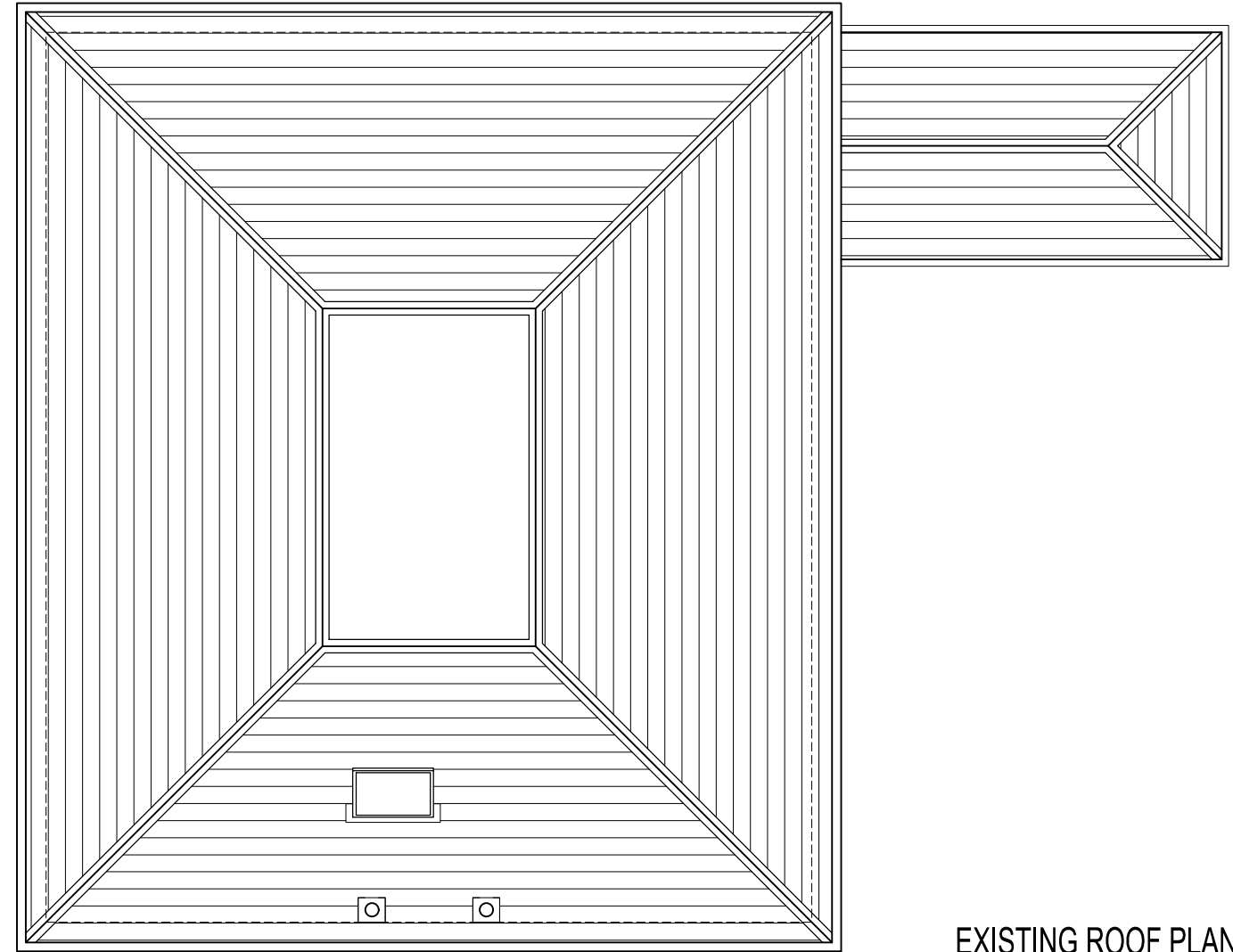
<b>PLANNING</b>		
Client MR R MANLEY		
Project Title PROPOSED ATTIC CONVERSION & EXTENSION 4 KIRKTON ROAD NEILSTON		
Drawing Title EXISTING FLOOR PLANS		
Scale 1: 100	Date 18/03/15	
Drawn by GS	Checked by GS	
Job No. 14022	Drawing No. AP(0)002	Rev.

Important  
 The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. No assumption should be made without reference to the architect. No dimensions should be scaled from this drawing.

Revision	Date	By
----------	------	----



EXISTING SECTION A - A



EXISTING ROOF PLAN

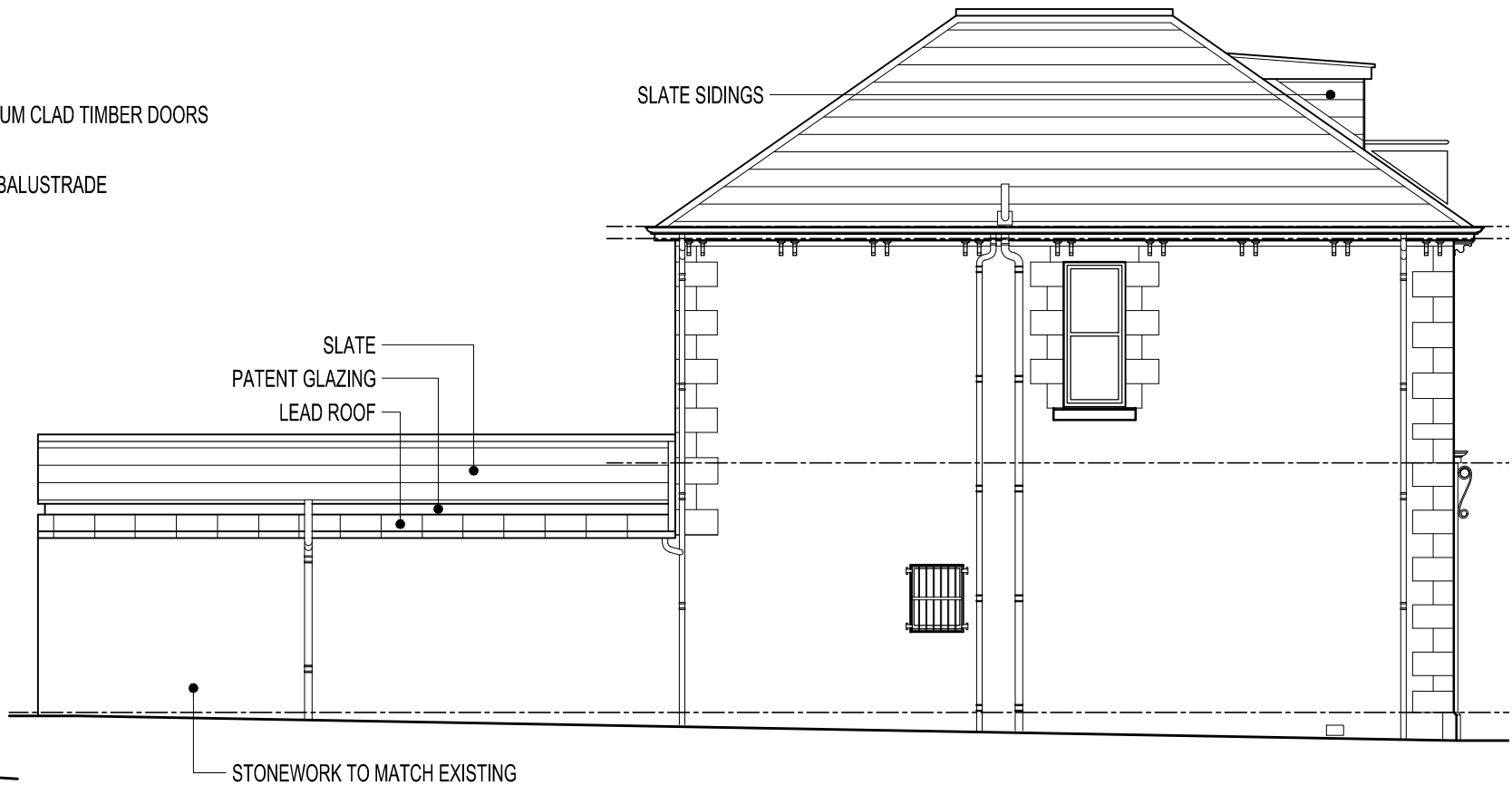
**SPACE SIX** architects Ltd  
 Berkeley Offices  
 116 - 118 Elderslie Street  
 Glasgow  
 G3 7AW  
 T 0141 237 4878  
 I www.spacesix.com  
 E info@spacesix.com

<b>PLANNING</b>		
Client MR R MANLEY		
Project Title PROPOSED ATTIC CONVERSION & EXTENSION 4 KIRKTON ROAD NEILSTON		
Drawing Title EXISTING ROOF PLAN & SECTION A - A		
Scale 1: 100	Date 18/03/15	
Drawn by GS	Checked by GS	
Job No. 14022	Drawing No. AP(0)004	Rev.

Important  
 The contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. No assumption should be made without reference to the architect. No dimensions should be scaled from this drawing.



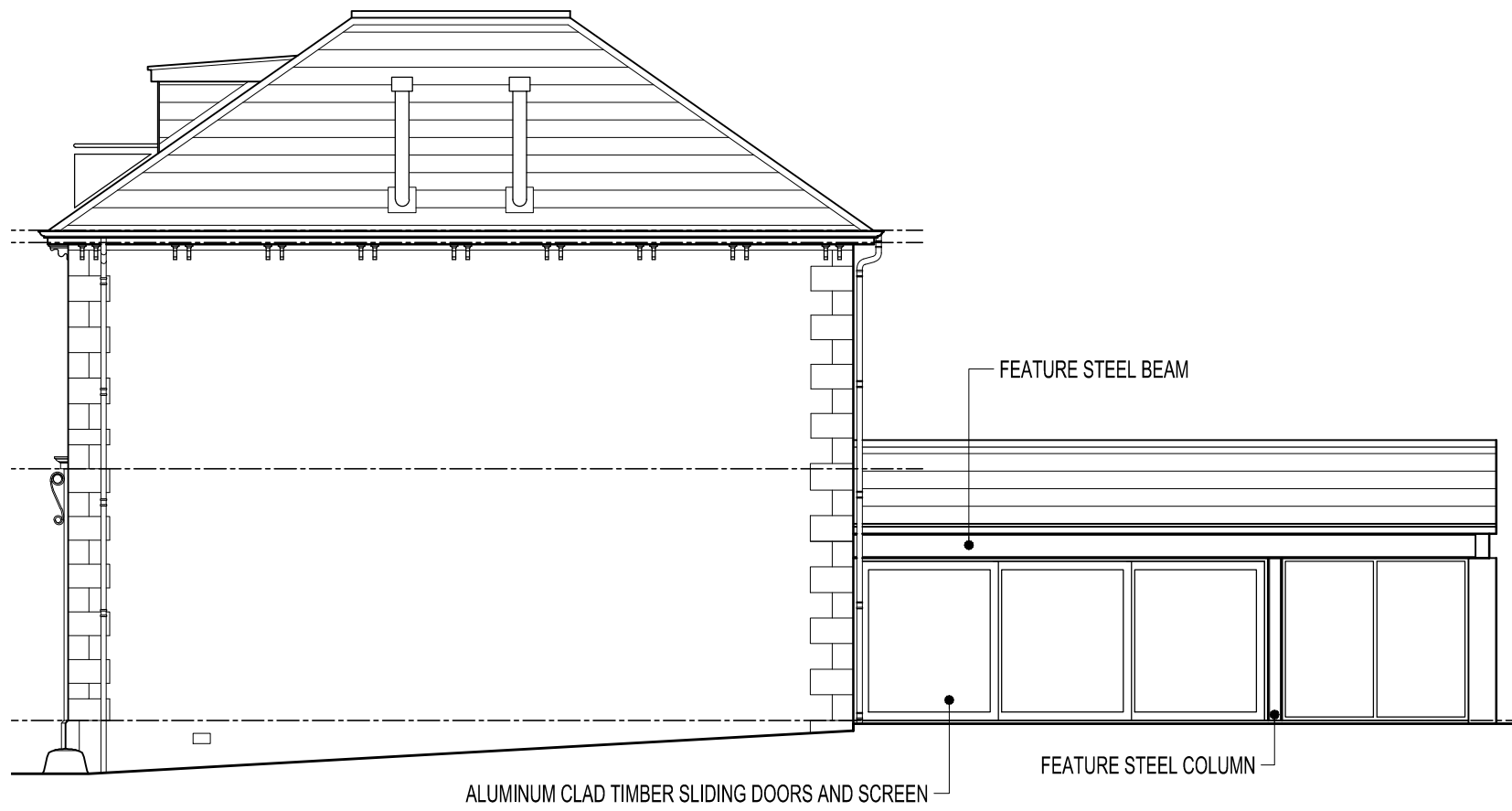
PROPOSED NORTH EAST ELEVATION



PROPOSED SOUTH EAST ELEVATION



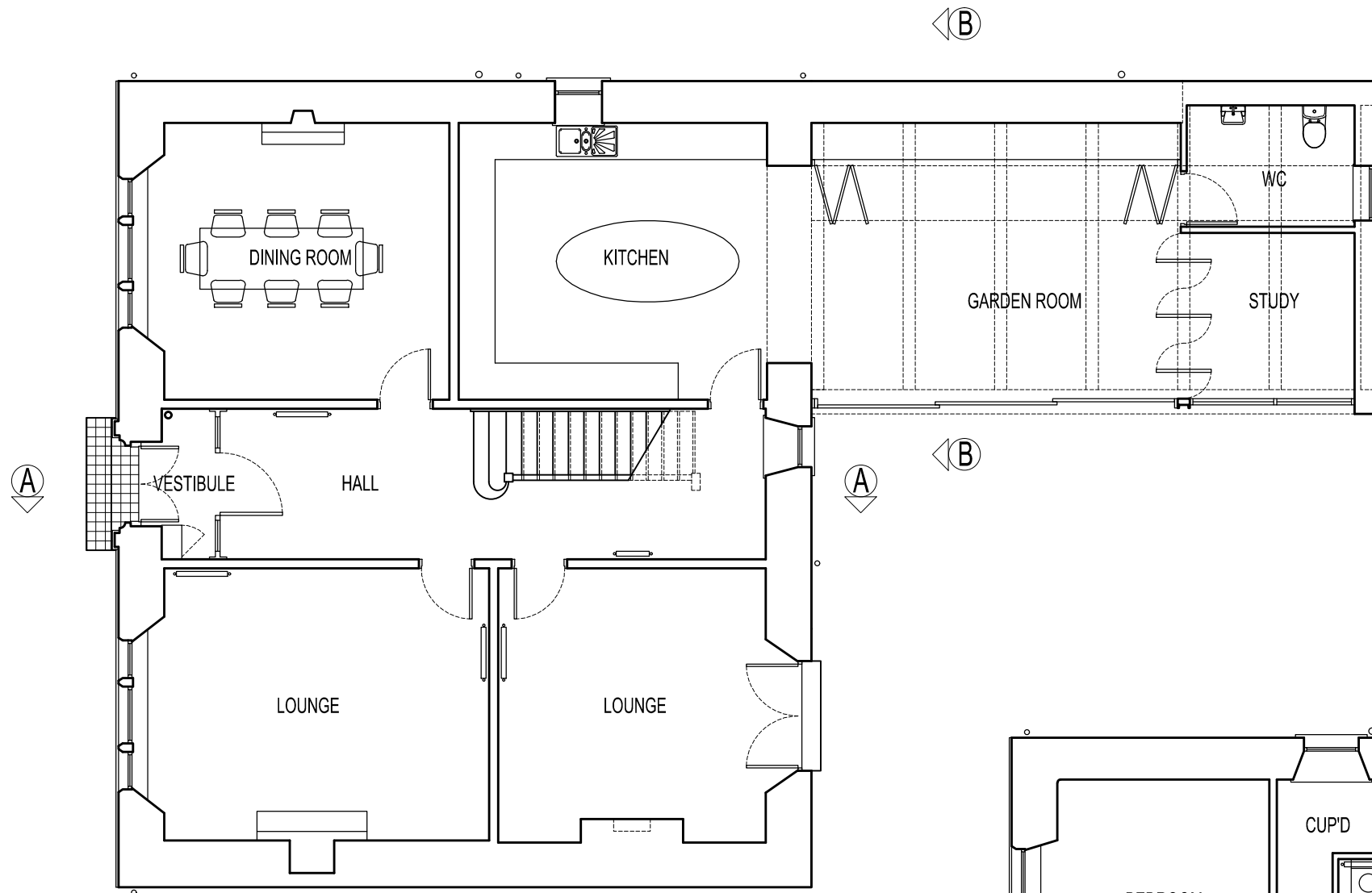
PROPOSED SOUTH WEST ELEVATION



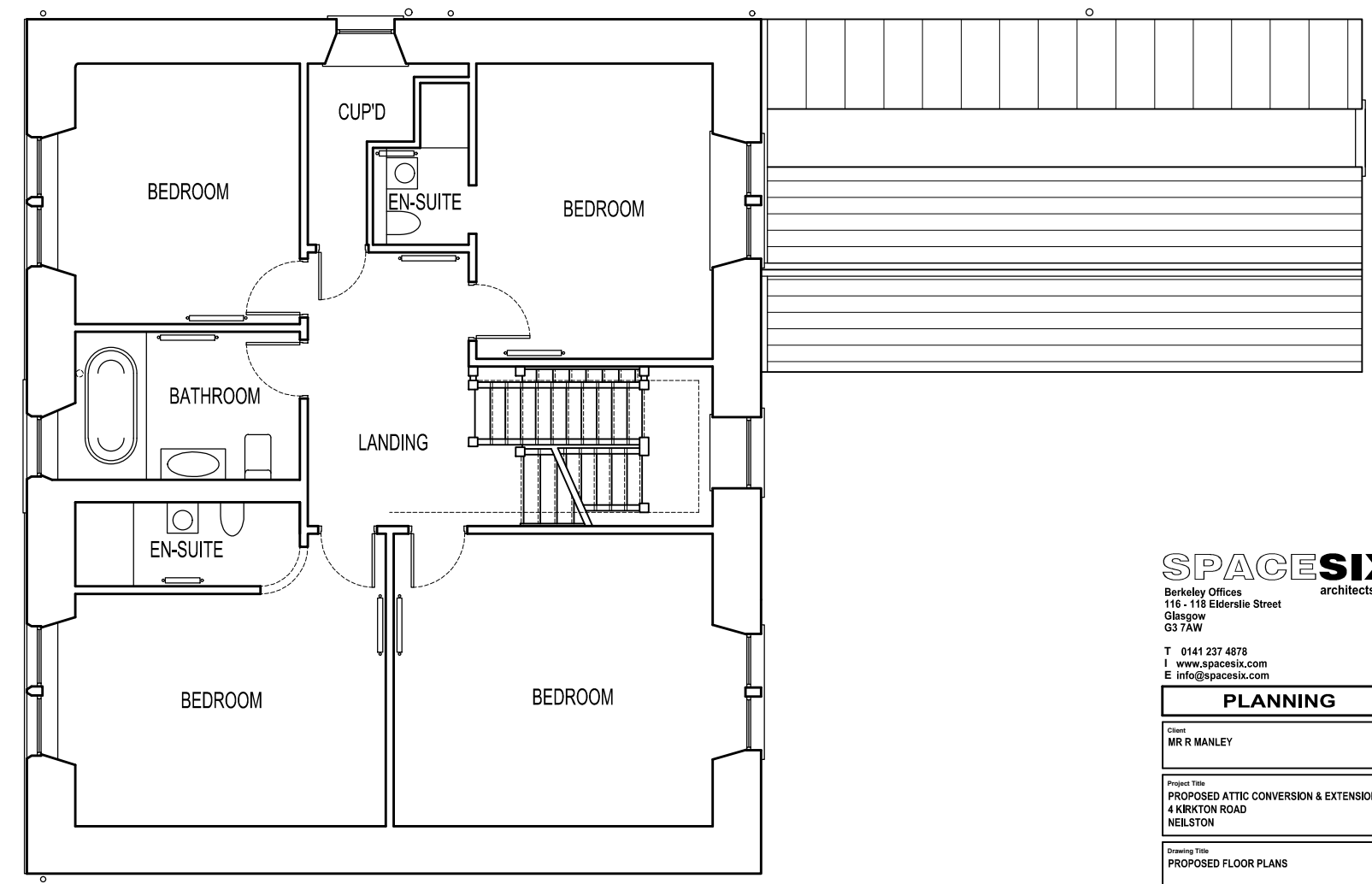
PROPOSED NORTH WEST ELEVATION

**SPACE SIX** architects Ltd  
 Berkeley Offices  
 116 - 118 Elderslie Street  
 Glasgow  
 G3 7AW  
 T 0141 237 4878  
 I www.spacesix.com  
 E info@spacesix.com

PLANNING		
Client	MR R MANLEY	
Project Title	PROPOSED ATTIC CONVERSION & EXTENSION 4 KIRKTON ROAD NEILSTON	
Drawing Title	PROPOSED ELEVATIONS	
Scale	1:100	Date
Drawn by	GS	Checked by
GS		GS
Job No.	Drawing No.	Rev.
14022	AP(0)007	



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

**SPACE SIX** architects Ltd  
 Berkeley Offices  
 116 - 118 Elderslie Street  
 Glasgow  
 G3 7AW  
 T 0141 237 4878  
 I www.spacesix.com  
 E info@spacesix.com

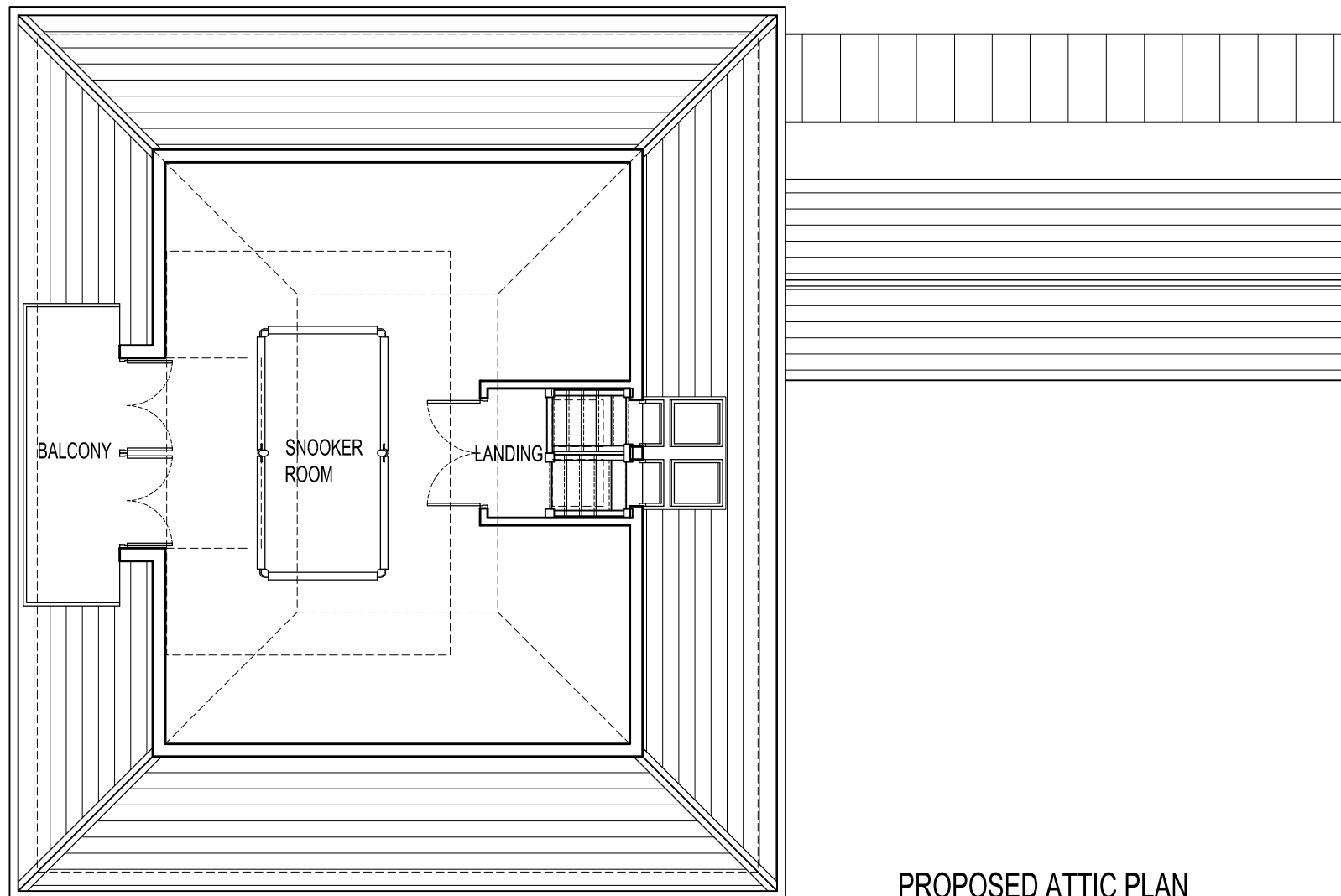
<b>PLANNING</b>		
<small>Client</small> MR R MANLEY		
<small>Project Title</small> PROPOSED ATTIC CONVERSION & EXTENSION 4 KIRKTON ROAD NEILSTON		
<small>Drawing Title</small> PROPOSED FLOOR PLANS		
<small>Scale</small> 1: 100	<small>Date</small> 18/03/15	
<small>Drawn by</small> GS	<small>Checked by</small> GS	
<small>Job No.</small> 14022	<small>Drawing No.</small> AP(0)006	<small>Rev.</small>



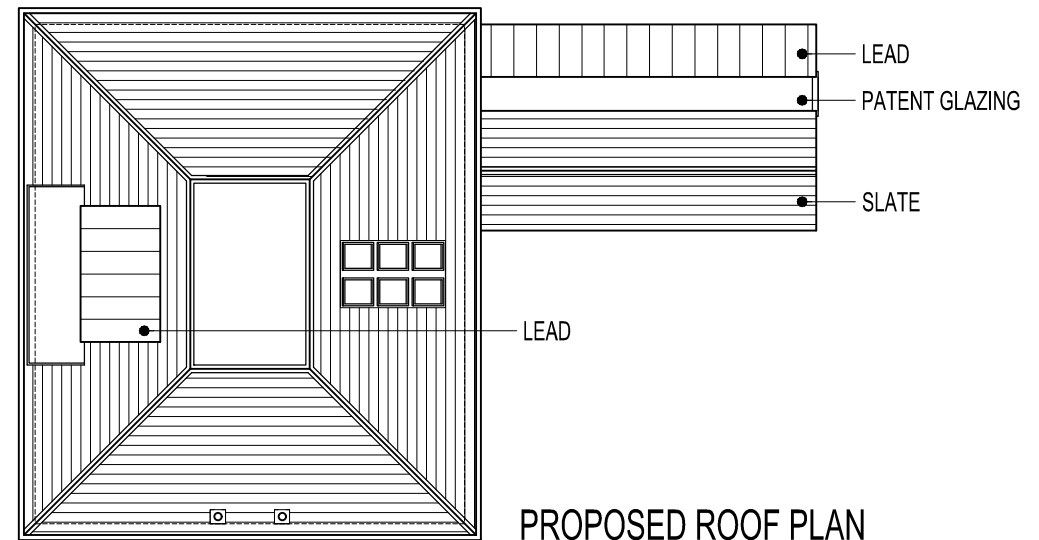
PROPOSED SECTION A - A



PROPOSED SECTION B - B



PROPOSED ATTIC PLAN



PROPOSED ROOF PLAN

<b>PLANNING</b>		
Client MR R MANLEY		
Project Title PROPOSED ATTIC CONVERSION & EXTENSION 4 KIRKTON ROAD NEILSTON		
Drawing Title PROPOSED ATTIC & ROOF PLAN AND SECTIONS A - A & B - B		
Scale 1: 100	Date 18/03/15	
Drawn by GS	Checked by GS	
Job No. 14022	Drawing No. AP(0)008	Rev.