AGENDA ITEM No.3

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

19 January 2022

Report by Deputy Chief Executive

REVIEW OF CASE - REVIEW/2021/11

CHANGE OF USE OF GROUND TO GARDEN GROUND AND ERECTION OF TWO STOREY SIDE EXTENSION AND BOUNDARY FENCE AT 17 INVEREWE WAY, NEWTON MEARNS, EAST RENFREWSHIRE, G77 6XH.

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:- 2021/0174/TP).
Applicant:	Mr and Mrs Mark and Gillian Kelly
Proposal:	Change of use of ground to garden ground and erection of two storey side extension and boundary fence.
Location:	17 Inverewe Way, Newton Mearns, East Renfrewshire, G77 6XH.
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 with 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, 19 January 2022 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 and supporting statement – Appendix 1 (Pages 7 - 18);

(b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 19 - 30);

(c) Decision notice and reasons for refusal - Appendix 3 (Pages 31 - 36); and

(e) A copy of the applicant's Notice of Review and Statement of Reasons including appeal statement and plans - Appendix 4 (Pages 37 - 117).

15. The applicant has also submitted the drawings listed below and these are attached as Appendix 5 (Pages 118 - 132).

(a) Existing Block Plan;

(b) Existing Ground Floor Plan;

(c) Existing First Floor Plan;

(d) Existing Front Elevation;

(e) Existing Rear Elevation;

(f) Existing Side Elevation;

(g) Refused – Proposed Block Plan;

(h) Refused – Proposed Ground Floor Plan;

(i) Refused – Proposed First Floor Plan;

(j) Refused – Proposed Front Elevation;

(k) Refused – Proposed Rear Elevation;

(l) Refused – Proposed Side Elevation;

(m) Refused – Boundary elevation wall-fence as Proposed; and

(n) Refused – Location Plan.

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:- January 2022

APPENDIX 1

APPLICATION FORM

AND

SUPPORTING STATEMENT

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 100255887-001

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)

Side two-storey extension to existing semi-detached property. Proposed change of use of the strip of land which has been purchased from Greenbelt Scotland, in order to incorporate this as part of the garden ground, with a new boundary fence.

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:	A-Cubed Design Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Amanda	Building Name:	
Last Name: *	Campbell	Building Number:	6
Telephone Number: *	07909 337 951	Address 1 (Street): *	Copland Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G51 2RS
Email Address: *	amanda@a3online.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr and Mrs	Building Name:	
First Name: *	Mark and Gillian	Building Number:	17
Last Name: *	Kelly	Address 1 (Street): *	Inverewe Way
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Newton Mearns
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	G77 6XH
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority: East Renfrewshire Council

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

Address 1: 17 INVEREWE WAY

Address 2: NEWTON MEARNS

Address 3:

Address 4:

Address 5:

Town/City/Settlement: GLASGOW

Post Code: G77 6XH

Please identify/describe the location of the site or sites

Northing 656222 Easting 252624

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)

The proposed enlargement of the garden is unlikely to result in a significant loss of character or amenity to the surrounding area. The extension would be contrary to the SPG as it would be wider than 50% of the frontage of the dwelling and would not be set back from the front elevation. [The design has been revised in response to this].

Title: Mr Other title:

First Name: David Last Name: Haney

Correspondence Reference Number: PREAPP/2020/0048 Date (dd/mm/yyyy): 30/03/2020

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: Amanda Campbell

On behalf of: Mr and Mrs Mark and Gillian Kelly

Date: 03/03/2021

☒ 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: Mrs Amanda Campbell

Declaration Date: 03/03/2021

Payment Details

Pay Direct

Created: 03/03/2021 07:12

a³ designltd

Job Ref : 1840-17 Inverewe Way
Date : 03-03-2021

6 Copland Place
Glasgow G51 2RS
amanda@a3online.co.uk
07909 337 951
www.a3online.co.uk

Supporting Statement for 17 Inverewe Way

The existing semi-detached property at 17 Inverewe Way is at the end of a cul-de-sac. The property has a triangular shaped plot with additional land purchased from Greenbelt Scotland. There is already a double garage which is not being changed by the proposals.

Extension area, relative to original main house area:

The proposed extension footprint area is: 39.0m2
The footprint area of the existing house is: 43.5m2
Therefore, the extension is approximately 89% increase in footprint.
This is well below the maximum 100% increase in footprint in the SPG guidance.

Remaining useable garden area, following extension:

The original garden ground area [excluding any of the area forward of the existing front elevation] is 104m2.
The additional land acquired from Greenbelt Scotland measures 63m2.
The proposed garden ground area following the construction of the extension and purchase of the Greenbelt land will thus be 126m2.
This means the proposal results in a 21% increase in garden area, compared to the existing house on the original plot size.

Roof and eaves height, front elevation step-back:

The extension has a lower ridge than the main house.
The extension eaves line through with the main house eaves. The extension is stepped back by 250mm from the front of the existing house.

Width of the front of property:

The front of the existing property measures 5.35 metres.
The width of the straight front wall of the two-storey extension is 3.29 metres.
The combined effect of the angled front wall and the hipped roof, reduce the visual massing of the extension, as viewed from the street.

Materiality:

The materiality of the extension [brickwork, rendered masonry and concrete tiles] will be in keeping with the main property.

Privacy, Overshadowing, Daylight and Sunlight:

The position and form of the proposed extension does not impinge on the privacy and sunlight of the neighbours with neither the front or rear of the proposed extension directly overlooking any of the neighbouring properties.

Precedents, within the local area, for side two extensions that are wider than 50% of the existing property:

- 12 Inverewe Way 2013/0215/TP : side two-storey extension, wider than 50% of existing property
- 14 Inverewe Way 2014/0014/TP : side two-storey extension, wider than 50% of existing property
- 16 Inverewe Way 2015/0168/TP. side two-storey extension, wider than 50% of existing property
- 8 Lochinch Place 2004/0006/TP : side two-storey extension, wider than 50% of existing property
- 14 Lochinch Place 2008/0307/TP : side two-storey extension, wider than 50% of existing property
- 17 Lochinch Place 2019/0222/TP : side two-storey extension, wider than 50% of existing property
- 1 Crarae Place 2004/0317/TP : side two storey and single storey rear extension, side extension is wider than 50% of existing property
- 12 Crarae Place 2004/0276/TP : side two-storey extension, wider than 50% of existing property

These extensions are very similar or identical house types as 17 Inverewe Way, and form part of the existing character of the area.

Pre-application enquiries:

A pre-application enquiry has been submitted for this proposal. The proposals have now been amended to step the extension back from the line of the front of the existing house, as well as introducing the angle to the front wall. The detailed SPG policy as regards massing, areas and recent precedents within the area have been looked at in more detail, in order to support this application.

In conclusion:

In developing the extension plan for 17 Inverewe Way, we have been conscious to ensure that the scale and appearance of the extension would not dominate the original house itself or the garden and we would highlight factors such as:

- The angling of the front wall of the extension;
- The lowering of the roof height in comparison to the main house ridge; and
- The useable garden area would be greater than the existing generous current footprint.

These, together with the position of the original property to the street and the siting of the proposed extension (not directly overlooking neighbouring properties) all help to ensure that the extension would not detract from the character of the existing streetscape and its appearance would be subservient to the original house form.

Please contact me if you have any queries on the submitted application. I look forward to hearing from you in due course.

Regards,

[redacted]

Amanda Campbell
Architect RIAS B. Arch [hons], Dip Arch.

APPENDIX 2

REPORT OF HANDLING

REPORT OF HANDLING

Reference: 2021/0174/TP Date Registered: 16th March 2021

Application Type: Full Planning Permission This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham
Co-ordinates: 252624/:656222

Applicant/Agent:	Applicant:	Agent:
	Mr and Mrs Mark and Gillian Kelly	Amanda Campbell
	17 Inverewe Way	6 Copland Place
	Newton Mearns	Glasgow
	East Renfrewshire	Scotland
	G77 6XH	G51 2RS

Proposal: Change of use of ground to garden ground and erection of two storey side extension and boundary fence.

Location: 17 Inverewe Way
Newton Mearns
East Renfrewshire
G77 6XH

CONSULTATIONS/COMMENTS: None.

PUBLICITY:

26.03.2021 Evening Times Expiry date 09.04.2021

SITE NOTICES: None.

SITE HISTORY:

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:

This application relates to a residential property in the West Acres area of Newton Mearns. The subject is a semi detached 5 apt villa at the end of a cul-de-sac. Due to the roundal that terminates the cul-de-sac the garden is wide but narrow. A detached double garage is sited on its south east side. An established area of amenity space abuts the property along its northern boundary providing separation from Barrhead Road.

There are two main elements to this application. Firstly, it is proposed to extend to the house by means of a two storey extension.

The extension is approx. 4.3m and 8.5m deep projecting beyond the existing rear elevation of the house by approx.1m. The scale of the extension is such that it cannot be accommodated in the existing curtilage, hence the second element of the proposal is the proposed change of use of an area of the amenity strip to additional private garden ground.

Planning applications require to be assessed against the Development Plan. In this case the most relevant consideration is the adopted East Renfrewshire Local Development Plan.

The combined elements of the proposal are such that the Policy D1 D14 and D6 are the most valid policies. Policy D1 refers to all forms of development, D14 refers to extension to buildings and D6 refers to Local Urban Greenspace, in regard to the change of use of an area of the amenity space to the rear of the existing residential plot.

It is considered appropriate to assess the change of use first.

Policy D6 confirms that local urban greenspace will be safeguarded. Proposals that will reduce this space will be resisted. Considerations are listed in Policy D5. These refer to the:

- impact on the character and amenity of the area
- loss of public access
- impact on nature conservation and lastly
- the proposal would result in a community use

In this case the proposal is clearly not for community use.

In terms of the character and amenity of the area, the landscaping for the West Acres area is a long established structural feature. It provides a valuable green network which frames West Acres as a whole with a degree of visual distinction to the benefit of the setting and character of the housing development. It also serves an amenity function as a buffer and mitigation between the different housing areas and the busy main roads serving the locality. The council has defended urban greenspace areas in West Acres and beyond from similar change of use applications.

The loss proposed in this case is along a section that rises from Barrhead Road to the established boundaries of the housing area. It is considered that the loss will result in an abrupt and elevated intrusion into the existing run of the protected urban space to its detriment.

Loss of public access is not a consideration in this instance. The area is planted up along its length.

Nature conservation impact is less tangible but the land would become part of a managed garden and its habitat or conservation value is likely to be diminished.

Noting the above, it is considered that the change of use of the urban greenspace to residential use conflicts with the Development Plan.

Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area. These aspects are addressed in the preceding paragraphs to the extent that the proposal in respect of the loss of an area of urban greenspace is considered to be contrary to this policy.

In terms of the proposed extension, Policy D14 confirms that extensions must complement the existing character of the property and be of a scale and massing that is appropriate.

This advice is supported by the 'Householder Design Guide' SPG which offers more detail on extensions to dwellinghouses.

It provides as a general principle that extensions should have the same roof design particularly from public view and more specifically two storey side extensions should:

- be no wider than 50% of the front elevation of the existing house
- be set back from the front elevation by a minimum of 500mm and
- have a lower ridgeline than the original house

The proposed extension has a lower ridgeline. However, the existing house is 5m wide and the extension is 4.3m wide. Therefore the percentage increase is 86% rather than the 50% regarded as proportionate to complement an existing property. Additionally, it does not have the same roof design, rather it has a hipped roof with an additional minor hip above a chamfered corner which in itself is an incongruous feature.

Taking the above into account, it is considered that the proposed extension does not comply with policy D14 nor the Householder Design Guide (most particularly in terms of its width which cannot be accommodated in the actual plot).

The Proposed Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policy is considered to be D1. D1.1 and D5. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, for reasons stated above, it is considered that the proposed extension and change of use would be contrary to the relevant policies in the Proposed Local Development Plan.

In conclusion, the proposal is contrary to Policy D1, D6 and D14 of the adopted East Renfrewshire Local Development Plan. There are no material considerations that indicate the application should not be refused. It is therefore recommended that the application is refused for the reasons given below.

RECOMMENDATION: Refuse

1. The proposal is contrary to Policy D6 of the adopted East Renfrewshire Local Development Plan as the proposed change of use would lead to the loss of structural landscaping to the detriment of the character, amenity and setting of the wider housing development.

2. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as its size, scale and massing would be significantly out of keeping with the predominant built form of the street resulting in a significant loss of character to the surrounding area.

3. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the size, scale and massing of the extension would dominate the original form of the dwelling resulting in a significant loss of character to the dwelling.

4. The proposal is contrary to the Supplementary Planning Guidance on Householder Design as the extension does not have the same roof design as the original house, would be considerably more than 50% of the frontage of the dwelling and is not sufficiently set back from the frontage of the dwelling. Consequently, the size, scale and massing of the extension would dominate the original form of the dwelling resulting in a significant loss of character to the dwelling and surrounding area.

PLANNING OBLIGATIONS: None.

ADDITIONAL NOTES: None

ADDED VALUE:

Improvements to the proposal were achieved at the pre-application stage.

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr David Haney on 0141 577 3861.

Ref. No.: 2021/0174/TP
(IAWA)

DATE: 24th August 2021

DIRECTOR OF ENVIRONMENT

Reference: 2021/0174/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.

Policy D6
Protection of Local Urban Greenspace
Areas of local urban greenspace, not identified on the Proposals Map will be safeguarded. The criteria used within Policy D5 will be utilised to assess the impact of development proposals on these areas.

Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.

Proposed Local Development Plan 2

Policy D1
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.

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.

Policy D5
Protection of Urban Greenspace
The Council will protect and support a diverse and multi-functional network of urban greenspace, including outdoor sports facilities, shown on the Proposals Map.

Proposals for the loss of outdoor sports will be assessed against Policy D13.

Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:

There is no significant adverse impact on nature conservation/ biodiversity or the function of the wider green network, landscape character and amenity of the site and surrounding area;
The loss of a part of the land would not affect its recreational, amenity or landscape function; and
Appropriate mitigation is provided as part of the development for alternative provision of at least equal biodiversity, community benefit and accessibility.

Proposals for development on other areas of greenspace not shown on the Proposals Map under Policy D5, will be considered against its biodiversity and recreational value and its contribution to the character and amenity of the area in accordance with Policy D1.

Further detailed guidance and information is set out in the Green Network Supplementary Guidance.

GOVERNMENT GUIDANCE:

Given the size and scale of the development it is not considered that government guidance is a relevant material consideration.

Finalised 24/08/2021 AC(6)

APPENDIX 3

DECISION NOTICE

AND

REASONS FOR REFUSAL

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

REFUSAL OF PLANNING PERMISSION

Ref. No. **2021/0174/TP**

Applicant:
Mr and Mrs Mark and Gillian Kelly
17 Inverewe Way
Newton Mearns
East Renfrewshire
G77 6XH

Agent:
Amanda Campbell
6 Copland Place
Glasgow
Scotland
G51 2RS

With reference to your application which was registered on 16th March 2021 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Change of use of ground to garden ground and erection of two storey side extension and boundary fence.

at: 17 Inverewe Way Newton Mearns East Renfrewshire G77 6XH

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 D6 of the adopted East Renfrewshire Local Development Plan as the proposed change of use would lead to the loss of structural landscaping to the detriment of the character, amenity and setting of the wider housing development.

2. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as it its size, scale and massing would be significantly out of keeping with the predominant built form of the street resulting in a significant loss of character to the surrounding area.

3. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the size, scale and massing of the extension would dominate the original form of the dwelling resulting in a significant loss of character to the dwelling.

4. The proposal is contrary to the Supplementary Planning Guidance on Householder Design as the extension does not have the same roof design as the original house, would be considerably more than 50% of the frontage of the dwelling and is not sufficiently set back from the frontage of the dwelling. Consequently, the size, scale and massing of the extension would dominate the original form of the dwelling resulting in a significant loss of character to the dwelling and surrounding area.

Dated 24th August 2021

[redacted]

Director of Environment
East Renfrewshire Council
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG
Tel. No. 0141 577 3001

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	1840-L A		
Block Plan Proposed	1840-PL-002b		
Plans Proposed	1840-PL-005		
Plans Proposed	1840-PL-006		
Elevations Proposed	1840-PL-102		
Elevations Proposed	1840-PL-104		
Elevations Proposed	1840-PL-106		
Elevations Proposed	1840-PL-107		

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

APPENDIX 4

NOTICE OF REVIEW

AND

STATEMENT OF REASONS

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 100255887-004

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:	A-Cubed Design Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Amanda	Building Name:	
Last Name: *	Campbell	Building Number:	6
Telephone Number: *	07909 337 951	Address 1 (Street): *	Copland Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G51 2RS
Email Address: *	amanda@a3online.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr and Mrs	Building Name:	
First Name: *	Mark and Gillian	Building Number:	17
Last Name: *	Kelly	Address 1 (Street): *	Inverewe Way
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Newton Mearns
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	G77 6XH
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority: East Renfrewshire Council

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

Address 1:	17 INVEREWE WAY
Address 2:	NEWTON MEARNS
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	GLASGOW
Post Code:	G77 6XH

Please identify/describe the location of the site or sites

Northing	656222	Easting	252624

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)

Change of use of ground to garden ground and erection of two storey side extension and boundary fence

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 a 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.

Please refer to the submitted Review Statement setting out the detailed reasons for seeking a Local Body Review.

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)

Review Statement 19-11-2021 Supporting Statement 03-03-2021 1840-PL-001 1840-PL-002_B 1840-PL-003 1840-PL-004 1840-PL-005 1840-PL-006 1840-PL-101 1840-PL-102 1840-PL-103 1840-PL-104 1840-PL-105 1840-PL-106 1840-PL-107 Householder_Application-2 2021_0174_TP-Refused-736808 Report of Handling

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application. 2021/0174/TP

What date was the application submitted to the planning authority? * 11/03/2021

What date was the decision issued by the planning authority? * 24/08/2021

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: Mrs Amanda Campbell

Declaration Date: 19/11/2021

Job Ref : 1840-17 Inverewe Way
Date : 03-03-2021

6 Copland Place
Glasgow G51 2RS
amanda@a3online.co.uk
07909 337 951
www.a3online.co.uk

Supporting Statement for 17 Inverewe Way

The existing semi-detached property at 17 Inverewe Way is at the end of a cul-de-sac. The property has a triangular shaped plot with additional land purchased from Greenbelt Scotland. There is already a double garage which is not being changed by the proposals.

Extension area, relative to original main house area:

The proposed extension footprint area is: 39.0m2
The footprint area of the existing house is: 43.5m2
Therefore, the extension is approximately 89% increase in footprint.
This is well below the maximum 100% increase in footprint in the SPG guidance.

Remaining useable garden area, following extension:

The original garden ground area [excluding any of the area forward of the existing front elevation] is 104m2.
The additional land acquired from Greenbelt Scotland measures 63m2.
The proposed garden ground area following the construction of the extension and purchase of the Greenbelt land will thus be 126m2.
This means the proposal results in a 21% increase in garden area, compared to the existing house on the original plot size.

Roof and eaves height, front elevation step-back:

The extension has a lower ridge than the main house.
The extension eaves line through with the main house eaves. The extension is stepped back by 250mm from the front of the existing house.

Width of the front of property:

The front of the existing property measures 5.35 metres.
The width of the straight front wall of the two-storey extension is 3.29 metres.
The combined effect of the angled front wall and the hipped roof, reduce the visual massing of the extension, as viewed from the street.

Materiality:

The materiality of the extension [brickwork, rendered masonry and concrete tiles] will be in keeping with the main property.

Privacy, Overshadowing, Daylight and Sunlight:

The position and form of the proposed extension does not impinge on the privacy and sunlight of the neighbours with neither the front or rear of the proposed extension directly overlooking any of the neighbouring properties.

Precedents, within the local area, for side two extensions that are wider than 50% of the existing property:

- 12 Inverewe Way 2013/0215/TP : side two-storey extension, wider than 50% of existing property
- 14 Inverewe Way 2014/0014/TP : side two-storey extension, wider than 50% of existing property
- 16 Inverewe Way 2015/0168/TP. side two-storey extension, wider than 50% of existing property
- 8 Lochinch Place 2004/0006/TP : side two-storey extension, wider than 50% of existing property
- 14 Lochinch Place 2008/0307/TP : side two-storey extension, wider than 50% of existing property
- 17 Lochinch Place 2019/0222/TP : side two-storey extension, wider than 50% of existing property
- 1 Crarae Place 2004/0317/TP : side two storey and single storey rear extension, side extension is wider than 50% of existing property
- 12 Crarae Place 2004/0276/TP : side two-storey extension, wider than 50% of existing property

These extensions are very similar or identical house types as 17 Inverewe Way, and form part of the existing character of the area.

Pre-application enquiries:

A pre-application enquiry has been submitted for this proposal. The proposals have now been amended to step the extension back from the line of the front of the existing house, as well as introducing the angle to the front wall. The detailed SPG policy as regards massing, areas and recent precedents within the area have been looked at in more detail, in order to support this application.

In conclusion:

In developing the extension plan for 17 Inverewe Way, we have been conscious to ensure that the scale and appearance of the extension would not dominate the original house itself or the garden and we would highlight factors such as:

- The angling of the front wall of the extension;
- The lowering of the roof height in comparison to the main house ridge; and
- The useable garden area would be greater than the existing generous current footprint.

These, together with the position of the original property to the street and the siting of the proposed extension (not directly overlooking neighbouring properties) all help to ensure that the extension would not detract from the character of the existing streetscape and its appearance would be subservient to the original house form.

Please contact me if you have any queries on the submitted application. I look forward to hearing from you in due course.

Regards,

[redacted]

Amanda Campbell
Architect RIAS B. Arch [hons], Dip Arch.

MARK & GILLIAN KELLY
17 INVEREWE WAY, NEWTON MEARNS, G77 6XH
STATEMENT TO EAST RENFREWSHIRE COUNCIL LOCAL REVIEW BODY

Contents

SUMMARY OF CASE

This statement presents the case to East Renfrewshire Council's Local Review Body that a planning application (Ref 2021/0174/TP) for a two storey side extension and 'change of land use', which was refused on 3 September 2021 under delegated powers, should be granted. We summarise the case below and present it in greater detail in the subsequent pages:

1. The key purpose for the proposal is to provide a larger more flexible living/ social space that can be adaptable both now and in the future. **Further information on this can be read in section 2 of this statement.**
2. We highlight that a pre-planning application (PREAPP/2020/0048) was submitted and the considered response received from East Renfrewshire Planning Office confirmed the change of land use was unlikely to give rise to a significant loss of character or amenity to the surrounding area. **Further information on this can be read in section 3 of this statement**.
3. It is contended that East Renfrewshire Planning Office, in arriving at the refusal determination have taken no account of our Architect's Supporting Statement or 5 comparable two storey side extensions in the same street/ adjoining street. Indeed it is clear the Supporting Statement was not even uploaded from the *ePlanning Scotland* portal (Ref 100255887-001) This supports the conclusion an incomplete or inconsistent determination has been made. **Further information on this can be read in section 5 of this statement.**
4. Empirical evidence is presented which demonstrates the extension's size and scale is not 'significantly out of keeping' with those 5 comparable extensions in the street/ adjoining street. Consequently there will be no significant loss of character to the surrounding area. **Further information on this can be read in section 6 of this statement.**
5. We demonstrate the extension's size, scale and height are all smaller than the original dwelling. This supports the conclusion the extension will be subordinate to the original property and will not dominate it, as it is alleged in the refusal reasons. **Further information on this can be read in section 7 of this statement.**
6. We demonstrate, by reference to the detailed massing assessment presented and in comparison with properties in the immediate locality (within 100 metres), the proposed extension would have an appropriate massing and would be demonstrably subordinate to the original dwelling. **Further information on this can be read in section 8 of this statement.**
7. We demonstrate that the proposal is aligned with the key general principles set out in the SPG on Householder Design and in the two acknowledged areas of divergence there are 'material consideration' to indicate divergence would be acceptable[1]. Furthermore, empirical evidence is presented to demonstrate there would be no significant loss of character to the surrounding area when you consider comparable developments in the street/ adjoining street. **Further information on this can be read in section 9 of this statement.**
8. We demonstrate the change in use of the narrow strip of landscaping, designated 'General Urban Land', would have a negligible impact on the character and function of the site or wider housing development – and clearly not have a significant adverse impact. We also demonstrate why previous change of land use precedents are not relevant in assessing this specific case. **Further information on this can be found in section 10 of this statement.**
9. We highlight there have been no public representations made against any part of this proposal.
10. Addressing these issues counters the claims made in the refusal determination that the proposal would contravene policies D1, D6 and D14 of the Local Development Plan and the SPG on Householder Design. **Please refer to each of the detailed sections referenced above**.
11. We respectfully urge the Local Review Body to reconsider the refusal determination and grant planning approval in this case.

[1] Principle set out *City of Edinburgh V Secretary of State for Scotland 1998*

1 SITE DESCRIPTION & SURROUNDINGS

1.1 This statement presents the case to East Renfrewshire Council's Local Review Body that the planning application for a two-storey side extension and change of land use (Ref 2021/0174/TP), which was refused on 3 September 2021 under delegated powers, should be granted.

1.2 Planning approval is being sought to extend the existing 3 bed semi-detached property situated at the end-of the cul-de-sac on Inverewe Way. There is a detached double garage forming part of the original development built in 1995. Its angular position, being not parallel to the existing dwelling, is sited on its south east side.

1.3 The property and aerial photographs below indicates its location and provides further information. In the immediate vicinity of the application site there are a varied number of property forms that help define the character of the locality and surrounding area. This includes properties on Inverewe Way itself but also properties immediately adjoining to the rear and directly opposite that face onto Barrhead Road. Please refer to further evidence of this is presented in **Section 8 on pages 16-17.**

Figure 1: 17 Inverewe Way- Front elevation

Figure 2: Location

1.4 The property abuts an area of 'green buffer/ landscaping'[2] to the north, east and west of the property (as see on Figure 2 above) that currently measures a depth ranging between 7.5m to 8.4m from the existing rear boundary to the pedestrian path on Barrhead Road.

The plot was further extended following the acquisition of a narrow strip of that said 'green buffer/ landscaping' from Greenbelt Scotland Ltd in February 2021.

Please refer to figure 4 on page 3 showing the blockplan and the narrow strip acquired – shown as the shaded area to the rear of the property

[2] Source: Mr Haney, East Renfrewshire Planning Officer in his pre-application response (PREAPP/2020/0048)- as attached

2 THE APPLICATION PROPOSAL:

2.1 The planning application was registered on 3 March 2021 and refused on 3 September 2021.

The application has 2 main elements:

(a) Application for approval for a two storey side extension- being a footprint of 39 m^2 out of an overall enlarged rear curtailment of 167 m^2, or just 23%.

(b) Application for approval for the narrow strip of land acquired to be encompassed into the existing garden plot (depth 2.7m);

Please refer to Figure 3 and 4 below submitted as part of the original application.

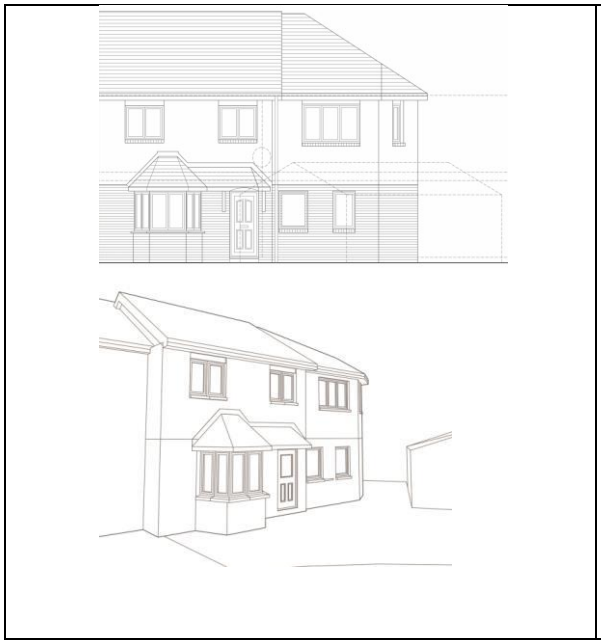


Figure 3: The proposed two storey extension

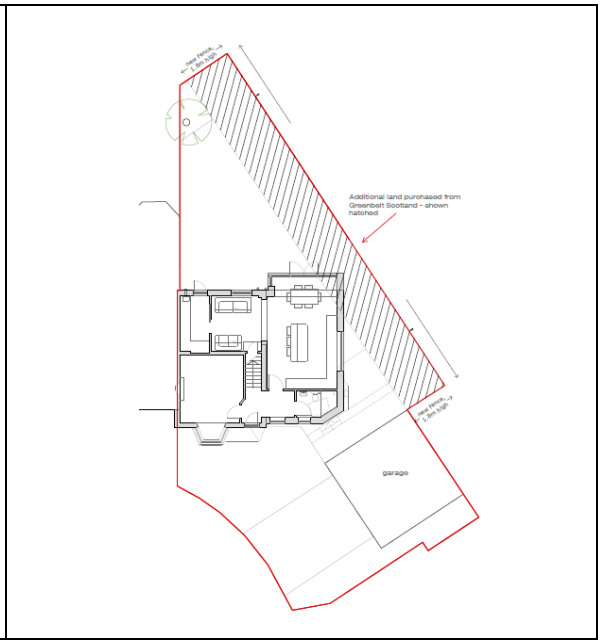


Figure 4: The site plan

The Extension Proposal

2.2 The key reasons for the proposal are to provide a larger more flexible living space that can be adapted to meet the changing needs of our family and allow us to stay in the property for longer[3]. In particular:

- It brings much needed ground floor space with the creation of larger living, dining and social space, and will include a utility and downstairs shower. This will support the accommodation of aging relatives when visiting for periods of time and in looking to future proof the property to meet any longer term needs that might arise.

- The creation of the additional bedroom will enable the existing guestroom to be used as a home office as both occupants will now be working from home, due to the change in working practices of their employers, following the COVID pandemic. The existing master bedroom will be used as the new guestroom.

[3] Consistent with Local Development Plan 2 D1.18 and Scottish Government Policy Statement on Creating Places.

- The proposal will add much needed light and space (consistent with the principles of Supplementary Planning Guidance Daylight & Sunlight 2015) given the siting of the neighbouring conservatory and significant garden room. The combined impact of the retaining wall, the height of the conservatory and the garden room (at a height of 2.5m) of the neighbouring property (15 Inverewe Way) has severely restricted the light at the rear of 17 Inverewe Way . Please see images below:[4]


Figure 5: Light impact of neighbouring property- 15 Inverewe Way

The 'change of use" to garden ground for the acquired land together with additional space extends the opportunity/potential for sunlight to reach greater areas of the rear garden not in lee of the neighbouring structures.

The proposed position of the extension:

2.3 The dwelling is situated at the end of a cul-de-sac with the proposed two-storey side extension specifically sited between the existing dwelling and the occupants' detached double garage, as shown in figure 4 on page 3 above. This would still allow a minimum of 2m of side access between the new extension and the double garage.

2.4 The extension's position and orientation it is considered would have a negligible impact on any neighbouring property as it would not directly face onto any property nor would it prejudice the amenity of any immediate neighbour, as there would be no overshadowing or loss of privacy. Evidence supported by the fact East Renfrewshire Council received no comments or representations in relation to this proposal.

2.5 Indeed, no properties border that side of the property or to the rear and the visibility of the extension from the street will be restricted/softened given:

- its less prominent position in the cul-de-sac and the position of double garage; and
- the extensive boundary landscaping to East and North- as shown on the aerial photograph on the front cover.

It is thus considered this proposal will have minimal impact on the visual amenity to residents in wider surrounding area.

[4] Evidence deemed admissible as part of this review under S43B of the Planning etc (Scotland) Act 2006 as Mr Walker, East Renfrewshire Planning Officer visited the site on 30 June 2021, and could observe this on site for himself.

2.6 The proposal will utilise only 3m^2 of the narrow strip of green buffering acquired with the remaining 95% of the land being used for garden use- shown as the shaded area in **Figure 4 on page 3.** Effectively meaning the proposal would result in a 23% increase in useable garden ground after development. This supports the view there would be no over-development with this proposal.

2.7 A significant 'amenity buffer' will still be **retained** between the new boundary wall and the pavement. In a visual context, this would be the distance between the telegraph pole (circled in red) and the edge of the pedestrian path on Barrhead Road[5]. Please refer to the images below:

Figure 6: Amenity buffer retained between Barrhead Road and application site (Oct 2021)

3 PRE-PLANNING APPLICATION CONSULTATION:

3.1 As set out in both the adopted Local Development Plan 2015 and the proposed Local Development Plan 2:

> *"applicants are **strongly encouraged**..to engage in early pre-application discussions with the Council and conclude these discussions before submission of any subsequent planning application"*[6]

3.2 As result, prior to acquiring the additional piece of land from Greenbelt Scotland Ltd in February 2021, a pre-planning application was submitted to East Renfrewshire Council on 21 February 2020 and a formal response was received from Mr Haney (East Renfrewshire Planning Officer) on 30 March 2020 (PREAPP/2020/0048).

3.3 Only on receipt of that response from Mr Haney (and in particular his considered view on the change of use of the land being acquired) did we proceed with the formal purchase of the land from Greenbelt Scotland Ltd. The importance of the 'change of use' issue was made clear to Mr Haney prior to his determination.

3.4 Please refer to the email correspondence below:

[5] Evidence deemed admissible as part of this review as this information was cited in comments made by Mr Haney, East Renfrewshire Planning Officer in his pre-application response and Mr Walker, East Renfrewshire Planning Officer visited the site on 30 June 2021, and could observe this on site for himself.
[6] Source: East Renfrewshire Development Plan 2 page 50

---------- Forwarded message ---------
From: **Haney, David** <David.Haney@eastrenfrewshire.gov.uk>
Date: Mon, 30 Mar 2020 at 15:58
Subject: RE: PREAPP/2020/0048 - 17 Inverewe Way
To: Amanda Campbell <amanda@a3online.co.uk>

Hello Amanda

Apologies for the delay in getting back to you.

The plans indicate that your client wishes to widen their rear garden by approximately 2.7 metres into the strip of land between the site and Barrhead Road. The widening of the garden ground would require a planning application to change the use of the land. This application would be assessed against Policy D1 of the adopted Local Development Plan and must not result in a significant loss of character or amenity to the area.

The land is within the general urban area and is not classified as protected greenspace by the adopted Local Development Plan. It is not usable public open space and the extent to which the garden would be widened would leave a reasonable amount of green buffer/landscaping between the site and Barrhead Road. The proposed enlargement of the garden is unlikely to result in a significant loss of character or amenity to the surrounding area.

I note that there is a power line adjacent to the site. Your client should be aware of any utilities that may be affected by the enlargement of the garden.

The extension would be assessed against Policies D1 and D14 of the adopted Local Development Plan and the Householder Design SPG.

https://www.eastrenfrewshire.gov.uk/CHttpHandler.ashx?id=14078&p=0

The extension would be contrary to the SPG as it would be wider than 50% of the frontage of the dwelling and would not be set back from the front elevation. I would need to see elevation drawings in order to provide more detailed comments.

I hope the above comments are useful. If you have any questions please do not hesitate to contact me.

Please note that the above comments are the informal view of the case officer and will not prejudice the determination of any application submitted to the Planning Authority. The comments are based on a desktop assessment alone. You should not assume that every issue which might impact on the proposal has been assessed at present.

Kind regards

David

David Haney

From: Amanda Campbell [mailto:amanda@a3online.co.uk]
Sent: 30 March 2020 08:15
To: Haney, David <David.Haney@eastrenfrewshire.gov.uk>
Subject: Re: PREAPP/2020/0048 - 17 Inverewe Way

Hi David,

The applicant has keen to receive a response on the land addition and change of use of the new land purchase, to become increased garden ground of the property. Greenbelt Scotland are asking for a decision soon, on the potential purchase.

Let me know if you need any further information / photos, etc?

Kind regards,

Amanda Campbell

4 THE REASONS FOR REFUSAL

4.1 As set out in the decision notice issued by East Renfrewshire Council on 3 September 2021, four reasons were cited for refusing this proposal. The first relating specifically to the proposed change of land use and the remaining three related to the extension itself. They were as follows:

1. *The proposal is contrary to Policy D6 of the adopted East Renfrewshire Local Development Plan as the proposed change of use would lead to the loss of structural landscaping to the detriment of the character, amenity and setting of the wider housing development.*

2. *The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as its size, scale and massing would be significantly out of keeping with the predominant built form of the street resulting in a significant loss of character to the surrounding area.*

3. *The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the size, scale and massing of the extension would dominate the original form of the dwelling resulting in a loss of character to the dwelling.*

4. *The proposal is contrary to the Supplementary Planning Guidance on Householder Design as:*

    - *the extension does not have the same roof design as the original house;*
    - *would be considerably more than 50% of the frontage of the dwelling; and*
    - *is not sufficiently set back from the frontage of the dwelling;*

    Consequently, the size, scale and massing of the extension would dominate the original form of the dwelling resulting in a significant loss of character to the dwelling and the surrounding area.

4.2 We note that there is a duplication of reasons so to avoid repetition, especially in relation to the extension element of the proposal, we have condensed this response into the following headings:

- Material considerations excluded in arriving at the refusal determination- ***Section 5 on page 8***
- Assessment of Size and Scale under Policy D1 - ***Section 6 on page 9***
- Assessment of Size and Scale under Policy D14 - ***Section 7 on page 13***
- Assessment of Massing - ***Section 8 on page 15***
- Compliance with SPG on householder design principles - ***Section 9 on page 19***
- Assessment for “change of land use” under Policy D6 - ***Section 10 on page 24***
- Concluding statement - ***Section 11 on page 32***

5 MATERIAL CONSIDERATIONs EXCLUDED IN ARRIVING AT REFUSAL DETERMINATION:

5.1 The Report of Handling (RoH) states on page 1 and 3 respectively that:

"…SUPPORTING REPORTS: No reports have been submitted for consideration as part of this application….There are no material considerations that indicate the application should not be refused".

5.2 Contrary to these statements, we confirm an Architect's Supporting Statement was submitted along with our planning application, as per *e Planning Scotland's* confirmation Ref 100255887-001. The RoH and the Council's Planning Portal clearly indicate this statement was not uploaded or taken account of in assessing this application.

5.3 In addition, well established case law shows previous planning decisions are material considerations in assessing subsequent applications, where it is evident those previous planning applications are materially consistent. [7]

5.4 On the basis East Renfrewshire Planning Office has previously granted approval for 5 two storey side-extensions in the same street/ adjoining street, where:

- The Planning Officer would have been alerted to those specific applications in the Supporting Statement from our Architect;
- the original dwellings were identical/ comparable to that in this proposal;
- Their size and scale are comparable with this proposal; and
- **All 5 examples were subject to comparable adopted development plan policies including the Local Plans adopted in 2003 and 2011**;

we believe those previous planning decisions are material considerations that should have been taken account in assessing this application.

5.5 The 5 cited examples being:

- 12 Inverewe Way (Ref 2013/0215/TP)
- 14 Inverewe Way (Ref 2014/0014/TP)
- 16 Inverewe Way (Ref 2015/0168/TP)
- 1 Crarae Place (Ref 2004/0317/TP)
- 17 Lochinch Place (2019/0222/TP)

Conclusion:

5.6 We contend that in arriving at a refusal determination, East Renfrewshire Planning Office have taken no account of our Architect's Supporting Statement or taken into consideration decisions/ assessments of previous planning applications of comparable two storey side extensions in the same street or adjoining street.

5.7 As highlighted above, the Planning Officer's 'Report of Handling' makes it clear 'no reports have been submitted for consideration as part of this application' and no references were evidenced in the RoH that relevant precedents in the same street were even considered.

5.8 It is considered the Architect's Supporting Statement and the 5 cited examples deemed 'material considerations' would have had a direct bearing on the assessment of extension proposal itself. The lack of consideration given supports the conclusion an incomplete or inconsistent determination has been made.

[7] Leading UK cases include City of Edinburgh v Secretary of State for Scotland 1998; North Wiltshire District Council v Secretary of State for the Environment 1993; St Albans City & District Council v Secretary of State for Communities and Local Government 2015.

6 ASSESSMENT OF SIZE & SCALE UNDER POLICY D1:

6.1 The refusal letter states the proposed 2 storey extension is contrary to Policy D1 (and in particular D.1.2) of the adopted LDP as:

> *"its size, scale and massing would be **significantly out of keeping** with the predominant built form of the street **resulting** in a significant loss of character to the surrounding area".*

We note from both the determination letter and the Report on Handling, no analysis/ evidence was included to highlight what review was made by East Renfrewshire Planning Office to assess whether what is stated in the determination was valid or even materially correct.

6.2 **What is the "predominant built form" in the street and in the 'locality'?[8]:**

When Wimpey built the properties on Inverewe Way and in the adjoining streets in 1995 they offered 4 specific property styles. In the intervening period to date, 15 out of 23 properties on Inverewe Way alone have been extended or had their original form altered. This is also reflective of the situation in the immediate surrounding area where a number of properties have been extended in the two adjoining streets (Crarae Place and Lochinch Place).

The surrounding area is thus now characterised by varied house forms and sizes.

6.3 The original 'built form' of 5 out of those extended properties **offers a suitable basis for comparison in terms of their size and scale**, to enable an appropriate assessment under LDP Policy D1.2[9], in particular:

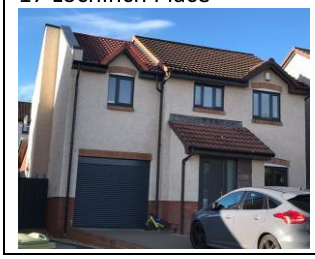
- The original built form of 3 of the extended properties is identical to 17 Inverewe Way;
- The original built form of the remaining two properties are comparable in size and scale;
- The extended form was a two storey side extension or greater.
- All 5 properties are sited within a radius of 200m from of the proposal, with 4 of them within 100m- considered within the 'locality' as referenced in policy D1.2.
- All 5 developments subject to the same/ comparable Local Development Plan policies adopted in 2003, 2011 and 2015.

6.4 We present below an empirical assessment of the **size and scale** of the 5 cited examples to demonstrate this proposal's size and scale is not significantly out of keeping with comparable properties/ developments in the immediate locality:

[8] The specific term referenced in policy D1.2 of the LDP.

[9] Evidence deemed admissible as part of this review under S43B of the Planning etc (Scotland) Act 2006- as the information is deemed as 'material consideration' and highlighted in our Architect's Supporting Statement that accompanied the original planning application..

Figure 7: Representative sample of two storey side extensions within 200m of the proposal

17 Inverewe Way- the proposal 	12 Inverewe Way 	14 Inverewe Way 
17 Lochinch Place 	1 Crarae Place 	16 Inverewe Way 

6.5 Empirical assessment of size and scale of this proposal and 5 examples of previously approved two storey side extensions in the 'locality'[10]:

Table 1: Size and Scale Comparison -Proposal and examples of two storey side extensions built on Inverewe Way or adjoining Street.

Property	17 Inverewe Way (The proposal)	12 Inverewe Way	14 Inverewe Way	16 Inverewe Way	1 Crarae Place (Property faces onto Inverewe Way) *	17 Lochinch Place (Property in adjoining street)
Planning application Ref	2021/0174/TP	2013/0215/TP	2014/0014/TP	2015/0168/TP	2004/0317/TP	2019/0222/TP
Original House type	3 Bed Semi-Detatched	3 Bed detached - Alternative style- but original dwelling comparable in size and width to 17 Inverewe Way	Identical to 17 Inverewe Way	Identical to 17 Inverewe Way	Identical to 17 Inverewe Way	3 Bed detached - Alternative style- but original dwelling comparable in size and width to 17 Inverewe Way
Extension type	Proposed 2 storey side extension	Built 2 storey side extension	Built 2 storey side extension plus rear extension	Built 2 storey side extension	Built 2 Storey Side extension and rear extension	Built 2 Storey Side extension and rear extension
Extended size-m2	39m2	50m2	41m2	25m2	39 m2	64m2
Extended size/ original dwelling ratio	89%	109%	94%	58%	89%	139%
Scale- curtilage remaining	128m2	88m2	82 m2	89m2	139m2	159m2
Scale- Plot to build ratio	23%	36%	33%	22%	22%	29%

Terms of reference:

1. Extended Size- determined by reference to the footprint in sq metres
2. Extended size/ original dwelling ratio determined by taking Extended footprint and dividing by the footprint of the original built dwelling
3. Scale Curtilage- determined on the basis of rear curtailment remaining after extension built- excluding front garden and drive
4. Scale Plot to build ratio- determined by reference to extended footprint divided rear curtilage of plot

* Considered a material consideration as current adopted Local Development Plan is consistent with the guidelines set out in in policy DC1 of the East Renfrewshire Local Plan adopted in 2003 in place at the time application 2004/0317/TP for 1 Crarae Place was approved.

[10] Data Source: Measurements taken from on-site visits to each property and Ordinance Survey data. Calculations validated by Amanda Campbell, Architect

6.6 The empirical analysis shown in Table 1 above clearly demonstrates:

1. The footprint of 4 out of the 5 developments, previously deemed acceptable to East Renfrewshire Planning Office**, are greater** than or equivalent to this proposal.
2. The footprint/original dwelling size ratio, a measure of the extent of land usage, is consistent, with 4 of the 5 extensions having a land usage of **greater** than or equivalent to this proposal.
3. Perhaps most significantly in the case of 12 Inverewe Way and 17 Lochinch Place, they have an **extended footprint in excess of 100%** of the original dwelling. Both subject to local development planning policies consistent with the LDP policies this proposal has been assessed under.[11]

   In this regard its worth noting the Planning Officer's comments in the Report of Handling for 17 Lochinch Place (Ref 2019/0222/TP):

   "In terms of size, scale and detailing the extension is considered to relate satisfactorily to the house and wider area..

   The proposal is considered acceptable at the site complementing the character and surrounding area where there are similar examples of development"
4. In terms of scale, the empirical analysis shows all 5 cited examples have a plot to build ration that is **consistent or larger** than this proposal.

   In absolute terms, 3 of the 5 cited examples have significantly less rear curtailment remaining after completion than this proposal i.e effectively demonstrating 3 of the developments have a significantly greater scale than this proposal

Other key factors in assessing the impact on the character of the immediate locality:

6.7 As demonstrated above this extension's size and scale will not be significantly out of keeping with comparable extensions within 200m of the application site, as alleged in the reasons for refusal. Indeed it could be argued it will be more **in-keeping** with properties in the surrounding area than previously approved developments.

6.8 We highlight the following additional factors that help illustrate the proposal's size and scale would not lead to a significant loss of character to the immediate surrounding area:

Residential Amenity Impact

6.9 The siting of the extension between the original dwelling and the detached double garage and the fact that it would not be directly orientated towards or look directly into any windows of any neighbouring property, it is considered the proposal would have no adverse impact on the privacy of any neighbouring property.

6.10 Again due to its orientation, it is considered this proposal would not give rise to any overshadowing to neighbouring gardens and there would be no daylighting impact as a result.

[11] Please refer to Policy DM1 of East Renfrewshire Local Plan (adopted in 2011) and Policy D1 of East Renfrewshire LDP (adopted June 2015).

6.11 In addition, given the demonstrably subservient nature of the extension and roofline (please refer to Section 8.13 on page 18) the proposal is not considered to have an unacceptable overbearing impact on the adjoining property.

Visual amenity impact from the street

6.12 Due to its position and orientation at the far end of the cul-de-sac, it is contended that the proposal's visual impact is reduced significantly and would have minimal impact on any current visual amenity enjoyed. We highlight the following factors:

- The extension has an east elevation orientated towards Barrhead Road;
- No properties adjoin that side of the plot or the rear of the property;
- The position of the double garage softens the impact, and the views from street are lessened given the splayed gable end (See figures 9 & 10 on page 18); and
- the extensive boundary landscaping to East and North- as shown in aerial photograph on the front cover.

It is thus considered that this proposal will have minimal impact on the visual amenity of the surrounding area.

Conclusion

6.13 Based on the empirical evidence above, it is considered erroneous to conclude that the size and scale of the proposal is "significantly out of keeping" with the built form in the street and the 'locality'.

6.14 As Table 1 above demonstrates, applying the criteria set out in Policy D1 and D1.2, the proposal is in fact **smaller or at least comparable** with 4 previously approved developments in the locality of 17 Inverewe Way.

6.15 Other factors such as the minimal impact on privacy, overshadowing and visual amenity support the conclusion the proposal would not have a significant adverse impact on the character of the area.

On that basis, it is considered there would be no "significant loss of character to the surrounding area' and the proposal is aligned with Policy D1 in terms of size and scale.

7 ASSESSMENT OF SIZE, SCALE, HEIGHT UNDER POLICY D14:

7.1 The refusal letter states the proposed 2 storey extension is contrary to Policy D14 of the adopted LDP as:

> *"..as the size, scale and massing of the extension would dominate the original form of the dwelling resulting in a significant loss of character to the dwelling"*

7.2 As demonstrated in Table 1 on page 10 above, identical/ comparable properties in the immediate locality have been granted planning approval for two storey side extensions were their extended size and scale was greater than this proposal and thus would have had a greater impact on their original form.

This would clearly indicate that East Renfrewshire Planning Office have previously deemed that those developments would not have dominated the original dwelling.

7.3 Irrespective of those previous planning precedents, it is contended the proposal is aligned with the guidelines set out in Policy D14 and we set out below the basis for that assessment:

Table 2: Size, Scale and massing Comparison- Original dwelling and proposed extension

		17 Inverewe Way		
The proposal	Property element	Original Dwelling	Proposed Extension if approved	Observation
	Size	43.5sqm	39.0sqm	Less than 100%
	Scale - curtilage remaining	104 sqm	128 sqm	An increase in useable garden area
	Scale - Plot to build ratio	29%	23%	No overdevelopment
	Massing	288m3	215m3	Proposal has 25% less Massing
	Height	7.76m	7.65m	Proposal has lower ridgeline

Terms of reference:

1. Size- determined by reference to extension footprint in metres squared
2. Scale Curtilage- determined on the basis of rear curtailment remaining after extension built- excluding front garden and drive
3. Scale Plot to build ratio- determined by reference to extension footprint divided rear curtilage of plot
4. Massing- determined by reference to overall extension volume

7.4 As demonstrated in Table 2 above, the proposal will be smaller in size, scale and height[12] than the original dwelling and clearly indicates the proposed extension would be subordinate. We highlight the following key observations:

1. The extension footprint does not exceed 100% of the original dwelling as defined in SPG on Householder Design and is indeed well below the threshold.

   A footprint that is comparable with or smaller than 4 out of 5 previously approved developments in the locality. Please refer to Table 1 on page 10 above.

2. The rear curtilage/ useable garden ground would actually increase by 23% compared to the original plot. The original garden ground area being 104m^2 and the revised rear curtilage of the proposal being 126m2[13].

[12] The specific guideline set out in Policy D14.

[13] Being ((Original Rear Curtilage plus Acquired Land less Extension Footprint)/ Original Rear Curtilage).

3. The plot to build ratio, a factor that highlights the intensity of land usage, and an indicative factor on the scale of a build, shows that this proposal is 20% less in comparison to the existing dwelling and original rear curtilage

4. SPG on Householder Design defines an "Over-developed" site as one where greater than 50% of rear garden is being used for development. This being a key indicator of the scale of the extension.

   This proposal would result in 23% of the rear curtilage being used for development and this is significantly below the 50% threshold for an over-developed site. It is thus considered the proposal would not dominate or overwhelm the site or the dwelling and its scale is proportionate.

   This view is also supported when you compare this proposal with the scale of developments agreed as acceptable by East Renfrewshire Planning Department. Please refer to Table 1 on page 10 above demonstrating ranges between 22% and 33% have been deemed acceptable for comparable properties

5. Whilst 'massing' is not a specific criteria set out in policy D14 it has been included as a reason for refusal under D14. A detailed assessment of the proposal's massing has been set out in Section 8 below but it is important to highlight that the actual mass of the proposed extension is 25% less than the original dwelling.

6. A minimum distance of 1m will be maintained between the extension and its side border, consistent with the general principle set out in SPG on Householder Design.

   This is in stark contrast to 4 of the 5 cited developments shown in Table 1 on page 10, where all have been built to within 0.6m or less of their external boundary, with neighbouring properties on either side. In the case of 17 Lochinch Place (2019/0222/TP) it was built right up to the boundary line.

7. The height of the ridgeline of the proposal is below that of the original dwelling and is again consistent with the general principle set out the SPG on Householder Design

Conclusion: Proposal is aligned with the Policy D14

7.5 In summary, the proposed extension will:

- be of a smaller size (both in elevation and plan) than the original dwelling;
- will be smaller in scale than the original dwelling;
- use less than 50% of the rear curtilage for the development.
- have an actual mass of 25% less than the original dwelling.

7.6 We have also demonstrated in this Review Statement (See Section 6.6 on page 11) that the proposed extension is not significantly out of keeping in terms of size and scale of comparable developments in the surrounding area. Developments that were subject to comparable LDP policies as the present application.

7.7 Taking these key factors together, supports the conclusion the extension would be proportionate in scale for the extended site, would not dominate the original form of the dwelling and would clearly be subordinate to the original dwelling.

7.8 It is thus considered that the proposal is aligned with Policy D14 and the SPG on Householder design in relation to its size and scale.

8 ASSESSMENT OF MASSING UNDER POLICY D1 & D14:

8.1 Refusal reasons 2, 3 and 4 refer to the proposed extension as having a "massing" that is inappropriate/ out of keeping with the surrounding area and that it would dominate the original form of the dwelling.

8.2 In this context, the Planning Officer's Report of Handling's also makes inferred reference to Massing in relation to the proposal's roof design and the splayed gable end.

8.3 Whilst it being cited as a key reason for refusal under D1 and D14 there **is no one clear** definition of massing set out in either East Renfrewshire's LDP or in the SPG on Householder Design.

8.4 In architectural terms "Massing" has been defined as:

> *"the structure in three dimensions (form), not just its outline from a single perspective (shape). Massing influences the sense of space which the building encloses..and helps define the exterior shape."*

Hence, as such it is one of the most important architectural design considerations because it creates the most impact on the eye and has a direct relation to the visual impact a building makes.[14]

8.5 Given the specific proposal objectives cited in Section 2 on page 4 (Light and Space), and the original property's orientation in the street, its importance has been central in this design led approach to ensure this proposal:

- minimises the visual impact the extension makes to the surrounding area;
- is sympathetic to its location and orientation.

The proposal and the character of the locality/ surrounding area

8.6 We present below a massing analysis of a selection of properties in the immediate vicinity of this proposal that help in assessing the existing character or form of properties in the surrounding area. **All illustrated examples below are within a 100m radius of this proposal**.

8.7 As demonstrated from the illustrated examples below, there are a wide variety of massing forms within that 100m radius and many display properties / form such as hipped rooflines entirely consistent with this proposal.

8.8 These properties all hold prominent positions within the immediate vicinity of this proposal and its locality, either on Inverewe Way, its adjoining street or in relation to properties that orientated towards Barrhead Road, as this extension will do.

8.9 In preparing this analysis there are many more examples (including extended properties) we could have referred to that directly face onto Barrhead Road or that face onto Westacres Road that display similar characteristics and the selection chosen below are an illustration of the varied character in the immediate vicinity of the application site.

[14] Source: Wikipedia- Jacoby, Sam (2016). *Drawing Architecture and the Urban*. Chichester, West Sussex: Wiley. p. 52

Figure 8: Massing characteristics of properties in the immediate vicinity (within 100m):

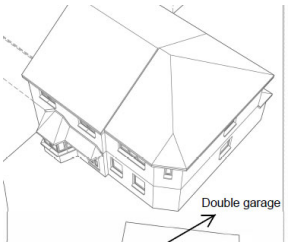
 	**Figure 8A: The Proposal:** • Original dwelling has a gable pitched roof. • Extension has hipped roof orientated towards Barrhead road. • Hipped part consistent with properties facing directly onto Barrhead Road
 	**Figure 8B: Corselet Cottage** • Property situated to rear of the application site and faces directly onto Barrhead Road • 35m from application site • Hipped roofline
 	**Figure 8C: 39 Eriskay Avenue** • Property diagonally opposite this proposal facing onto Barrhead Road; • 35m from application site • Hipped roofline
 	**Figure 8D: 7 Easedale Place:** • Extended property diagonally across from the proposed development and faces onto Barrhead Road; • 70m from the application site • Hipped rooflines; • Similar examples in 1,3,5 Easedale Place
 	**Figure 8E: 10 Crarae Place:** • Recently extended (Ref 2020/0838/ TP) front, side and rear extension • Property 90m from application site; • Hipped front and rear roofline; with rear hipped roof facing directly onto Barrhead Road

 	**Figure 8F: 12 Inverewe Way** • Extended 2 storey side extension (Ref 2013/0215/TP) • Property 100m from this proposal • Intersecting hip and gable roofline
 	**Figure 8G: 30 Inverewe Way** • Property immediately opposite proposal • 22m from application site • Intersecting gable roofline • Garage conversion with hipped roofline
 	**Figure 8H: 14 Inverewe Way** • Extended 2 Storey side extension • Property 85m from this proposal • Gable pitched roof (original dwelling and extension) sits along side property with intersecting gable and hip roofline- see 8F above..
 	**Figure 8I: 9 Cluny Drive:** • Property 100m from the proposed development • Front gable and side hipped roof • Property sits side by side with a property with gable roofline

8.10 As demonstrated above, the extended form of a wide variety of properties in the immediate surrounding area, together with the original form of existing dwellings, display 'massing' features common to this proposal. This includes properties with hipped rooflines and intersectional hipped and gable rooflines. The former being entirely consistent with this proposal.

8.11 Perhaps most significantly it illustrates that approval continues to be granted for developments that display both hipped and gable rooflines, not identical to the original dwelling. East Renfrewshire Planning Office effectively deeming these developments not to be to the detriment of the appearance of the property or the surrounding area. Please see for example Figure 8E above - 10 Crarae Place (Ref 2020/0838/TP).

8.12 We therefore contend that the massing/ form of the proposed 2 storey extension is not significantly out of keeping with the built form in the locality[15]/ surrounding area and there would be no significant loss of character to the surrounding area.

[15]Whilst the Refusal Determination cites 'Predominant built form in the street' the guideline in Policy D1 specifically refers "..buildings in the locality". It is considered properties within 100m of the application site are deemed to be within the 'locality'.

The proposal itself and its orientation

Figure 9: Front elevation street perspective	Figure 10: The front elevation from Inverewe Way:
	

8.13 We highlight the following key massing observations that support the conclusion that the proposal would not dominate the original form of the dwelling nor result in a significant loss of character:

1. The overall mass of the proposed extension is 25% less than the original dwelling. The original dwelling having a massing volume determined at 288m^3 compared with the proposed extension calculated at 215m3.
2. The combination of the splayed side-wall and hipped roofline has been chosen, as it is considered would:
    - reduce the visual massing of the extension when viewed from Inverewe Way itself and from the public highway and path on Barrhead Road.
    - The extension's appearance would also be seen as demonstrably subordinate.
3. The hipped roof design is consistent properties in the immediate vicinity of the application site. We refer to figures 8B, 8C, 8D, 8E and 8F in particular on page 16 and 17.

    In addition the hipped design ensures more daylight is available at the rear of the property and minimises the effect of shading at the application site than would be the case with a gable roof design. As highlighted in Section 2 on page 3, this was an important consideration given the existing sunlight restrictions on this plot, and consistent with the *SPG: Daylight and Sunlight Design Guide*.
4. As illustrated above, the siting/ orientation of the double garage is not parallel with the original dwelling. The design decision to splay the side wall of the extension nearest the garage was specifically chosen on 'massing' grounds. By designing the side of the extension in parallel with the existing garage it improves the sense of space in that area and again reduces the visual mass when viewed from Inverewe Way.

    Demonstrating again a sympathetic approach being taken both in terms of the dwelling and the surrounding area and not, as the Planning Officer's Report of Handling highlights, an "incongruous" feature.
5. The inclusion of a new overhead canopy connected seamlessly to the roofline of the bay window, reinforces the appearance the original dwelling is superior to that of the side extension.

6. The exact location and orientation of the side extension and its siting between the original dwelling and the double garage mean that its massing will have a negligible impact on the residential amenity of neighbouring properties.

7. The materials chosen can have an impact on the appearance/ form of a building. The roof, external walls and front facing window frames have all been chosen to match the existing dwelling. This results in the extended property having a cohesive appearance (as you can see from Figure 10 illustrated above) and ensures the building is sympathetic to the original dwelling.

Overall massing conclusion:

8.14 In summary, we have demonstrated above the massing of the proposed extension will:

- be 25% smaller than the original dwelling (in actual terms);
- minimise the visual impact when viewed from both Barrhead Road and Inverewe Way;
- be sympathetic to its location and orientation; and
- be demonstrably subordinate to that of the original dwelling.

8.15 We have also demonstrated that the proposal's massing/ form is not significantly out of keeping with properties in the immediate surrounding area (within 100m).

8.16 Taking these key factors together, supports the conclusion the proposal' massing would be appropriate and will not dominate the original form of the dwelling. Consequently there would be no significant loss of character to the dwelling or the surrounding area.

8.17 **It is thus considered that the proposal is aligned from a massing perspective with Policy D1 and D14 (as defined by principles in the SPG on Householder design).**

9 COMPLIANCE WITH SUPPLEMENTARY PLANNING GUIDANCE ON HOUSEHOLDER DESIGN (SPG):

9.1 As demonstrated in Section's 7, 8 and 9 above, it is considered the proposed extension's size, scale and massing:

- is not <u>out of keeping</u> with the predominant built form in the immediate vicinity of this proposal;
- would <u>not dominate</u> the original form of the dwelling; and
- as a result it is considered there would be <u>no significant loss</u> of character to the dwelling or surrounding area;

based specifically on the guidelines and general principles set out in Policy D1 and Policy D14, as defined in the SPG.

Terms of Reference- the SPG

9.2 The SPG is a guide that sets out "<u>general principles</u> which are applied to house extensions and garages and offers some practical guidance for their design"[16].

9.3 It was first developed alongside the proposed East Renfrewshire Local Development Plan reported to Council on the 12 December 2012 and **<u>published in February 2013</u>**.

[16] Section 1.1.3 SPG On Housebuilder Design

9.4 These documents represented, **at that specific time**, the Council's formalised view on the future land use policy and were:

- deemed 'material considerations' in assessing planning applications;
- relevant to the determination of planning applications; AND
- cited as specific reasons for refusing planning applications.

As evidence, we refer to the following Planning Officer's Report of Handling statements in two examples from 2013:

Planning application 2013/0748/TP: 15 Broomvale drive:

"The material considerations in this case are the proposed Local Development Plan, which includes Supplementary Planning Guidance Documents..";

"The Proposed Local Development Plan..represents the Council's formalised view on future land use";

"Reason: The proposal is contrary to Policy D14 of the Proposed Local Development Plan and the Proposed Supplementary Planning Guidance: Householder Design Guide";

Planning application 2013/0244/TP: 261 and 263 Fenwick Road

***"**The proposed Local Development Plan (LDP) includes similar policies to the adopted Local Plan..these documents are relevant to the determination of planning application";*

***"Reason for Refusal..**The proposed development is contrary to…Policies D1, D2, D11 and D15 of the proposed Local Development Plan.*

9.5 It is thus considered that planning applications validated post February 2013 are deemed 'material consideration' when assessing this proposal against the general principles set out in the SPG on Householder Design.

Assessment of proposal against the key SPG principles/ reasons for refusal:

9.6 As highlighted above, the SPG is a set of general principles, and it is considered they are not legislative requirements that must be met to the letter in each and every case.

9.7 Whilst it is clear this extension proposal itself does not meet, to the letter, each and every requirement set out in the guidance, it is equally clear a degree of balance has been applied by East Renfrewshire Council's Planning Office when interpreting these general principles. The following comments are commonly referred to:

*"The proposal is considered to **generally** comply with the development plan policy and where it does not fully comply there are material considerations to indicate the development should be approved."*[17]

It is this balance that we believe has not been applied in assessing this application (and in particular the extension itself).

[17] Source: Approval Notice for extension at 17 Lochinch Place (adjoining street to Inverewe Way) for 2 storey side extension and single storey rear extension- 2019/0222/TP. Deemed material consideration under S43A Town and Country Scotland Act 1997 as precedent cited in Architect's Supporting Statement.

9.8 We set out below the key factors that support the conclusion that, on balance, this proposal is aligned with the key principles set out in the SPG and highlight additional 'material consideration' in the areas of divergence:

Benchmark exercise:

9.9 As highlighted in our Architect's supporting statement, a detailed assessment of the proposal against the general principles set out in the SPG was carried out in order to support this application.

Please refer to Appendix I showing a detailed assessment of this proposal against the 16 general principles set out in the SPG.

Based on that assessment, It is considered that this proposal is aligned with 13 out of the 16 principles.

Empirical assessment of developments in the immediate surrounding area- deemed 'material consideration':

9.10 In assessing the general principles set out in the SPG on Householder Design, 4 of the previously cited examples offer a suitable basis for comparison and help assess/ define the character of the surrounding area.[18]

All 4 **post-dated** the SPG on Householder Design 2012 and SPG on Householder Design 2015.Please refer to table 3 below:

Table 3: Comparison of key SPG on Householder Design general principles- proposal and comparable properties in surrounding area:

Property	17 Inverewe Way (The proposal)	12 Inverewe Way	14 Inverewe Way	16 Inverewe Way	17 Lochinch Place (Property in adjoining street)
Planning application Ref	2021/0174/TP	2013/0215/TP	2014/0014/TP	2015/0168/TP	2019/0222/TP
Original House type	3 Bed Semi-Detatched	3 Bed detached - Alternative style- but original dwelling comparable in size and width to 17 Inverewe Way	Identical to 17 Inverewe Way	Identical to 17 Inverewe Way	3 Bed detached - Alternative style- but original dwelling comparable in size and width to 17 Inverewe Way
Extension type	Proposed 2 storey side extension	Built 2 storey side extension	Built 2 storey side extension plus rear extension	Built 2 storey side extension	Built 2 Storey Side extension and rear extension
Extended size < 100% of original footprint	Yes	No	Yes	Yes	No
Frontage of extension <50%	No	No	No	No	No
Set back from side bounday >1m	Yes	No	No	No	No
Set back from original house >0.5m	No	No	No	No	Yes
Roof design identical to house	No	No	Yes	Yes	Yes
Ridgeline below original house	Yes	No	Yes	Yes	Yes

[18] Note: 1 Crarae Place not considered in scope for comparison as the extension approval pre-dated the SPG on Householder Design 2012.

1. **Extension greater than 100% or original dwelling:** Of the 4 cited examples, 2 had an extended footprint of greater than 100% in clear contravention of the general principle set out in SPG on Householder Design.

2. **Front width:** ALL 4 have a width in excess of the 50% guideline set out in the SPG.

3. **Set back from dwelling: 3 out of 4** developments have not been set back from the original house by at least 0.5m. Indeed the approved extension at 16 Inverewe Way was not set back at all. Again a key factor for refusal in this case.

4. **Set back from boundary: All 4** were not set back from the side boundary by at least 1m.

   Given all four examples have neighbouring properties on either side, it would be unreasonable to think the extension characteristics of those approved developments would not have a far greater impact on the "character of the surrounding area" and "dominance" to neighbouring properties than the proposal under review.

5. **Roof design and ridgeline:** 16 Inverewe Way has been granted planning approval where:

   - the roofline is not identical to the original dwelling;
   - the ridgeline is not below original dwelling; and
   - the pitch is not consistent with the original property- you have an intersectional hipped and gable roofline.

   It is worth noting, as can be seen in a recent development at 10 Crarae Place (Planning Ref 2020/0838/TP)) such features continue to be approved by East Renfrewshire Planning Office. Please refer to figure 8E on page 16.

Empirical assessment summary:

9.11 In summary, the Table 3 above demonstrates that:

- **12 Inverewe Way (ref 2013/0215/TP)**: failed 6 key general principles of the SPG including the 3 reasons cited for refusing of this application;
- **14 Inverewe Way (ref 2014/0014/TP)**: failed 3 key general principles of the SPG including 2 of the reasons cited for refusing this application;
- **16 Inverewe Way (ref 2015/0168/TP)**: failed 3 key general principles of the SPG including 2 of the reasons cited for refusing this application;
- **17 Lochinch Place (ref 2019/0222/TP)**: failed 3 key general principles of the SPG including 2 of the reasons cited for refusing this application;

9.12 Perhaps most significantly in the case of 12 Inverewe Way and 17 Lochinch Place, their extended footprint was in excess of 100% of the original dwelling and were subject to the same Local Development policies and SPG general guidelines as the present application. Please refer to the SPG Terms of Reference on pages 19-20.

9.13 It would thus seem incongruous if the SPG's general principles are being interpreted to the letter to refuse this application, when the same strict interpretation was not applied to developments in the immediate surrounding area.

Impact on neighbouring properties:

9.14 It is considered that the position and form of the proposed extension does not impinge on the privacy and sunlight of any neighbouring properties as neither the front, side or rear of the proposal would not directly overlook or overshadow any of the neighbouring properties.

This is in contrast to 4 of the 5 cited developments shown in Table 1 on page 1, where all have been built to within 0.6m or less of their external boundary, with neighbouring properties on either side. In the case of 17 Lochinch Place (2019/0222/TP) it was built right up to the boundary line.

Roof Design and over dominance?

9.15 The Refusal Determination states:

> *"as the extension does not have the same roof design…Consequently the size, scale and massing would dominate the original form of the dwelling"*

It is considered perverse to state as a consequence of a conscious design decision taken to reduce the massing of the proposal and to align with buildings in the immediate surrounding area, that this would in some way lead to it dominating the original dwelling and be a basis for refusing this proposal.

The roof has been designed to minimise the visual massing of the extension and is considered an attractive terminating feature at the end of the streetscape. Please refer to Section 8.13 on page 18 above.

It is also worth noting that Policy D14 of the LDP allows for alternative roof options to be considered. It states

> *"Alternatives…will be considered on a site specific basis"*

On the basis the roof design has been chosen to minimise the visual impact from the street and is demonstrably subordinate to original building , it is thus considered that the roof design is consistent with the key general principles in the SPG and is seen as a positive aspect of the proposal.

Conclusion: Proposal is aligned with the key principles of the SPG:

9.16 The refusal letter makes it clear that the proposal has been refused on the grounds it is:

> "Contrary to Supplementary Planning Guidance on Householder Design .. Consequently.. <u>resulting in a significant loss of character to the dwelling</u> <u>and surrounding area"</u>

9.17 As highlighted in the findings of the benchmarking exercise, this proposal is aligned with an overwhelming number of the key factors/ guidelines set out in the SPG.

9.18 In 2 areas of acknowledged divergence (the extent and set back of the extension frontage) there are 'material considerations' that would indicate the proposal would not be out of keeping with previously approved developments in the immediate vicinity of 17 Inverewe Way. On that basis, such divergence is considered acceptable under the principles set out in *City of Edinburgh v Secretary of State for Scotland 1998*.

9.19 We do not consider that it is reasonable to conclude that as a consequence of the **roof** not being identical to original dwelling, the size, scale and massing would dominate the original form of the dwelling or lead to a loss of character to the surrounding area. To support this conclusion we presented examples in the immediate surrounding area that illustrate such a roof design is not out of keeping with the appearance and character of the properties in the area.

9.20 Taking all the evidence and analysis together, supports the conclusion an inequitable assessment has been made of this proposal and it is considered erroneous to conclude there would be a "significant loss of character to the dwelling and surrounding area".

10 ASSESSMENT FOR CHANGE OF LAND USE UNDER POLICY D6 (AND AS A RESULT D5):

Reasons for refusal

10.1 The refusal reasons state that the application for the change of land use for the narrow strip of green buffering/ landscaping[19] (shown as the shaded section below) at the rear of the extended plot is in contravention of policy D6. As stated in the Planning Officer's Report of Handling, the criteria used to determine the contravention was that set out in Policy D5.

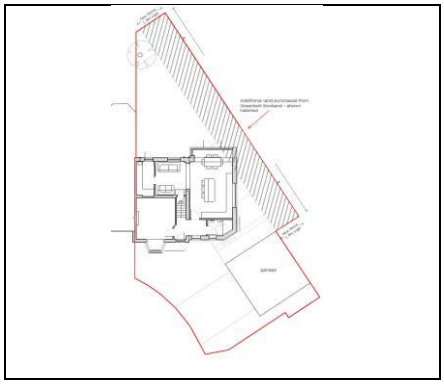


Figure 11- Blockplan proposed

10.2 The refusal determination states:

> *" The proposal is contrary to Policy D6 as the proposed change of use would lead to the loss of structural landscaping to the detriment of the character, amenity and setting of the wider housing development*'

In addition the Planning Officer's Report of Handling makes it clear in the context of refusing this application:

> *"The council has defended urban greenspace areas in West Acres and beyond from similar change of use."*

10.3 Whilst it is understood the refusal determination is paraphrasing the "criteria" under Policy D5, it is considered important that any valid planning assessment must be based on the **specific merits of each individual** case (unless there is relevant material consideration) and the specific guidelines within the relevant policy.

[19] As defined by Mr Haney, East Renfrewshire Planning Officer in his pre-application response (PREAPP/2020/0048)

The relevance of precedence in relation to this 'change of use'?

10.4 It is contended the specific circumstances of this case, including the specific location of the narrow strip of landscaping cited and its designation, sets it apart from previous 'change of use' planning applications submitted by residents on the Westacres housing development. The Westacres housing development deemed the surrounding area in the context of Policy D5.

10.5 We set out below the evidence that supports the contention previous 'change of use ' planning applications from the surrounding area are not relevant 'material consideration' in determining refusal in this specific case:

1. The land itself is designated as D2 General Urban Area land and not as protected D5 Urban Greenspace, as set out in the Local Development Plan Proposals Maps. Please refer to Section 10.10 below;
2. The specific area cited is not designated as a local Biodiversity site or an area of significance within the LDP or LDP2 proposals maps;
3. The specific area is not designated as part of the *'green network'* on the LDP Proposals Maps, contrary to the statement in the Planning Officer's Report of Handling. The SPG on Green Networks and Environmental Management makes it clear The Scottish Government expects green networks to be identified within the local development plan. This area is not shown as D4 Green Network within the proposal maps. Please refer to Section 2.1.1 on page 4 of the SPG.
4. The green buffer/ landscaping in question does not provide visual separation between residential streets/ pockets on the Westacres Estate or between any residential properties on this housing development. As shown on the aerial image on the front cover of this statement, the specific buffer backs onto Barrhead Road itself which is not a residential street.
5. The green buffer/ landscaping is sited at the rear of the amenity buffer at the very edge of the development. It is flanked by the occupant's double garage, the neighbouring conservatory and garden room (at a height of 2.5m) orientated in the opposite direction and Barrhead Road itself. It is considered it provides minimal visual amenity to any residents on the Westacres Development as a result. There would also be no loss of privacy resulting. Further evidenced by there being no representations received by East Renfrewshire Council in relation to this application.
6. A significant amenity buffer would remain in place that would be commensurate with significant landscaped buffer zones across the Westacres Development. Please refer to Section 10.20-10.24 on page 28 below.
7. The change of use to garden ground it is considered would not give rise to an incongruously large garden significantly out of keeping with the character of the area. Indeed it would be seen as alleviating the daylighting restrictions caused by the neighbouring property, consistent with *Supplementary Planning Guidance: Daylight and Sunlight 2015.*[20]

10.6 It is therefore contended that previous planning precedents in relation to 'change of use' in this area are not relevant 'material consideration' in assessing this element of the proposal.

[20] Section 2.3.1 on page 2

Relevant Policy Criteria

10.6 As highlighted above, it is considered important that any valid assessment of the *'change of use'* is based on the specific guidelines set out in the relevant Local Development Plan Policy.

10.7 Without prejudice of the cited land's designation as 'urban greenspace'[21] or otherwise as discussed in 10.10 below, the guideline of D5 deemed of relevance specifically states:

> Policy D5
>
> "..Proposals which would result in a loss of urban greenspace will be resisted unless it can be demonstrated that: There is **no significant adverse impact** on the landscape character and amenity of the site and surrounding area.."

10.8 It is considered that the guideline or test is not simply there has been a "loss of structural landscaping", as set out as the reason for refusal. It's that there would be a **significant adverse impact to the surrounding area** resulting from the change of use to garden ground for this narrow strip of ground measuring a depth of 2.7m.

10.9 We set out below the key considerations that demonstrate that:

1. The narrow strip of land cited is designated General Urban Area land and not protected Urban Greenspace;

2. There would be no significant adverse impact on the amenity of the site; and

3. There would be no significant adverse impact on the landscape character of the site or Westacres housing development (deemed the surrounding area); resulting from the change of use to garden ground.

Land designated as 'General Urban Area' land:

10.10 The Planning Maps accompanying the LDP and the proposed LDP2 submitted to the Scottish Office in 2019 (LDP2)[22], set out what is designated as "D5 Urban Greenspace" and what is designated as a "D2 General Urban Area". An extract of the Proposals Map for the cited area (circled in red) in question is set out below:

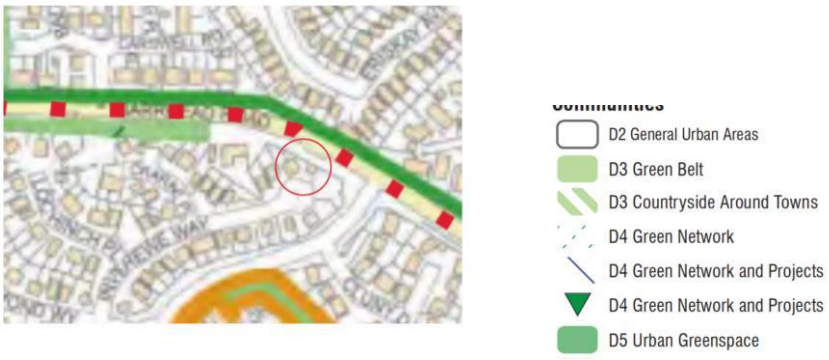


Figure 12; Extract of Proposal Map- LDP 2

[21] Term being used here without prejudice as the land in question is considered to be D2 General Urban Area land and not D5 Urban Greenspace or Local Urban Greenspace per LDP and Pre-Planning application response from Mr Haney.

[22] Considered in scope as per Planning officer's 'Report of Handling' page 3

10.11 Whilst the image above is a little fuzzy (17 Inverewe Way's plot circled in red), the area between the rear boundary (house and double garage) and Barrhead Road, is clearly shaded white and **thus designated as "D2 General Urban Area" land**.

10.12 In addition, as shown on the above map, the area west of 17 Inverewe Way (along Barrhead Road) AND the land north of Barrhead Road is shaded in Green as D3 Greenbelt and D5 Urban Greenspace respectively. A clear distinction being made by East Renfrewshire Council as to what it believes is "urban greenspace" and what is in this case "general urban area" land.

10.14 The designation of this land as "general urban" land is entirely consistent with the response received from Mr Haney, East Renfrewshire Planning Officer, to our pre-planning application (PREAPP/2020/0048).He states:

> *" The land is within the general urban area and is not classified as protected greenspace by the adopted Local Development Plan"*
>
> *"The widening of the garden ground would require a planning application..This application would be assessed against Policy D1 of the adopted plan."*

It is thus considered that this is proposal would **not** fall to be determined under the guidelines set out in Policy D5 or D6- Protected Urban Greenspace. Please refer to his email set out on Page 6.

10.15 It is incongruous to think, given applicants are strongly encouraged to engage in early pre-application discussions, applicants could not rely on the response from an East Renfrewshire's Planning Officer as to his understanding of the LDP policy that would apply in this case. The importance of which as specifically highlighted to Mr Haney at the time of the pre-application (PREAPP 2020/0048). Please refer to the email correspondence set out in Section 3 on page 6.

Local Urban Greenspace?

10.13 It is also considered that this specific narrow strip of landscaping is also not deemed to be 'local urban greenspace' as definded in section 2.2.11 of the SPG on Green Network Environmental Management as :

1. The land is not demonstrably special to the local community or hold any local significance;
2. It provides no opportunity for informal activity and is not readily accessed by the public;
3. It is not a setting for residential streets and cul-de-sacs given its position to Barrhead Road- a main artery route through Newton Mearns.
4. The specific strip itself does not contribute significantly to the character and setting of wider housing development given its location.

Conclusion

10.16 It is contended that an erroneous interpretation of policy has been made in this case, supported by the response received to our pre-application, as the land in question here is "General Urban Area" land and not designated "D5 Urban Greenspace" nor deemed 'local urban greenspace'. It is thus not considered protected under Policy D5 or D6 of the LDP and LDP 2.

No significant adverse impact on the amenity of the site or wider housing development:

Site location- minimal visual amenity impact:

10.17 The specific plot cited in this proposal, it is considered, currently provides minimal visual amenity to residents on the wider Westacres development, were all properties lie south of Barrhead Road

10.18 Its position at the rear of the retained amenity strip, flanked by Barrhead Road, the applicant's double garage and the neighbouring conservatory and sizeable garden room, result in it not being visible to any property on the housing development, other than the immediate neighbouring property. Residents of whom:

- have already build a 2.4m high retaining wall and 2.5m high Garden Room along the full length of the adjoining boundary (See Figure 5 on page 3); and
- have raised no objections whatsoever to this proposal.

10.19 It is thus contended there will be no significant adverse impact on the visual amenity benefit currently enjoyed by residents on the Westacres estate.

A significant "amenity" buffer is still retained:

10.20 The Planning Officer's Report of Handling states:

> " The landscaping..also serves as an amenity function as a buffer and mitigation between the different housing areas"

10.21 It is important to highlight that the narrow strip of land cited for change of use **is not the entire depth of the buffer between the current boundary wall and pavement on Barrhead Road.**

10.22 A significant buffer (ranging between 4.9m to 5.8m in depth) will still remain between any newly approved boundary wall and the public footpath, to act as a mitigation between different housing areas. From a visual perspective, the depth of the buffer that will remain stretches from the telegraph pole (that you can just make out- circled in red) to the pavement on Barrhead Road:

Figure 13: Amenity buffer retained between Barrhead Road and application site (Oct 2021)

10.23 This revised "amenity" buffer would still be commensurate with the current buffering on significant stretches of the non-protected landscaping that 'frame' the Westacres Estate and between residential pockets within the said housing development. Please refer to the following ordinance survey map were the depth of the amenity buffer at Point 4 is approximately 4.8m and from points 5 to 10 depths range from 3.7m to 6.3.

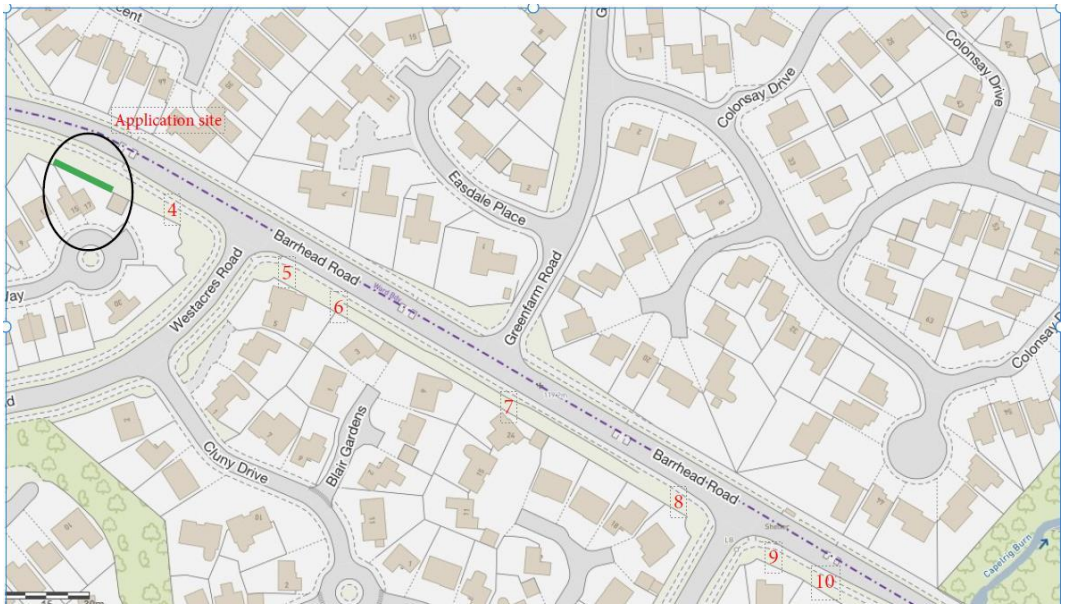


Figure 14 Ordinance Survey Map of site location and Barrhead Road

10.24 On the basis the areas marked on the map above were deemed acceptable buffers and a sufficient mitigation between the different housing developments when the Westacres Estate was first built, it would be considered unreasonable to determine the new revised buffer would not now provide an acceptable level of 'green buffer/ landscaping' in the same vicinity. **The new revised buffer having a depth consistent with areas marked on the proposals map above along the same stretch of Barrhead Road..**

Negligible residential amenity impact

10.25 The specific site currently has no community use (and hasn't since the estate was built) and is not readily accessed by the public hence there is no loss of public access.

Taken together with the minimal visual impact, it is considered there would be no loss of privacy or impaired function for any residents on the Westacres Estate or surrounding area resulting from this proposal.

Conclusion:

10.26 Overall, it is considered, there will be no significant loss of visual or residential impact and an amenity buffer, commensurate with significant stretches of the Westacres Estate, is retained. This supports the conclusion there would be no significant adverse impact on the amenity for the site or surrounding area.

No significant adverse impact on the setting and character of the site and 'wider housing development'

10.27 It would be clear to anyone who has observed / walked past this specific area, that it is a neglected piece of ground with overgrown/ decaying trees, shrubs and long-standing weeds. In an unmanaged, unmaintained state much of this planting is deemed inappropriate for the location and unsuitable for providing the 'visual distinction', as claimed in the Planning Officer's Report of Handling.

10.28 We set out below the basis for concluding there would be no significant adverse impact on the setting and character of the site or wider housing development:

A currently neglected and unmaintained site:

10.29 One of the key reasons for the purchase of this land from Greenbelt Scotland Ltd, a purchase initiated by Greenbelt themselves, was to ensure control could be taken over the maintenance of the immediate area behind the application site. This would allow for a refresh of the planting and improvement in the natural habitat that had been neglected for so long.

10.30 In the 21 years we have lived in this property, this specific narrow strip had never been managed or maintained by Greenbelt Scotland Ltd. This has left overgrown/ decaying planting and shrubbery that adds, it is considered, little to the character and setting of the Westacres Development.

10.31 This site is not alone. There are similar pockets in the wider Westacres Development that are suffering from neglect and mismanagement. The neglect and lack of maintenance of these areas, it is considered, is to the detriment of the estate.

10.32 It is thus considered this specific strip of land provides minimal benefit, in its **current state,** to the landscape setting and streetscape of the Westacres development. Hence why it had been neglected for so long.

Nature of the 'structural landscaping' at the specific application site?

10.33 The refusal determination states:

> *"..the proposed change of use would lead to the loss of structural landscaping to the detriment of the character..and setting of the wider development"*

10.34 When the area to the rear of this property, and others in the estate, were first planted the intention was for fast growing tree and shrub species to be chosen to provide an improved level of visual separation.[23]

Many of the tree and shrub species chosen however were in fact **deciduous,** meaning for 4-5 months of the year they provide no visual barrier or visual distinction for the benefit of the setting and character of the housing development.

This is specifically the case for the narrow strip of landscaping cited here. Deciduous species have been planted along its full length and are considered unsuitable to provide the structural landscaping in the manner suggested in the Report of Handling.

[23] As stated in Planning Officer's Report of Handling (Ref 2018/0537/TP)

Opportunity for enhancing the character and setting

10.35 As highlighted above, the current state of this landscaping adds little to the character and setting of the wider Westacres development.

10.36 Only $3m^2$ of the land cited for change of use will be used for built development. The remaining 95% will become maintained garden ground. This provides an opportunity to refresh the flora and fauna in an area that is currently neglected and to enhance the visual amenity with a more suitable planting scheme (structural rather than deciduous) that can enhance the visual distinction/ separation of the area.

Conclusion:

10.37 It is thus considered, given the current poor state of the narrow strip of green buffering and the nature of the plant species at the site location, any potential impact of this proposal on the setting or character of area would neither be significant nor adverse.

Representation from immediate neighbours/ members of the public:

10.38 We understand no dissenting views/ comments on our application were received by East Renfrewshire Council either from immediate neighbours or from members of the public, given a public notice had to placed in the local newspaper.

10.39 It is considered representations would have been made if there were any suggestion of a "significant adverse effect" on the landscape and amenity to the surrounding area or to the Housing Development. In particular, would a vociferous response from immediate neighbours, residents in the wider Westacres Estate or from the neighbouring estate north of Barrhead Road not be expected if a "significant" loss of amenity or "significant" loss of character was being proposed?

Concluding assessment on 'change of use' under Policy D5 & D6:

10.40 As demonstrated above, it is considered the proposal for the change in use from "general urban land" to garden ground will not have a significant adverse impact on the character or amenity of the site or to the wider housing development of Westacres. In fact, there is an opportunity for enhancing the amenity and setting in that area.

Hence the proposal is not deemed to be in contravention with considerations set out in D5 and Policy D6.

10.41 It is worth noting in this regard, the response received from Mr Haney (East Renfrewshire Planning Officer) to the pre-planning application submitted – see Section 3 on page 6 above. He specifically states**:**

> *"It is not usable public open space and the extent to which the garden would be widened would leave a reasonable amount of green buffer/landscaping between the site and Barrhead Road. The proposed enlargement of the garden is unlikely to result in a significant loss of character or amenity to the surrounding area"*.

In effect further corroborative opinion from the Planning Officer as to the impact on the change of use being proposed, supporting the conclusion that this proposal is not contrary to considerations under Policy D5 and thus not in contravention of Policy D6.

11 CONCLUDING STATEMENT

1. This statement has demonstrated the size and scale of the proposed extension is consistent if not smaller than comparable developments in the immediate vicinity of the application site. Developments that were subject to same/ comparable Local Development Plan policies as this application. It is thus considered there would be no significant loss of character to the surrounding area.

2. The proposed extension is smaller in size and scale than the original dwelling: in actual footprint; in rear curtailment remaining after development and in roof height. This demonstrates that it will therefore be demonstrably subordinate to the original house rather than dominate it, as is alleged in the reasons for refusal..

3. We demonstrate by reference to the detailed assessment of the proposal's key massing characteristics and comparison with examples of properties and developments in the immediate surrounding area (within 100 metres), that the extension would have appropriate massing. In particular, this assessment highlights the proposal will be subservient to the original house, have a roof design not out of keeping with properties in the locality and has an actual mass that is 25% smaller than the original house.

4. The proposal is aligned with 14 out of 16 general principals set out in the SPG on Householder Design. In relation to the 2 areas of acknowledged divergence (the extent and set back of the extension frontage), we have demonstrated there are 'material consideration' to indicate departure from the provisions set out in the SPG would be acceptable[24].

   Indeed it could be considered incongruous if this was not the case given the 4 cited examples, in the immediate vicinity of the application site, have been granted approval having not met the same criteria (and other key criteria), set out in the SPG on Householder Design.

5. We contend the change in land use of the narrow strip of landscaping, designated 'General Urban Land', would have a negligible impact on the character and function of the site or wider housing development – and clearly not have a significant adverse impact. We also demonstrate why previous change of land use precedents are not relevant in assessing this specific case. **Further information on this can be found in section 10 of this statement.**

6. We highlight there have been no public representations made against any part of this proposal..

7. Addressing these issues counters the claims made in the refusal determination that the proposal would contravene policies D1, D6 and D14 of the Local Development Plan and the SPG on Householder Design.

The evidence and analysis presented in this Review Statement supports the conclusion an incorrect assessment has been made and we respectfully urge the Local Review Body to reconsider the refusal determination and grant planning approval.

Mark & Gillian Kelly
18 November 2021

[24] Principles determined by relevant case law including *City of Edinburgh v Secretary of State for Scotland 1998*

APPENDIX 1: Detailed assessment of proposal against general principles set out in Supplementary Planning Guidance on Housebuilder Design 2015.

Consideration	SPG Guideline	Assessment of proposal against guidelines	Comments
#1	Extension respects the character of original house and area in terms of design, scale and materials. Innovative, Contemporary or modern design will be considered.	Aligned- innovative design chosen to respect existing property, the owners double garage and its location in the street.	As demonstrated in the Review Statement itself, the design scale and materials have been chosen to be sympathetic to the original dwelling and in relation to properties in the surrounding area, consistent with the principles of the SPG. It is worth noting the side wall of the extension nearest the garage has been splayed in order reduce the visual massing when viewed from the street. A key objective in this proposal has been to respect the character of the streetscape and how the proposed extended property sits within it. Please refer to section 8 of the Review Statement.
#2	Extension should not dominate or overwhelm original form or appearance	Aligned	Please refer to section 7 and 8 of the Review Statement- providing evidence the extension would not dominate or overwhelm original dwelling. Size, scale, height and massing all smaller than original building.
#3	Extension should be subordinate in scale and appearance	Aligned	Please refer to section 7 and 8 of the Review Statement- providing evidence the extension would not dominate or overwhelm original dwelling. Size, scale, height and massing all smaller than original building.
#4	Extension should not exceed 100% of the footprint of the original house	Aligned	Footprint of original house is 43.5sqm compared with the proposed extension footpring of 39sqm. Hence the extension is less than 100% of the footprint of the original house
#5	Extension should not dominate or overwelm neighbouring properties	Aligned	The position and form of the proposed extension does not impinge on the privacy and sunlight of any neighbour as neither the front or the rear of the proposed extension directly overlook any of the neighbouring properties.
#6	Direct overlooking and excessive overshadowing of neighbouring properties avoided	Aligned	See comments above hence there is no overshadowing or overlooking impact.
#7	Over-development of site to be avoided with no more that 50% of rear garden occupied by development	Aligned	Only 23% of the rear curtilage will be used for development and this is significantly below the threshold for an over-developed site.
#8	Development should have the same roof design as the house particularly when visible from the street	Not consistent but mitigating factors/ precedents in the street	Whilst the roof design is not identical to the original dwelling it is consistent with dwellings in the immediate locality and has been chosen to minimise massing. Consistent with key general principle of the SPG. LDP Policy D14 allows for alternatives on a site by site basis and given the design has been chosen to lessen any impact on the surrounding area it is considered an acceptable divergence.

#9	Windows and doors aligned vertically and horizontally	Aligned	
#10	No extension should project beyond the front elevation of the existing house.	Aligned	Proposed extension has been set back 0.25 metres from front elevation thus avoiding a terraced appearance and no projection beyond the front elevation.
#11	Enternal materials are identical or closely match	Aligned	Materials used - brickwork, rendered masonary, concrete tiles, front/ side facing windows all consistent with original property
#12	Side extension be no more than 50% of the frontage of orginal house	Not consistent but mitigating factors/ precedents in the street	Whilst proposal is greater than 50% of the frontage of the original dwelling there are 5 specific examples of two storey side extensions in the immediate locality that are also not aligned with the general principle, where the original dwelling is idential or comparable in size to this proposal. These material considerations indicate that divergence would be acceptable under the principles determined in *City of Edinburgh v Secretary of State for Scotland 1998.*
#13	Side extension set back at least 0.5 metres from front elevation	Not consistent but mitigating factors/ precedents in the street	Whilst proposal has only been set- back 0.25m from original dwelling there are 3 specific examples of two storey side extensions in the immediate locality that are also not aligned with the general principle, where the original dwelling is idential or comparable in size to this proposal. These material considerations indicate that divergence would be acceptable under the principles determined in *City of Edinburgh v Secretary of State for Scotland 1998.*
#14	Ridgeline of extension below ridgeline of original	Aligned	Extension has a lower ridgeline
#15	Extension set back at least 1 metre from side boundary	Aligned	Extension sits between existing dwelling and owner's double garage hence consistent with SPG.
#16	Extension's lower storey fully enclosed	Aligned	

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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 100255887-001

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)

Side two-storey extension to existing semi-detached property. Proposed change of use of the strip of land which has been purchased from Greenbelt Scotland, in order to incorporate this as part of the garden ground, with a new boundary fence.

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:	A-Cubed Design Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Amanda	Building Name:	
Last Name: *	Campbell	Building Number:	6
Telephone Number: *	07909 337 951	Address 1 (Street): *	Copland Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G51 2RS
Email Address: *	amanda@a3online.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr and Mrs	Building Name:	
First Name: *	Mark and Gillian	Building Number:	17
Last Name: *	Kelly	Address 1 (Street): *	Inverewe Way
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Newton Mearns
Extension Number:		Country: *	UK
Mobile Number:		Postcode: *	G77 6XH
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority: East Renfrewshire Council

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

Address 1: 17 INVEREWE WAY

Address 2: NEWTON MEARNS

Address 3:

Address 4:

Address 5:

Town/City/Settlement: GLASGOW

Post Code: G77 6XH

Please identify/describe the location of the site or sites

Northing 656222 Easting 252624

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)

The proposed enlargement of the garden is unlikely to result in a significant loss of character or amenity to the surrounding area. The extension would be contrary to the SPG as it would be wider than 50% of the frontage of the dwelling and would not be set back from the front elevation. [The design has been revised in response to this].

Title: Mr Other title:

First Name: David Last Name: Haney

Correspondence Reference Number: PREAPP/2020/0048 Date (dd/mm/yyyy): 30/03/2020

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: Amanda Campbell

On behalf of: Mr and Mrs Mark and Gillian Kelly

Date: 03/03/2021

☒ 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: Mrs Amanda Campbell

Declaration Date: 03/03/2021

Payment Details

Pay Direct

Created: 03/03/2021 07:12

REPORT OF HANDLING

Reference: 2021/0174/TP Date Registered: 16th March 2021

Application Type: Full Planning Permission This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham
Co-ordinates: 252624/:656222

Applicant/Agent:	Applicant:	Agent:
	Mr and Mrs Mark and Gillian Kelly	Amanda Campbell
	17 Inverewe Way	6 Copland Place
	Newton Mearns	Glasgow
	East Renfrewshire	Scotland
	G77 6XH	G51 2RS

Proposal: Change of use of ground to garden ground and erection of two storey side extension and boundary fence.

Location: 17 Inverewe Way
Newton Mearns
East Renfrewshire
G77 6XH

CONSULTATIONS/COMMENTS: None.

PUBLICITY:

26.03.2021 Evening Times Expiry date 09.04.2021

SITE NOTICES: None.

SITE HISTORY:

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:

This application relates to a residential property in the West Acres area of Newton Mearns. The subject is a semi detached 5 apt villa at the end of a cul-de-sac. Due to the roundal that terminates the cul-de-sac the garden is wide but narrow. A detached double garage is sited on its south east side. An established area of amenity space abuts the property along its northern boundary providing separation from Barrhead Road.

There are two main elements to this application. Firstly, it is proposed to extend to the house by means of a two storey extension.

The extension is approx. 4.3m and 8.5m deep projecting beyond the existing rear elevation of the house by approx.1m. The scale of the extension is such that it cannot be accommodated in the existing curtilage, hence the second element of the proposal is the proposed change of use of an area of the amenity strip to additional private garden ground.

Planning applications require to be assessed against the Development Plan. In this case the most relevant consideration is the adopted East Renfrewshire Local Development Plan.

The combined elements of the proposal are such that the Policy D1 D14 and D6 are the most valid policies. Policy D1 refers to all forms of development, D14 refers to extension to buildings and D6 refers to Local Urban Greenspace, in regard to the change of use of an area of the amenity space to the rear of the existing residential plot.

It is considered appropriate to assess the change of use first.

Policy D6 confirms that local urban greenspace will be safeguarded. Proposals that will reduce this space will be resisted. Considerations are listed in Policy D5. These refer to the:

- impact on the character and amenity of the area
- loss of public access
- impact on nature conservation and lastly
- the proposal would result in a community use

In this case the proposal is clearly not for community use.

In terms of the character and amenity of the area, the landscaping for the West Acres area is a long established structural feature. It provides a valuable green network which frames West Acres as a whole with a degree of visual distinction to the benefit of the setting and character of the housing development. It also serves an amenity function as a buffer and mitigation between the different housing areas and the busy main roads serving the locality. The council has defended urban greenspace areas in West Acres and beyond from similar change of use applications.

The loss proposed in this case is along a section that rises from Barrhead Road to the established boundaries of the housing area. It is considered that the loss will result in an abrupt and elevated intrusion into the existing run of the protected urban space to its detriment.

Loss of public access is not a consideration in this instance. The area is planted up along its length.

Nature conservation impact is less tangible but the land would become part of a managed garden and its habitat or conservation value is likely to be diminished.

Noting the above, it is considered that the change of use of the urban greenspace to residential use conflicts with the Development Plan.

Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area. These aspects are addressed in the preceding paragraphs to the extent that the proposal in respect of the loss of an area of urban greenspace is considered to be contrary to this policy.

In terms of the proposed extension, Policy D14 confirms that extensions must complement the existing character of the property and be of a scale and massing that is appropriate.

This advice is supported by the 'Householder Design Guide' SPG which offers more detail on extensions to dwellinghouses.

It provides as a general principle that extensions should have the same roof design particularly from public view and more specifically two storey side extensions should:

- be no wider than 50% of the front elevation of the existing house
- be set back from the front elevation by a minimum of 500mm and
- have a lower ridgeline than the original house

The proposed extension has a lower ridgeline. However, the existing house is 5m wide and the extension is 4.3m wide. Therefore the percentage increase is 86% rather than the 50% regarded as proportionate to complement an existing property. Additionally, it does not have the same roof design, rather it has a hipped roof with an additional minor hip above a chamfered corner which in itself is an incongruous feature.

Taking the above into account, it is considered that the proposed extension does not comply with policy D14 nor the Householder Design Guide (most particularly in terms of its width which cannot be accommodated in the actual plot).

The Proposed Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policy is considered to be D1. D1.1 and D5. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, for reasons stated above, it is considered that the proposed extension and change of use would be contrary to the relevant policies in the Proposed Local Development Plan.

In conclusion, the proposal is contrary to Policy D1, D6 and D14 of the adopted East Renfrewshire Local Development Plan. There are no material considerations that indicate the application should not be refused. It is therefore recommended that the application is refused for the reasons given below.

RECOMMENDATION: Refuse

1. The proposal is contrary to Policy D6 of the adopted East Renfrewshire Local Development Plan as the proposed change of use would lead to the loss of structural landscaping to the detriment of the character, amenity and setting of the wider housing development.

2. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as its size, scale and massing would be significantly out of keeping with the predominant built form of the street resulting in a significant loss of character to the surrounding area.

3. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the size, scale and massing of the extension would dominate the original form of the dwelling resulting in a significant loss of character to the dwelling.

4. The proposal is contrary to the Supplementary Planning Guidance on Householder Design as the extension does not have the same roof design as the original house, would be considerably more than 50% of the frontage of the dwelling and is not sufficiently set back from the frontage of the dwelling. Consequently, the size, scale and massing of the extension would dominate the original form of the dwelling resulting in a significant loss of character to the dwelling and surrounding area.

PLANNING OBLIGATIONS: None.

ADDITIONAL NOTES: None

ADDED VALUE:

Improvements to the proposal were achieved at the pre-application stage.

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr David Haney on 0141 577 3861.

Ref. No.: 2021/0174/TP
(IAWA)

DATE: 24th August 2021

DIRECTOR OF ENVIRONMENT

Reference: 2021/0174/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.

Policy D6
Protection of Local Urban Greenspace
Areas of local urban greenspace, not identified on the Proposals Map will be safeguarded. The criteria used within Policy D5 will be utilised to assess the impact of development proposals on these areas.

Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Planning Guidance.

Proposed Local Development Plan 2

Policy D1
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.

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.

Policy D5
Protection of Urban Greenspace
The Council will protect and support a diverse and multi-functional network of urban greenspace, including outdoor sports facilities, shown on the Proposals Map.

Proposals for the loss of outdoor sports will be assessed against Policy D13.

Proposals which would result in the loss of urban greenspace will be resisted unless it can be demonstrated that:

There is no significant adverse impact on nature conservation/ biodiversity or the function of the wider green network, landscape character and amenity of the site and surrounding area;
The loss of a part of the land would not affect its recreational, amenity or landscape function; and
Appropriate mitigation is provided as part of the development for alternative provision of at least equal biodiversity, community benefit and accessibility.

Proposals for development on other areas of greenspace not shown on the Proposals Map under Policy D5, will be considered against its biodiversity and recreational value and its contribution to the character and amenity of the area in accordance with Policy D1.

Further detailed guidance and information is set out in the Green Network Supplementary Guidance.

GOVERNMENT GUIDANCE:

Given the size and scale of the development it is not considered that government guidance is a relevant material consideration.

Finalised 24/08/2021 AC(6)

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. **2021/0174/TP**

Applicant:
Mr and Mrs Mark and Gillian Kelly
17 Inverewe Way
Newton Mearns
East Renfrewshire
G77 6XH

Agent:
Amanda Campbell
6 Copland Place
Glasgow
Scotland
G51 2RS

With reference to your application which was registered on 16th March 2021 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Change of use of ground to garden ground and erection of two storey side extension and boundary fence.

at: 17 Inverewe Way Newton Mearns East Renfrewshire G77 6XH

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 D6 of the adopted East Renfrewshire Local Development Plan as the proposed change of use would lead to the loss of structural landscaping to the detriment of the character, amenity and setting of the wider housing development.

2. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as it its size, scale and massing would be significantly out of keeping with the predominant built form of the street resulting in a significant loss of character to the surrounding area.

3. The proposal is contrary to Policy D14 of the adopted East Renfrewshire Local Development Plan as the size, scale and massing of the extension would dominate the original form of the dwelling resulting in a significant loss of character to the dwelling.

4. The proposal is contrary to the Supplementary Planning Guidance on Householder Design as the extension does not have the same roof design as the original house, would be considerably more than 50% of the frontage of the dwelling and is not sufficiently set back from the frontage of the dwelling. Consequently, the size, scale and massing of the extension would dominate the original form of the dwelling resulting in a significant loss of character to the dwelling and surrounding area.

Dated 24th August 2021

[redacted]

Director of Environment
East Renfrewshire Council
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG
Tel. No. 0141 577 3001

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	1840-L A		
Block Plan Proposed	1840-PL-002b		
Plans Proposed	1840-PL-005		
Plans Proposed	1840-PL-006		
Elevations Proposed	1840-PL-102		
Elevations Proposed	1840-PL-104		
Elevations Proposed	1840-PL-106		
Elevations Proposed	1840-PL-107		

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.

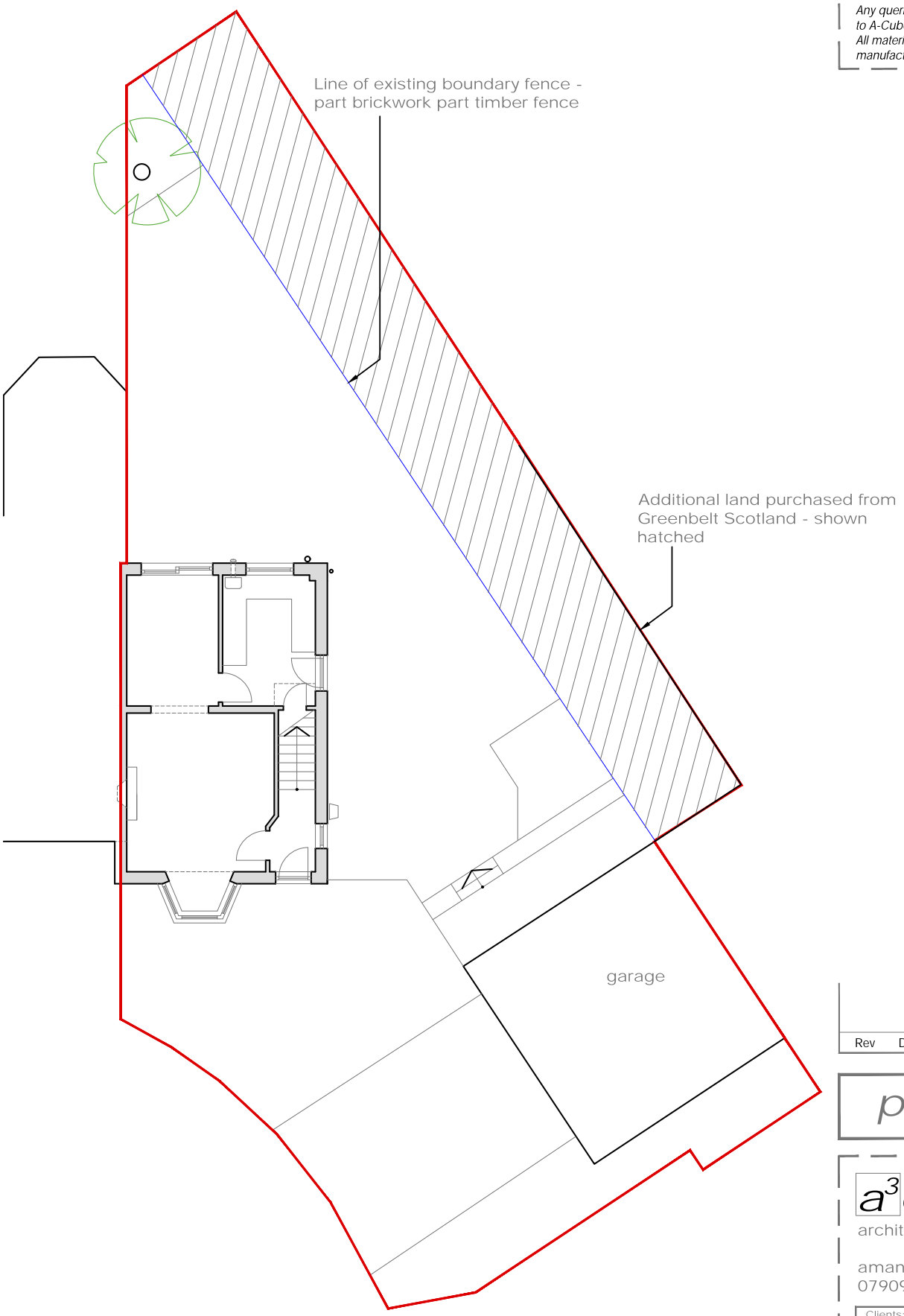
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which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

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.



Blockplan as Existing
scale: 1:100

0 1m 5m

N

Rev	Date	Description

planning

a³designltd
architect

amanda@a3online.co.uk
07909 337 951

Clients:
Mr and Mrs Kelly

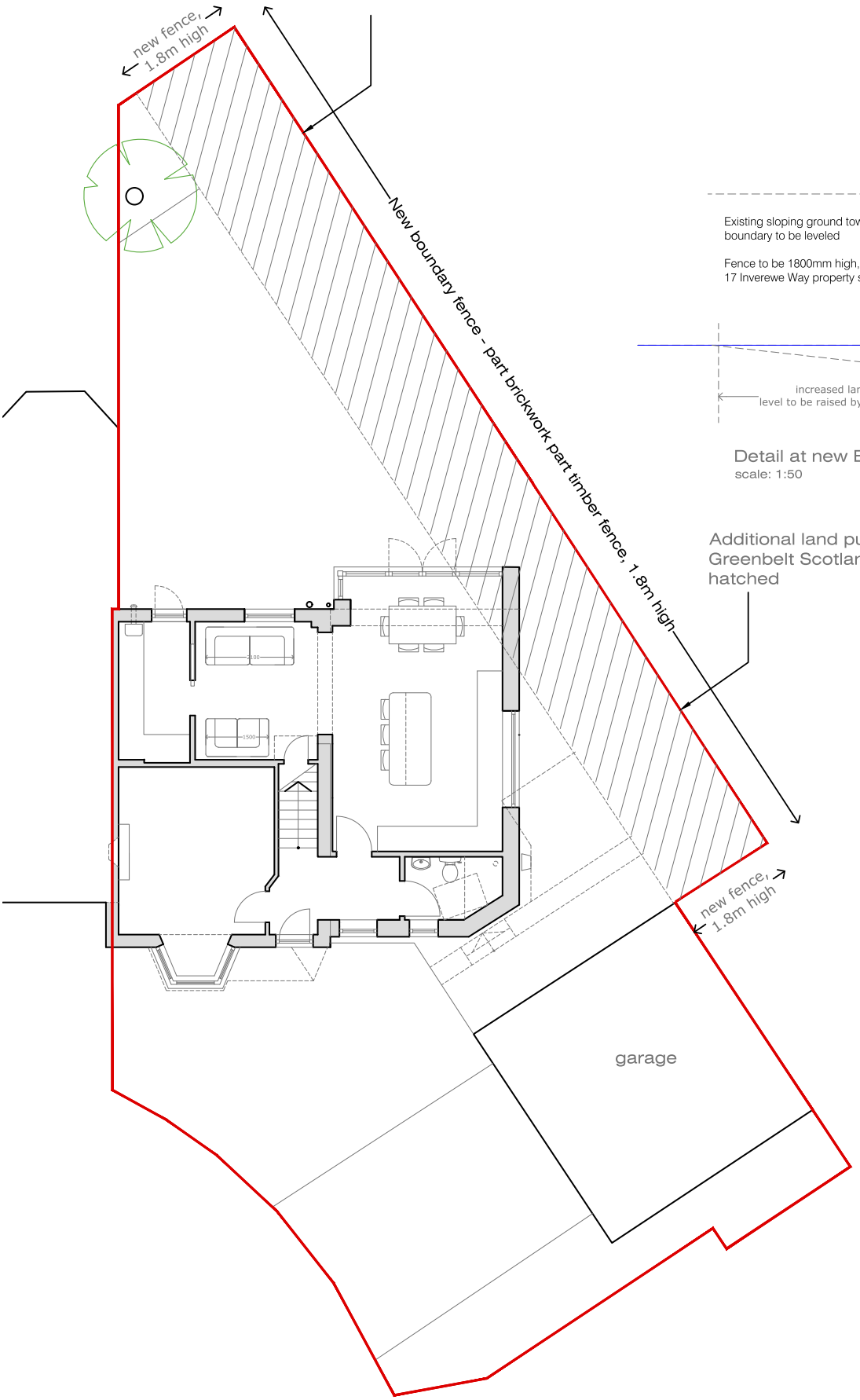
Drawing title:
Block Plan - as Existing

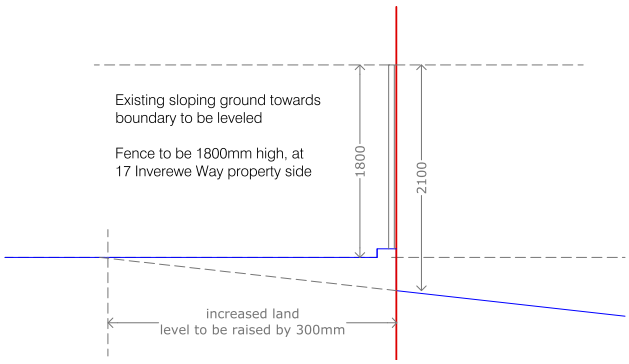
Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-001
scale: 1:100@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.

See drawing 1840-PL-107
for Fence/Wall elevation





Detail at new Boundary Wall / Fence
scale: 1:50

Blockplan as Proposed
scale: 1:100

No change to access

0 1m 5m

N

Rev	Date	Description
B	16-03-2021	updated description
A	09-03-2021	Fence section added

planning

a³design ltd
architect

amanda@a3online.co.uk
07909 337 951

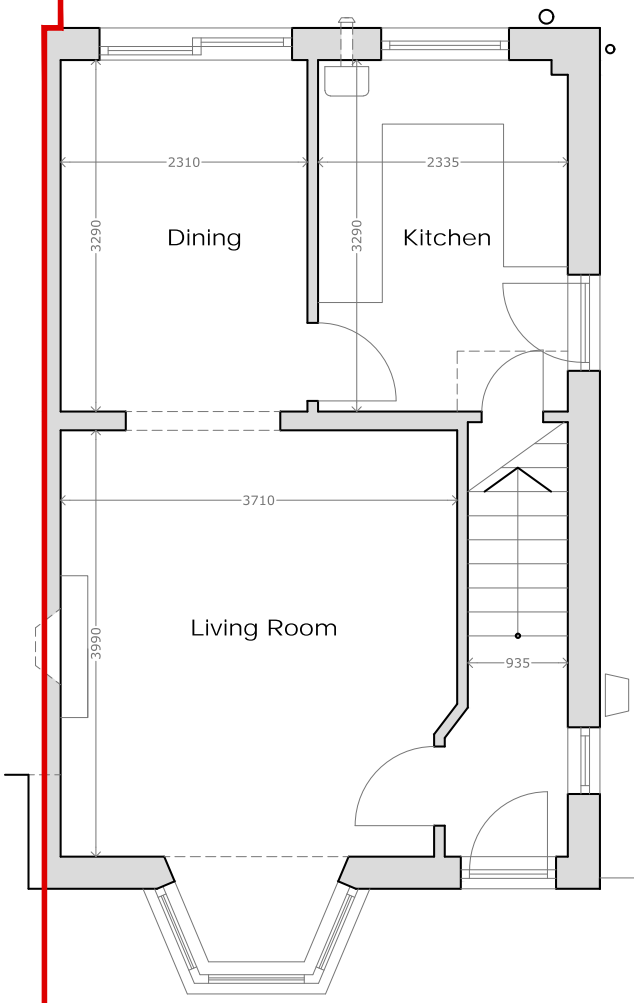
Clients:
Mr and Mrs Kelly

Drawing title:
Block Plan - as Proposed
Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-002b
scale: 1:100@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.

Existing fence along old boundary to be removed as part of proposals



Ground Floor plan as Existing
Scale 1:50

Rev	Date	Description

planning

a³design ltd
architect

amanda@a3online.co.uk
07909 337 951

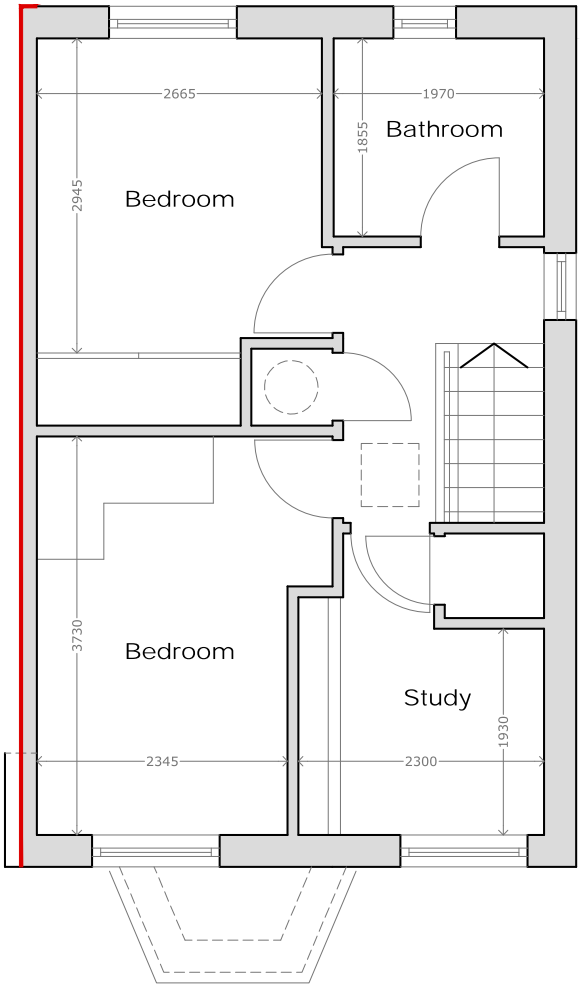
Clients:
Mr and Mrs Kelly

Drawing title:
Existing Ground Floor Plan

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-003
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.



First Floor plan as Existing
Scale 1:50

0 1m 5m

N

Rev	Date	Description

planning

a³designltd
architect

amanda@a3online.co.uk
07909 337 951

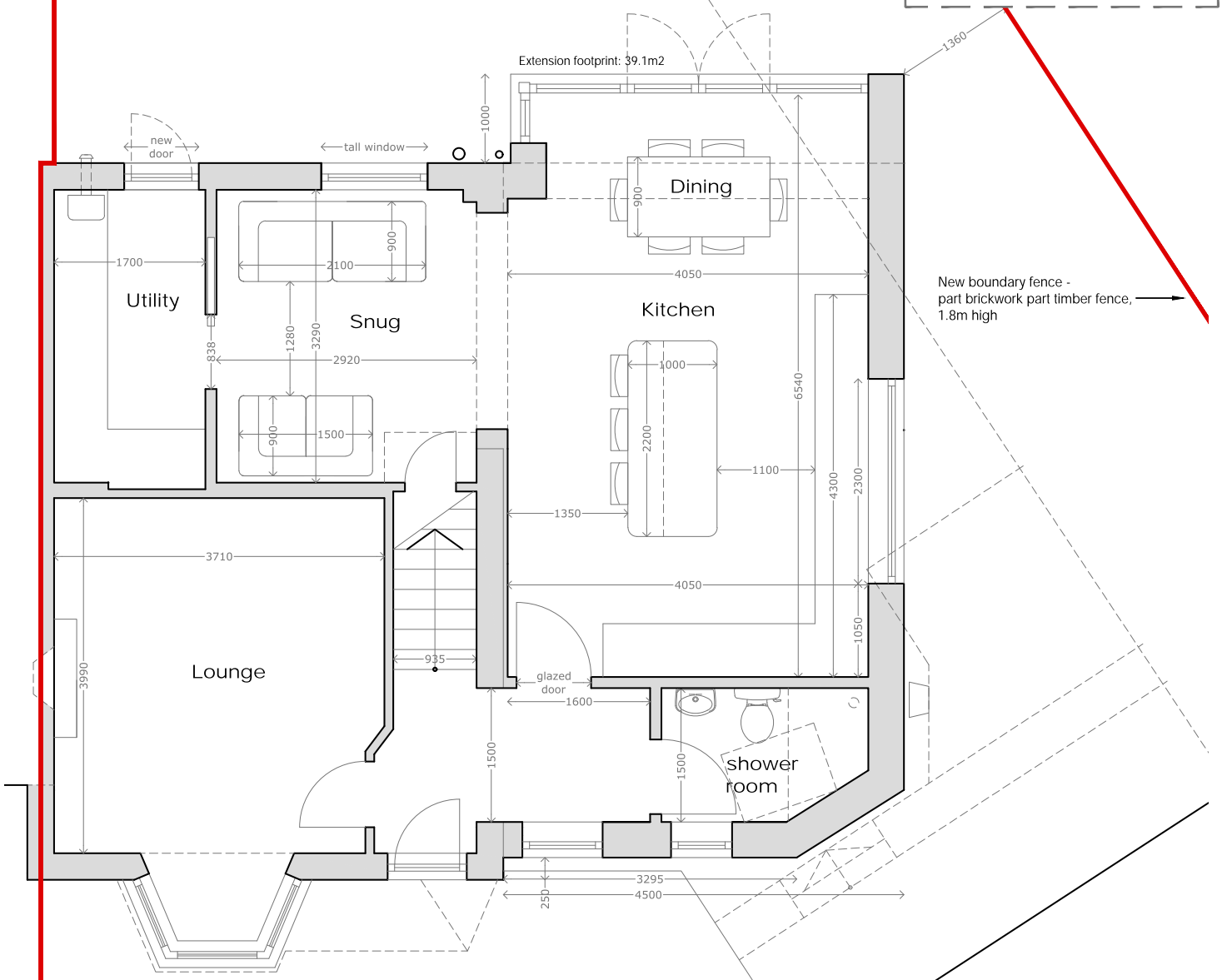
Clients:
Mr and Mrs Kelly

Drawing title:
Existing First Floor Plan

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-004
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.



Ground Floor plan as Proposed
Scale 1:50

0 1m 5m

N

Rev	Date	Description

planning

a³design ltd
architect

amanda@a3online.co.uk
07909 337 951

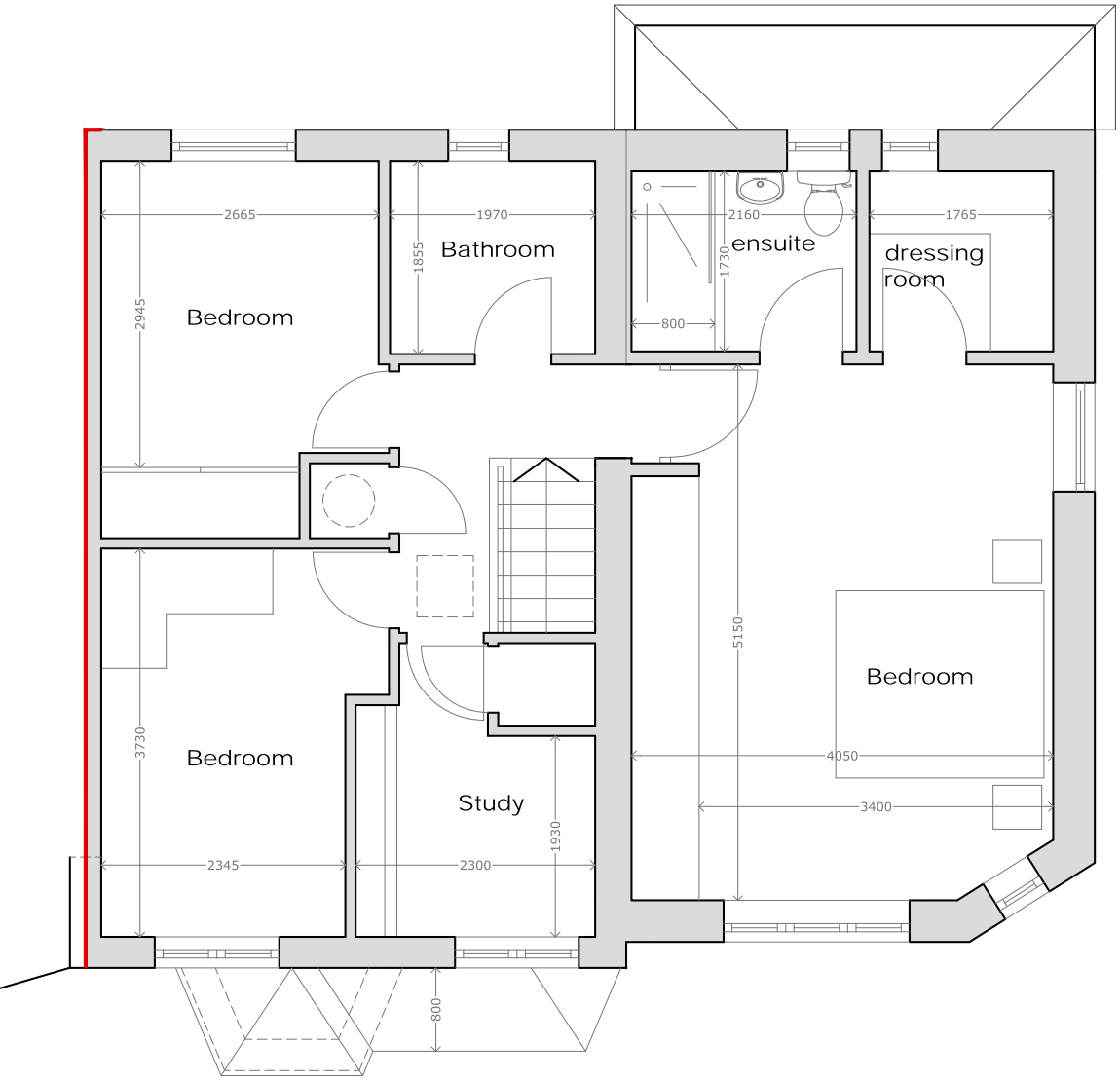
Clients:
Mr and Mrs Kelly

Drawing title:
Proposed Ground Floor Plan

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-005
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.



First Floor plan as Proposed
Scale 1:50

0 1m 5m

N

Rev	Date	Description

planning

a³ design ltd
architect

amanda@a3online.co.uk
07909 337 951

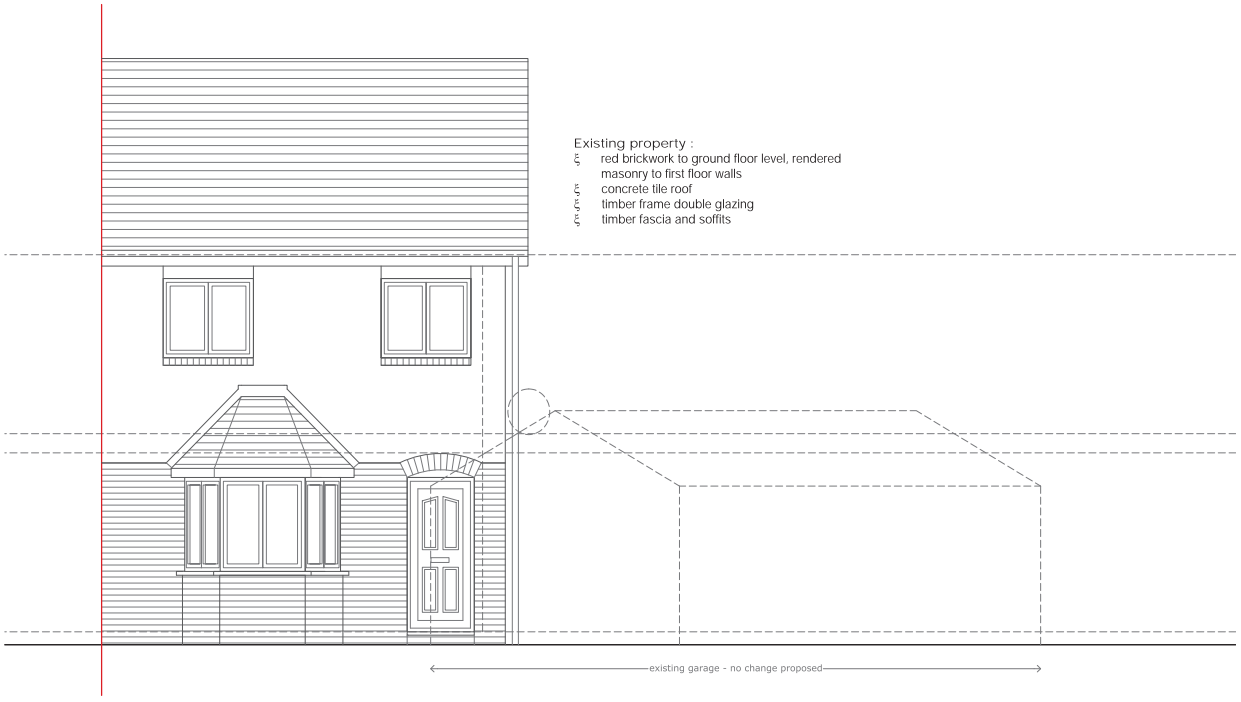
Clients:
Mr and Mrs Kelly

Drawing title:
Proposed First Floor Plan

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-006
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.



Existing property :
- red brickwork to ground floor level, rendered masonry to first floor walls
- concrete tile roof
- timber frame double glazing
- timber fascia and soffits

Front Elevation as Existing Scale 1:50

0 1m 5m

Rev	Date	Description

planning

a3designltd
architect

amanda@a3online.co.uk
07909 337 951

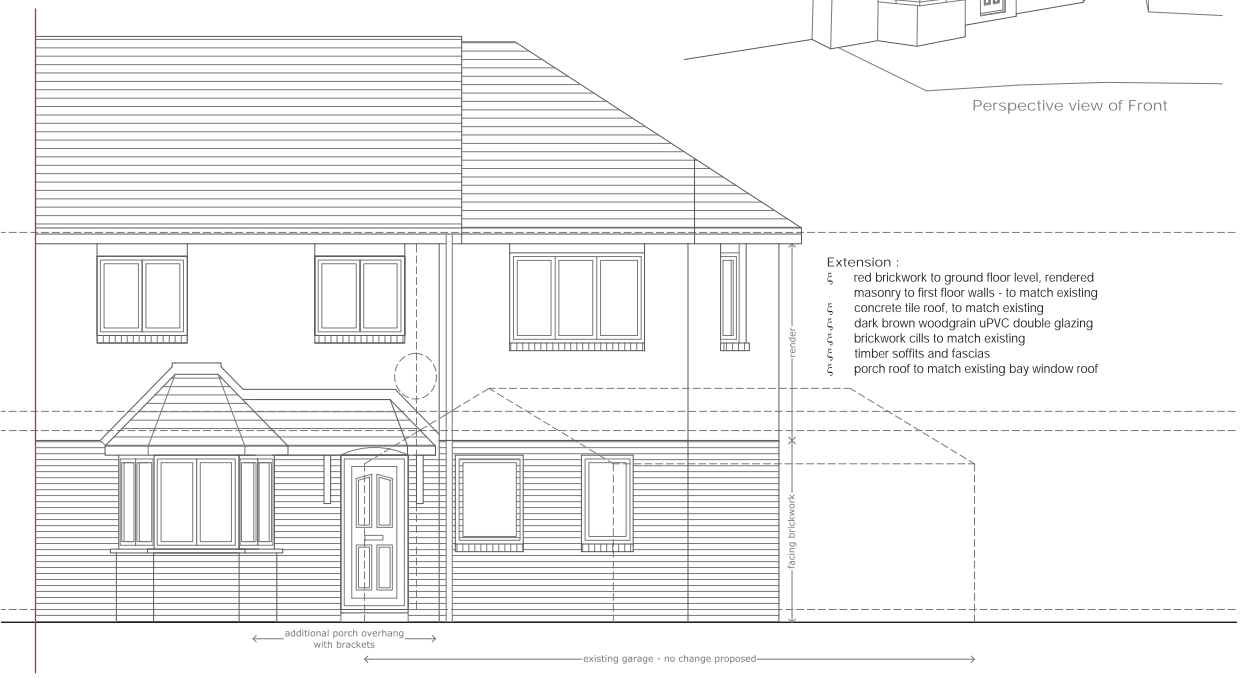
Clients:
Mr and Mrs Kelly

Drawing title:
Front Elevation as Existing

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-101
scale: 1:50@A3 date: Nov '19

Perspective view of Front



Extension :
- red brickwork to ground floor level, rendered masonry to first floor walls - to match existing
- concrete tile roof, to match existing
- dark brown woodgrain uPVC double glazing
- brickwork cills to match existing
- timber soffits and fascias
- porch roof to match existing bay window roof

Front Elevation as Proposed Scale 1:50

0 1m 5m

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.

Rev	Date	Description

planning

a3designltd
architect

amanda@a3online.co.uk
07909 337 951

Clients:
Mr and Mrs Kelly

Drawing title:
Front Elevation - Proposed

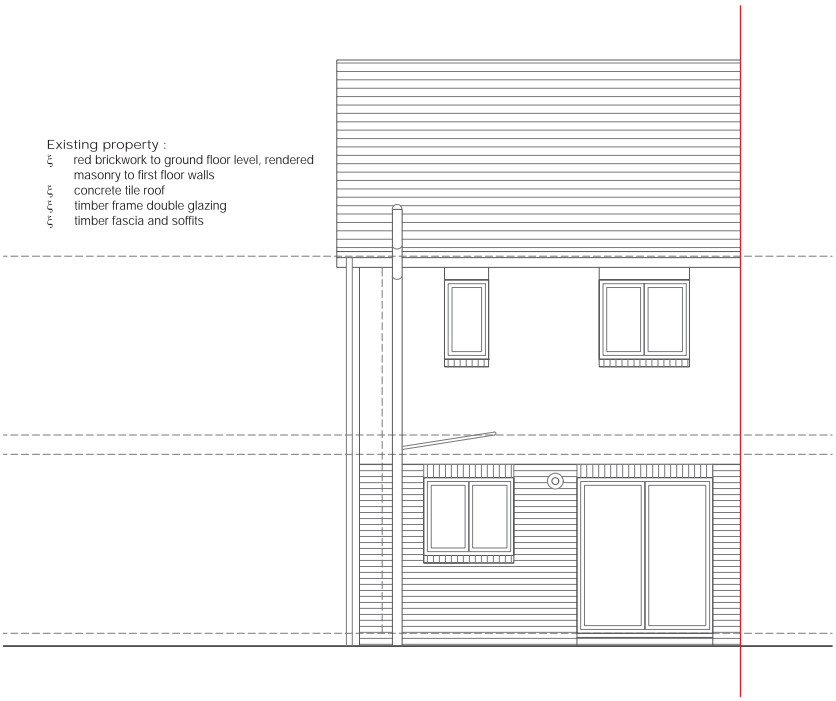
Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-102
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.

Existing property :

- red brickwork to ground floor level, rendered masonry to first floor walls
- concrete tile roof
- timber frame double glazing
- timber fascia and soffits



Rear Elevation as Existing Scale 1:50

Rev	Date	Description

planning

a3designltd
architect

amanda@a3online.co.uk
07909 337 951

Clients:
Mr and Mrs Kelly

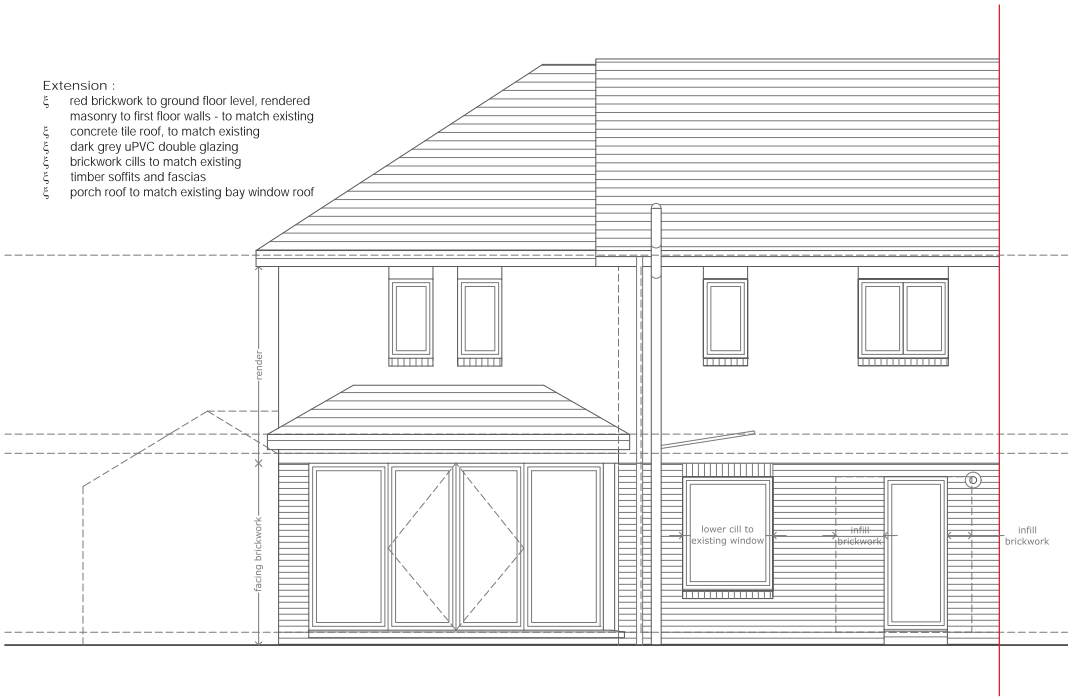
Drawing title:
Rear Elevation as Existing

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-103
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.

Extension :
- red brickwork to ground floor level, rendered masonry to first floor walls - to match existing
- concrete tile roof, to match existing
- dark grey uPVC double glazing
- brickwork cills to match existing
- timber soffits and fascias
- porch roof to match existing bay window roof



Rear Elevation as Proposed Scale 1:50

0 5m

Rev	Date	Description

planning

a3designltd
architect
amanda@a3online.co.uk
07909 337 951

Clients:
Mr and Mrs Kelly

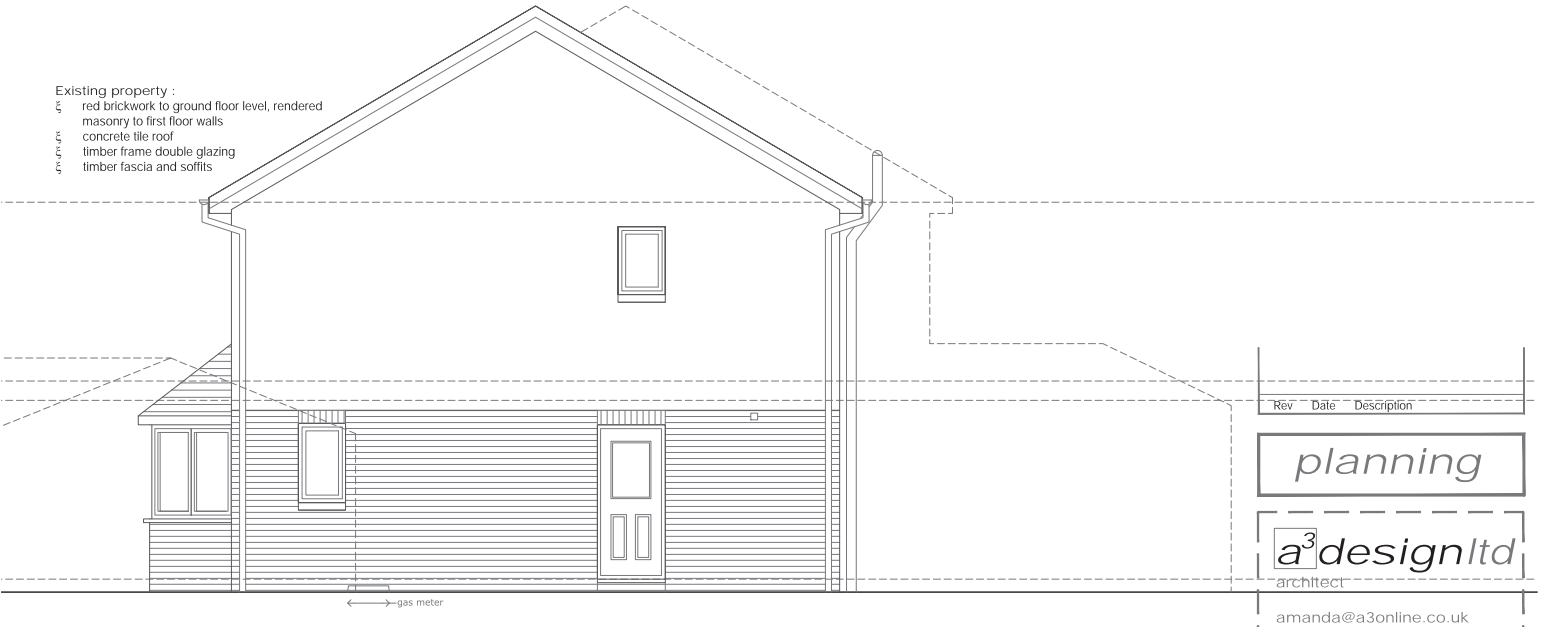
Drawing title:
Rear Elevation as Proposed

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-104
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.

Existing property :
- red brickwork to ground floor level, rendered masonry to first floor walls
- concrete tile roof
- timber frame double glazing
- timber fascia and soffits



Side Elevation as Existing Scale 1:50

0 1m 5m

Rev	Date	Description

planning

a3designltd
architect
amanda@a3online.co.uk
07909 337 951

Clients:
Mr and Mrs Kelly

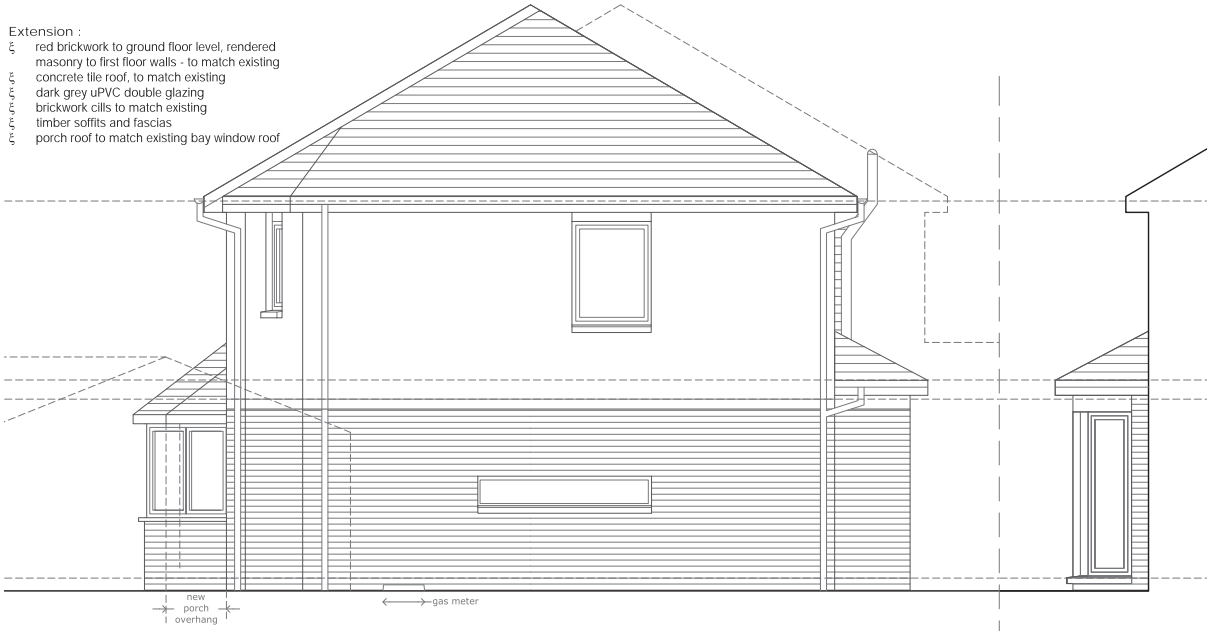
Drawing title:
Side Elevation 1 as Existing

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-105
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.

Extension :
- red brickwork to ground floor level, rendered masonry to first floor walls - to match existing
- concrete tile roof, to match existing
- dark grey uPVC double glazing
- brickwork cills to match existing
- timber soffits and fascias
- porch roof to match existing bay window roof



Side Elevation as Proposed Scale 1:50

0 1m 5m

Side Return Elevation as Proposed Scale 1:50

Rev	Date	Description

planning

a3designltd
architect

amanda@a3online.co.uk
07909 337 951

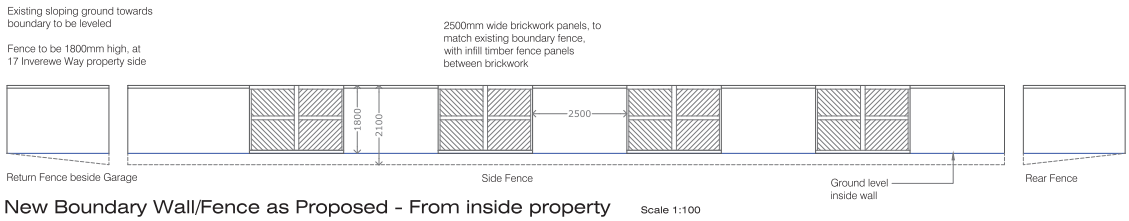
Clients:
Mr and Mrs Kelly

Drawing title:
Side Elevation 1- Proposed

Project:
Proposed extension at
17 Inverewe Way

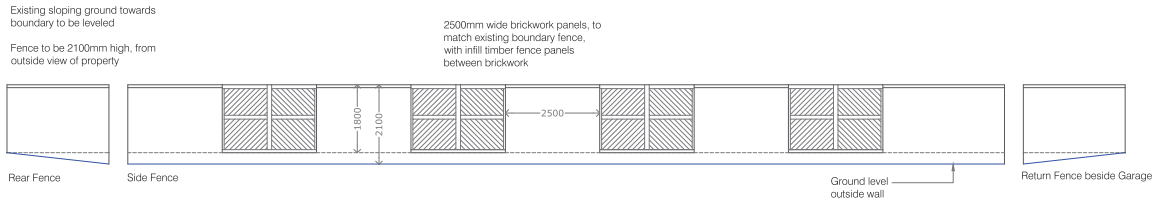
Ref: 1840-PL-106
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.



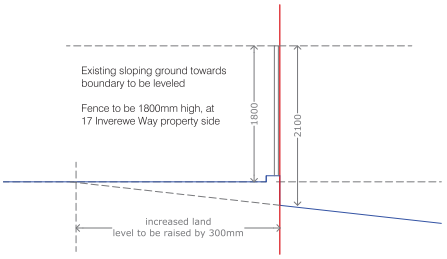
New Boundary Wall/Fence as Proposed - From inside property

Scale 1:100



New Boundary Wall/Fence as Proposed - From outside property

Scale 1:100



Detail at new Boundary Wall / Fence
scale: 1:50

Rev	Date	Description

planning

a3designltd
architect
amanda@a3online.co.uk
07909 337 951

Clients:
Mr and Mrs Kelly

Drawing title:
Proposed Wall/Fence

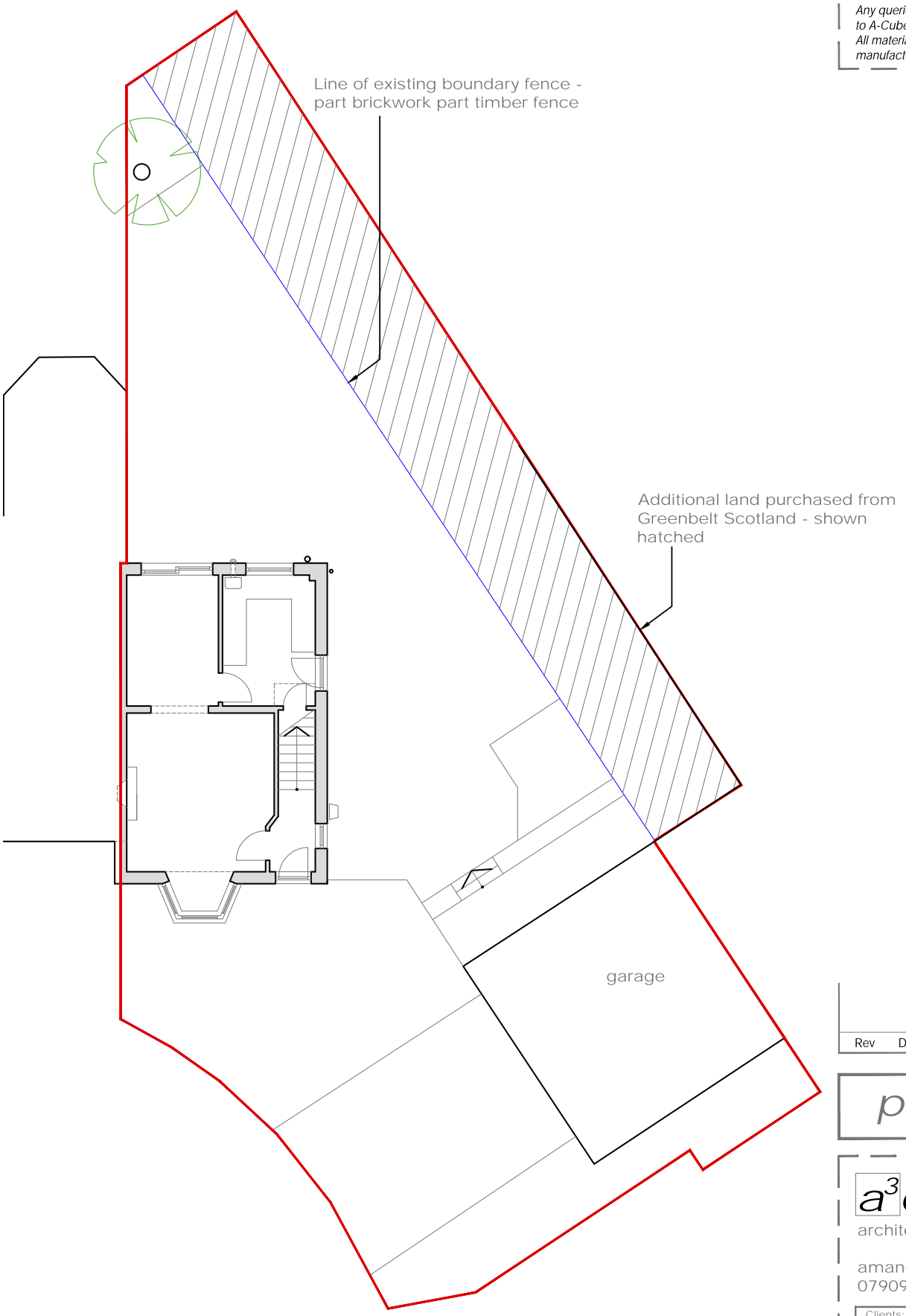
Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-107
scale: 1:100@A3 date: Mar ' 21

APPENDIX 5

PLANS/PHOTOGRAPHS/DRAWINGS

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.



Blockplan as Existing
scale: 1:100

0 1m 5m

N

Rev	Date	Description

planning

a³designltd
architect

amanda@a3online.co.uk
07909 337 951

Clients:
Mr and Mrs Kelly

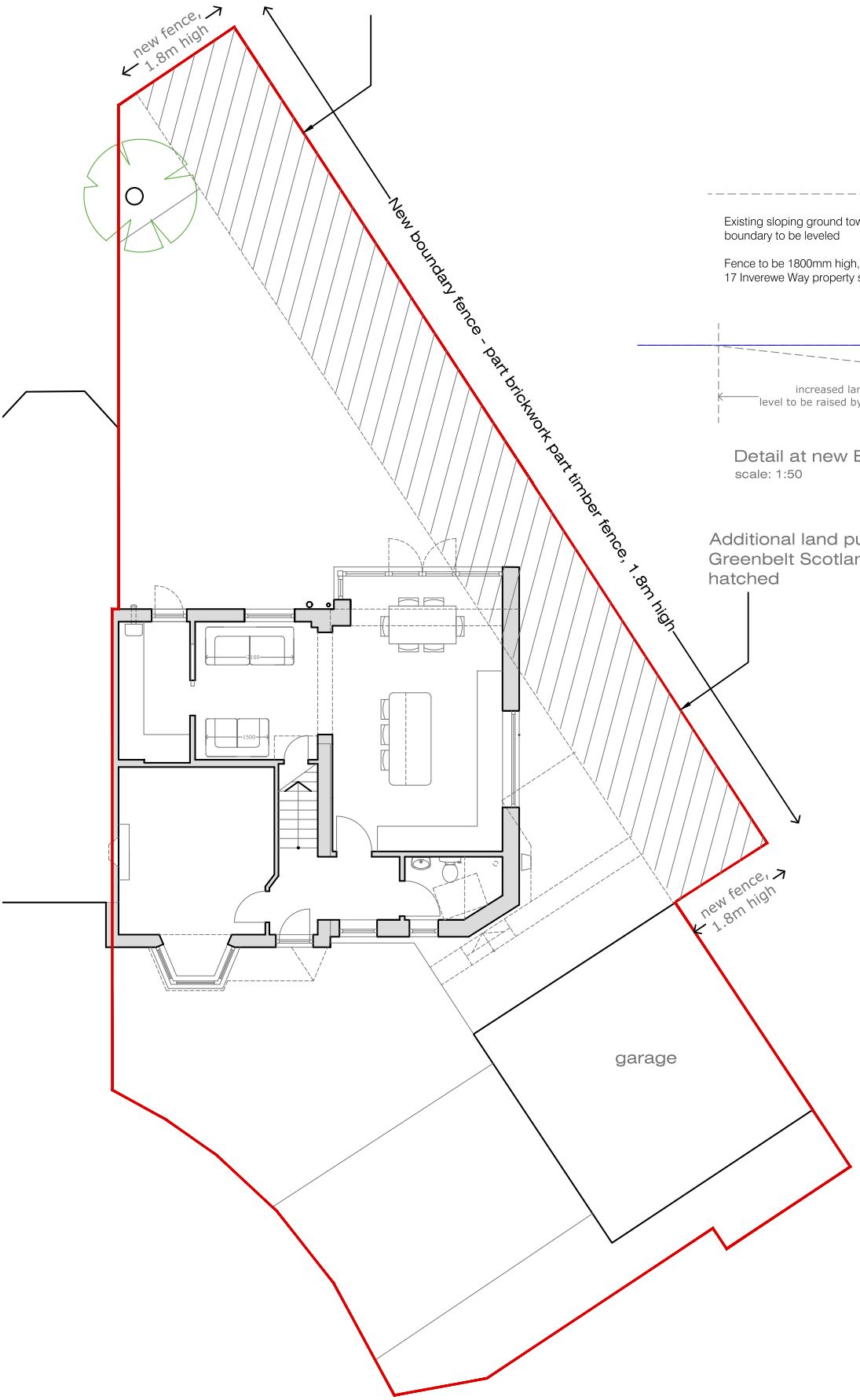
Drawing title:
Block Plan - as Existing

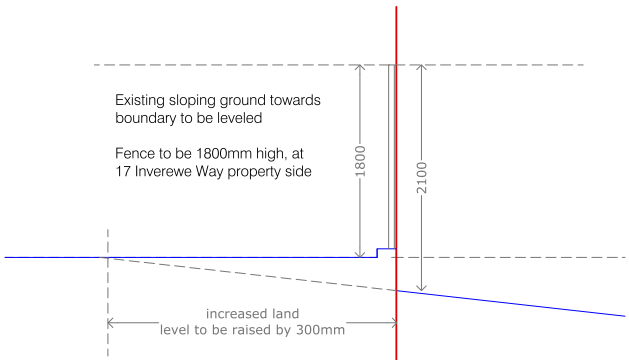
Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-001
scale: 1:100@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.

See drawing 1840-PL-107
for Fence/Wall elevation





Detail at new Boundary Wall / Fence
scale: 1:50

Blockplan as Proposed
scale: 1:100

No change to access

0 1m 5m

N

Rev	Date	Description
B	16-03-2021	updated description
A	09-03-2021	Fence section added

planning

a³design ltd
architect

amanda@a3online.co.uk
07909 337 951

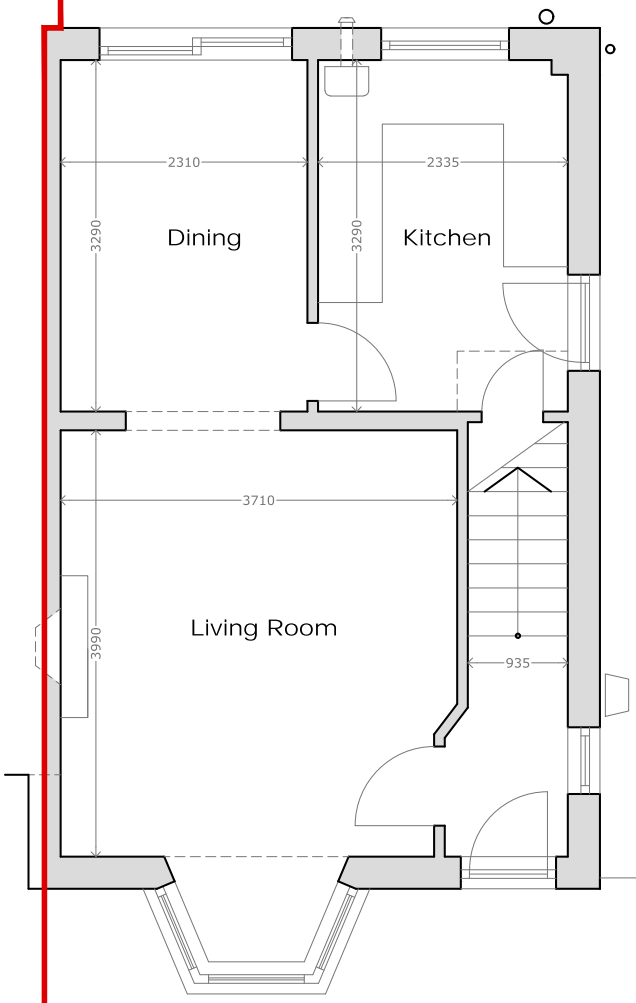
Clients:
Mr and Mrs Kelly

Drawing title:
Block Plan - as Proposed
Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-002b
scale: 1:100@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.

Existing fence along old boundary
to be removed as part of proposals



Ground Floor plan as Existing
Scale 1:50

Rev	Date	Description

planning

a³designltd
architect

amanda@a3online.co.uk
07909 337 951

Clients:
Mr and Mrs Kelly

Drawing title:
Existing Ground Floor Plan

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-003
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
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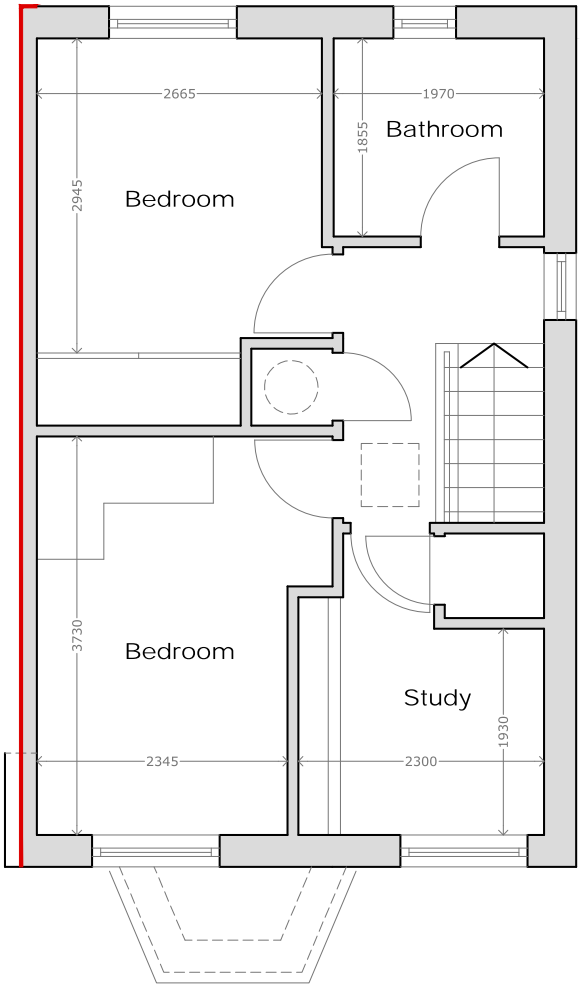
All materials to be installed in accordance with manufacturers instructions.



First Floor plan as Existing
Scale 1:50

0 1m 5m

N

Rev	Date	Description

planning

a³designltd
architect

amanda@a3online.co.uk
07909 337 951

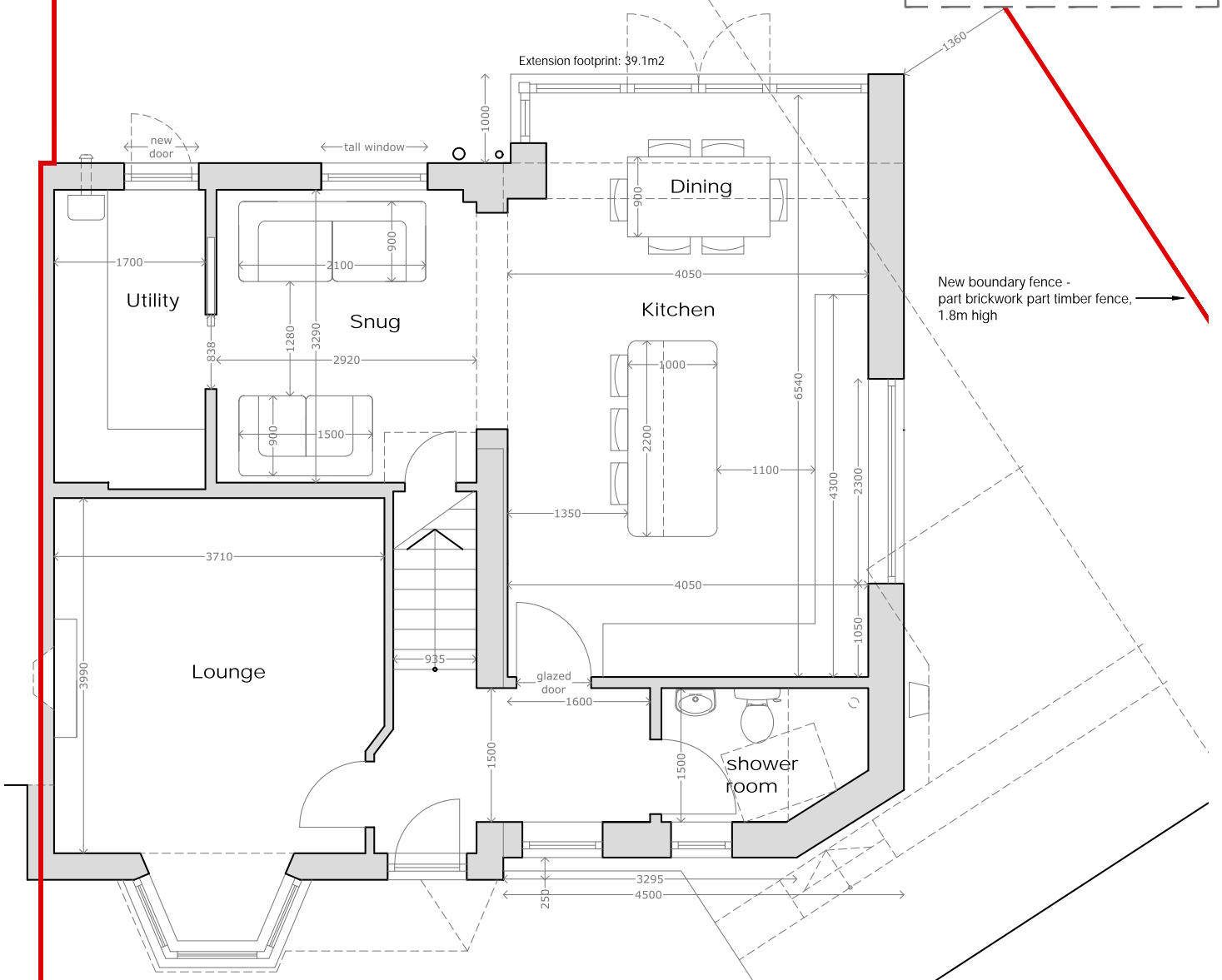
Clients:
Mr and Mrs Kelly

Drawing title:
Existing First Floor Plan

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-004
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.



Ground Floor plan as Proposed
Scale 1:50

0 1m 5m

N

Rev	Date	Description

planning

a³design ltd
architect

amanda@a3online.co.uk
07909 337 951

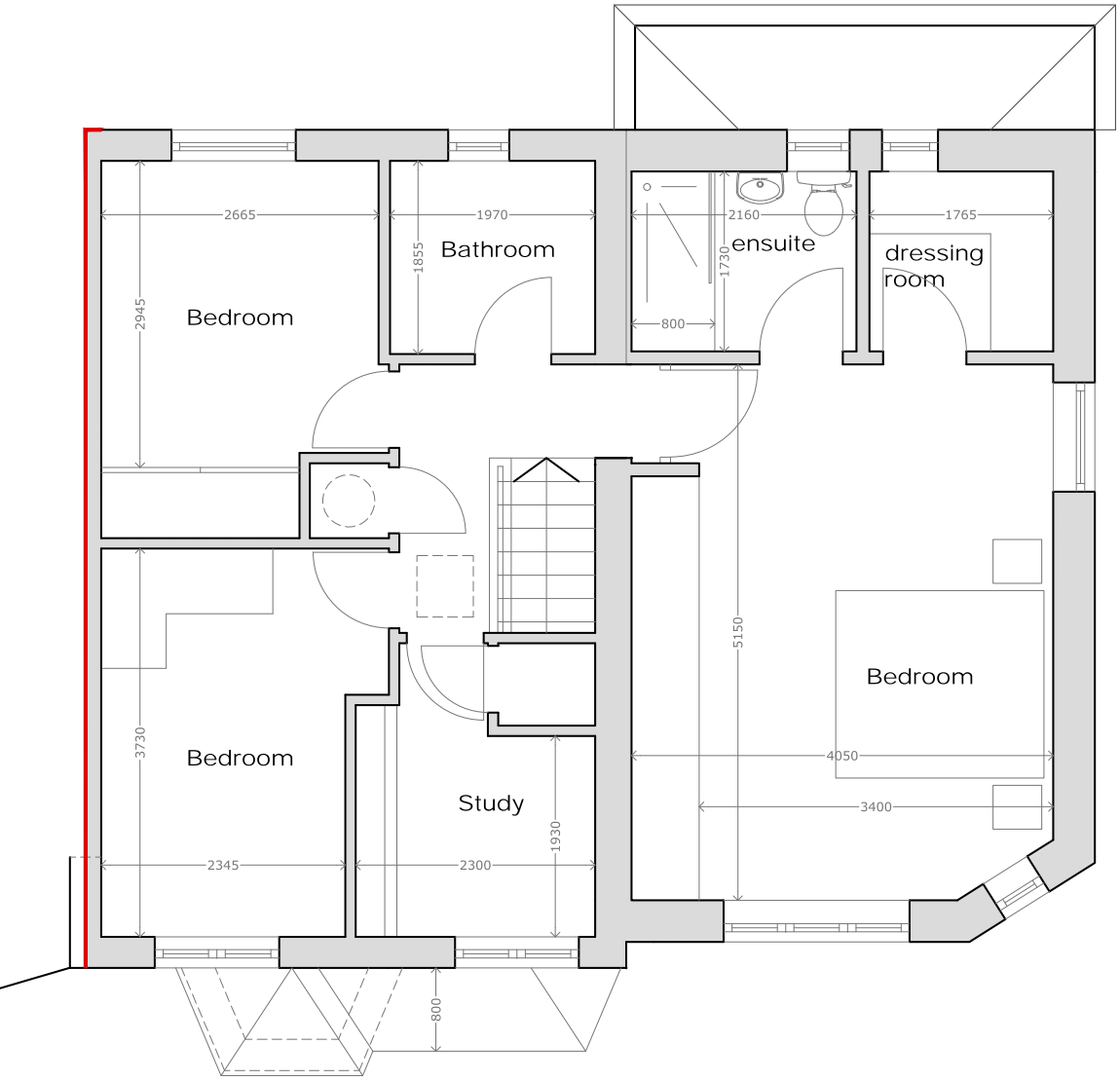
Clients:
Mr and Mrs Kelly

Drawing title:
Proposed Ground Floor Plan

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-005
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.



First Floor plan as Proposed
Scale 1:50

0 1m 5m

N

Rev	Date	Description

planning

a³ design ltd
architect

amanda@a3online.co.uk
07909 337 951

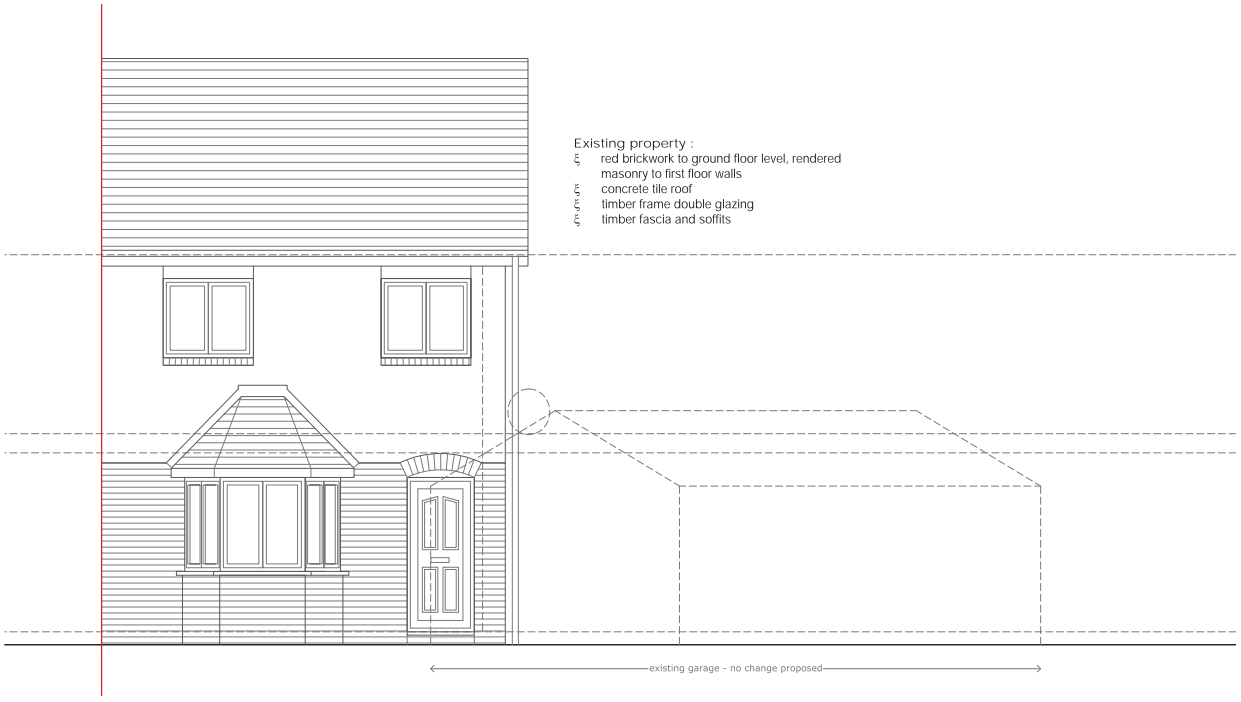
Clients:
Mr and Mrs Kelly

Drawing title:
Proposed First Floor Plan

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-006
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.



Existing property :
- red brickwork to ground floor level, rendered masonry to first floor walls
- concrete tile roof
- timber frame double glazing
- timber fascia and soffits

Front Elevation as Existing Scale 1:50

0 1m 5m

Rev	Date	Description

planning

a3designltd
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07909 337 951

Clients:
Mr and Mrs Kelly

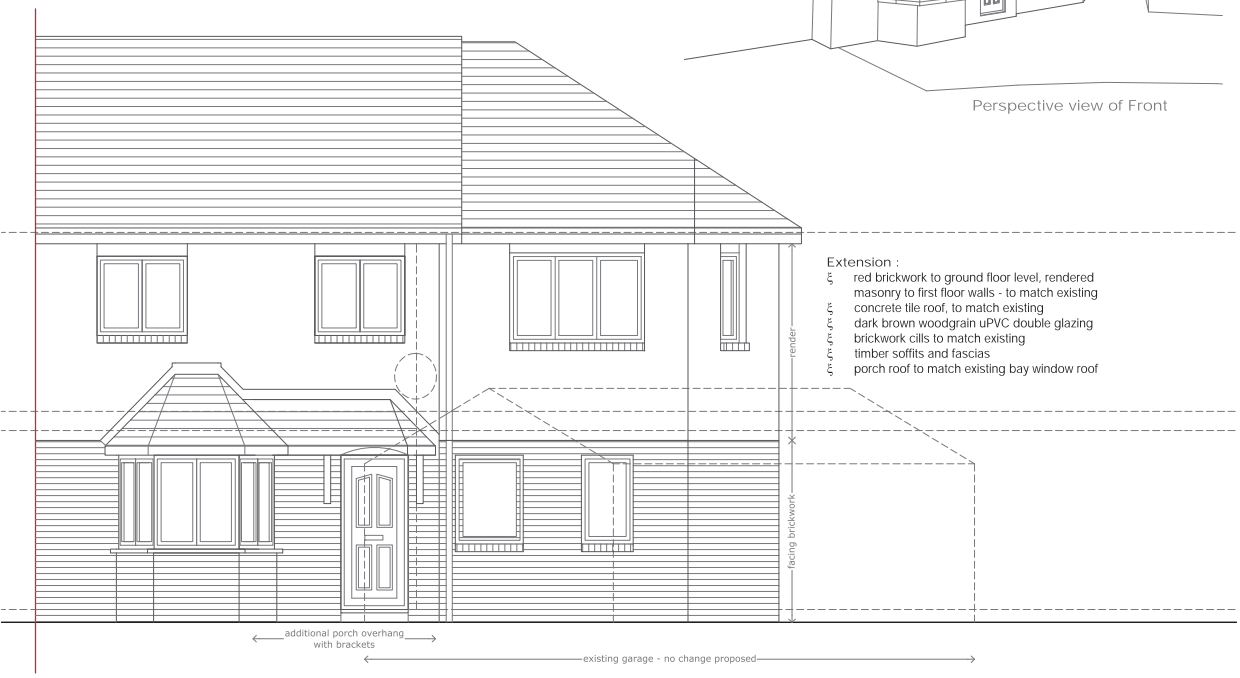
Drawing title:
Front Elevation as Existing

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-101
scale: 1:50@A3 date: Nov '19

Perspective view of Front

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.



Extension :
- red brickwork to ground floor level, rendered masonry to first floor walls - to match existing
- concrete tile roof, to match existing
- dark brown woodgrain uPVC double glazing
- brickwork cills to match existing
- timber soffits and fascias
- porch roof to match existing bay window roof

Front Elevation as Proposed Scale 1:50

0 1m 5m

Rev	Date	Description

planning

a3designltd
architect
amanda@a3online.co.uk
07909 337 951

Clients:
Mr and Mrs Kelly

Drawing title:
Front Elevation - Proposed

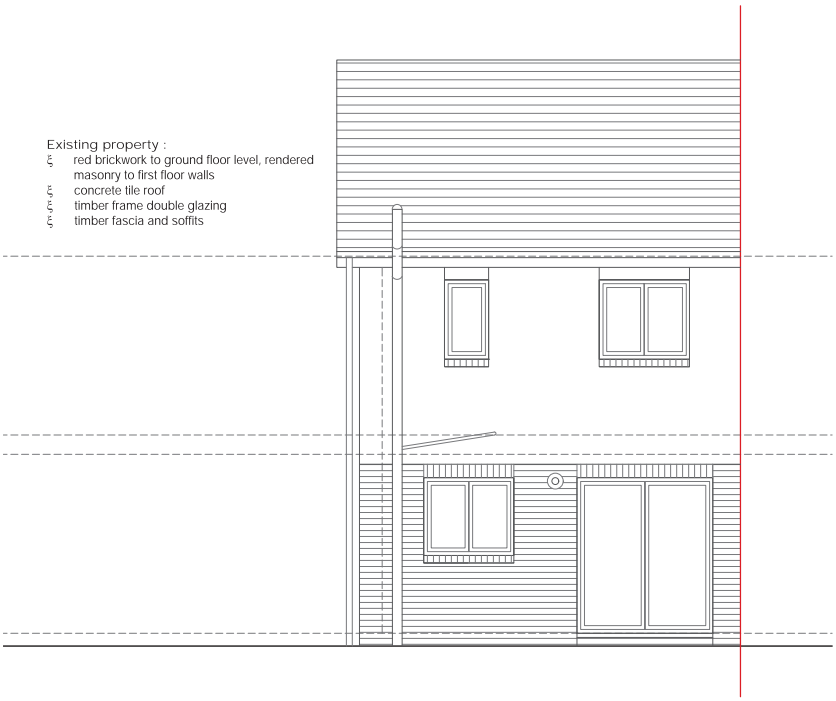
Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-102
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.

Existing property :

- red brickwork to ground floor level, rendered masonry to first floor walls
- concrete tile roof
- timber frame double glazing
- timber fascia and soffits



Rear Elevation as Existing Scale 1:50

0 1m 5m

Rev	Date	Description

planning

a3designltd
architect

amanda@a3online.co.uk
07909 337 951

Clients:
Mr and Mrs Kelly

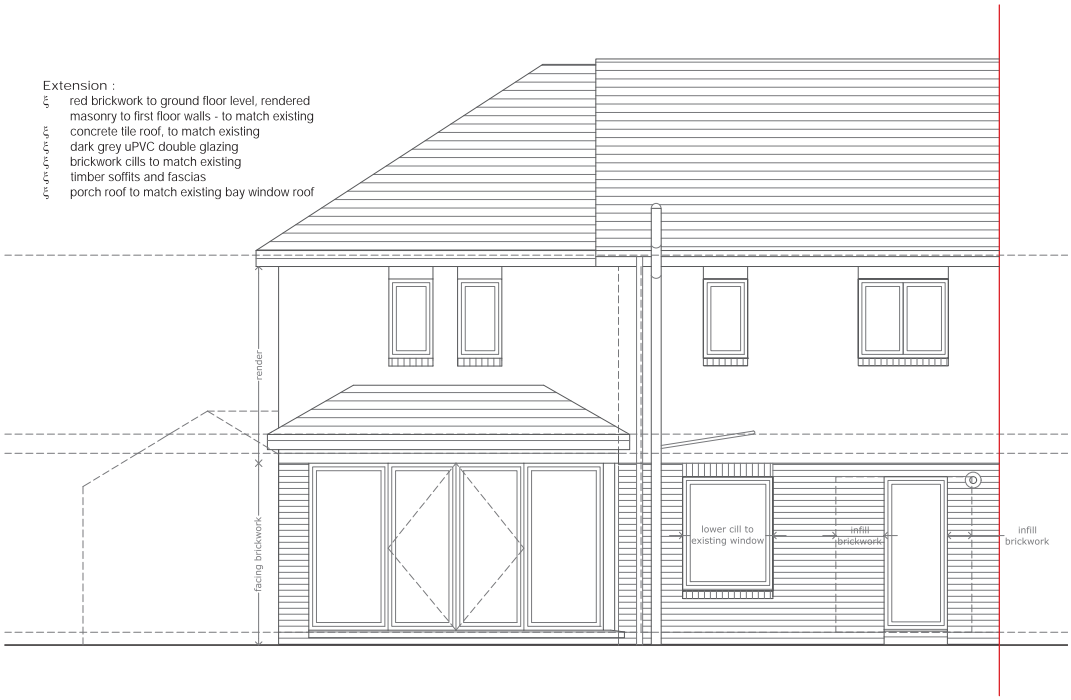
Drawing title:
Rear Elevation as Existing

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-103
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.

Extension :
- red brickwork to ground floor level, rendered masonry to first floor walls - to match existing
- concrete tile roof, to match existing
- dark grey uPVC double glazing
- brickwork cills to match existing
- timber soffits and fascias
- porch roof to match existing bay window roof



Rear Elevation as Proposed Scale 1:50

0 5m

Rev	Date	Description

planning

a3designltd
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07909 337 951

Clients:
Mr and Mrs Kelly

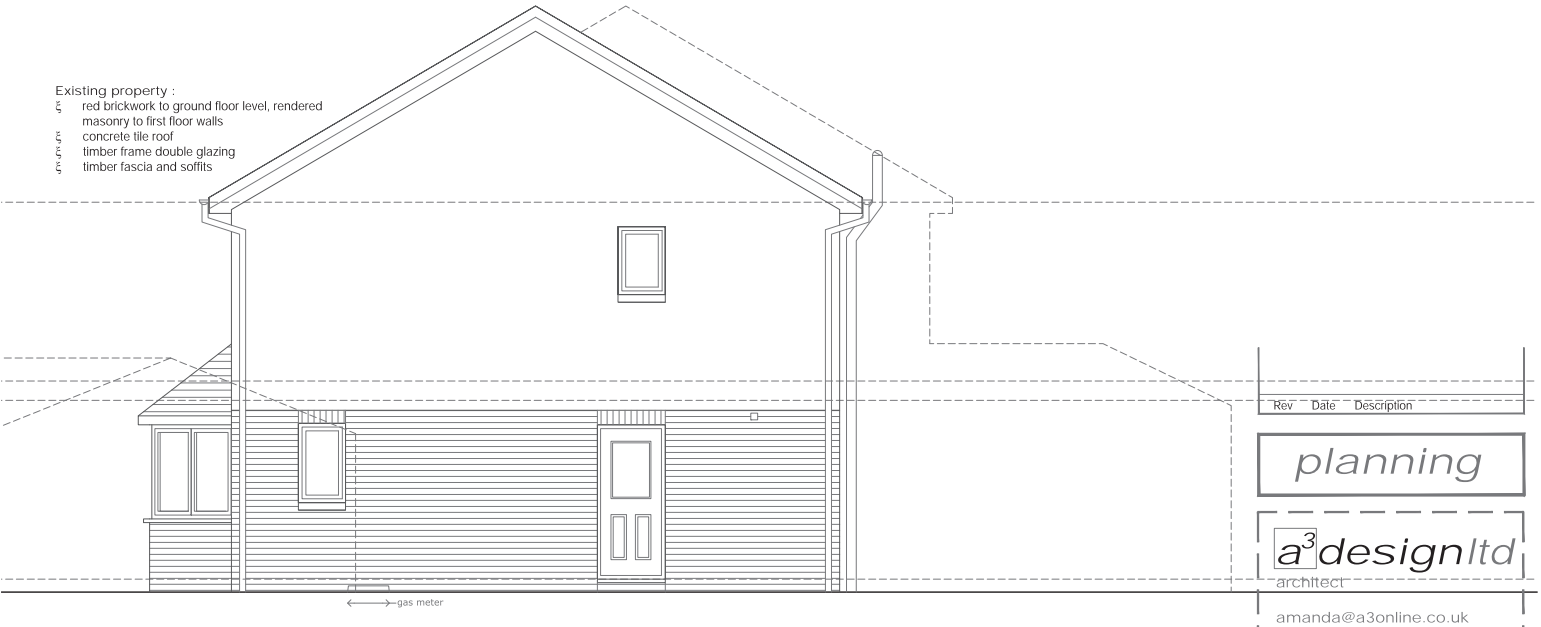
Drawing title:
Rear Elevation as Proposed

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-104
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.

Existing property :
- red brickwork to ground floor level, rendered masonry to first floor walls
- concrete tile roof
- timber frame double glazing
- timber fascia and soffits



Side Elevation as Existing Scale 1:50

0 1m 5m

Rev	Date	Description

planning

a3designltd
architect
amanda@a3online.co.uk
07909 337 951

Clients:
Mr and Mrs Kelly

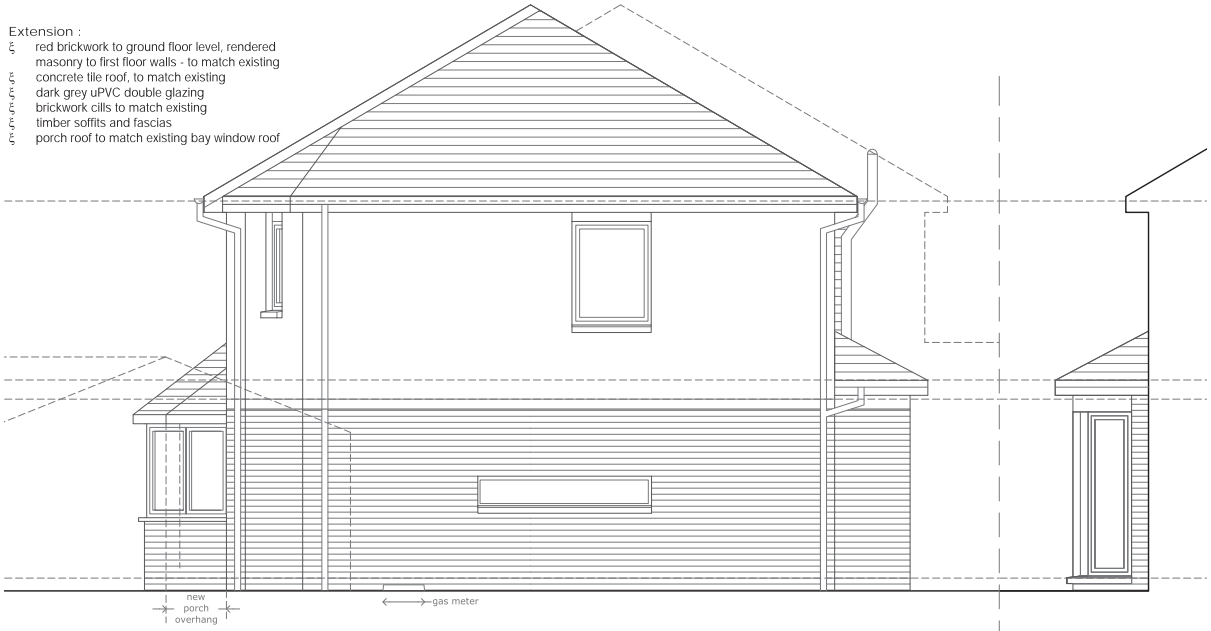
Drawing title:
Side Elevation 1 as Existing

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-105
scale: 1:50@A3 date: Nov '19

All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.

Extension :
- red brickwork to ground floor level, rendered masonry to first floor walls - to match existing
- concrete tile roof, to match existing
- dark grey uPVC double glazing
- brickwork cills to match existing
- timber soffits and fascias
- porch roof to match existing bay window roof



Side Elevation as Proposed Scale 1:50

0 1m 5m

Side Return Elevation as Proposed Scale 1:50

Rev	Date	Description

planning

a3designltd
architect

amanda@a3online.co.uk
07909 337 951

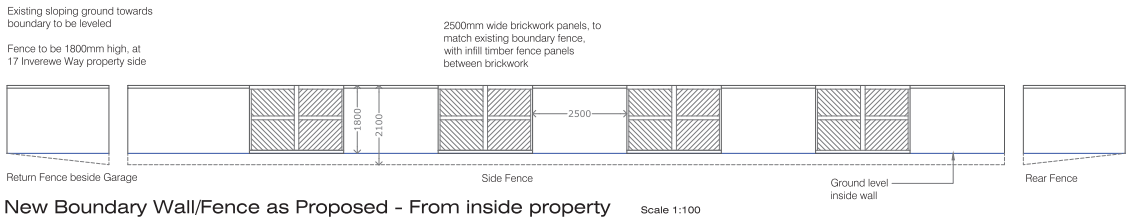
Clients:
Mr and Mrs Kelly

Drawing title:
Side Elevation 1- Proposed

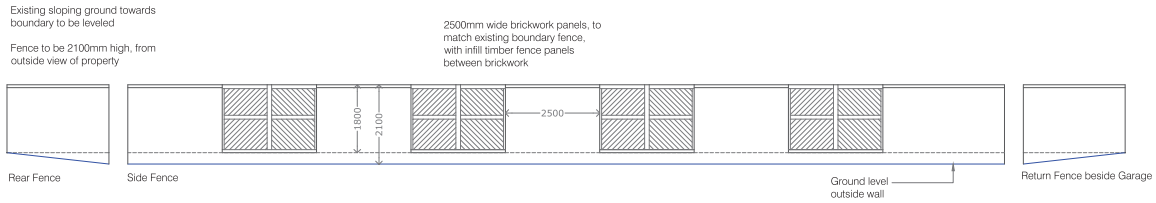
Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-PL-106
scale: 1:50@A3 date: Nov '19

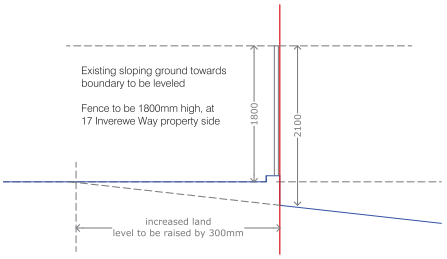
All dimensions to be checked, prior to ordering of materials, or construction.
Any queries or discrepancies, to be highlighted to A-Cubed Design immediately.
All materials to be installed in accordance with manufacturers instructions.



New Boundary Wall/Fence as Proposed - From inside property Scale 1:100



New Boundary Wall/Fence as Proposed - From outside property Scale 1:100



Detail at new Boundary Wall / Fence
scale: 1:50

Rev	Date	Description

planning

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architect
amanda@a3online.co.uk
07909 337 951

Clients:
Mr and Mrs Kelly

Drawing title:
Proposed Wall/Fence

Project:
Proposed extension at 17 Inverewe Way

Ref: 1840-PL-107
scale: 1:100@A3 date: Mar ' 21

Location Plan
scale: 1:1250

N

0 10m 50m

Rev A Outline updated 13-03-2021

a3designltd
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07909 337 951

Clients:
Mr and Mrs Kelly

Drawing title:
Location Plan

Project:
Proposed extension at
17 Inverewe Way

Ref: 1840-L A
scale: 1:1250@A4 date: Nov '19