

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY19 January 2022Report by Deputy Chief ExecutiveREVIEW OF CASE - REVIEW/2021/12

ERECTION OF TWO STOREY SIDE EXTENSION AT 6 PRIORWOOD ROAD, NEWTON MEARNS, EAST RENFREWSHIRE, G77 6WR.

**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:- 2021/0077/TP).
- Applicant: Mr Ross Williams
- Proposal: Erection of two storey side extension.
- Location: 6 Priorwood Road, Newton Mearns, East Renfrewshire, G77 6WR.
- Council Area/Ward: Newton Mearns South And Eaglesham (Ward 5).

**REASON FOR REQUESTING REVIEW**

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

**RECOMMENDATIONS**

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

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

## **BACKGROUND**

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

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

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

## **NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW**

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of the application. A copy of the applicant’s Notice of Review and Statement of Reasons including appeal statement and plans is attached as Appendix 5.

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 design statement – Appendix 1 (Pages 137 - 150);
- (b) Consultation response – Appendix 2 (Pages 151 - 154);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 155 - 164);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 165 - 168); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons including appeal statement and plans - Appendix 5 (Pages 169 - 184).

**15.** The applicant has also submitted the drawings listed below and these are attached as Appendix 6 (Pages 185 - 190).

- (a) Existing Plans and Elevations;
- (b) Refused – Proposed Plans, Sections and Elevations; and
- (c) 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](http://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](mailto:sharon.mcintyre@eastrenfrewshire.gov.uk)  
Tel: 0141 577 3011

Date:- January 2022

**APPLICATION FORM  
AND  
DESIGN STATEMENT**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto: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 100359712-001

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)

1 1/2 height side extension to be erected to provide additional family accommodation. Conservatory to rear to be removed. Existing Dining Room/ Kitchen altered with Bi-fold doors out to the garden. Playroom/ Study to front. All materials (Brick, roof tile, windows to match the existing house). First Floor to accommodate an additional Bathroom, Bedroom. New Dormer to match others within the Westacres estate.

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:	Lorna Carmichael Architect		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Lorna	Building Name:	<input type="text"/>
Last Name: *	Carmichael	Building Number:	87
Telephone Number: *	07949524022	Address 1 (Street): *	Beech Avenue
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Newton Mearns
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	G77 5QR
Email Address: *	carmichaellorna@aol.co.uk		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Ross	Building Number:	6
Last Name: *	Williams	Address 1 (Street): *	Priorwood Road
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Newton Mearns
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	G77 6WR
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		



## Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

6 PRIORWOOD ROAD

Address 2:

NEWTON MEARNS

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G77 6WR

Please identify/describe the location of the site or sites

Northing

655855

Easting

252479

## 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)

Planning Officer advised that over development of a site would be a primary consideration.

Title:

Mr

Other title:

First Name:

Foster

Last Name:

Zara

Correspondence Reference Number:

nm preapp/2020/0024

Date (dd/mm/yyyy):

03/02/2020

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.

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

2

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

2

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

## 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: Lorna Carmichael

On behalf of: Mr Ross Williams

Date: 02/02/2021

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 Lorna Carmichael  
Declaration Date: 02/02/2021

### Payment Details



Created: 02/02/2021 22:14

## Design Statement

Proposed Side Extension and internal alterations.

6 Priorwood Road

Westacres

Newton Mearns

Glasgow

G77 6WR

For Jennifer and Ross Williams

1.00 Area: Westacres is a popular development with a good mix of residential properties. The houses are mostly brick and render with beautiful decorative timber and brick detailing. The area is kept to a very high standard with gardens well maintained.

2.00 The Property: No 6 Priorwood Road, is a detached 3 bedroom villa with side driveway. Carport has since been removed. Mature garden to the front. Large garden to the rear with a conservatory and shed.

3.00 Brief:

Side extension & alterations to rear providing the following additional family accommodation:

Ground Floor

Conservatory to be removed.

Dining Room/ Kitchen to be altered.

Bifold Doors out to Garden at Rear

Additional Playroom/ Family Room

First Floor

Additional Bathroom

Additional Bedroom

Existing Bathroom to become the Ensuite.

#### 4.00 Statutory Approvals (Planning):

Planning: ERC Supplementary Planning Guidance:

Zara Foster, Planning Officer advised that over development of a site would be a primary consideration.

#### 5.00 Proposals:

To reduce the appearance of over development, the Side Extension is set back, to allow a car to park in front of the new extension. The front garden will be hard landscaped to allow another car to be parked in front of the existing house. This will give the property 2No. Parking spaces within the boundary of the development.

The extension will be constructed of the same brick, with exact detailing as the existing house and be in keeping with the character of the development.

The extension ridge line will be lower than the existing roof ridge line to reduce the appearance of overcrowding to the plot.

Other properties within the area have had similar side extensions and they blend in well with the Westacres Development.

Windows will also match existing.

A carport, now removed was erected in the area of the Proposed Extension. Bins and access are from the other side of the property. The path between No 6 & No 4.

OBJ



1. Existing House



2. An Example of a Side Extension in the Westacres Estate.





001

3. An Example of a Side Extension in the Westacres Estate. Dropped ridge line



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4. An Example of a Side Extension in the Westacres Estate. Set back and with dropped ridge line.

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## CONSULTATION RESPONSE

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**153**  
**Roads Service**  
**OBSERVATIONS ON**  
**PLANNING APPLICATION**

**Our Ref:** 2021/0077/TP  
**D.C Ref** Ian Walker  
**Contact:** Allan Telfer

**Planning Application No:** 2021/0077/TP      **Dated:** 14/05/21      **Received:** 14/05/21  
**Applicant:** Mr Ross Williams  
**Proposed Development:** Erection of two storey side extension  
**Location:** 6 Priorwood Road, Newton Mearns  
**Type of Consent:** Full Planning Permission

**RECOMMENDATION** **Refuse**

Proposals Acceptable Y/N or N/A      Proposals Acceptable Y/N or N/A      Proposals Acceptable Y/N or N/A

1. General	3. New Roads	4. Servicing & Car Parking
(a) General principle of development <b>N</b>	(a) Widths <b>N/A</b>	(a) Drainage <b>N/A</b>
(b) Safety Audit Required <b>N</b>	(b) Pedestrian Provision <b>N/A</b>	(b) Car Parking Provision <b>N/A</b>
(c) Traffic Impact Analysis Required <b>N</b>	(c) Layout (horizontal/vertical alignment) <b>N/A</b>	(c) Layout of parking bays / Garages <b>N/A</b>
	(d) Turning Facilities (Circles / hammerhead) <b>N/A</b>	(d) Servicing Arrangements/Driveways <b>N/A</b>
<b>2. Existing Roads</b>	(e) Junction Details (locations / radii / sightlines) <b>N/A</b>	<b>5. Signing</b>
(a) Type of Connection (junction / footway crossing) <b>N/A</b>	(f) Provision for P.U. services <b>N/A</b>	(a) Location <b>N/A</b>
(b) Location(s) of Connection(s) <b>N/A</b>		(b) Illumination <b>N/A</b>
(c) Pedestrian Provision <b>N</b>		
(d) Sightlines <b>N/A</b>		

Ref.	Reasons for Refusal
	The proposed second parking space is not functional meaning it would be unlikely to be utilised. This would result in a four bed house with only one parking space with the result that vehicles are likely to be displaced onto the public road. This could result in obstructive or unsafe parking on the adjacent public road which is not acceptable.

Ref.	Comments
	<p>The proposed dwellinghouse is to contain 4 No. bedrooms. The parking requirement is therefore 3 No. curtilage spaces.</p> <p>The proposed second parking space would not be functional as given the narrow width and the presence of concrete steps, manoeuvres into/out of the space would be extremely difficult.</p> <p>This would leave the property with one curtilage space and it is therefore likely that cars would be parked on the carriageway or half on the footway/carriageway which would be to the detriment of road safety.</p> <p>The Roads Service therefore has no option but to recommend refusal of the proposed development.</p>

**Notes for Intimation to Applicant:**

(i) Construction Consent (S21)*	Not Required
(ii) Road Bond (S17)*	Not Required
(iii) Road Opening Permit (S56)*	<b>Required</b>

\* Relevant Section of the Roads (Scotland) Act 1984

Comments Authorised By: John Marley  
 pp Roads and Transportation Controller

Date: 01.06.21

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## REPORT OF HANDLING

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# REPORT OF HANDLING

Reference: 2021/0077/TP

Date Registered: 12th February 2021

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 252479/:655855

Applicant/Agent:

Applicant:

Mr Ross Williams

6 Priorwood Road

Newton Mearns

East Renfrewshire

G77 6WR

Agent:

Lorna Carmichael

87 Beech Avenue

Newton Mearns

Scotland

G77 5QR

Proposal: Erection of two storey side extension

Location: 6 Priorwood Road

Newton Mearns

East Renfrewshire

G77 6WR

## CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads Service

Recommend refusal

**PUBLICITY:** None.

**SITE NOTICES:** None.

**SITE HISTORY:**

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

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

**SUPPORTING REPORTS:**

**ASSESSMENT:**

Planning permission is sought for a two storey side extension to a detached villa in the West Acres area of Newton Mearns. Currently the house extends to four apartments, with three bedrooms on the upper floor. A conservatory has been added at the rear. A tandem driveway on the left hand side of the house provides off street parking for two cars.

Permission is sought for a two storey side extension. It is set back for the main from the principle elevation of the house by approx. 2.6m and will sit partly party over the existing driveway. It is 2.5m wide and approx. 7.1m deep. The dual pitched roof is lower at the front and has a dormer window.

The extension is detailed as providing an enlarged dining area on the ground floor and an additional bedroom on the new upper floor, lit by the dormer window and an additional bathroom at the rear.

Planning applications are required to be determined against the terms of the development plan and in this instance the relevant consideration is the Adopted Local Development Plan. Policies D1 and D14 in particular. Policy D1.1 of the Proposed Local Development Plan 2 is also of relevance and in particular criterion 5 states that where additional bedrooms are proposed or a garage/driveway is being converted to another use other than the parking of a vehicles, proposals will be required to provide parking in accordance with the Council's Road Development Guide.

These policies refer firstly to all forms of development and then more specifically to extensions to existing buildings. The councils 'Householder Design Guide' SPG supports policy D14.

In terms of design, the proposal, albeit narrow, relates satisfactorily to the existing house but does not comply with the SPG in terms of separation distance to the side boundary.

It also results in the loss of off-street parking capacity. This applicant has sought to address this loss in the proposed plans where in the relatively short front garden an additional parking space is detailed, broadside across the front garden and parallel with the public road.

Criterion 9 of Policy D1 advises that all developments should comply with the council roads and parking standards. In this instance the proposal in itself takes a 3 bedroom house to a 4 bedroom house. The roads services have advised as follows:

The proposed dwellinghouse is to contain 4 No. bedrooms. The parking requirement is therefore 3 No. curtilage spaces.

The proposal will result in only one useable space, the proposed second parking space would not be safe or functional. Firstly, in order to access the proposed parallel space, it would be necessary to drive along the footway which is an offence and which gives rise to road and pedestrian safety concerns.

Additionally the constrained front garden and the presence of concrete steps, would make manoeuvres into/out of the space extremely difficult.

They consider that this would leave the property with one viable in curtilage space and it is therefore likely that cars would be parked on the carriageway or half on the footway/carriageway which would be to the detriment of road safety.

The Roads Service therefore considers it has no option but to recommend refusal of the planning application.

The applicant has been made aware of these comments and has declined to consider an alternative design.

Taking the above into account, the proposed side extension will in this instance, by reason of its siting due to the constrained nature of the site, constitute overdevelopment, with a consequent unacceptable parking provision that will result in pedestrian and road safety issues at the locus.

In conclusion, it is considered that the proposal is contrary to the terms of Policies D1 and D14 of the adopted Local Development Plan for the reasons outlined above and the recommendation is for refusal. There are considered to be no material considerations in this case that outweigh the policy presumption against this development on road safety grounds.

**RECOMMENDATION:** Refuse

**PLANNING OBLIGATIONS:** None.

**REASON(S):**

1. The proposed development constitutes overdevelopment of the site with a lack of sufficient /acceptable off street parking to the detriment of road and pedestrian safety at the locus. The proposal is therefore contrary to Policies D1 and D14 of the adopted Local Development Plan and Policy D1.1 of the Proposed Local Development Plan 2.

**ADDITIONAL NOTES:** None

**ADDED VALUE:** None

**BACKGROUND PAPERS:**

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

Ref. No.: 2021/0077/TP  
(IAWA)

DATE: 21<sup>st</sup> September 2021

**DIRECTOR OF ENVIRONMENT**

**Reference: 2021/0077/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 soloms or other

development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;

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

#### Policy D14

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

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

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

Side extensions should not create an unbroken or terraced appearance.

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

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

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

#### **Proposed Local Development Plan 2**

#### Policy D1

##### 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.

**GOVERNMENT GUIDANCE:** None

Finalised 21/09/2021 AC(6)

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**DECISION NOTICE  
AND  
REASONS FOR REFUSAL**

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

**REFUSAL OF PLANNING PERMISSION**Ref. No.        **2021/0077/TP****Applicant:**

Mr Ross Williams  
6 Priorwood Road  
Newton Mearns  
East Renfrewshire  
G77 6WR

**Agent:**

Loma Carmichael  
87 Beech Avenue  
Newton Meams  
Scotland  
G77 5QR

With reference to your application which was registered on 12th February 2021 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

**Erection of two storey side extension****at: 6 Priorwood Road Newton Mearns East Renfrewshire G77 6WR**

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

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

1. The proposed development constitutes overdevelopment of the site with a lack of sufficient /acceptable off street parking to the detriment of road and pedestrian safety at the locus. The proposal is therefore contrary to Policies D1 and D14 of the adopted Local Development Plan and Policy D1.1 of the Proposed Local Development Plan 2.

Dated            21<sup>st</sup> September 2021

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

The following drawings/plans have been refused

<b>Plan Description</b>	<b>Drawing Number</b>	<b>Drawing Version</b>	<b>Date on Plan</b>
Location Plan	02		
Plans and Elevations Proposed	01		

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

**NOTICE OF REVIEW  
AND  
STATEMENT OF REASONS**

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: [planning@eastrenfrewshire.gov.uk](mailto: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 100359712-006

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:	Lorna Carmichael Architect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Lorna	Building Name:	
Last Name: *	Carmichael	Building Number:	87
Telephone Number: *	07949524022	Address 1 (Street): *	Beech Avenue
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Newton Mearns
Fax Number:		Country: *	Scotland
		Postcode: *	G77 5QR
Email Address: *	carmichaellorna@aol.co.uk		

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Ross"/>	Building Number:	<input type="text" value="6"/>
Last Name: *	<input type="text" value="Williams"/>	Address 1 (Street): *	<input type="text" value="Priorwood Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="87 Beech Avenue"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G77 6WR"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="carmichaellorna@aol.co.uk"/>		

## Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="6 PRIORWOOD ROAD"/>
Address 2:	<input type="text" value="NEWTON MEARNS"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G77 6WR"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="655855"/>	Easting	<input type="text" value="252479"/>
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## Description of Proposal

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

1 1/2 height side extension to be erected to provide additional family accommodation. Conservatory to rear to be removed. Existing Dinning Room/ Kitchen altered with Bi-fold doors out to garden. Playroom/ Study to front. All materials (Brick, roof tile, windows) to match existing. Additional Bedroom (3No. in total) & bathroom. New Dormer to match others in area. Front garden landscaped to form 2No. parking bays.

## Type of Application

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

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

What does your review relate to? \*

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

## Statement of reasons for seeking review

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

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

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

2 generous car parking spaces have been provided for a 3 Bedroom domestic property (Refer to Dwg No. 01 Rev E). In accordance with East Ren Adopted LDP (D1 & D14), LP Plan 2 (D1.1) and Part 3 of the ER Roads Development Guide. Extension has been designed sensitively, in keeping with the area. Proposal designed to prevent site over-development. Other similar developments have been allowed. 4-5No. visitors parking bay is located across the road, again preventing over development of the area.

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)

Drawing 01 Rev E Planning Appeal Report

## Application Details

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

2021/0077/TP

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

12/02/2021

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

22/09/2021

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

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

Yes  No

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

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

Yes  No

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

Yes  No

## Checklist – Application for Notice of Review

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

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

Yes  No

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

Yes  No

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

Yes  No  N/A

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

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

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

Yes  No

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

**Declare – Notice of Review**

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

Declaration Name: Mrs Lorna Carmichael

Declaration Date: 01/11/2021

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## Planning Appeal Report

For Ross & Jennifer Williams

6 Priorwood Road,  
West Acres  
Newton Mearns  
Glasgow  
G77 6WR



**Planning Application No. 2021/0077/TP**

Date of Application: 12 February 2021

**Decision:** Refusal

Date of Refusal: 21 September 2021

**Application Description:**

1 ½ height side extension to be erected to provide additional family accommodation. Conservatory to rear to be removed. Existing Dining Room/ Kitchen altered with Bi-fold doors out to the garden. Playroom/ Study to front. All Materials (Brick, roof tile, windows to match existing house). First Floor to accommodate an additional bathroom and bedroom. New Dormer to match others within Westacres estate.

In total, house will have 3 No. Bedrooms and 1 small Nursery/ Study.

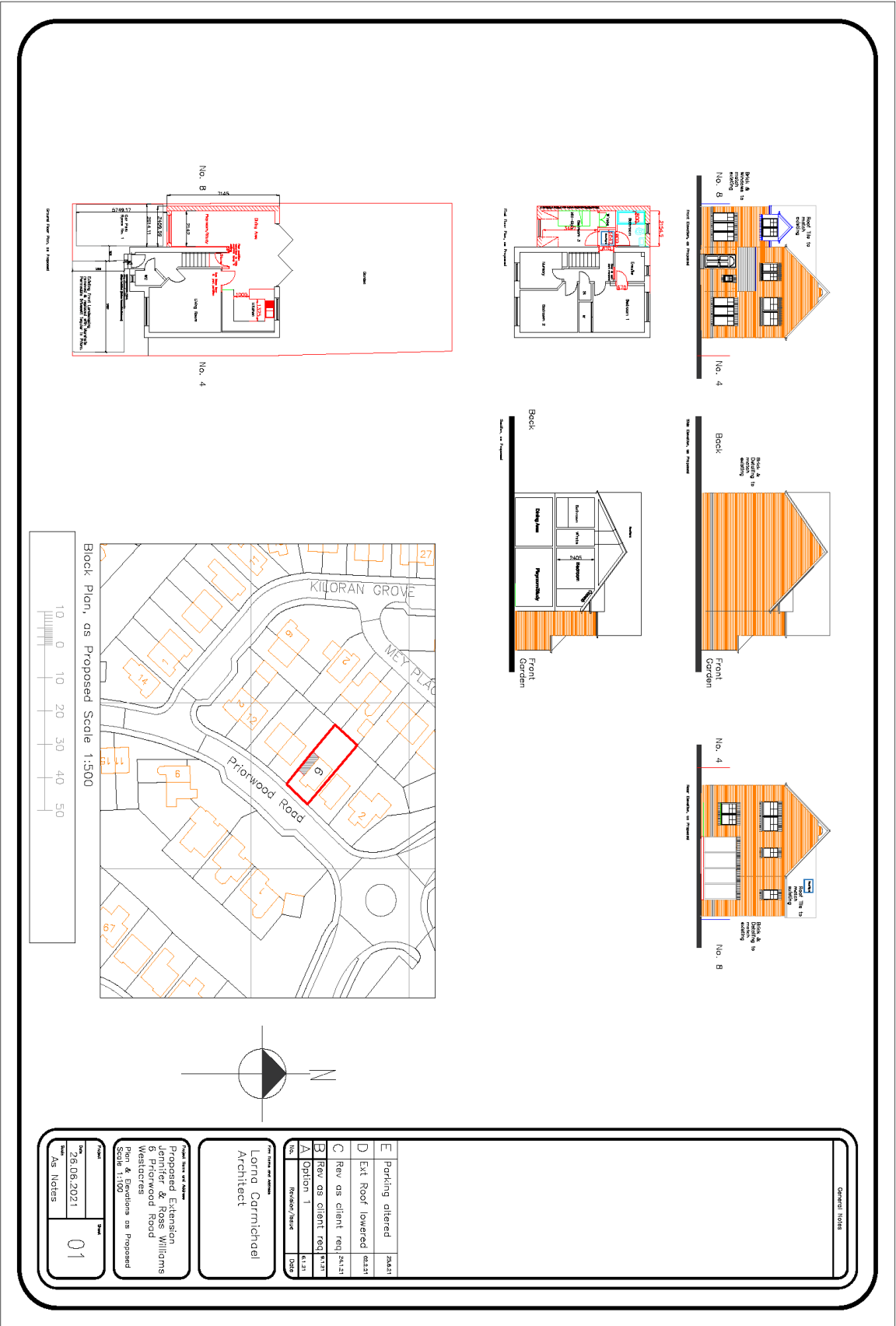
Garden to front to be hard landscaped to provide 2No. carparking spaces.

**Drawings Refused:**

Location Plan Drawing No 02 (No revision noted)

Plans and Elevations Proposed Drawing No. 01 (No revision noted)

**Please Note: Drawing No. 01 should have been referenced on the Decision Notice as Rev E, as submitted on 17 June 2021.**



<p>General Notes</p>	
<p>E Parking altered</p>	<p>34421</p>
<p>D Ext Roof lowered</p>	<p>34421</p>
<p>C Rev as client req</p>	<p>34421</p>
<p>B Rev as client req</p>	<p>34421</p>
<p>A Option 1</p>	<p>34421</p>
<p>Rev as proposed</p>	<p>34421</p>
<p>Rev as proposed</p>	<p>34421</p>
<p>Lorna Garrnichael Architect</p>	
<p>Proposed Extension Jennifer &amp; Ross Williams 6 Priorwood Road Westchester Perit &amp; Extensions as Proposed 26.06.2021</p>	
<p>Date: 26.06.2021</p>	<p>Sheet: 01</p>
<p>As Notes</p>	

**The Reason for the Councils Decision are:**

1. The proposed development constitutes overdevelopment of the site with a lack of sufficient/ acceptable off street parking to the detriment of road and pedestrian safety at the locus. The proposal is therefore contrary to Policies D1 and D14 of the adopted Local Development Plan and Policy D1.1 of the Proposed Local Development Plan 2.

**Policies Referred to in Decision:****Policy D1 of the Local Development Plan, Supplementary Planning Guidance, Householder Design Guide:-**

“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....

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 the new development.....”

**Policy D14 of the Local Development Plan, Supplementary Planning Guidance, Householder Design Guide:-** “Any extension must compliment 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. ....side extensions should not create a unbroken or terraced appearance....the development should avoid over development of the site by major loss of existing garden space.....”

**Policy D1.1 of the Proposed Local Development Plan 2:-** “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 existing buildings, 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 .... driveway is being converted to another use other than for the parking of a vehicles, proposals will be required to provide parking in accordance with the Council 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.....”



## **Our Appeal:**

The extension has been designed to complement the scale and character of the existing building. We have used similar brick, brick patterns, roof tiles and glazing materials to match the existing. The scale and height are in proportion to the existing and surrounding architecture.

The extension is set back, in accordance with the guidelines so at no times dominates or over crowds the site.

In total this property will accommodate 3 No. bedrooms. The upstairs "Nursery", is not big enough for an adult single bed, hence the requirement for the extension. Once a nursery is not required this room will become a Study for the family.

The Council Roads Development Guide asks for a minimum of **2No. Parking Spaces for a 3 Bedroom House**. 2 large parking spaces (larger in size than the minimum allowed), have been allowed for, therefore complying with this guidance. Please refer to our Drawing No. 01 Rev E, for location and sizes.

Our parking spaces are perpendicular to each other and accessed from the original driveway opening. This is in accordance with the Council Roads Development Guidance that states there are a number of different parking options. ie not a preferred option.

The arrangement we have shown is very common in the area.

It was reported that our client would drive on the pavement. At no times would our client wish to park or drive on the pavement. We could extend the drop kerb but were told after 7 months waiting on our application to be considered we would have to apply with a new application and would start the process and costs from scratch. This was not acceptable.

For comparison an extension at 11 Kiloran Grove, has been approved with very similar parking and extension to what we are proposing (Application No. 2020/0727/TP). We attach some photographs and drawings from their successful submission, for comparison. It should be noted that their application was validated on 15/12/20 and approved on 18/01/21. 6 weeks, opposed to our 32 weeks. Plus, no parking layout was submitted with the application.

Finally, it should be noted that the applicant's property is in a unique position. There is a parking layby for 4-5 cars directly opposite. This is mostly used by visitors and is rarely full. At no times does this area of Priorwood Road become congested or overcrowded.

## **Conclusion:**

We would ask the appeal panel to approve our application based on our compliance with all the guidelines and legislation. At the very least, with a condition for the extended drop kerb.

Could we also ensure that the correct drawing is used in your consideration? When we spoke to the Roads Department mid summer, they had yet to see Dwg No 01 Rev E. Communication with the Planning Department was poor. Calls and emails remained unanswered. We could not find out if the application was going to committee. We are aware Covid and home working could have been a

factor but latterly we had to contact our local Councillor, to get advice. This is when we were informed that if we wanted to reconsider the parking, a new application would be required.

Email from Ian Walker dated 12/8/21 "I spoke with Jennifer (applicant) yesterday and explained where we are "waiting on word from roads". I now have a response advising recommendation for refusal is maintained. This scenario was discussed with Jennifer in terms of poss redesign or desire to have the application determined as submitted."

This (a redesign and resubmit), the timescale, the fact we have a proven working scheme and the additional cost to my client was completely unreasonable.

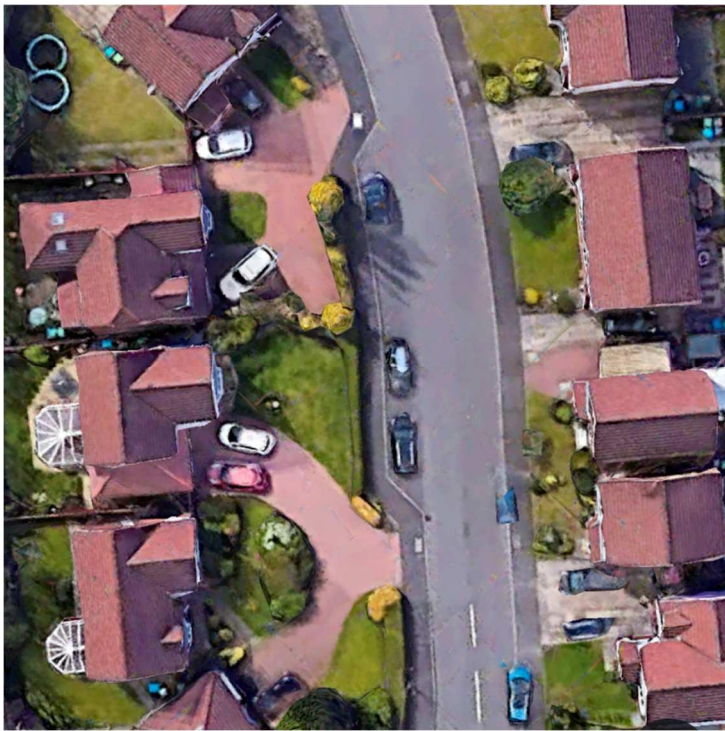


Photo: Showing 4-5No. Visitor Parking Bay Opposite.

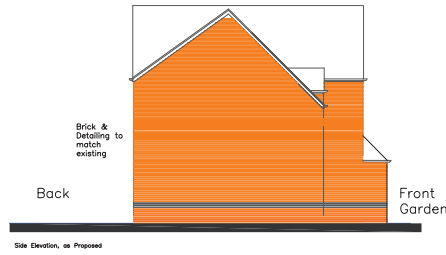


Photo: 11 Kiloran Grove, Application No.2020/0727/TP.





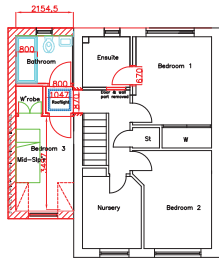
Front Elevation, as Proposed



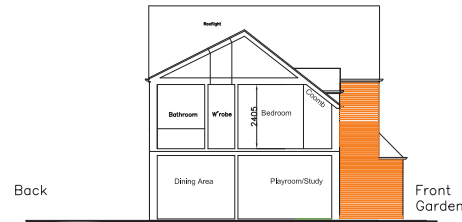
Side Elevation, as Proposed



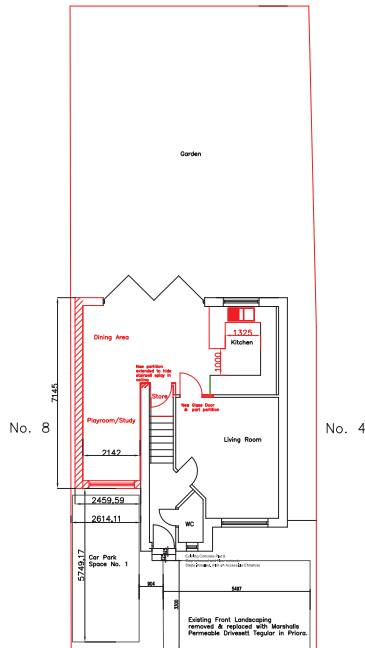
Rear Elevation, as Proposed



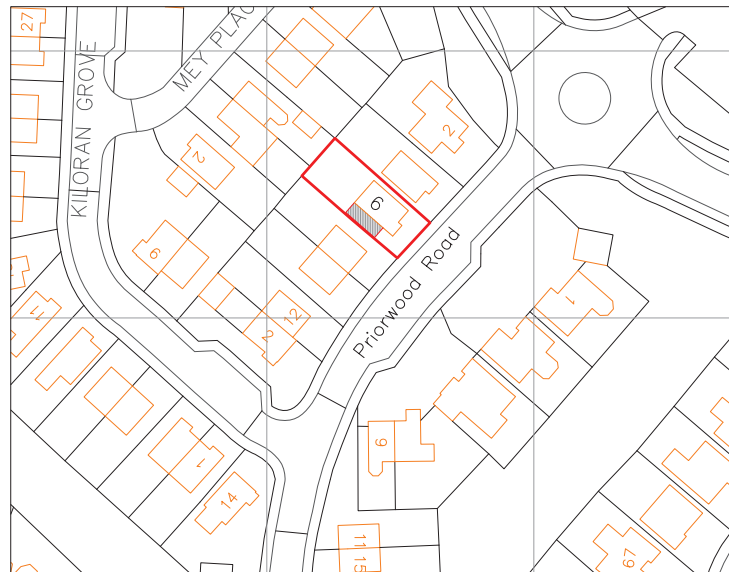
First Floor Plan, as Proposed



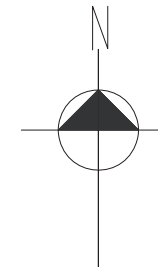
Section, as Proposed



Ground Floor Plan, as Proposed



Block Plan, as Proposed Scale 1:500



General Notes

No.	Revision/Issue	Date
E	Parking altered	25.6.21
D	Ext Roof lowered	02.2.21
C	Rev as client req	24.1.21
B	Rev as client req	9.1.21
A	Option 1	6.1.21

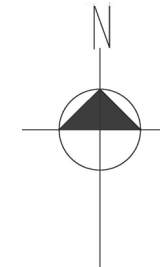
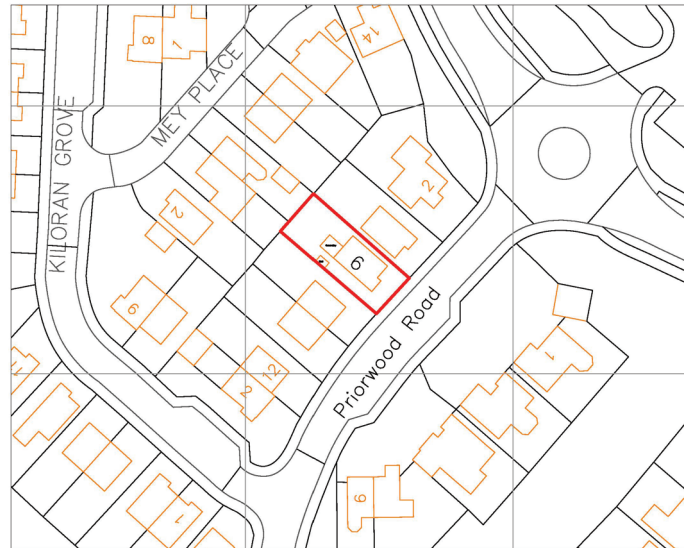
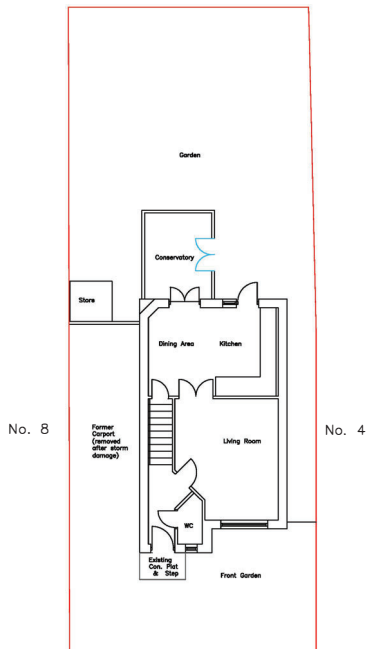
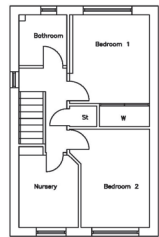
Firm Name and Address  
 Lorna Carmichael  
 Architect

Project Name and Address  
 Proposed Extension  
 Jennifer & Ross Williams  
 6 Priorwood Road  
 Westacres  
 Plan & Elevations as Proposed  
 Scale 1:100

Project	Sheet
Date 26.06.2021	01
Scale As Notes	

**PLANS/PHOTOGRAPHS/DRAWINGS**

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General Notes

No.	Revision/Issue	Date

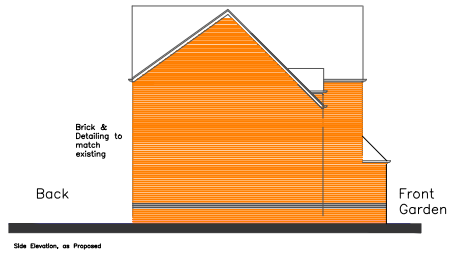
Firm Name and Address  
**Lorna Carmichael**  
 Architect

Project Name and Address  
 Proposed Extension  
 Jennifer and Ross Williams  
 6 Priorwood Road  
 Westacres  
 Plan & Elevations as Existing  
 Scale 1:100

Project	Sheet
Date 02.02.2021	00
Scale As Notes	



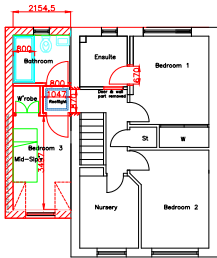
Front Elevation, as Proposed



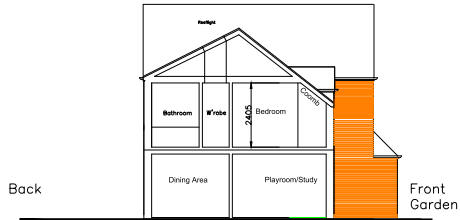
Side Elevation, as Proposed



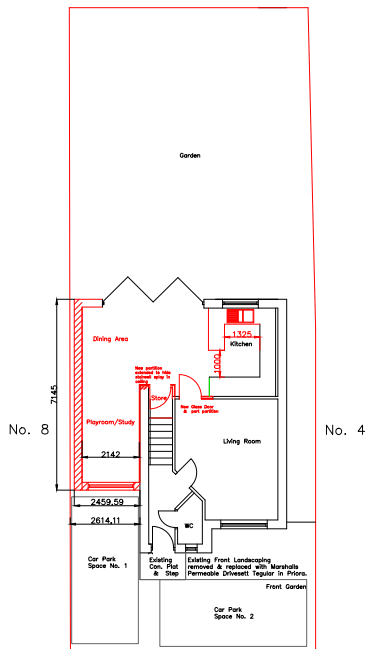
Rear Elevation, as Proposed



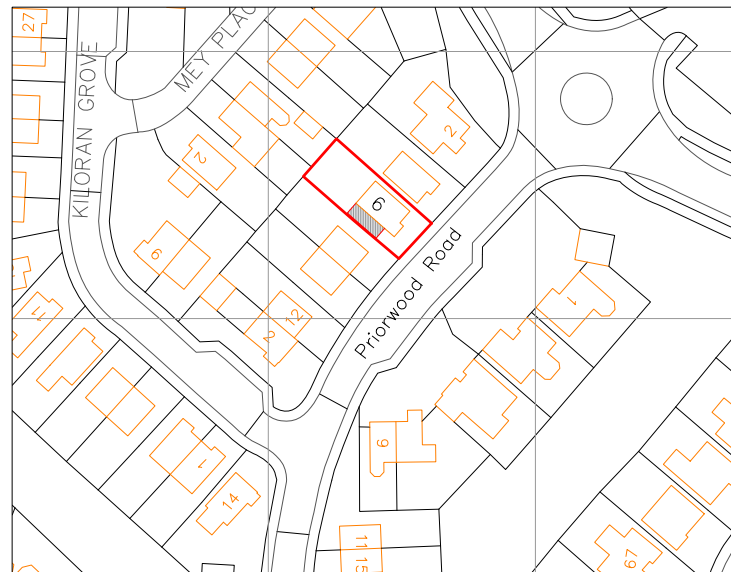
First Floor Plan, as Proposed



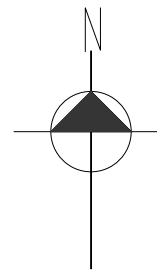
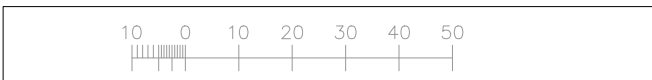
Section, as Proposed



Ground Floor Plan, as Proposed



Block Plan, as Proposed Scale 1:500



General Notes

No.	Revision/Issue	Date
D	Ext Roof lowered	02.2.21
C	Rev as client req	24.1.21
B	Rev as client req	9.1.21
A	Option 1	6.1.21

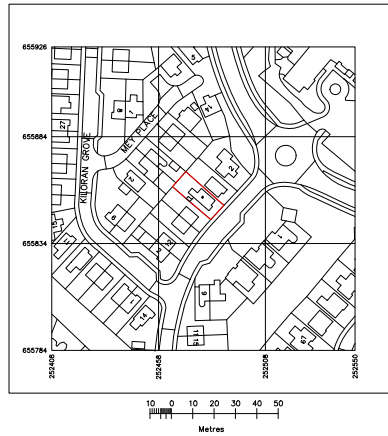
Firm Name and Address  
Lorna Carmichael  
Architect

Project Name and Address  
Proposed Extension  
Jennifer & Ross Williams  
6 Priorwood Road  
Westacres  
Plan & Elevations as Proposed  
Scale 1:100

Project	Sheet
Date 02.02.2021	01
Scale As Notes	



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Produced on 24 January 2021 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.  
 This map shows the area bounded by 252408,655784 252408,655926 252550,655926 252550,655784  
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General Notes

No.	Revision/Issue	Date

**Firm Name and Address**  
 Lorna Carmichael  
 Architect

**Project Name and Address**  
 Proposed Extension  
 Jennifer and Ross Williams  
 6 Priorwood Road  
 Westacres  
 Location Plan as Existing  
 Scale 1:1250

<b>Project</b>	<b>Sheet</b>
Date 02-02-21	02
Scale As Notes	

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