

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY4 November 2021Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2021/10

ERECTION OF ONE AND A HALF STOREY SIDE AND REAR EXTENSION;
INSTALLATION OF 3NO. DORMER WINDOWS TO FRONT AND 1NO. TO REAR AT 7
GILMOURTON CRESCENT, NEWTON MEARN, EAST RENFREWSHIRE, G77 5AE.

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:- 2021/0286/TP).
- Applicant: Mr Waqas Sumdani
- Proposal: Erection of one and a half storey side and rear extension;
installation of 3no. dormer windows to front and 1no. to rear
- Location: 7 Gilmourton Crescent, Newton Mearns, East Renfrewshire,
G77 5AE.
- Council Area/Ward: Newton Mearns South And Eaglesham (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; or

- (b) that 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 (Operations).

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 the application. A copy of the applicant's Notice of Review and Statement of Reasons including appeal statement and plans 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 detailed in their opinion that this review can continue to conclusion based on the assessment of the review documents only, with no 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.

11. At the meeting of the Local Review Body on 10 August 2016, it was decided that the Local Review Body would carry out unaccompanied site inspections for every review case it received prior to the cases being given initial consideration at a meeting of the Local Review Body.

12. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Wednesday, 3 November 2021 before the meeting of the Local Review Body which begins at 2.30pm.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

13. 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.

14. 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 7 - 14);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 15 - 24);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 25 - 28); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons including appeal statement and plans - Appendix 4 (Pages 29 - 52).

15. The applicant has also submitted the drawings listed below and these are attached as Appendix 5 (Pages 53 - 62).

- (a) Existing Elevations;
- (b) Existing Ground Floor and Attic Plan;
- (c) Existing Roof Plan;
- (d) Refused – Location Plan;
- (e) Refused – Proposed Ground and Upper Floor;
- (f) Refused – Proposed Roof Plan;
- (g) Refused – Proposed Front and Rear Elevations; and
- (h) Refused – Proposed Side Elevations.

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

RECOMMENDATIONS

17. The Local Review Body is asked to:-

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

Director - Caroline Innes, Deputy Chief Executive

Sharon McIntyre, Committee Services Officer
e-mail: sharon.mcintyre@eastrenfrewshire.gov.uk
Tel: 0141 577 3011

Date:- October 2021

APPLICATION FORM

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100391112-001

The online reference 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)

Attic and side extension to property

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:	A1 Architectural Design Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	George	Building Name:	<input type="text"/>
Last Name: *	Clark	Building Number:	5
Telephone Number: *	07770611090	Address 1 (Street): *	Cherrybank Walk
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Airdrie
Fax Number:	<input type="text"/>	Country: *	UK
		Postcode: *	ML6 0HZ
Email Address: *	george@a1archdesign.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Waqas	Building Number:	7
Last Name: *	Sumdani	Address 1 (Street): *	Gilmourton Crescent
Company/Organisation	<input type="text"/>	Address 2:	Newton Mearns
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	East Renfrewshire
Mobile Number:	<input type="text"/>	Postcode: *	G77 5AE
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

7 GILMOURTON CRESCENT

Address 2:

NEWTON MEARNS

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G77 5AE

Please identify/describe the location of the site or sites

Northing

655513

Easting

253704

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

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)

CLIENT HAS HAD VARIOUS DISCUSSIONS WITH PLANNING

Title:

Other title:

First Name:

Last Name:

Correspondence Reference
Number:

Date (dd/mm/yyyy):

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 proposed 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) REGULATION 2013

One Certificate must be completed and submitted along with the 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 Clark

On behalf of: Mr Waqas Sumdani

Date: 05/04/2021

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 the 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 Proposal. 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: Mr George Clark

Declaration Date: 05/04/2021

Payment Details

Pay Direct

Created: 05/04/2021 14:29

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2021/0286/TP

Date Registered: 5th April 2021

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 253704/:655513

Applicant/Agent:

Applicant:

Mr Waqas Sumdani

7 Gilmourton Crescent

Newton Mearns

Glasgow

East Renfrewshire

G77 5AE

Agent:

George Clark

5 Cherrybank Walk

Airdrie

UK

ML6 0HZ

Proposal: Erection of one and a half storey side and rear extension; installation of 3no. dormer windows to front and 1no to rear.

Location: 7 Gilmourton Crescent
Newton Mearns
East Renfrewshire
G77 5AE

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

1989/0359/TP	INSTALLATION OF FRONT AND REAR DORMER WINDOWS	Approved Subject to Conditions	28.09.1989
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REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

ASSESSMENT.

Planning permission is sought for the extension to a detached dwellinghouse at 7 Gilmourton Crescent, Newton Mearns. The existing house is a traditional symmetrical hipped roof bungalow with an attached flat roofed garage on its right hand side when viewed from the street. The house is finished externally in render and roofed in slate.

Currently the house extends to four apartments. It is proposed to remove the garage and extend the house to the side and rear by means of a one and a half storey extension. It is 5.4m wide and 10.7m deep front to back. On the ground floor a new lounge/kitchen will be formed, a utility room

is detailed at the rear. The new extended roof will be hipped at the front and side and present a gable at the rear. New accommodation is proposed in the upper floor extending to four bedrooms including a master suite above the extension. Three dormer windows are proposed on the front serving two bedrooms and a bathroom. One dormer is proposed at the rear serving another bedroom.

The rear gable end is detailed with one window serving the en-suite.

The application requires to be assessed against Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan.

Policy D1 requires that all development should not result in a significant loss of character to the surrounding area and Policy D14 requires that extensions should complement the character of the existing building in terms of its style, form and materials, and be of scale and size that is appropriate.

It advises that dormer windows should not dominate a roof nor break the existing ridge or hips of the roof.

The adopted Supplementary Planning Guidance: Householder Design Guide (SPG), that supports and forms part of Policy D14, is also relevant. It states that extensions should not dominate or overwhelm the original character of the dwelling; and that side extensions (specifically highlighted for bungalows of this type), should be set back at least 0.5 metres from the front building line and comprise a drop in the ridge.

Direct overlooking and excessive overshadowing of neighbouring properties should be avoided.

In addition advise in respect of dormer windows is offered, they should:

- be wholly contained within the roof slope and set below the roof ridge/hip and off the side ridge/hip;
- Be aligned vertically with windows/doors below;
- Have a high proportion of glazing;
- Not built up from wallhead and be set well back from the eaves;
- Not extend right up to the gable end or shared boundary on a semidetached or terrace house;
- Not occupy more than 50% of the area of the roof;
- Have roof, sides and front faces finished in tiles/slates to match the existing house;
- Be positioned centrally in a hipped roof

In considering the proposal against the above, it is considered that the extension is not set back nor set below the ridgeline of the existing bungalow, thus the symmetrical character of the original house is lost to its detriment.

The introduction of the bay window in the extension further disrupts the symmetry of the original bungalow.

The proposed dormer windows are not set wholly within the roof plane, breaking both the ridge and hipped ends. In addition the proposed three front dormer windows do not align with the main elements of the front elevation further disrupting the character of the bungalow.

The rear gable finish does not respect the character of the bungalow, however it is at the rear with a more limited impact than the other principle elements.

The proposal would not be considered to give rise to a significant degree of additional overshadowing or loss of daylight given its orientation in relation to the adjacent dwellings and the distance from the site boundaries. Given the existing boundary treatments and the placement of windows the extension would not give rise to significant additional overlooking.

Notwithstanding this last point, it is considered that the proposed development is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and to the specific terms of the SPG. Accordingly planning permission should be refused unless material considerations indicate otherwise.

In that respect, there is only one example of a significant side extension in the immediate area which is in the main characterised by similar symmetrical bungalows. However this example is approximately 15 years old substantially, predating both the Local Development Plan and the relevant SPG. It is also less extensive than this current proposal, and has more acceptable dormer window additions.

The Proposed Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policies are considered to be D1 and D1.1. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, for the reasons stated above, it is considered that the proposed works also conflict with the relevant policies in the Proposed Local Development Plan in so far as they relate to the erection of the one and a half storey side extension and the gable end walls.

In conclusion, the proposal is contrary to Policies D1 and D14 of the adopted East Renfrewshire Local Development Plan and to the specific terms of the SPG. It is not considered that there are sufficient material considerations that override these policies to allow the application to be approved.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None

REASONS FOR REFUSAL:

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey side extension and dormer windows would be an incongruous feature on the streetscape, to the detriment of the character of the area.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey side extension and specifically the lack of set-back from the front building line and lowering of ridgeline, together with inappropriate dormer windows will result in an extension that will dominate and overwhelm the original character of the hipped roof dwelling.
3. The proposal is contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide as: i) it dominates and overwhelms the character of the original dwelling; ii) it does not comprise a set back from the front building line; iii) it does not comprise a drop in the ridge line and iv) the proposed dormer windows not being fully set in the roof plane all to the detriment of the character and design of the dwelling.

ADDITIONAL NOTES: None

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Ian Walker on 0141 577 3861.

Ref. No.: 2021/0286/TP
(IAWA)

DATE: 30th August 2021

DIRECTOR OF ENVIRONMENT

Reference: 2021/0286/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

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

Adopted East Renfrewshire Local Development Plan

Policy D1

Detailed Guidance for all Development

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

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;
5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and

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

Policy D14

Extensions to Existing Buildings and Erection of Outbuildings and Garages

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

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

Side extensions should not create an unbroken or terraced appearance.

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

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

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

Proposed Local Development Plan 2

Policy D1.1

Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. Should complement the scale and character of the existing building, neighbouring properties and their setting, particularly in terms of style, form and materials;
3. The size, scale and height of any development must be appropriate to and not adversely impact or dominate the existing building;
4. Should not create an unbroken or terraced appearance;
5. Where additional bedrooms are proposed or a garage/driveway is being converted to another use other than for the parking of a vehicle, proposals will be required to provide parking in accordance with the Council's Roads Development Guide; and
6. Should avoid over-development of the site by major loss of existing front and rear garden space. No more than 50% of the rear garden should be occupied by the development.

Further detailed information and guidance will be set out in the Householder Design Guide Supplementary Guidance.

Placemaking and Design

Proposals for development within the urban and rural areas should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. Proposals will be assessed against the 6 qualities of a successful place as outlined in SPP, Designing Streets and the Placemaking and Design Supplementary Guidance.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable

- quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
 8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
 9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
 10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
 11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
 12. There will be a general presumption against all proposals that involve landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;
 13. Backland development should be avoided;
 14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
 15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces 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 Guidance;
 16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
 17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
 18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
 19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and

20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

Proposals must meet the requirements of any development brief prepared by the Council for an allocated site.

Further detailed guidance and information will be set out in the Placemaking and Design Supplementary Guidance, Householder Design Supplementary Guidance and the Daylight and Sunlight Design Supplementary Guidance.

GOVERNMENT GUIDANCE: None

Finalised 30/08/2021 AC(6)

**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. **2021/0286/TP**

Applicant:

Mr Waqas Sumdani
7 Gilmourton Crescent
Newton Mearns
Glasgow
East Renfrewshire
G77 5AE

Agent:

George Clark
5 Cherrybank Walk
Airdrie
UK
ML6 0HZ

With reference to your application which was registered on 5th April 2021 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of one and a half storey side and rear extension; installation of 3no. dormer windows to front and 1no to rear.

at: 7 Gilmourton Crescent Newton Mearns East Renfrewshire G77 5AE

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 proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey side extension and dormer windows would be an incongruous feature on the streetscape, to the detriment of the character of the area.
2. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the proposed one and a half storey side extension and specifically the lack of set-back from the front building line and lowering of ridgeline, together with inappropriate dormer windows will result in an extension that will dominate and overwhelm the original character of the hipped roof dwelling.
3. The proposal is contrary to the specific terms of the adopted Supplementary Planning Guidance: Householder Design Guide as: i) it dominates and overwhelms the character of the original dwelling; ii) it does not comprise a set back from the front building line; iii) it does not comprise a drop in the ridge line and iv) the proposed dormer windows not being fully set in the roof plane all to the detriment of the character and design of the dwelling.

Dated 30th August 2021



Director of Environment
East Renfrewshire Council
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G48 8NG
Tel. No. 0141 577 3001

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	01		
Plans Proposed	05		
Roof Plan Proposed	06		
Elevations Proposed	07		
Elevations Proposed	08		

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 a decision to refuse permission (or by an 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 can be submitted online at www.eplanning.scotland.gov.uk. Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. 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 3861
Email planning@eastrenfrewshire.gov.uk**

**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100391112-003

The online reference 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:	A1 Architectural Design Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	George	Building Name:	
Last Name: *	Clark	Building Number:	5
Telephone Number: *	07770611090	Address 1 (Street): *	Cherrybank Walk
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Airdrie
Fax Number:		Country: *	UK
		Postcode: *	ML6 0HZ
Email Address: *	george@a1archdesign.co.uk		

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"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Waqas"/>	Building Number:	<input type="text" value="7"/>
Last Name: *	<input type="text" value="Sumdani"/>	Address 1 (Street): *	<input type="text" value="Gilmourton Crescent"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Newton Mearns"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="East Renfrewshire"/>
Mobile Number:	<input type="text" value="██████████"/>	Postcode: *	<input type="text" value="G77 5AE"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="██"/>		

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="7 GILMOURTON CRESCENT"/>
Address 2:	<input type="text" value="NEWTON MEARNNS"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G77 5AE"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="655513"/>	Easting	<input type="text" value="253704"/>
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Description of Proposal

Please provide a description of your 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)

ATTIC AND SIDE EXTENSION TO PROPERTY

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 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.

Review required as the current refused design / application is no different from previous approved applications and appeals, see attached statement

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

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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)

Drawings L(2-)001 to 008 to show existing proposals together with appeal statement document

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

2021/0286/TP

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

05/04/2021

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

02/09/2021

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: Mr George Clark

Declaration Date: 22/09/2021

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**Planning Appeal Statement To Support Refused Planning
Application Ref- 2021/0286/TP
7 Gilmourton Crescent, Newton Mearns, East Renfrewshire**

Submitted Original Planning Drawings:

- L(2-)001 Site location plan & block plan.
- L(2-)002 Ground & attic plan as existing.
- L(2-)003 Roof plan as existing.
- L(2-)004 Elevations as existing.
- L(2-)005 Ground floor & attic plan as proposed.
- L(2-)006 Roof plan as proposed.
- L(2-)007 Front & rear elevations as proposed.
- L(2-)008 Gable Elevations as proposed

Planning Application Refusal

The application for planning permission was refused on 2nd September 2021 by East Renfrewshire Council on the following conditions:

1. Did not comply with policy D1 of the East Renfrewshire Local Development plan the side extension and dormers would be incongruous feature on streetscape and to detriment to the character of the area.
2. The proposed is contrary to Policy D14 of the East Renfrewshire Local Development Plan. The extension not set back from the existing elevation and lowering ridge together inappropriate dormer windows will overwhelm the character of the hipped roof.
3. The proposal is contrary to the terms of the adopted Supplementary Planning Guidance. The proposals dominate and overwhelm character of original dwelling does not set back from building line, does nor comprise drop in ridge and dormers not fully set in the roof plane all to detriment of character and design of original dwelling.

Reasons For Appeal Against Planning Decision

We feel the reasons for this refusal noted in the above is totally unjustified considering the quality of the current design and the recent history of similar planning appeal decisions given by the council. Our design is in keeping with similar extension and dormer designs within East Renfrewshire and no different to dormer and extension designs throughout Scotland which are acceptable to the majority of Scottish councils.

The applicant wish to note that they are generally unhappy with the time taken to reach a planning decision on this application which took the consultation process and time taken to eventually get a planning decision on this application after many phone calls and discussions with planning, the whole process taken from early April 2021 until early September 2021

We now wish to challenge and appeal the above points due to the following reasons:

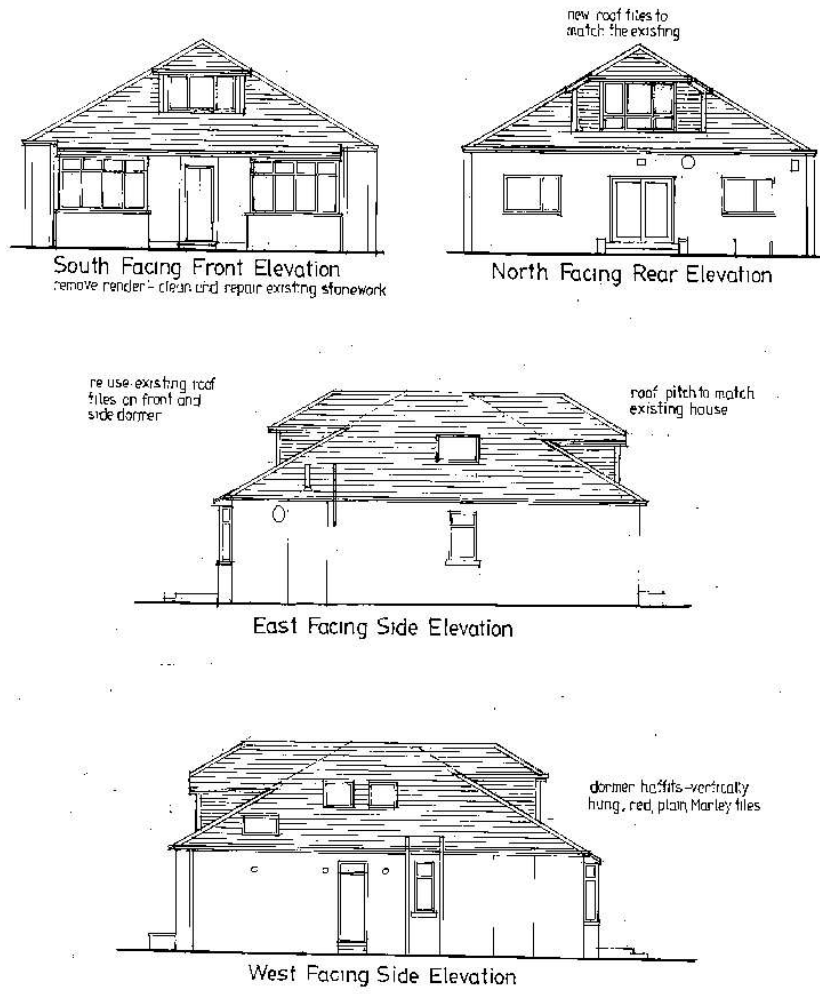
Point 1 contained in the above refusal conditions:

The current dormer design offers a traditional pitched style roof appearance design, similar to the pitch of the proposed roof which does not have any adverse impact on the appearance of the house. This style of dormer has been done across East Renfrewshire and Central Scotland the dormer in terms of mass and scale sit's in proportion to the roof. They do not over dominate and detract the appearance of the roof and houses in the local area, they are located to suit the location of the proposed inner bedrooms, the height of the proposed dormers required to be set to match the ridge height of the existing roof to maintain suitable working headroom within which is limited.

Fig 1 below shows our proposed dormer set into front elevation, **Fig 2** and **3** below shows dormer successfully granted appealed by East Renfrewshire Council



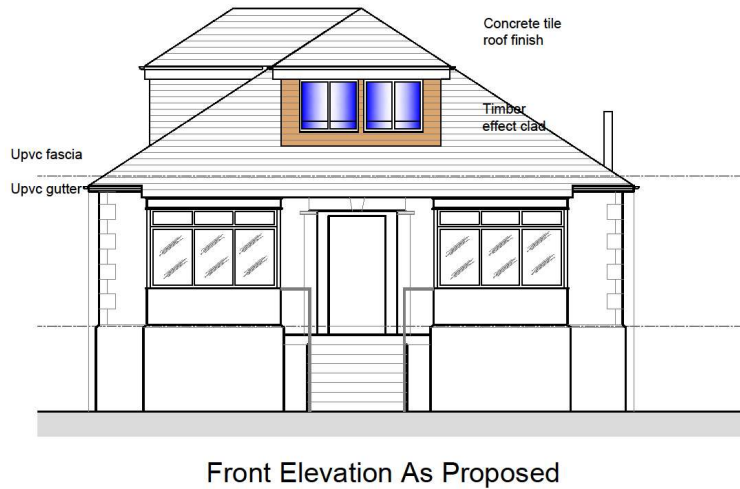
Fig 1 Proposed Front Elevation 7 Gilmourton Crescent



CORRAL ARCHITECTURAL DRAFTING SERVICES	0 1 2 3 4 5 6m
ELEVATIONS AS PROPOSED.	SCALE=1:100
82 EVAN DRIVE, GIFFNOCK, GLASGOW. G46 6NQ	DRG. NO-2827/10

Fig 2 above successfully appealed application showing dormer in relation to ridge and hipped ends

Fig 3 below another application successfully appealed 4 Deveron Avenue



Points 2 & 3 contained in the above refusal conditions:

The proposed extension will not over dominate the existing house, planning requirement for the extension to be set back and lowering existing roof will look at odds to the existing building, we can understand setting back and reducing heights works better when building is listed or have specific finishes where a contemporary extension is required, our proposals simply extend the property still maintaining character and blending in better than an obvious set back extension, the roof cannot be lowered due to restricted headroom as highlighted in previous point 1, We refer to **Fig 4** and **5** below which again shows extension in line with main elevation granted by East Renfrewshire Council for 13 and 17 Gilmourton Crescent



Fig 4 above 13 Gilmourton above successfully application showing side extension not set back from main elevation.



Fig 5 above 17 Gilmourton above successfully application showing side extension not set back from main elevation.

Conclusion

In section 2.5 section 2 of East Renfrewshire Development plan it highlights equality of access to housing. The common problem being there is very limited access to modern affordable family dwellings in Newton Mearns, this being the reason so many applicants require to have to modernise their current house to accommodate a young growing family's modern living requirements, thus generally improving the quality of housing within the Newton Mearns area, no different to already and current ongoing extensions.

Given the history of the area which clearly shows similar extensions and dormers our proposals are no different to what already exists in the area, they do not detract from the character and design of the property.

We have attempted to address the concerns on previous meetings with planning, originally dropping the idea of a more contemporary style extension remodel to our current similar style to match existing property

Statement Letter extract from Client

To whom it concerns,

We lodged our application on the **05/04/2021** when we first started, it was with the pre-application consultation from 2019 onwards in which the design was changed a couple of times just so we can achieve something that satisfies both ourselves and planning, the design that we submitted there are hundreds of houses similar to this all over the East Renfrewshire Council area.

So we waited patiently for 3 months in July, we finally decided to give the planning department a call, upon calling them we were told ‘‘your application has passed it's dead line which was on **04/06/21**, although there has been staff shortage and the planning department has received more applications than usual you should still have had a decision by now, and the particular senior planner dealing with this will call you back in a week’’

We still received no phone call so after 2 weeks passing we chased this up again and the senior planner got in touch with our agent on the **22/07/21** so we finally had a visit from the senior planner on the **23/07/21**. We were told it will take another week or so, and he will be in touch with our agent. So when our agent received the feedback from the planner on the **29/07/21** he clearly told the planner that the client wants to stick with the design if you could just please give us the decision so we can move on.

We still had no decision on our application, we looked at all other council applications that were submitted roundabout the same time as us on the East Renfrewshire planning website, all were decided within the 2 months' timeframe or either going over by 5 to 10 days or so.

We are extremely disappointed, dissatisfied and deeply aggrieved by the service we received by the planning department on how long it was taking, it is not just the refusal it's all the hassle we have had just to get the decision, at one point we started thinking we have been singled out and deliberately being pushed aside. (Although that might not be the case) Everyone in the planning that we spoke to said that our application shouldn't have taken this much time and we felt that our application was bounced about for 5 months for no obvious reason.

On one occasion when we spoke to another senior planner we were told that your application has been assigned to a senior planner we tend to deal with much bigger projects like parks, schools and larger housing developments. We feel that the planning department had shown no interest, time and time again we were told it would be at the end of this week and then there would be no response.

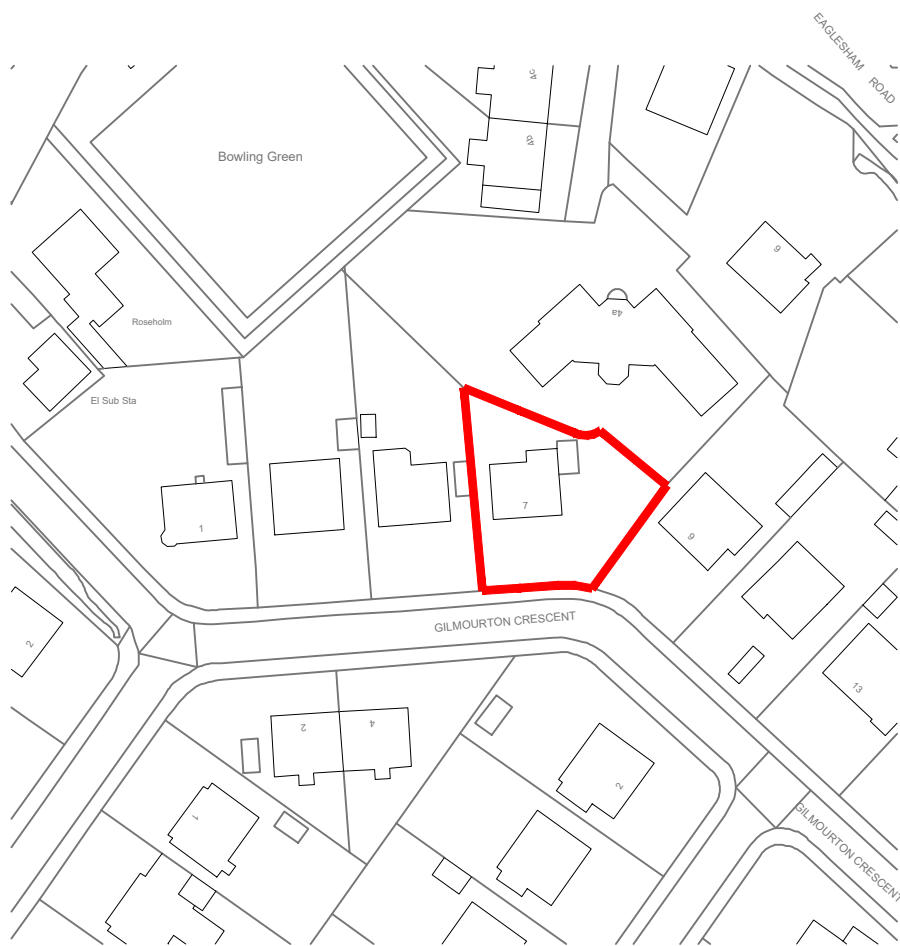
We received our decision on the **02/09/21** after 5 months of countless calling and emailing.

We are a growing family all we are trying to do is make life better for them and there are hundreds of houses in Newton Mearns with a similar design to us we are not doing anything different even in our street most houses are different from one another some are hipped roofed whilst some have gable roofs, and we have a house 2 houses next to us (No 17 Gilmourton) with the similar sitting flush extension. So by building this extension we are not having any adverse effect on the streetscape.

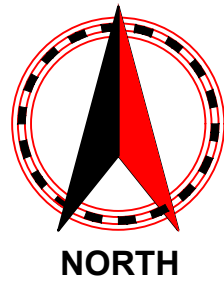
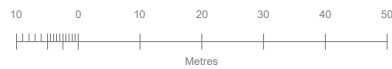
We hope to hear from the local body review soon.

Kind regards
Mr & Mrs w Sumdani

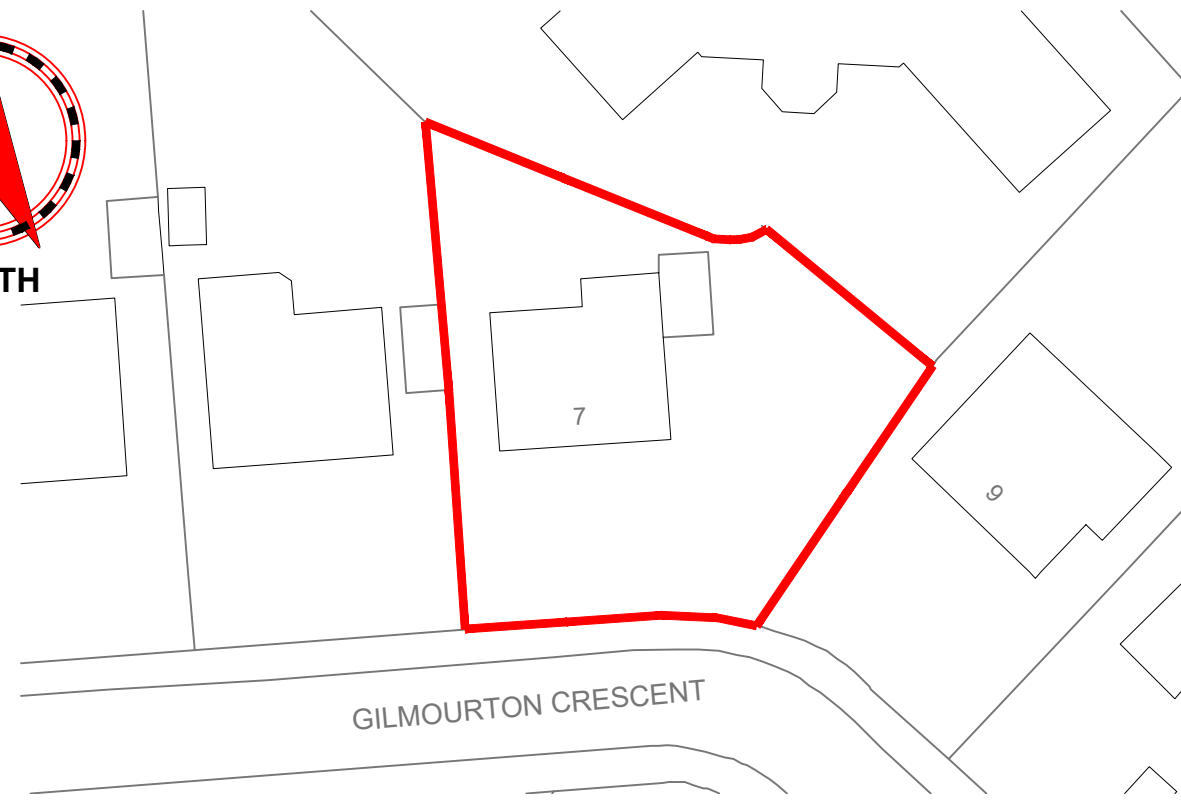
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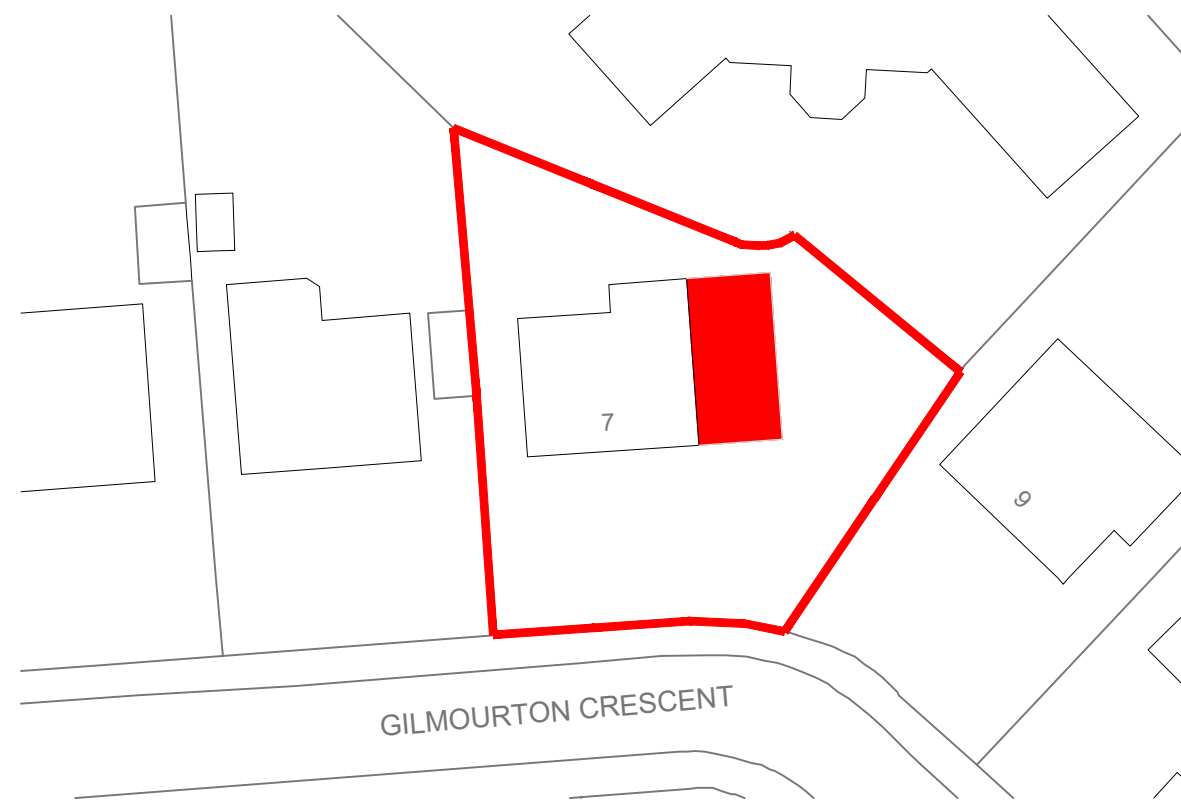
Location Plan 1:1250



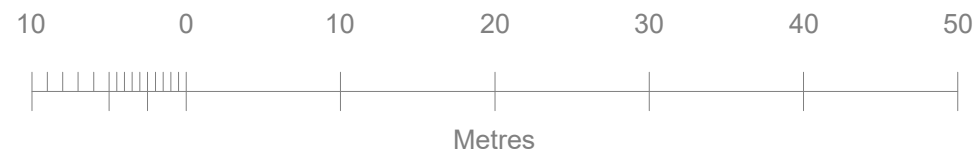
45



Existing Block Plan 1:500



Proposed Block Plan 1:500



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

Planning Approval

Client
Mr & Mrs Sumdani

Project Title
 Proposed Extension & Attic Conversion
 7 Gilmourton Crescent
 Newton Mearns
 G77 5AE

Drawing Title
 Site Locations & Block Plans

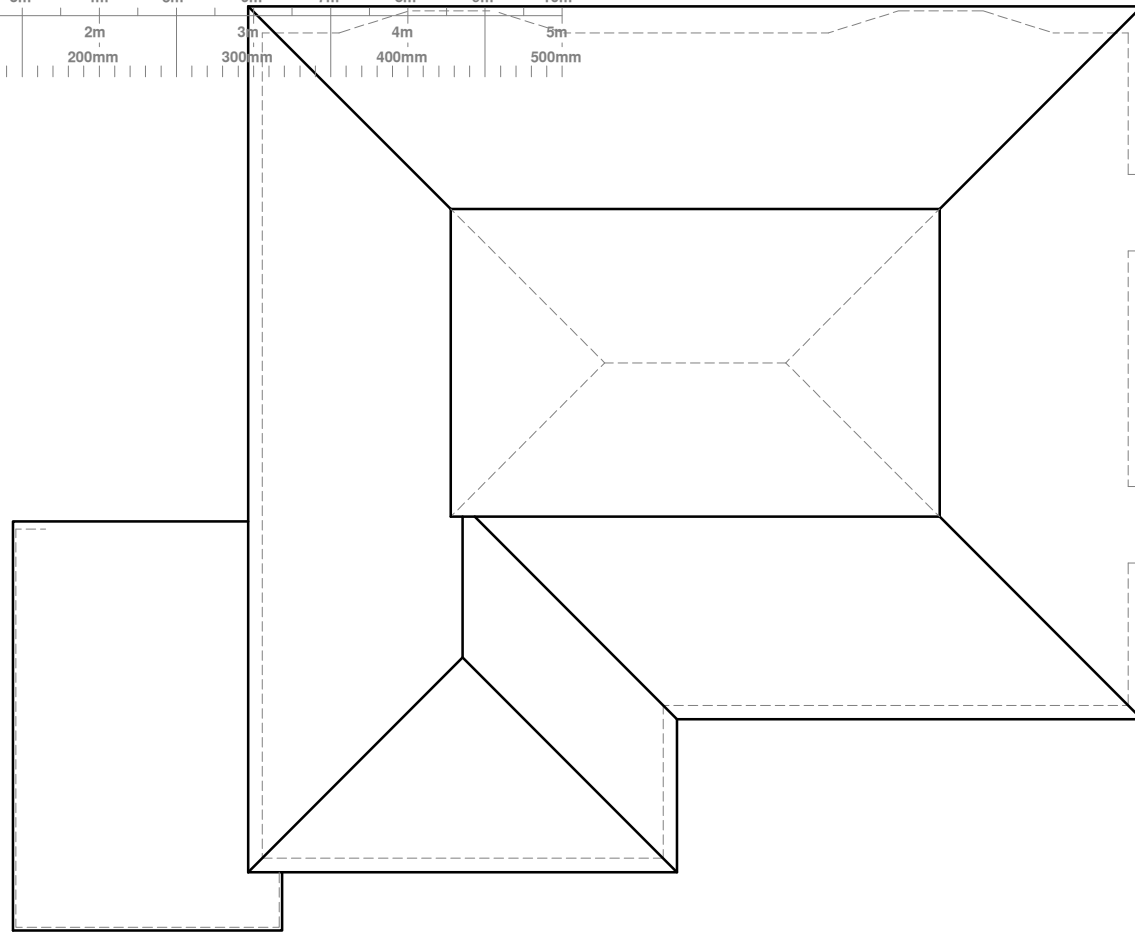
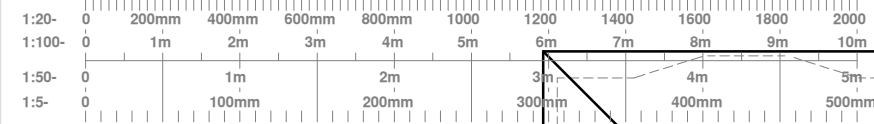
AI Architectural Design Ltd
 Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie
 North Lanarkshire ML6 0HZ
 Tel: 01236 769579
 Mob: 07770611090
 email: george@a1archdesign.co.uk

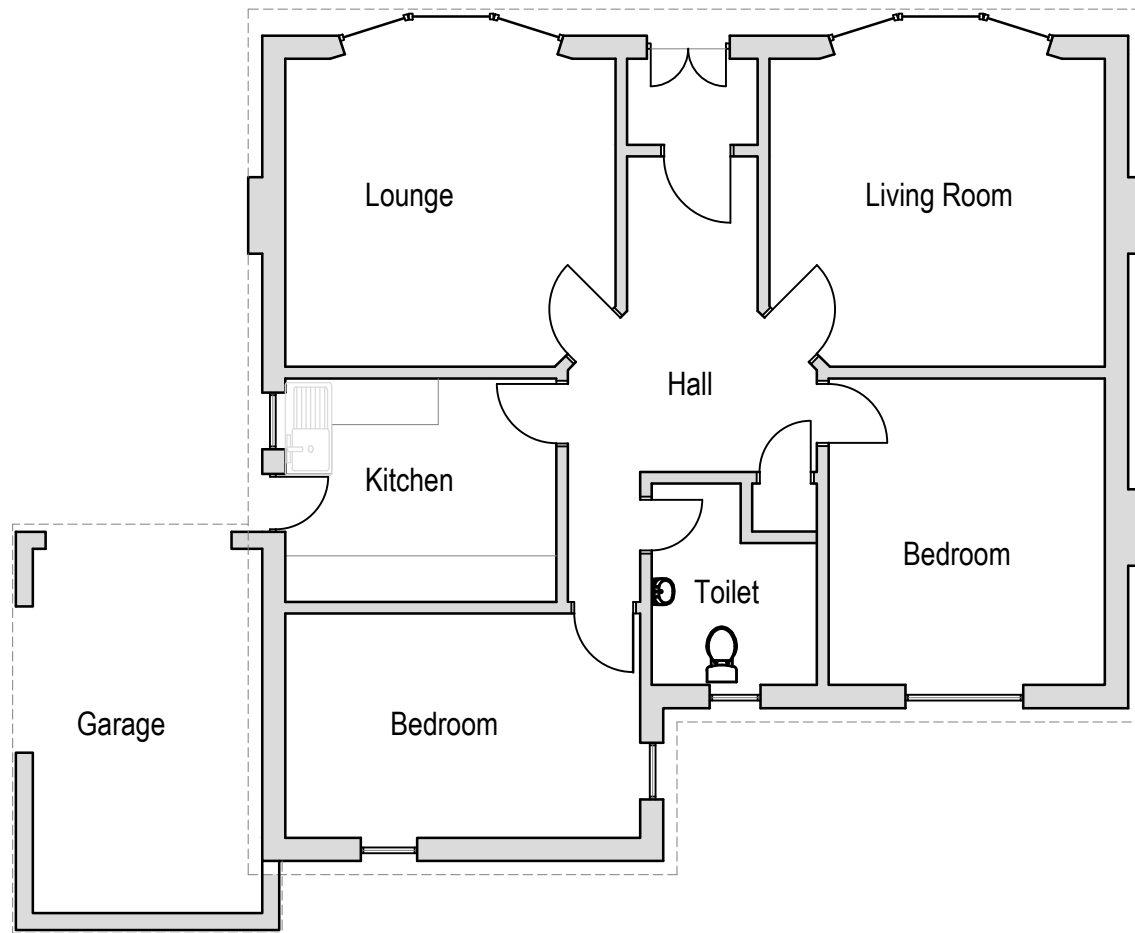
Scale
 1:1250, 1:500

Date
 March 2019

Job No. A1-455/19	Drawing No. L (2-) 001	Rev. -
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Attic Floor Plan As Existing



Ground Floor Plan As Existing

Scale @ A3

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

GENERAL
 Drawings and areas are indicative only and are subject to a full measured site survey.
 All materials to be installed fully in accordance with the manufacturers recommendations.
 All construction to be carried out in accordance with all the relevant current Health and safety guidelines and regulations.
 All works to comply with the latest building Scotland Regulations and to the satisfaction of Building Control
 All electrical works to comply with the latest edition of the I.E.E Regulations
 Do not scale drawing.

Planning Approval

Client
 Mr & Mrs Sumdani

Project Title
 Proposed Extension & Attic Conversion
 7 Gilmourton Crescent
 Newton Mearns
 G77 5AE

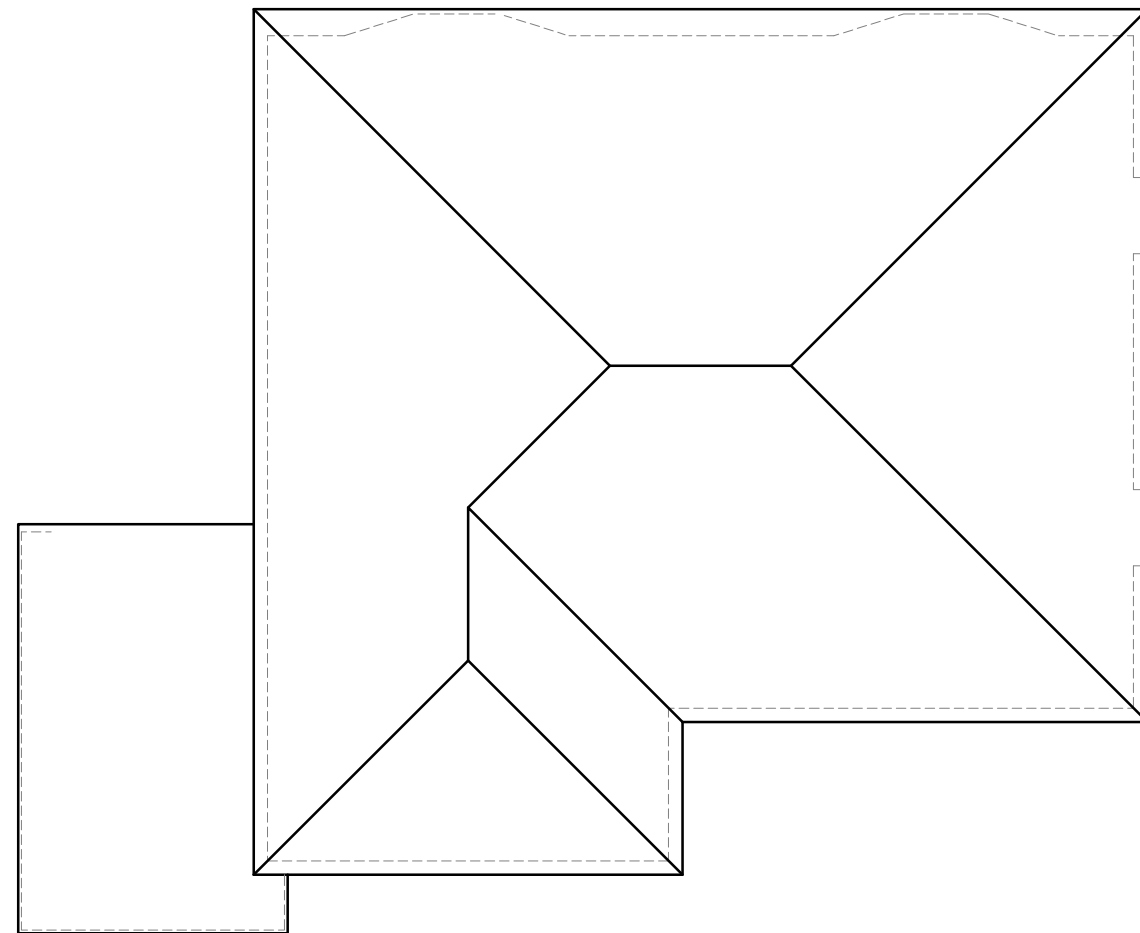
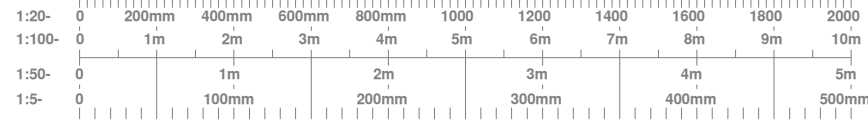
Drawing Title
 Ground Floor & Attic Plan As Existing

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5 Cherrybank Walk, Airdrie
 North Lanarkshire ML6 0HZ
 Tel: 01236 769579
 Mob: 07770611090
 email: george@a1archdesign.co.uk

Scale 1:100	Date March 2019
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Job No. A1-455/19	Drawing No. L (2-) 002	Rev. -
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Roof Plan As Existing

Scale @ A3

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

GENERAL

- Drawings and areas are indicative only and are subject to a full measured site survey.
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- Do not scale drawing.

Planning Approval

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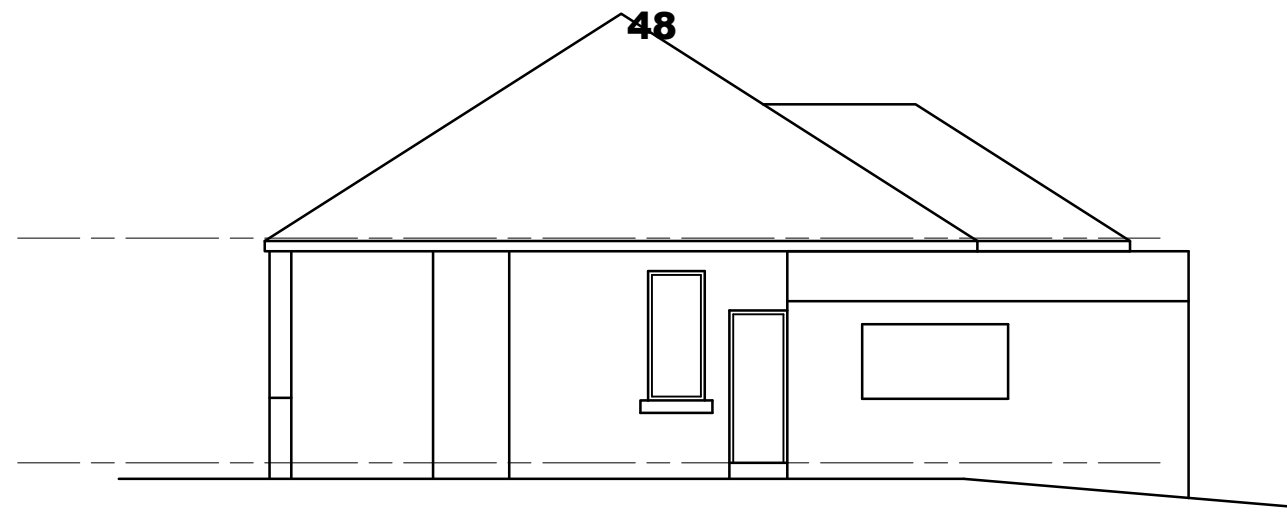
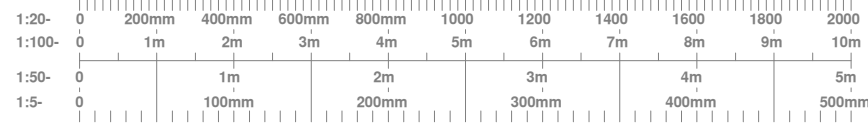
Drawing Title
 Roof Plan As Existing

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 Complete Bespoke Architectural Services

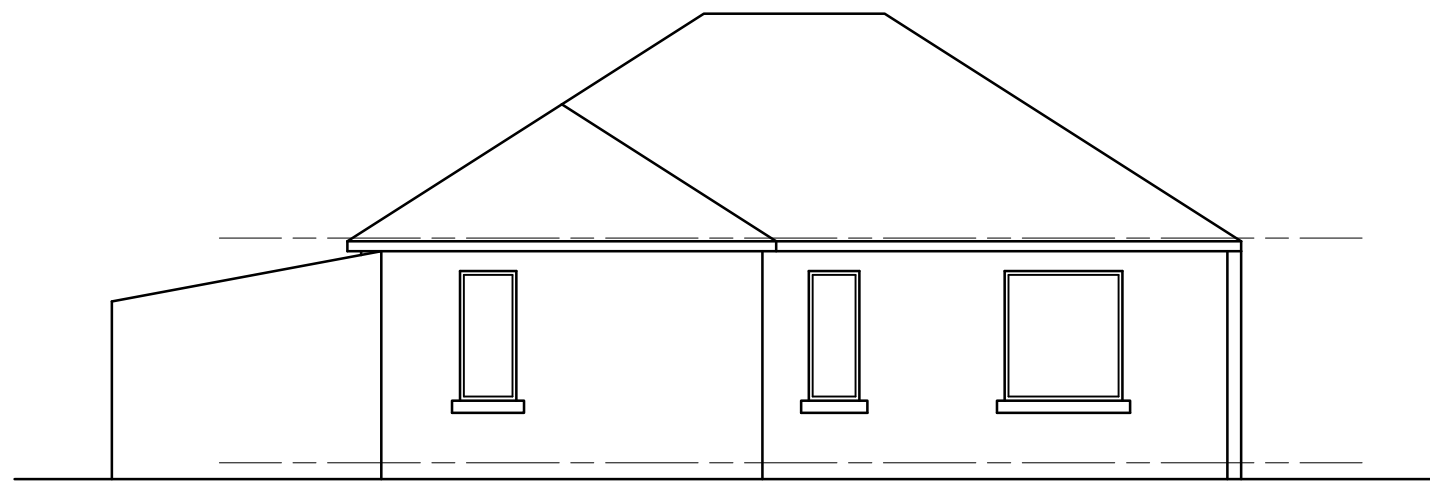
5 Cherrybank Walk, Airdrie
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Scale 1:100	Date March 2019
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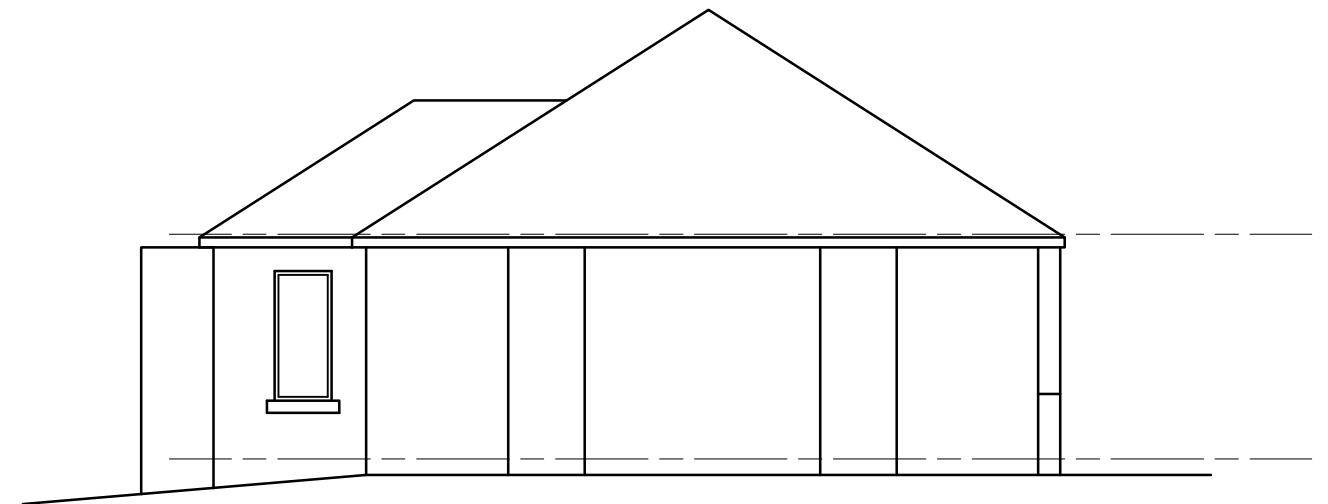
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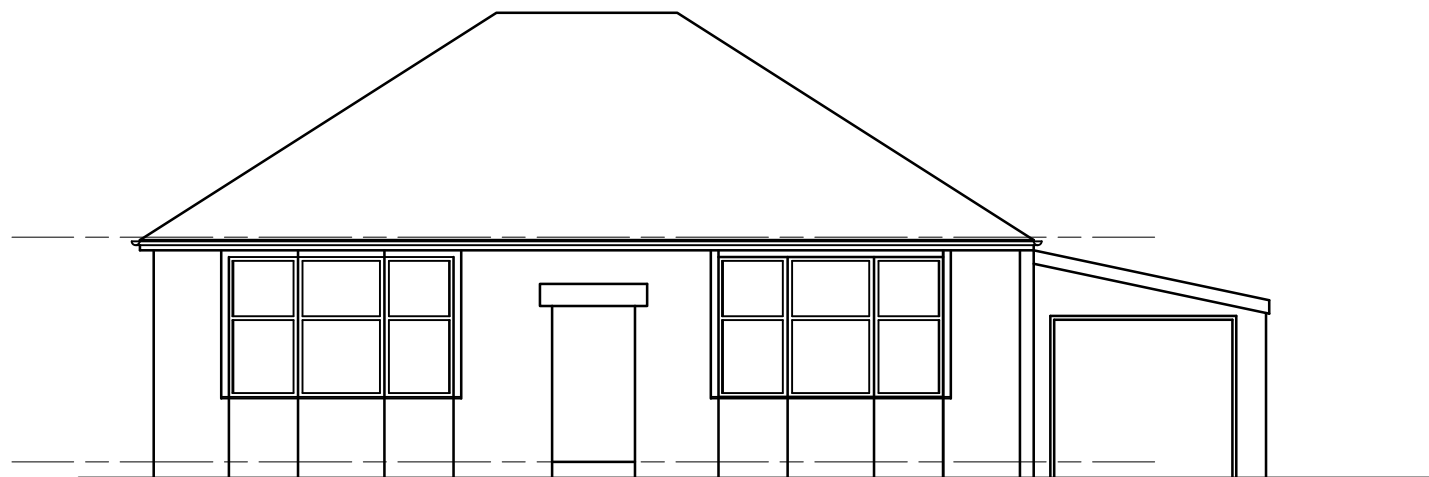
Gable Elevation As Existing



Rear Elevation As Existing



Gable Elevation As Existing



Front Elevation As Existing

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

GENERAL

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All works to comply with the latest building Scotland Regulations and to the satisfaction of Building Control

All electrical works to comply with the latest edition of the I.E.E Regulations

Do not scale drawing.

Planning Approval

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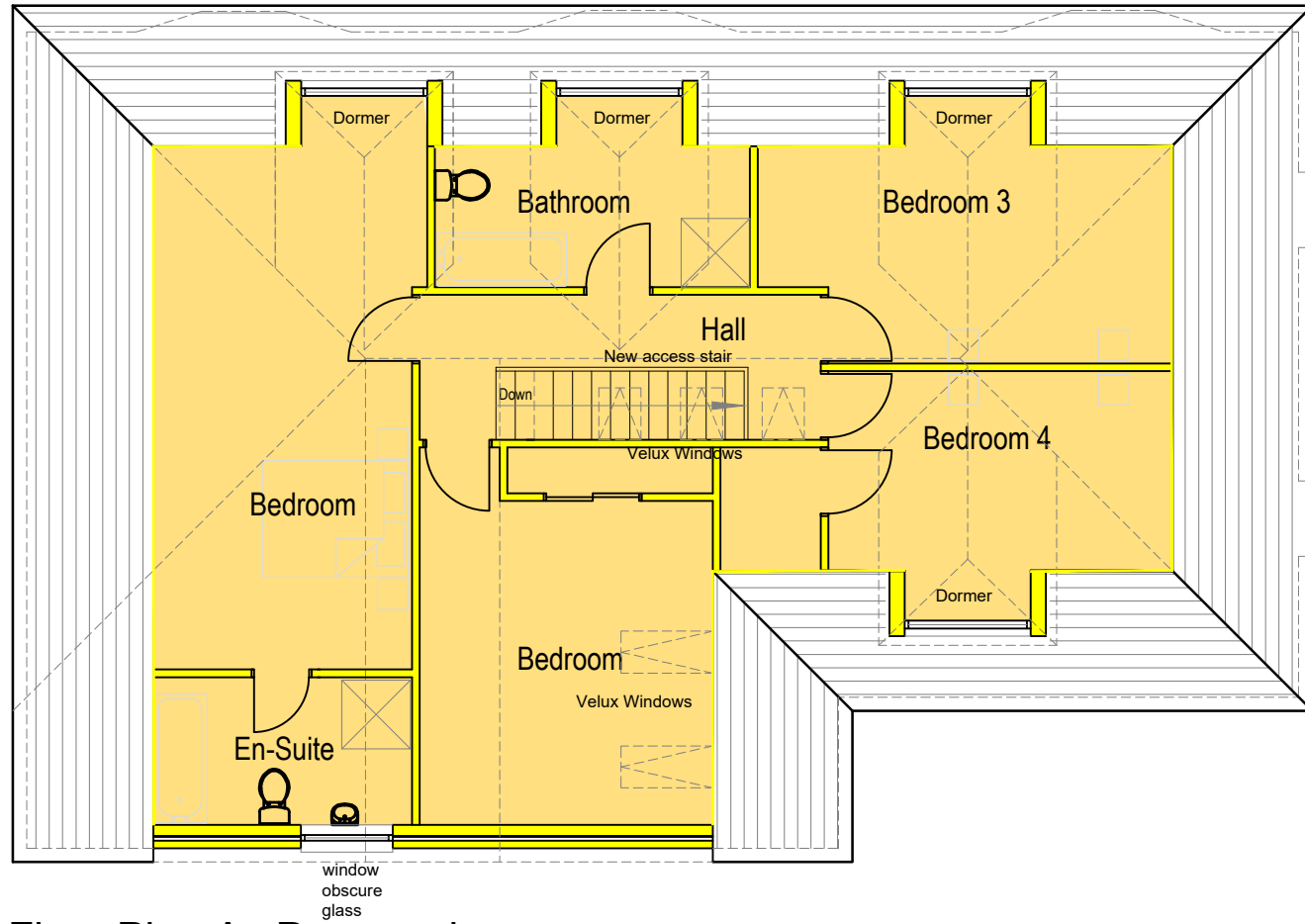
Drawing Title
Elevations As Existing

AI Architectural Design Ltd
Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie
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Tel: 01236 769579
Mob: 07770611090
email: george@a1archdesign.co.uk

Scale
1:100
Date
March 2019

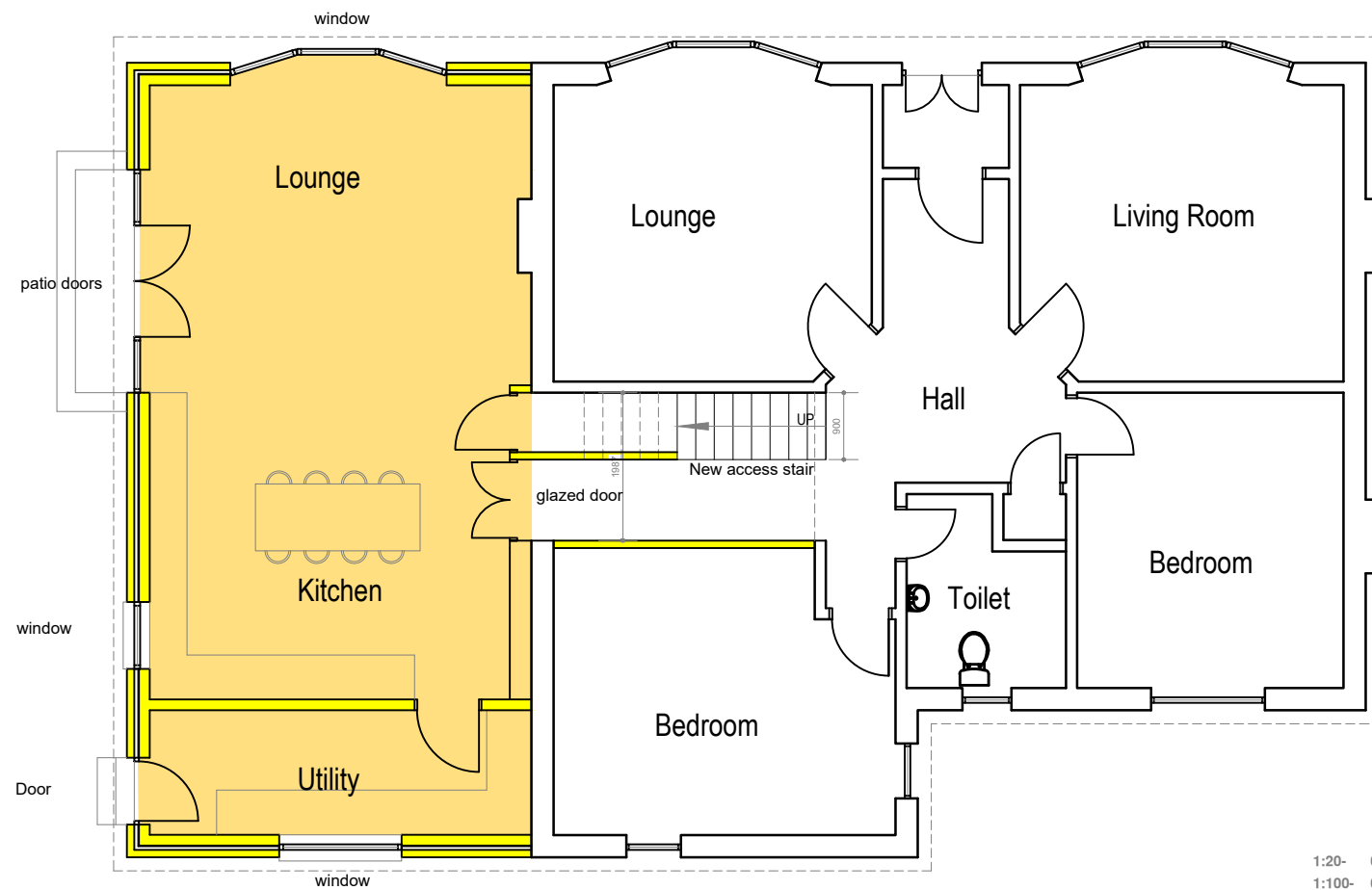
Job No.
A1-455/19
Drawing No.
L (2-) 004
Rev.
-



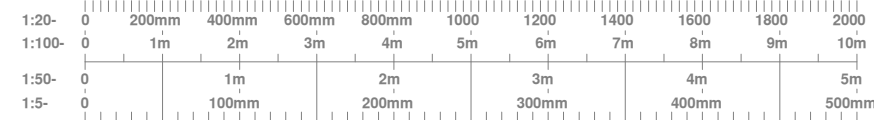
Attic Floor Plan As Proposed

Extension Footprint Area 50% = 55sqm

Existing House Footprint Area 110sqm area



Scale @ A3 Ground Floor Plan As Proposed



Important

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Revision	Date	By

GENERAL

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Do not scale drawing.

Planning Approval

Client
Mr & Mrs Sumdani

Project Title
Proposed Extension & Attic Conversion
7 Gilmourton Crescent
Newton Mearns
G77 5AE

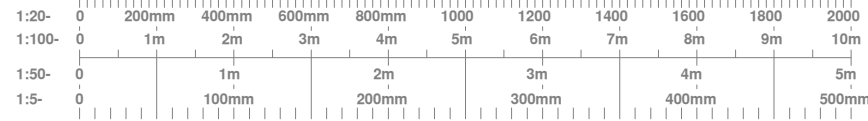
Drawing Title
Ground Floor Plan As Proposed

AI Architectural Design Ltd
Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie
North Lanarkshire ML6 0HZ
Tel: 01236 769579
Mob: 07770611090
email: george@a1archdesign.co.uk

Scale
1:100
Date
March 2019

Job No.
A1-455/19
Drawing No.
L (2-) 005
Rev.
-



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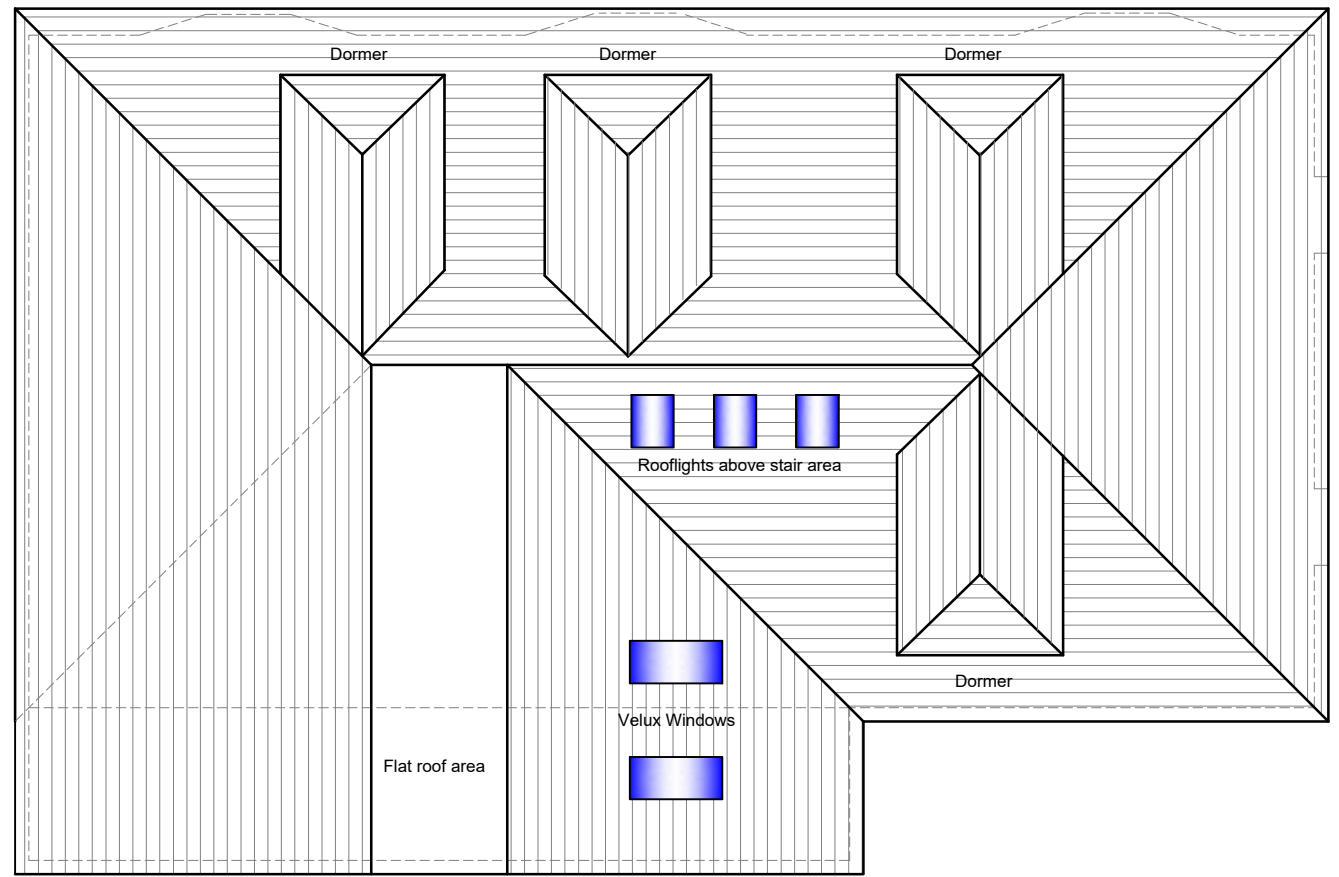
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Roof Plan As Proposed

Planning Approval

Client
Mr & Mrs Sumdani

Project Title
Proposed Extension & Attic Conversion
7 Gilmourton Crescent
Newton Mearns
G77 5AE

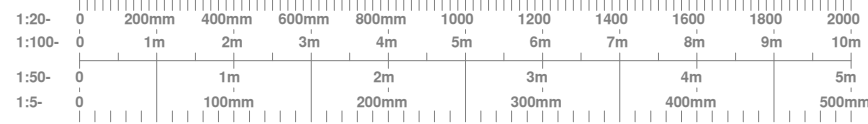
Drawing Title
Roof Plan As Proposed

Architectural Design Ltd
Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie
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Tel: 01236 769579
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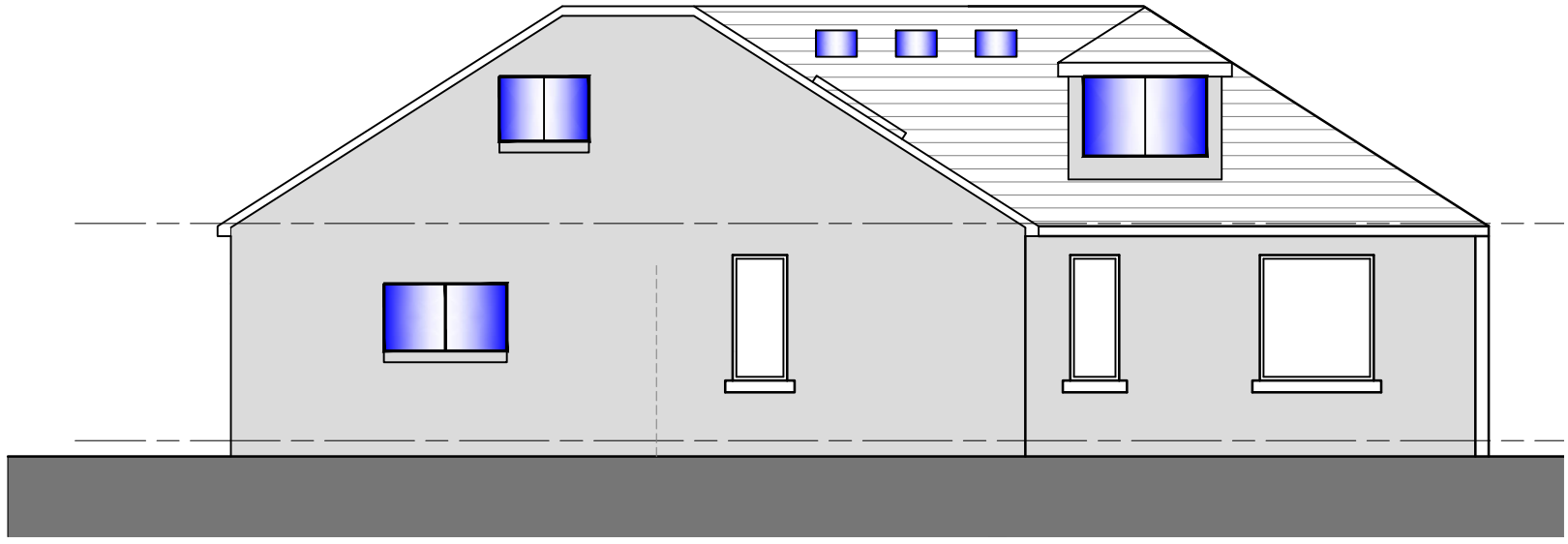
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Job No. A1-455/19	Drawing No. L (2-) 006	Rev. -
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Revision	Date	By



Rear Elevation As Proposed

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 Do not scale drawing.

External Finishes Specification
EXTERNAL WALLS TO NEW EXTENSION:
 New white external rendered finish to all walls
DORMER WALLS:
 New white external rendered finish to all walls
NEW WINDOWS / DOORS:
 Double glazed upvc door and windows
ROOF TO EXTENSION:
 Slate tile finish to match with existing roof
FASCIA'S & SOFFITS:
 Timber To match with existing
GUTTERS / RWP:
 New upvc black gutters and rainwater pipes
DRAINAGE
 New extension drain connected into existing drainage

Planning Approval

Client
 Mr & Mrs Sumdani

Project Title
 Proposed Extension & Attic Conversion
 7 Gilmourton Crescent
 Newton Mearns
 G77 5AE

Drawing Title
 Front & Rear Elevations As Proposed

AI Architectural Design Ltd
 Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie
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 Tel: 01236 769579
 Mob: 07770611090
 email: george@a1archdesign.co.uk

Scale
 1:100

Date
 March 2019

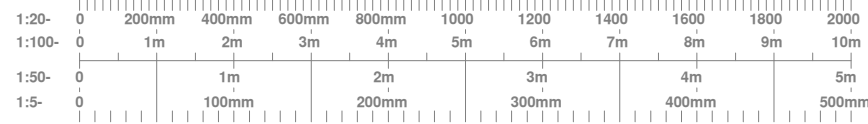
Job No.
 A1-455/19

Drawing No.
 L (2-) 007

Rev.
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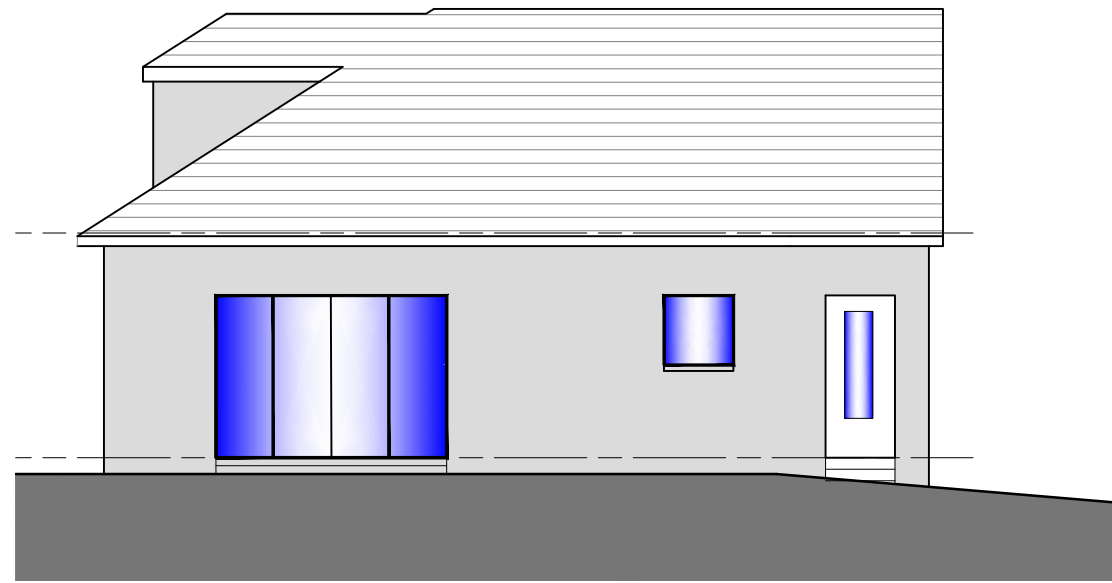


Front Elevation As Proposed

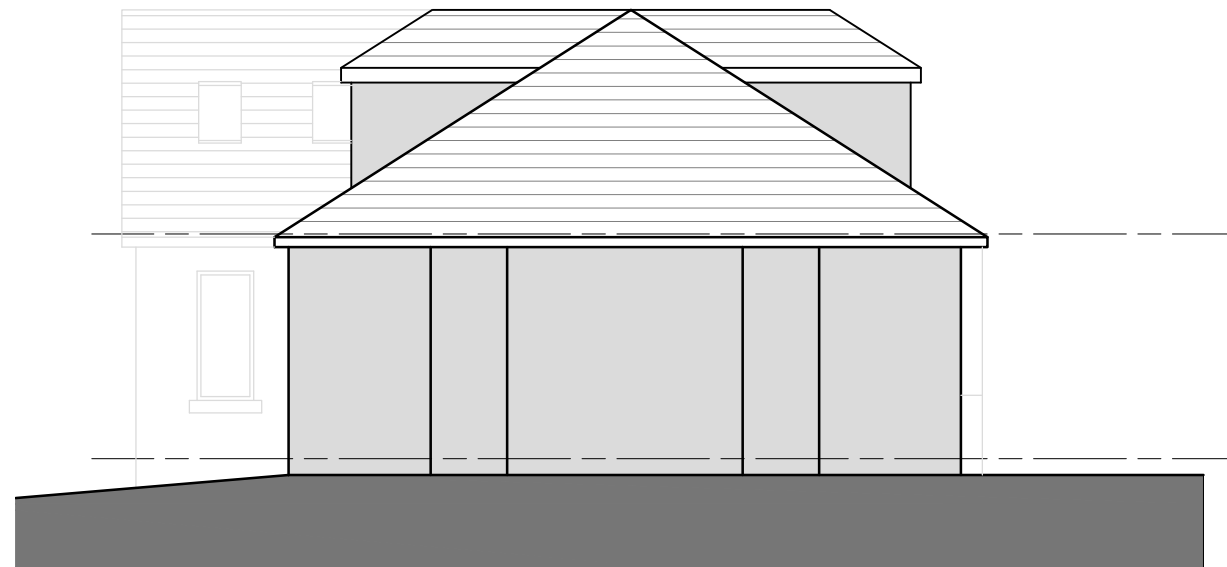


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Revision	Date	By



Gable Elevation As Proposed



Gable Elevation As Proposed

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Planning Approval

Client
 Mr & Mrs Sumdani

Project Title
 Proposed Extension & Attic Conversion
 7 Gilmourton Crescent
 Newton Mearns
 G77 5AE

Drawing Title
 Gable Elevations As Proposed

AI Architectural Design Ltd
 Complete Bespoke Architectural Services

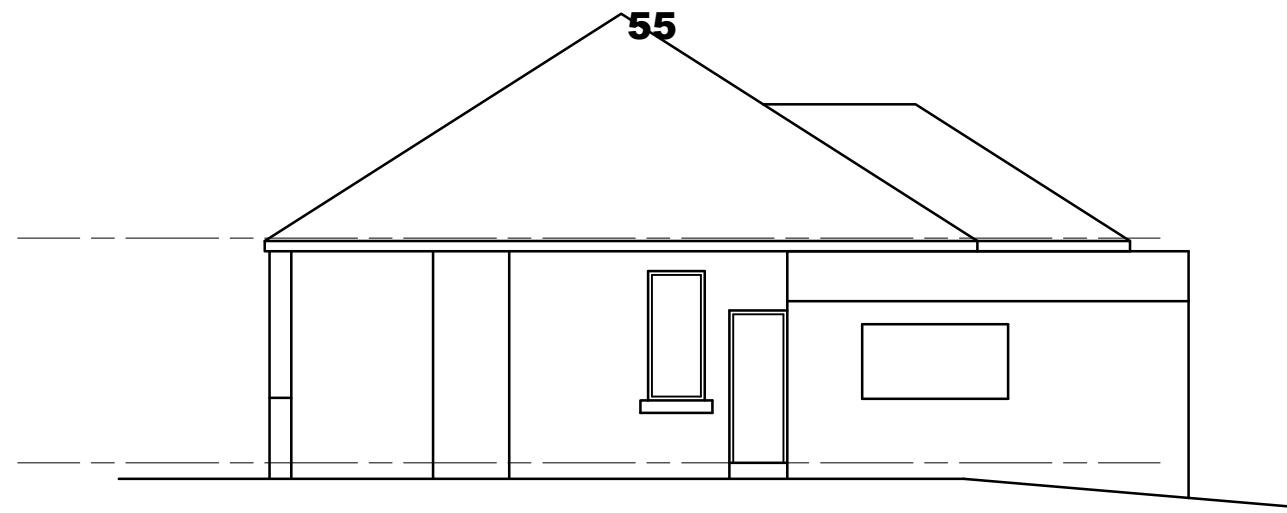
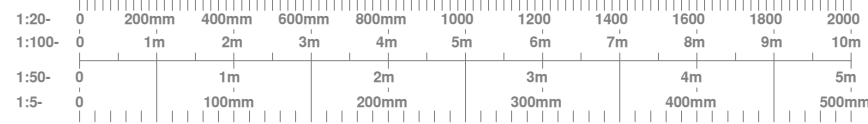
5 Cherrybank Walk, Airdrie
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Scale 1:100	Date March 2019
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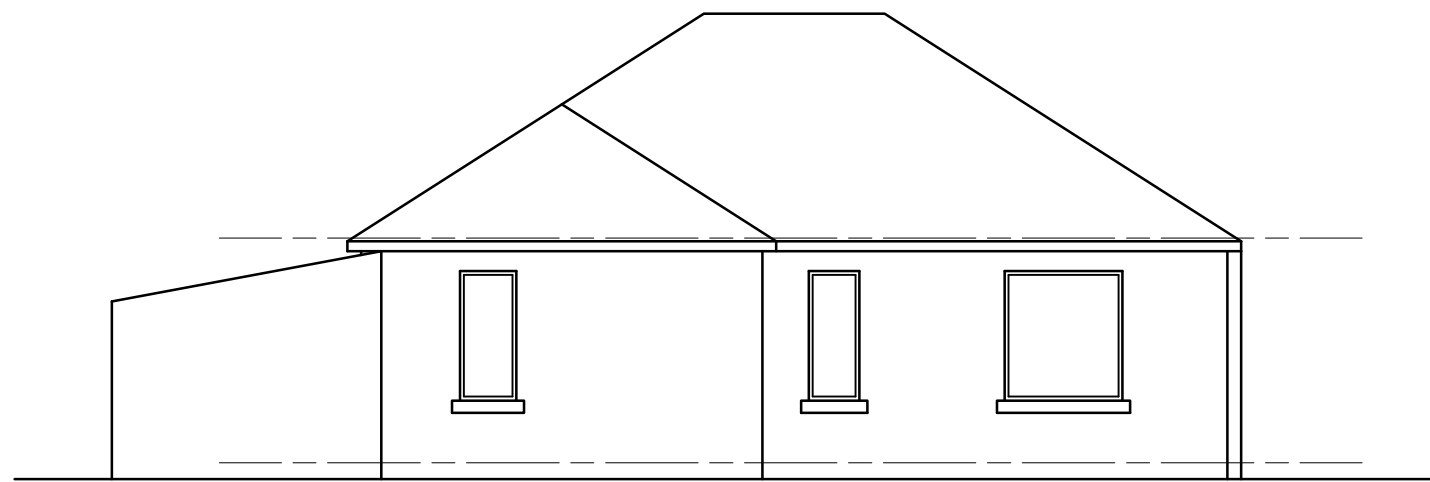
Job No. A1-455/19	Drawing No. L (2-) 008	Rev. -
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PLANS/PHOTOGRAPHS/DRAWINGS

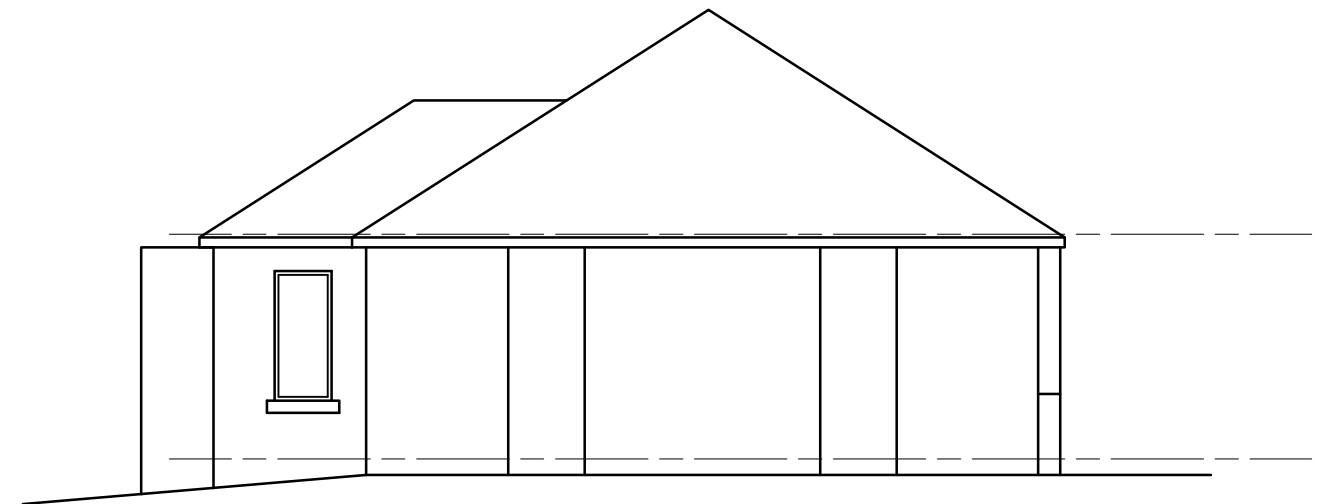
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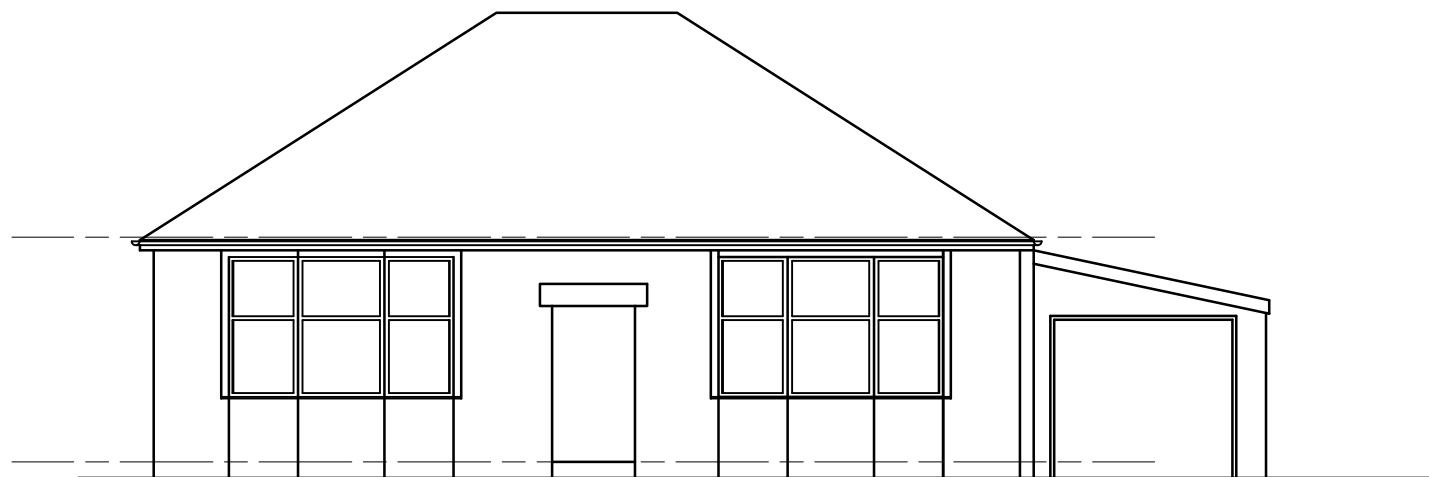
Gable Elevation As Existing



Rear Elevation As Existing



Gable Elevation As Existing



Front Elevation As Existing

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Do not scale drawing.

Planning Approval

Client
Mr & Mrs Sumdani

Project Title
Proposed Extension & Attic Conversion
7 Gilmourton Crescent
Newton Mearns
G77 5AE

Drawing Title
Elevations As Existing

AI Architectural Design Ltd
Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie
North Lanarkshire ML6 0HZ
Tel: 01236 769579
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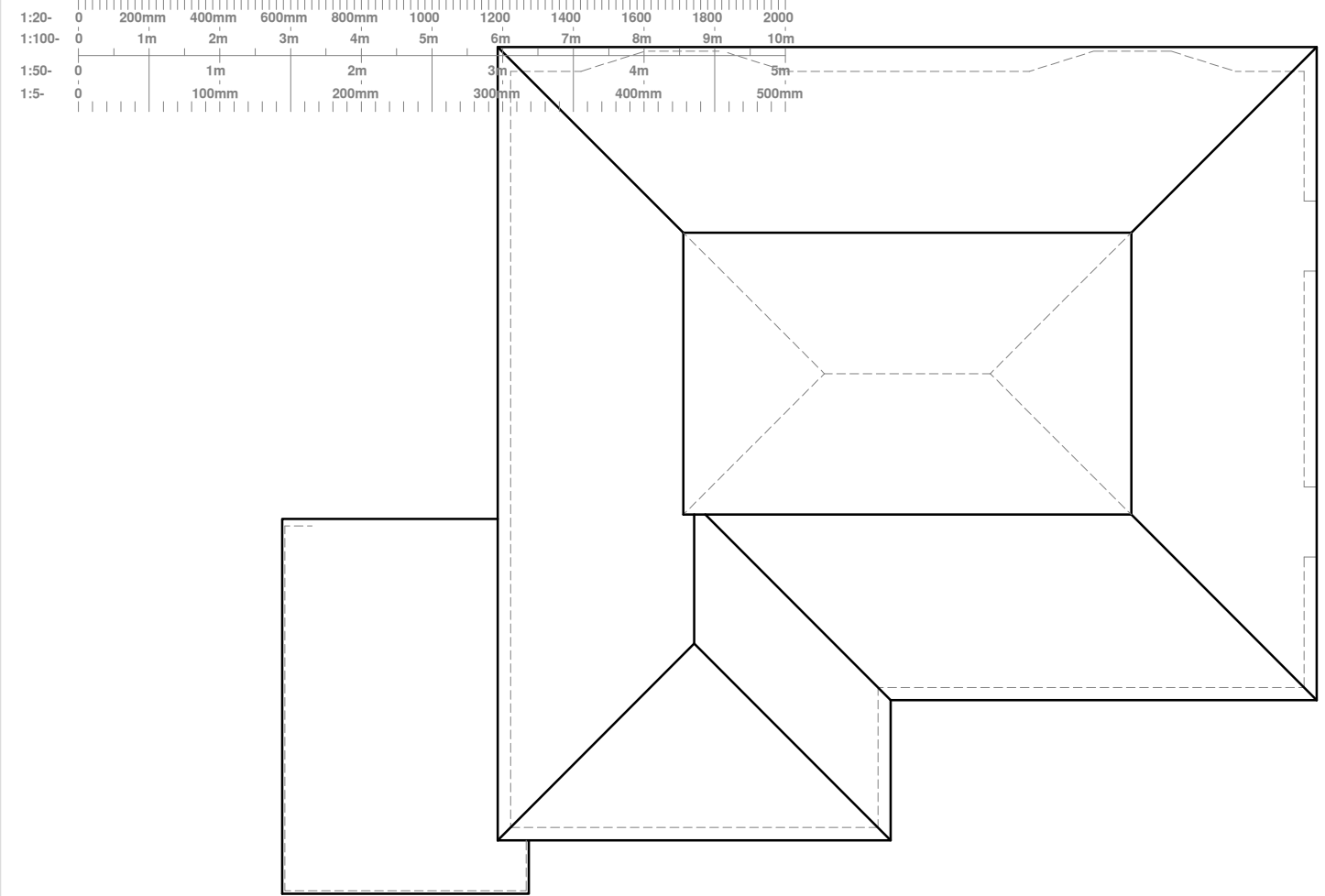
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Date
March 2019

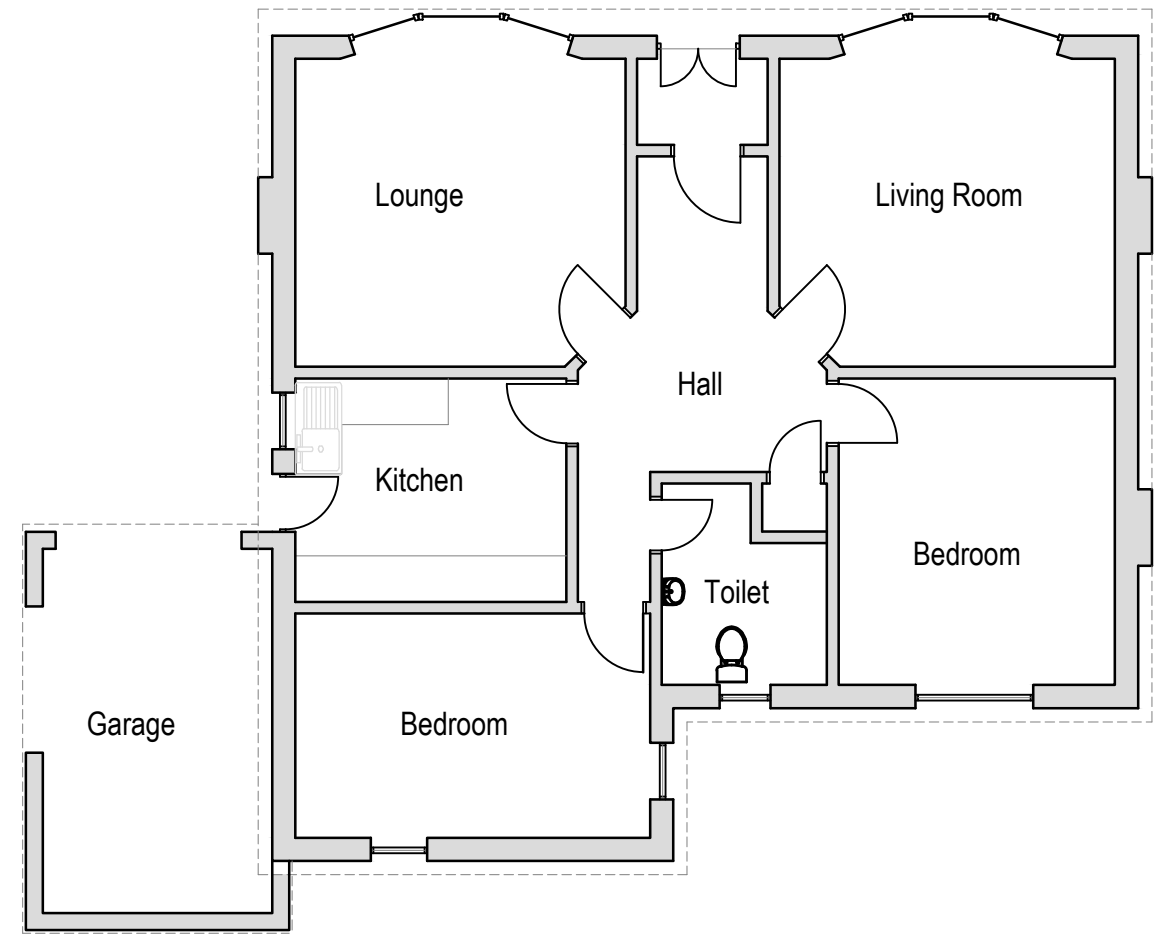
Job No.
A1-455/19

Drawing No.
L (2-) 004

Rev.
-



Attic Floor Plan As Existing



Ground Floor Plan As Existing

Scale @ A3

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

GENERAL
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 Do not scale drawing.

Planning Approval

Client
 Mr & Mrs Sumdani

Project Title
 Proposed Extension & Attic Conversion
 7 Gilmourton Crescent
 Newton Mearns
 G77 5AE

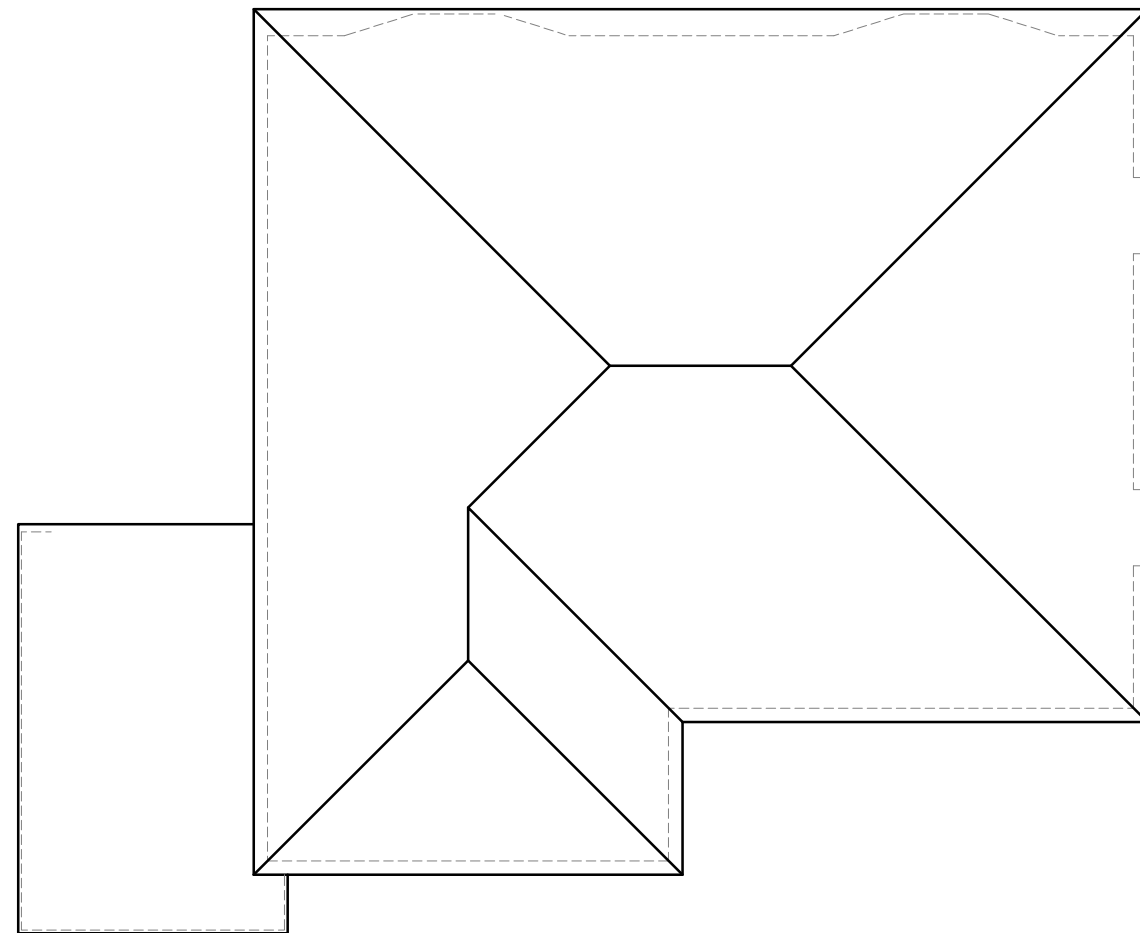
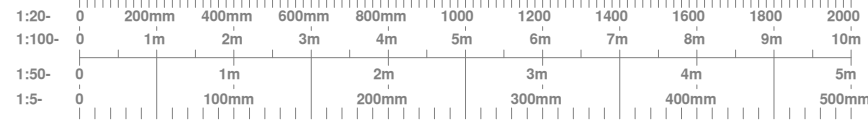
Drawing Title
 Ground Floor & Attic Plan As Existing

AI Architectural Design Ltd
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 Tel: 01236 769579
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 email: george@a1archdesign.co.uk

Scale 1:100	Date March 2019
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Job No. A1-455/19	Drawing No. L (2-) 002	Rev. -
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Roof Plan As Existing

Scale @ A3

Important
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Revision	Date	By

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- Do not scale drawing.

Planning Approval

Client
 Mr & Mrs Sumdani

Project Title
 Proposed Extension & Attic Conversion
 7 Gilmourton Crescent
 Newton Mearns
 G77 5AE

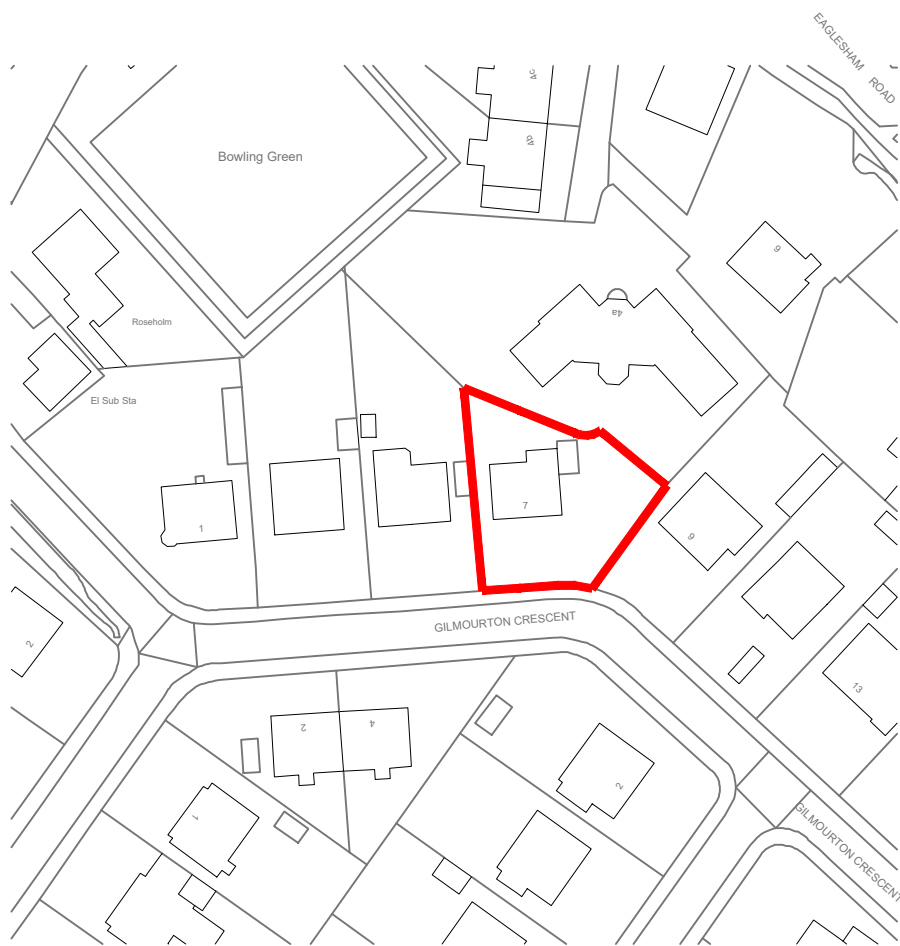
Drawing Title
 Roof Plan As Existing

AI Architectural Design Ltd
 Complete Bespoke Architectural Services

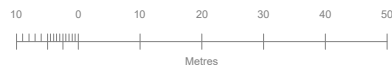
5 Cherrybank Walk, Airdrie
 North Lanarkshire ML6 0HZ
 Tel: 01236 769579
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 email: george@a1archdesign.co.uk

Scale 1:100	Date March 2019
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Job No. A1-455/19	Drawing No. L (2-) 003	Rev. -
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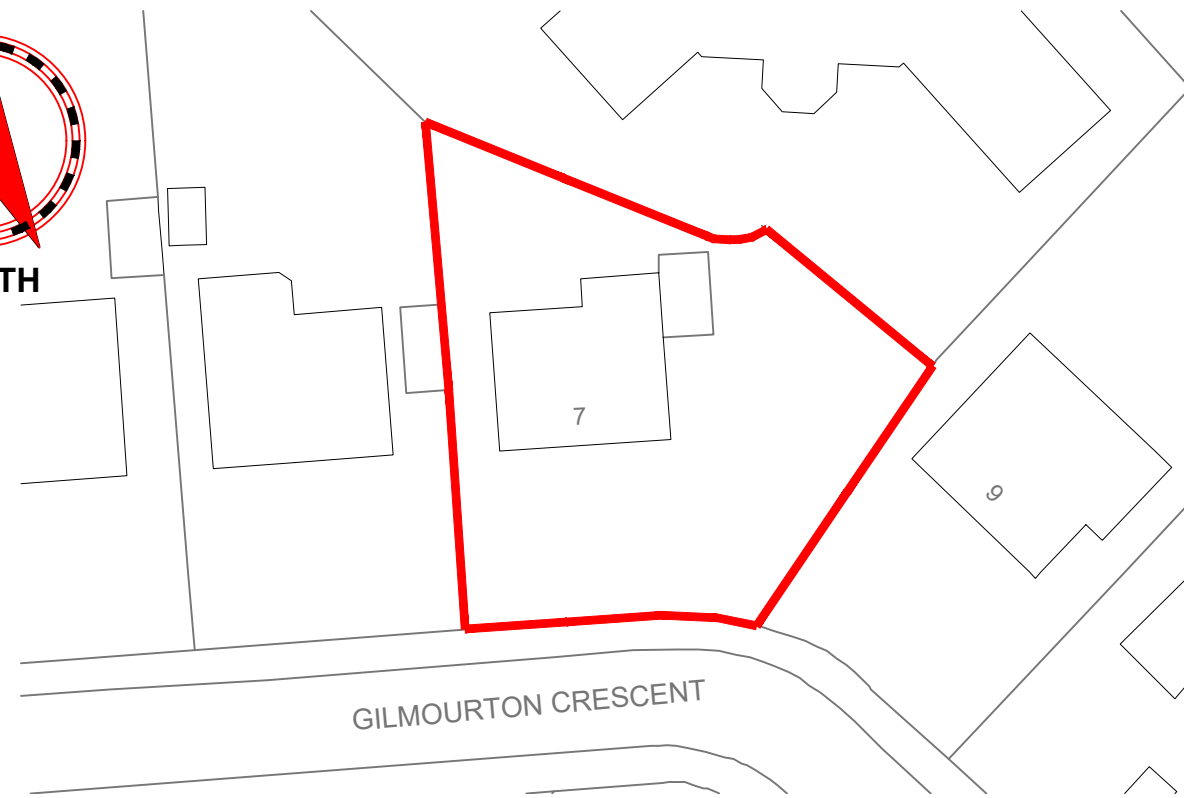
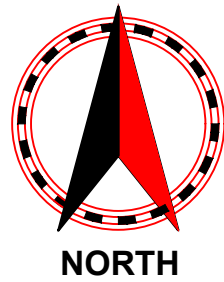


Location Plan 1:1250

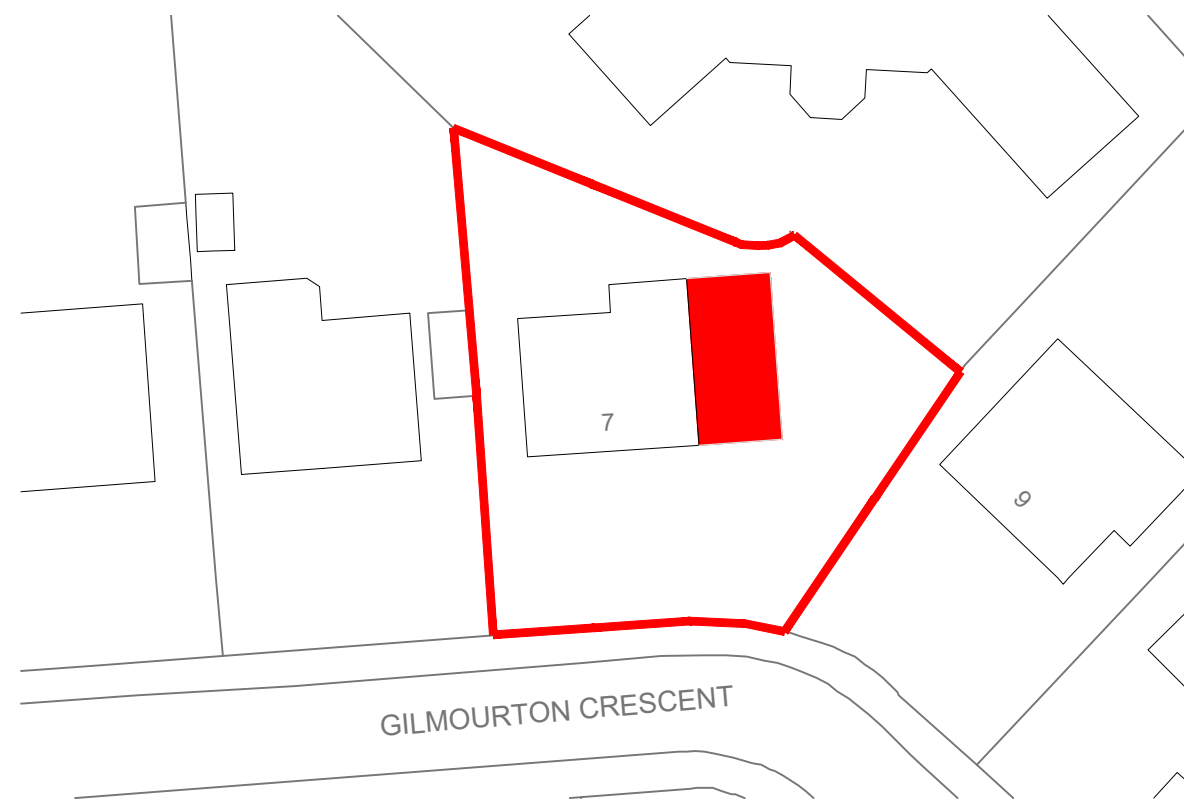


Scale @ A3

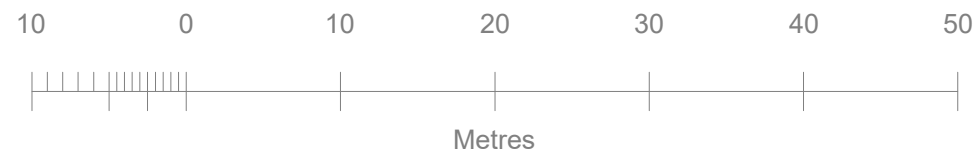
58



Existing Block Plan 1:500



Proposed Block Plan 1:500



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Revision	Date	By

Planning Approval

Client
 Mr & Mrs Sumdani

Project Title
 Proposed Extension & Attic Conversion
 7 Gilmourton Crescent
 Newton Mearns
 G77 5AE

Drawing Title
 Site Locations & Block Plans

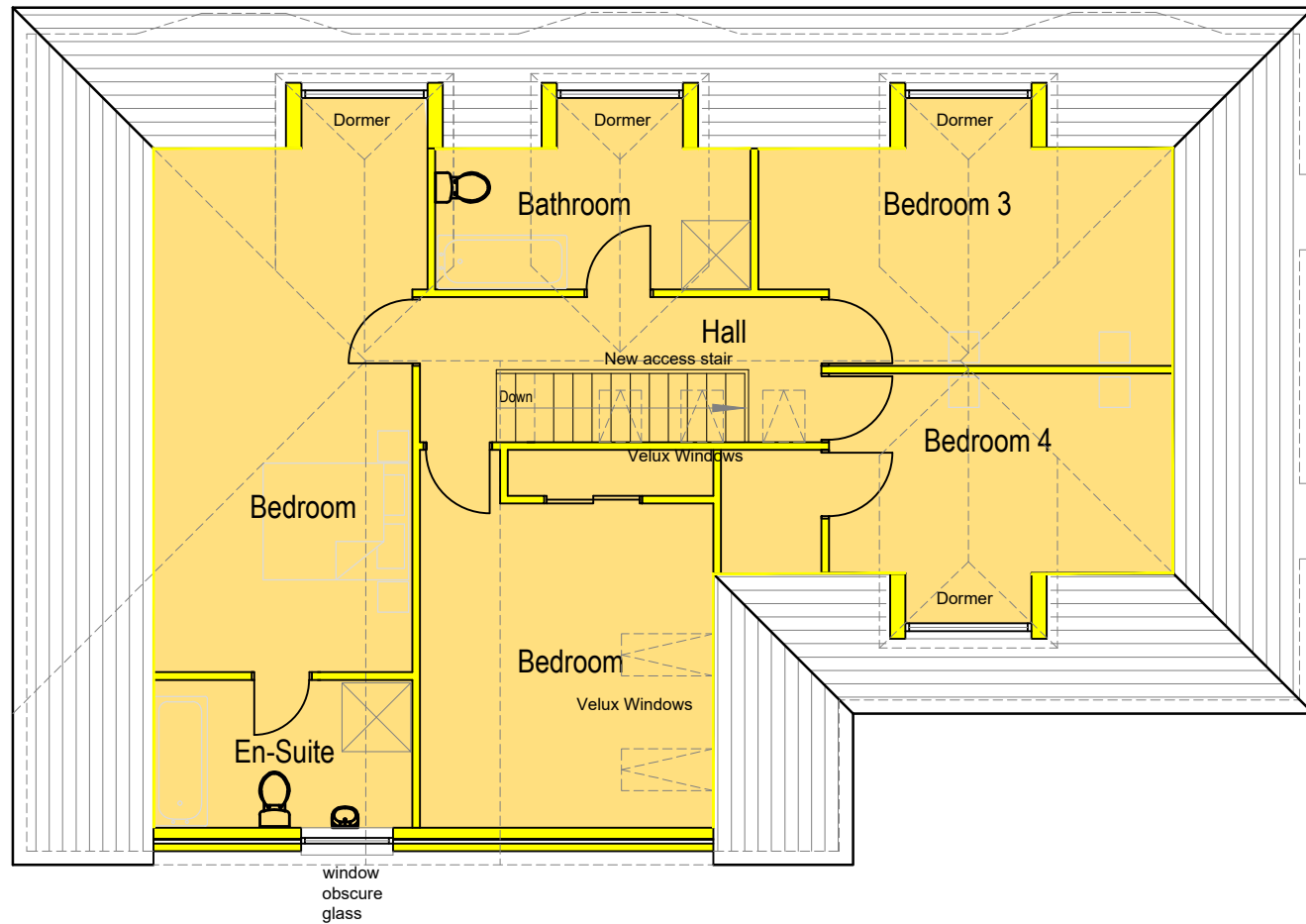
AI Architectural Design Ltd
 Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie
 North Lanarkshire ML6 0HZ
 Tel: 01236 769579
 Mob: 07770611090
 email: george@a1archdesign.co.uk

Scale
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Date
 March 2019

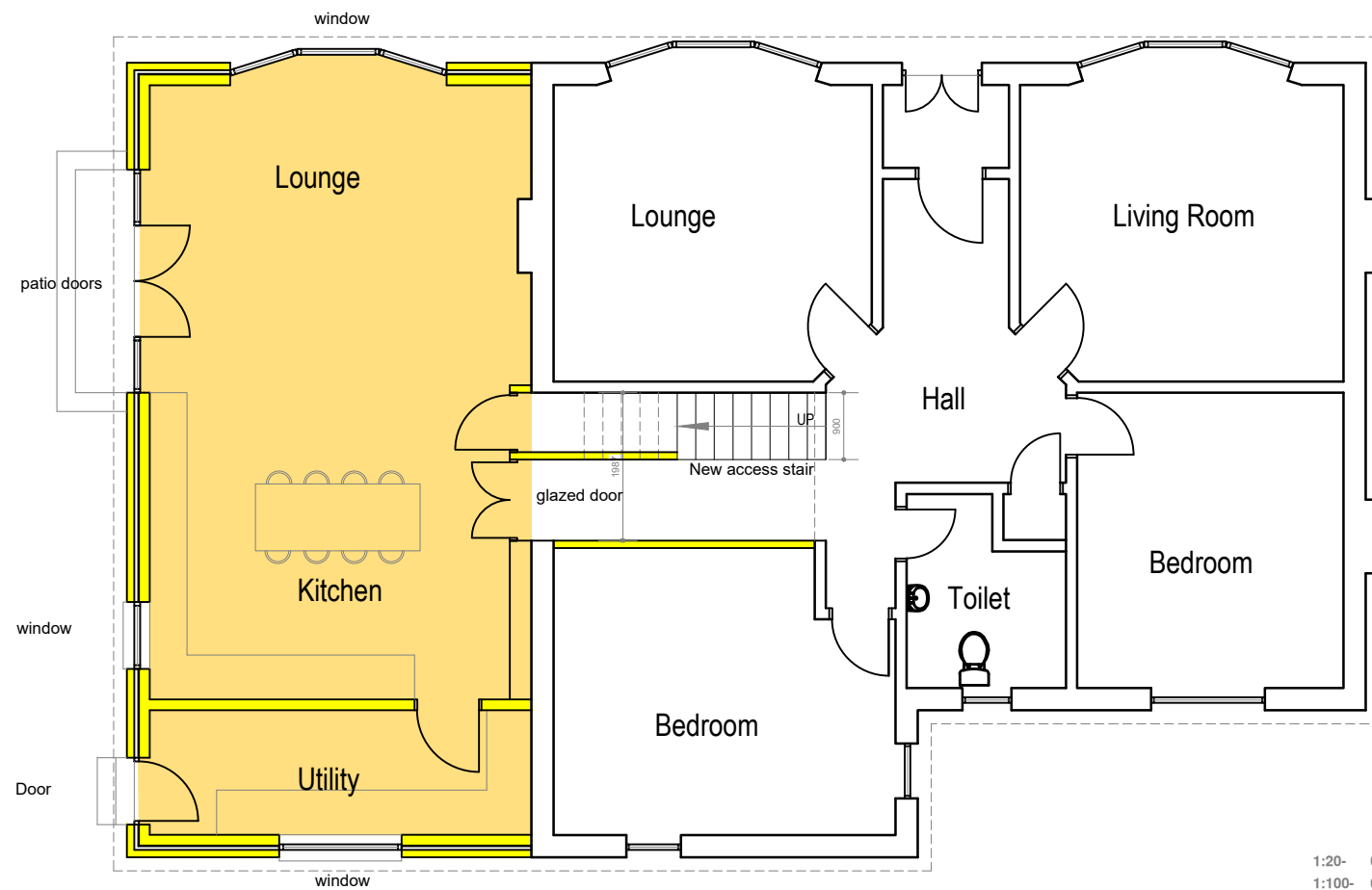
Job No. A1-455/19	Drawing No. L (2-) 001	Rev. -
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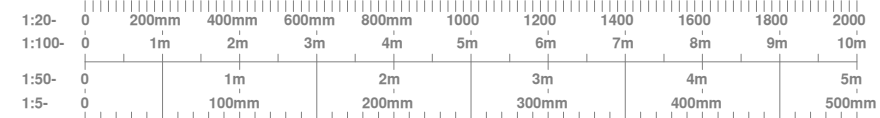
Attic Floor Plan As Proposed

Extension Footprint Area 50% = 55sqm

Existing House Footprint Area 110sqm area



Scale @ A3 Ground Floor Plan As Proposed



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Revision Date By

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Planning Approval

Client
Mr & Mrs Sumdani

Project Title
Proposed Extension & Attic Conversion
7 Gilmourton Crescent
Newton Mearns
G77 5AE

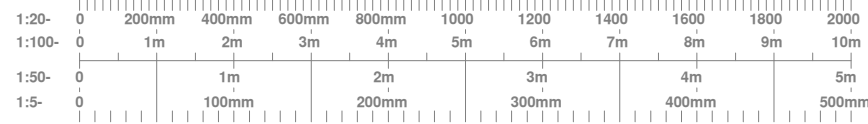
Drawing Title
Ground Floor Plan As Proposed

AI Architectural Design Ltd
Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie
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Tel: 01236 769579
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Scale
1:100
Date
March 2019

Job No.
A1-455/19
Drawing No.
L (2-) 005
Rev.
-

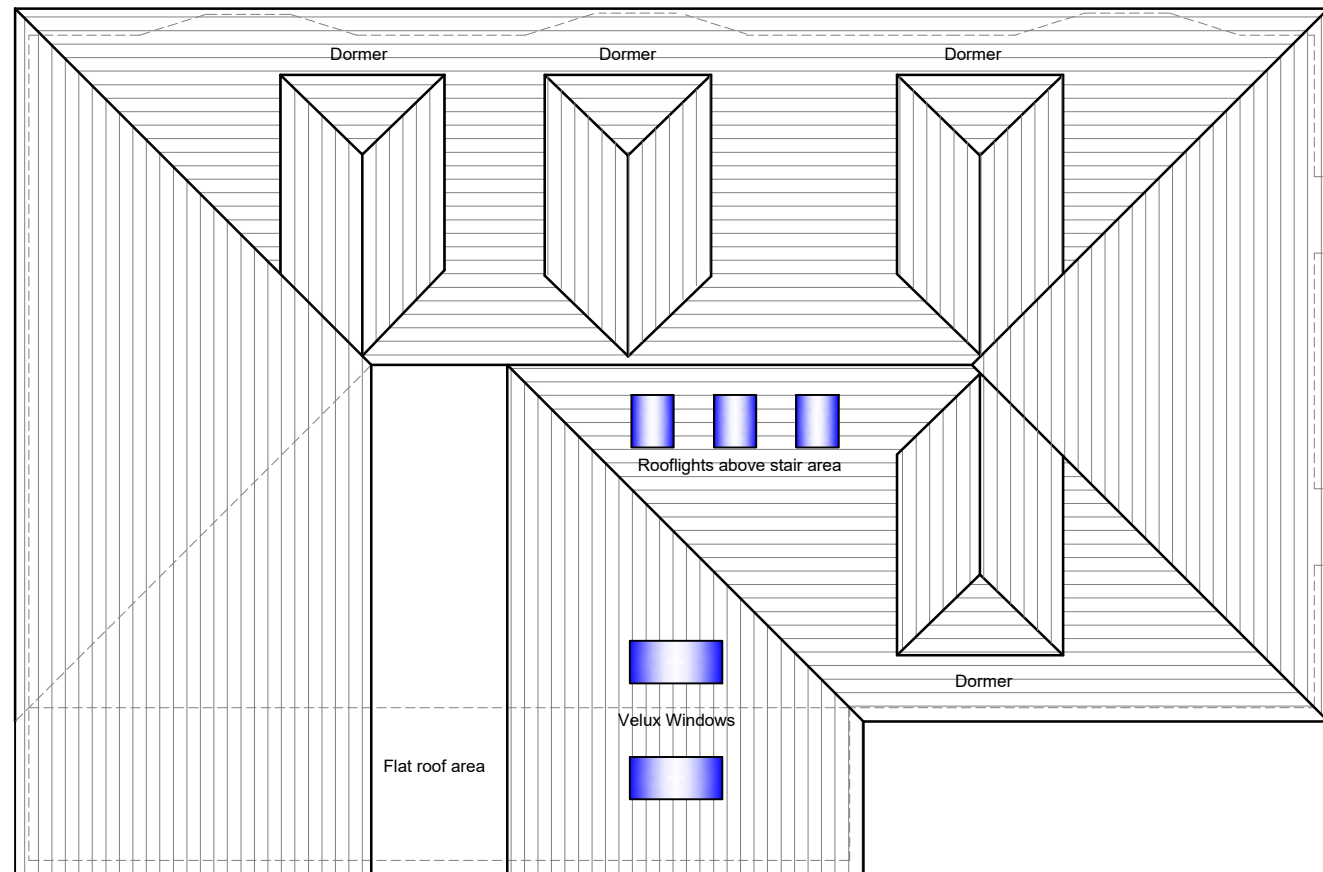


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Roof Plan As Proposed

Planning Approval

Client
 Mr & Mrs Sumdani

Project Title
 Proposed Extension & Attic Conversion
 7 Gilmourton Crescent
 Newton Mearns
 G77 5AE

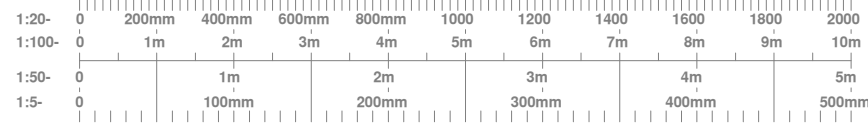
Drawing Title
 Roof Plan As Proposed

AI Architectural Design Ltd
 Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie
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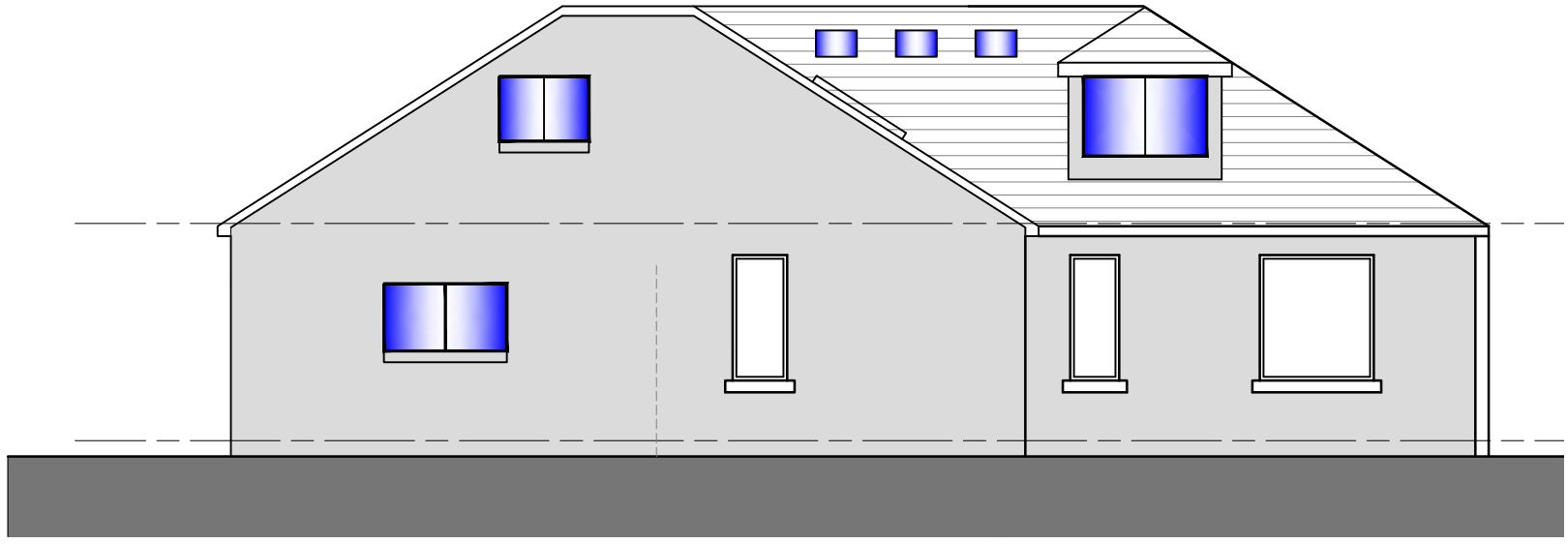
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Job No. A1-455/19	Drawing No. L (2-) 006	Rev. -
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Important
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Revision	Date	By



Rear Elevation As Proposed



Front Elevation As Proposed

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External Finishes Specification
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Planning Approval

Client
 Mr & Mrs Sumdani

Project Title
 Proposed Extension & Attic Conversion
 7 Gilmourton Crescent
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 G77 5AE

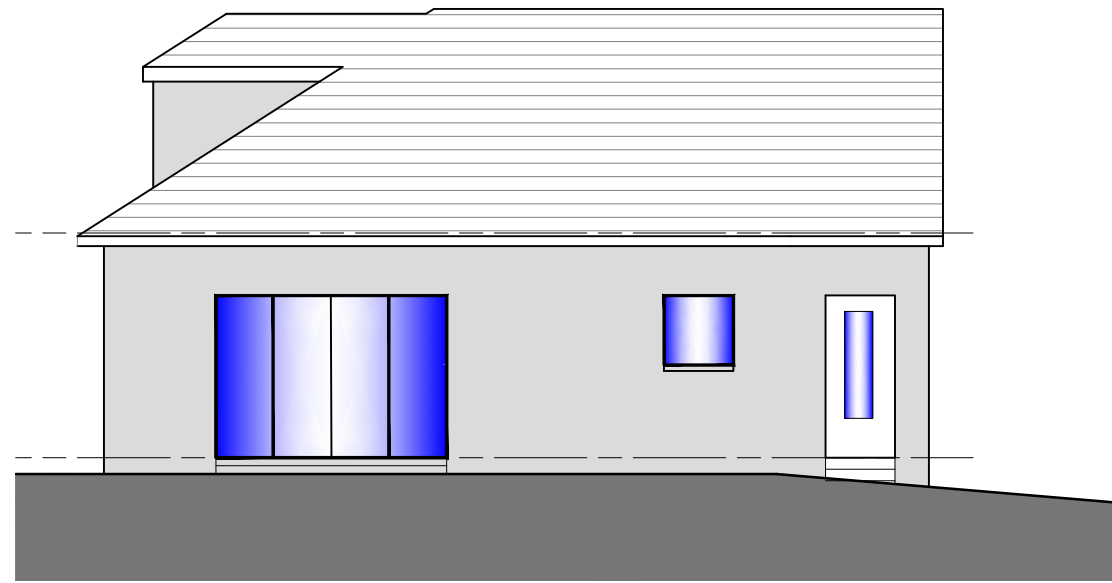
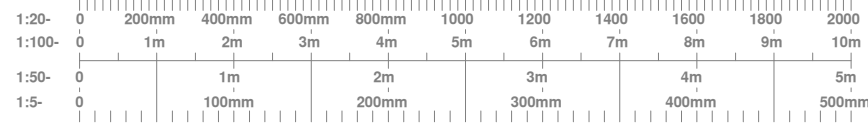
Drawing Title
 Front & Rear Elevations As Proposed

AI Architectural Design Ltd
 Complete Bespoke Architectural Services

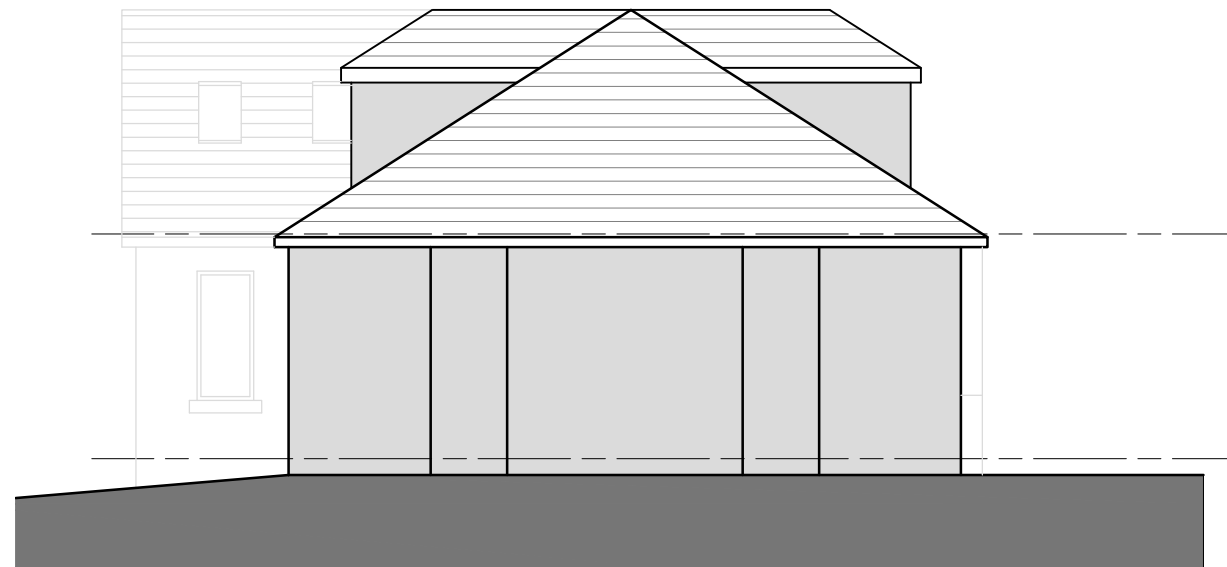
5 Cherrybank Walk, Airdrie
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 email: george@a1archdesign.co.uk

Scale 1:100	Date March 2019
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Job No. A1-455/19	Drawing No. L (2-) 007	Rev. -
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Gable Elevation As Proposed



Gable Elevation As Proposed

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Planning Approval

Client
 Mr & Mrs Sumdani

Project Title
 Proposed Extension & Attic Conversion
 7 Gilmourton Crescent
 Newton Mearns
 G77 5AE

Drawing Title
 Gable Elevations As Proposed

AI Architectural Design Ltd
 Complete Bespoke Architectural Services

5 Cherrybank Walk, Airdrie
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Scale 1:100	Date March 2019
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Job No. A1-455/19	Drawing No. L (2-) 008	Rev. -
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