

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

10 August 2022

Report by Director of Business Operations and Partnerships

REVIEW OF CASE - REVIEW/2022/04

SUBDIVISION OF EXISTING PLOT AND ERECTION OF TWO STOREY
DWELLINGHOUSE.

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:- 2021/0220/TP).
- Applicant: Mr Malcolm Cameron
- Proposal: Subdivision of existing plot and erection of two storey dwellinghouse.
- Location: Pine Lodge, 35 Greenlaw Road, Newton Mearns, East Renfrewshire, G77 6SL.
- Council Area/Ward: Newton Mearns North And Neilston (Ward 2).

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 6.

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, 10 August 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, access and environmental statement – Appendix 1 (Pages 7 - 20);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 4 (Pages 61 - 74);
- (c) Decision notice and reasons for refusal - Appendix 5 (Pages 75 - 78); and
- (e) A copy of the applicant's Notice of Review and Statement of Reasons including appeal statement and further documentation - Appendix 6 (Pages 79 - 96).

15. The applicant has also submitted the drawings listed below and these are attached as Appendix 7 (Pages 97 - 112).

- (a) Existing Location and Site Plan AP(0)001;
- (b) Proposed Location and Site Plan AP(0)002;
- (c) Proposed Ground Floor Plan AP(0)003;
- (d) Proposed First Floor Plan AP(0)004;
- (e) Proposed Roof Plan AP(0)005;
- (f) Proposed SW and NW Elevations AP(0)006;
- (g) Proposed NE and SE Elevations AP(0)007;
- (h) Proposed 3D Views of AP(0)007;
- (i) Refused – Proposed Location and Site Plan AP(0)002;
- (j) Refused – Proposed Ground Floor Plan AP(0)003;
- (k) Refused – Proposed First Floor Plan AP(0)004;
- (l) Refused – Proposed Roof Plan AP(0)005;
- (m) Refused – Elevation 1 AP(0)006; and
- (n) Refused – Elevations AP(0)007.

16. The Local Review Body is advised that initial consultation responses and representations received if any, relating to the application will be listed in the planning officer's Report of Handling and are also included as Appendix 2 and Appendix 3 respectively.

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

RECOMMENDATIONS

18. 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 – Louise Pringle, Director of Business Operations and Partnerships

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

Date:- July 2022

**APPLICATION FORM
AND
SUPPORTING STATEMENT**

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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 100349492-002

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Subdivision of garden ground to form a detached 5 bedroom dwelling house with main road street frontage and off street parking and private gardens

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Spacesix Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	George	Building Name:	
Last Name: *	Skinner	Building Number:	272
Telephone Number: *	0141 354 1376	Address 1 (Street): *	Bath Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G2 4JR
Email Address: *	george.skinner@spacesix.com		

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:		Building Name:	
First Name: *	Malcolm	Building Number:	35
Last Name: *	Cameron	Address 1 (Street): *	Greenlaw Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G77 6SL
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:

PINE LODGE

Address 2:

35 GREENLAW ROAD

Address 3:

NEWTON MEARNS

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G77 6SL

Please identify/describe the location of the site or sites

Northing

656086

Easting

253640

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 case officer Alison Mitchell did not think that the proposals could be supported in format presented at that time. However, during a subsequent call she advised that if we formed a regular front to back boundary between the existing and the proposed house and if the footprint of the proposed house fell within the established building lines and if the architecture of the proposed house spoke to the existing house then these changes would be welcomed. These comments have all been incorporated.

Title:

Mrs

Other title:

First Name:

Alison

Last Name:

Mitchell

Correspondence Reference Number:

PREAPP/2017/0490

Date (dd/mm/yyyy):

17/11/2017

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.

Site Area

Please state the site area:

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

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

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)? *

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, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

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.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Please refer to AP(0)002 for details

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: George Skinner

On behalf of: Mr Malcolm Cameron

Date: 17/03/2021

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr George Skinner

Declaration Date: 17/03/2021

DESIGN, ACCESS AND ENVIRONMENTAL STATEMENT

PRE-APPLICATION ADVICE

Pre application advice was sought on the proposals in November 2017 via an initial email and subsequent telephone conversation with Alison Mitchell. At that time Alison was of the opinion that subject to the final design an application to subdivide the plot at number 35 Greenlaw Road could be supported based on:

- The existing plot is large enough to be subdivided and will comfortably accommodate 2 houses
- The new house would be afforded regular street frontage onto Greenlaw Road
- A regular access off Greenlaw Road can be achieved with adequate onsite parking
- A regular front to back boundary can be achieved between the existing and proposed house
- The proposed house will fall within the established building lines and be of a size and scale in keeping with the area.
- The subdivision would not cause any overlooking or overshadowing issues.

BACKGROUND

The applicant and occupier of number 35 Greenlaw Road are husband and wife key worker medical professionals. They have lived there since 2012 with their 3 children. Their children all attend local schools. The family is very settled at number 35 Greenlaw Road and would love to invest long term at number 35 and make it their forever dream home.

However, number 35 was designed, built and occupied by an architect. Perhaps for that reason the house has an unusual and experimental facade. This facade is complex with multiple relationship and junctions between materials. The existing building is now at an age where the original materials are at the end of their natural life and failing. The house now suffers from multiple areas of water ingress. The complexity of the original facade and roof makes tracking the source of the water ingress almost impossible. Therefore, the house is rapidly becoming unfit for habitation and in desperate and immediate need of major refurbishment just to secure and consolidate the existing structure.

In addition to the façade issues number 35 has a number of layout issues. The applicant believes with investment the house can successfully be modified to suit their needs. In fact, we would probably add that the refurbishment and redevelopment of number 35 would arguably make it one of the most exciting and unique houses in the East Renfrewshire area. Please refer to the householder application for the refurbishment and redevelopment of number 35 Greenlaw Road for full details.

During the design process it came to light that the costs associated with refurbishment and redevelopment of number 35 Greenlaw Road was going to be significant. The initial budget costs are estimated to be in the region of £200K +. This is a sum that the family simply does not possess. The result of which has seen the house continue to fall further and further into disrepair. The family has found themselves trapped into a never ending downward spiral. They are continually having to throw good money at the failing building in a vain and unsuccessful attempt to keep the building watertight and fit for habitation. However, the complexity of the existing façade has made this an impossible task. To make matters worse, the ongoing failing maintenance regime is not only stripping the family of any spare funds, it is seeing the building plummet in value due to the state of disrepair. The effect of this is that the family are now trapped at number 35. The family are locked into a negative equity situation. This removes the possibility of selling up and

moving to a suitable alternative house in the area. Moving further afield would up route the family and cause major distress for all family members.

The successful subdivision represents a huge opportunity to unlock a number of these issues and turn the situation into win, win for all:

- It would release the much need funds to redevelop number 35 Greenlaw Road and create the family's forever dream home.
- The plot will provide a rare opportunity for another family to build their dream family home and provide a much needed family home within a highly sought after area.
- The entire street will be enhanced by the both the refurbishment and redevelopment and the new house. This is in the interests of everyone that lives in the street.

THE SITE

The plot occupies a prominent elevated West facing grass slope in the heart of Newton Mearns with panoramic views to the West and towards the Campsie Hills to the North. The site is some 840m.sq or circa 0.21 of an acre.

To the South the site is bounded by Greenlaw Road with private garden grounds of neighbouring properties formed along all remaining boundaries. The East boundary is tree lined.

THE PROPOSAL

The proposal seeks to form a detached 1 & $\frac{3}{4}$ storey 5 bedroom house

DENSITY

The application site is some 840m². The development footprint for the proposed house is 160m² or in other terms 19% of the development area.

LAYOUT

The site will be laid out to follow the regular established pattern of development with front garden ground with 3 onsite parking spaces. Access down both sides of the house will lead to a large private garden with stunning panoramic views.

The house will consist of an entrance hall with feature staircase, study space, cloak room and WC. A large formal lounge fronts onto Greenlaw Road. To the rear of the property lies an open plan area which will be composed of a kitchen, dining room and family area opening onto a private patio and the garden beyond. A utility room is access directly off the kitchen and this will provide further access to an integral garage.

The first floor gives way to 5 en-suite bedrooms and gallery area over the kitchen.

SCALE

The proposed house is in keeping with the size and scale of many of the houses on the street and within the context of the wider Newton Mearns area. The overall mass of the house has been designed to complement the proposals for the refurbishment and redevelopment of number 35.

LANDSCAPING

We proposed to form the new driveway access and parking area with porous monoblock paving. This will provide an area of sustainable drainage. A decorative strip of gravel chips will be installed around the perimeter of the house with a concrete foot path laid beyond to provide level hard landscaping access around the perimeter of the house for access and maintenance. A 1.8m high slat timber fence is to be installed between number 35 and the new house. A 2m high retaining wall will be installed along the East edge of the side access. This will retain the slope whilst creating a level platform for the house. A private patio at the rear of the house will be formed in concrete paving slabs. The remainder of the site will be laid in lawn grass with accent areas of feature planting to enhance the natural ecology of the area.

APPEARANCE

The intension is to link the architectural language of the new house to the refurbishment and redevelopment proposals for number 35. The house will be roughcast with white render with key areas clad in Marley Cedral cladding. Black aluminium windows, doors, gutters and downpipes will be installed to afford the house with an interesting and attractive contemporary appearance to enhance and add to the overall character of the street.

ACCESS

Vehicular and pedestrian access to the proposed house will be via a new driveway access formed directly off Greenlaw Road. The access will be formed by creating concrete gate posts within the existing boundary wall.

ENVIRONMENT

The house will be constructed with a highly insulated ground bearing concrete floor slab with under floor heating. The house will be formed in a timber frame construction and sprayed on site with the market leading Icynene expanding spray foam insulation. This will create a highly energy efficient and airtight thermal building envelope which is essential for any successful eco home. The large areas of glazing on the South and West elevations will enable the house to benefit from solar gains during the day. This heat can be absorbed in to the floor during the day and released into the space at night. All glazing throughout will be triple glazed.

The principle heating system will be in the form of an airsource heat pump linked to the under floor heating on the ground floor and traditional radiators on the first floor. A wood burning stove will provide a back-up heat source during colder months if needed.

A solar thermal system will be linked to an unvented hot water cylinder and provide a complimentary source of hot water. The house will also benefit from a full house mechanical ventilation and heat recovery system which will ensure a continual supply of fresh warm air throughout.

A low tech rain water harvesting system will supply grey water to flush the toilets, while water efficient fittings throughout will ensure as little water as possible is used.

Finally all light fittings will be energy efficient LEDs and the house will be fitted with a smart meter.

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CONSULTATION RESPONSES

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**Roads Service
OBSERVATIONS ON
PLANNING APPLICATION**

Our Ref: 2021/0220/TP
D.C Ref Derek Scott
Contact: Allan Telfer

Planning Application No: 2021/0220/TP **Dated:** 01-04-21 **Received:** 06-04-21
Applicant: Mr. Malcolm Cameron
Proposed Development: Subdivision of existing plot and erection of two storey dwellinghouse
Location: Pine Lodge, Greenlaw Road, Newton Mearns, G77 6SL
Type of Consent: Full Planning Permission

RECOMMENDATION **NO OBJECTIONS SUBJECT TO CONDITIONS**

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

1. General

(a) General principle of development	Y
(b) Safety Audit Required	N
(c) Traffic Impact Analysis Required	N

2. Existing Roads

(a) Type of Connection (footway/verge crossover)	N
(b) Location(s) of Connection(s)	Y
(c) Pedestrian Provision	N/A
(d) Sightlines (.....)	N

3. New Roads

(a) Widths	N/A
(b) Pedestrian Provision	N/A
(c) Layout (horizontal/vertical alignment)	N/A
(d) Turning Facilities (Circles / hammerhead)	N/A
(e) Junction Details (locations / radii / sightlines)	N/A
(f) Provision for P.U. services	N/A

4. Servicing & Car Parking

(a) Drainage	N
(b) Car Parking Provision	Y
(c) Layout of parking bays / garages	N/A
(d) Driveways	Y

5. Signing

(a) Location	N/A
(b) Illumination	N/A

Ref.	COMMENTS
2(a)	<p><u>Type of Connection – (footway/verge crossover)</u></p> <p>It is noted that a 3 metre wide driveway is to be provided. Due to the new footway extension opposite, the driveway will require to be widened to 5 metres in order to facilitate manoeuvres into/out of the proposed driveway and avoid any overrunning/overhanging of the aforementioned footway.</p> <p>Applicant to be advised that in terms of Section 56 of the Roads (Scotland) Act 1984, an application must be made to the Roads Service for the creation of the driveway access.</p> <p>Vehicular crossing alterations must be carried out in accordance with the Roads Services' specification and will be carried out at the applicant's expense.</p> <p>Gates, if provided, must open inwards.</p> <p>The first 2m of the driveway(s) nearest the road must be paved to prevent deleterious material being carried onto the road.</p>
2(d)	<p><u>Sightlines</u></p> <p>At the proposed driveway, the required visibility is 2m x 20m x 1.05m as a minimum. i.e. At a point 2m back from the edge of the carriageway there should be an unrestricted view of the carriageway, above a minimum height of 1.05m, for a distance of 20m to both the left and the right.</p>
4(a)	<p><u>Drainage</u></p> <p>Drainage must be contained within the site by sloping the driveway away from the heel of the road or by means of a positive drainage system.</p> <p><u>Car Parking Provision</u></p> <p>The proposed house is to contain five bedrooms which results in a requirement for three curtilage spaces. As per drawing AP(0)002, three spaces can be provided which is acceptable.</p>
4(d)	<p>As per drawing AP(0)002, there is space within the site to allow vehicles to turn which will allow</p>

	<p>vehicles to enter and exit in a forward gear.</p> <p><u>Miscellaneous</u></p> <p>Before construction takes place, the Applicants' contractor will be required to contact the Roads Service to discuss among other things, how disruption to public roads can be minimised, what temporary traffic management will be required and what remedial measures may be required on public roads adjacent to the application site.</p> <p>A Section 58 Road Occupation Permit will be required in order to deposit building materials on a road.</p> <p>A skip shall not be deposited on a road without the written permission of this Service.</p> <p>The adjacent public road must be kept clean at all times during construction.</p>
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Ref.	CONDITIONS
2(a)	In order to facilitate vehicular access to the site, the proposed driveway must be a minimum of 5 metres wide.
2(d)	The required visibility splay at the proposed driveway is 2m x 20m x 1.05m in both the primary and secondary directions.
4(a)	Surface water run-off from the proposed driveway must be contained and not permitted to issue onto the public road.

Notes for Intimation to Applicant:

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

* Relevant Section of the Roads (Scotland) Act 1984

Signed: Allan Telfer
pp. Roads and Transportation Controller

Date: 07/05/2021

Tuesday, 06 April 2021



Local Planner
Planning Team
East Renfrewshire Council
Thornliebank
G46 8NG

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Steps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk

Dear Sir/Madam

SITE: Pine Lodge, 35 Greenlaw Road, Newton Mearns, G77 6SL
PLANNING REF: 2021/0220/TP
OUR REF: DSCAS-0036972-BD8
PROPOSAL: Subdivision of existing plot and erection of two storey dwellinghouse

Please quote our reference in all future correspondence

[Audit of Proposal](#)

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced and would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the Milngavie Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- ▶ This proposed development will be serviced by Shieldhall Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.



SW Public
General

To find out more about connecting your property to the water and waste water supply visit:



Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.



- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
- ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non Dom Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.



- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 50kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Angela Allison

Development Operations Analyst

developmentoperations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."



SW Public
General

To find out more about connecting your property to the water and waste water supply visit:



So, how are we doing?

We'd love to know what we're doing well or could do better. We promise we're listening. [click here](#) to tell us...



COPIES OF OBJECTIONS/REPRESENTATIONS

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The Firs
41 Greenlaw Road, Newton Mearns
Glasgow G77 6SL

Planning Department
East Renfrewshire Council

By Email

20 April 2021

Planning Application 2021/0220/TP

Pine Lodge, 35 Greenlaw Road, Newton Mearns, East Renfrewshire, G77 6SL

We refer to the above planning application and note that it is related to land which is registered under the same title as the house at 35 Greenlaw Road for which a separate planning application 2021/0031/TP was submitted in February 2021.

Objection to planning application

We write to advise that we object to planning application 2021/0220/TP on the following grounds –

- Setting
- Relationship between the houses
- Overdevelopment
- Detriment to the existing property
- Access
- Impact on trees
- Needs of the area

Setting

The existing house at 35 Greenlaw Road sits reasonably centrally on its plot. Attempting to situate a further house into the narrow strip of land as is proposed would be entirely out of keeping with the existing house and adjacent houses.

We note that it is proposed that the new house would be situated only 3 metres from the North elevation of the existing house. We consider that this is far too close in the context of the scale and setting of the existing house.

The spacing between 33 and 35 Greenlaw Road and 35 and our house at 41 Greenlaw Road was carefully planned to provide appropriate levels of open space between the houses.

Shoehorning a house into the area proposed by locating it as close to the existing house as possible and digging into the hillside to try and create sufficient space will, in our opinion, create an eyesore.

Relationship between the existing house and the proposed new house

The planning applications 2021/0031/TP and 2021/0220/TP involve the redesign and renovation of the existing house at 35 Greenlaw Road and the proposal to build a new house situated 3m from the rear elevation of the existing house. The only drawing which gives an indication of how the two houses would relate to one another is the Proposed Location and Site Plan submitted under planning application 2021/0220/TP.

Based on the separate elevation drawings available, the height of the existing house appears to be 6.5m above ground level at the rear of the house while the height of the proposed new house appears to be 8.5m at the roof line and 9.5m at the chimney above ground level. We assume that the ground floor of the proposed new house would be on the same level as the upper ground floor of the existing house and therefore the new house will be 2.0m (30%) higher than the existing house at the roof line and 3.0m (45%) higher at the chimney. Please let us know if this is incorrect.

We would have found it extremely helpful if elevation drawings showing the two houses side by side as would be seen from Greenlaw Road and as would be seen from the gardens of the two houses had been provided. These would have illustrated the relative scale and heights of the two houses and the visual impact of siting the proposed new house only 3m from the existing house.

We are concerned that such drawings have not been made available to ourselves and other interested parties nor presumably to the Planning Department. We suspect that such drawings would highlight how visually unattractive and out of keeping with the existing and adjacent houses the proposal to squeeze a house into the rear garden of 35 Greenlaw Road would be.

Overdevelopment

As set out in Mrs McCort's letter dated 20 April 2021 in which she objects to planning application 2021/0220/TP, full planning permission has previously been granted for the erection of 5 dwelling houses on the area of land on which 33 to 41 Greenlaw Road sit of which 4 have been built to date. All of the houses for which planning consent has been granted are appropriately spaced with an appropriate area of open ground around each house in the context of the scale and setting of each house.

The proposal to insert an additional sixth house immediately adjacent to 35 Greenlaw Road and in close proximity to the house at 37 Greenlaw Road for which planning approval has previously been granted is totally contrary to the original design and layout for the site and in our opinion would result in overdevelopment of the site.

Detriment to the existing property

As set out our letter of objection dated 16 March 2021 to Planning application 2021/0031/TP, the current residents of 35 Greenlaw Road have changed the way in which the house and surrounding ground is utilised from that which was originally planned in order to try and justify their desire to create a separate house plot.

Given that 2021/0220/TP is a separate application we have attached our letter of objection to 2021/0031/TP as an Appendix to this letter. It is worth highlighting again that a number of the statements made in support of Planning Application 2021/0031/TP on Existing Location Plan Drawing AP (0)001 are factually incorrect –

- “To the east or rear of the house the garden is grass land and for the following reasons it is unused : 1) The house has been laid out to face West in order to maximise the views and afternoon sun”

This statement does not justify abandoning the rear garden. The views to the West can be clearly seen from the area of the rear garden which extends out beyond the side of the house to the North. There is also a patio area which is shown on Drawing AP (0)001 and which extends out to the side of the house at the level of the rear garden from which the views can be enjoyed.

The additional benefit of utilising this area of garden and patio compared to the new area of garden the current occupants have constructed at the front of the property is that they would not be impinging on the privacy of the occupants of 33 Greenlaw Road.

- “2) The slope makes the garden challenging to maintain. 3) The garden is too large to fully utilise”;

The garden was easily maintained and fully utilised by all previous occupants of the house since 1975 when the house was built. The current occupants’ unwillingness to continue to maintain and utilise the rear garden appears to be driven by their desire to sell it off for development.

- “4) It is shadowed by the house.”

The rear garden is south facing and benefits from the sun from early morning to late afternoon. This statement is therefore untrue.

- “The principal living level is on the upper ground floor yet the most usable part of the garden is some 1.5 levels below”.

Prior to the current occupants’ creation of a new area of garden at the front of the house and abandonment of any maintenance of the rear garden, the most usable part of the garden was the rear garden which is at the same level as the principal living level. The current occupants therefore created the issue which they now seek to attribute to a flaw in the design and layout of the house and surrounding garden. This could easily be addressed by reinstating and utilising the rear garden as it was intended.

Pine Lodge, 35 Greenlaw Road was carefully designed to be sympathetic to the location, layout and contours of the site. It was designed on the basis that the main living area on the upper ground floor would be on the same level as the garden which was used. The kitchen, dining room and lounge all face north west to take advantage of the views while the garden to the rear of the house faces south east and therefore benefits from the sun from sun rise through to late afternoon.

The large decked patio area along the rear of the property overlooks the rear garden and can be accessed from both the patio doors in the master bedroom and from the utility room. Privacy was provided between 35 and 33 Greenlaw Road and along the boundary with Greenlaw Road by shrubs and trees.

The current occupants have removed all of the trees and shrubs at the front of the house and created a new area of garden which, as they point out themselves, is 1.5 levels below the main living area. The views from the new area of garden also significantly impact on the privacy of the occupants of 33 Greenlaw Road.

The occupants of 35 Greenlaw Road now wish to sell off the area of garden at the rear of the house which is south facing, has a large decked patio area and is adjacent to and on the same level as the main living area. This proposal will clearly have a significantly detrimental impact on the existing property. It will remove forever any opportunity for future occupants of the site to utilise it as it was originally planned and in particular -

- a) enjoy a south facing rear garden at the same level as the main living area;
- b) enjoy the panoramic views to the West from the area of garden and existing patio to the rear and side of the house; and
- c) properly utilise the rear garden as it was intended rather than the new area of garden at the front of the house and therefore avoid impinging on the privacy of the occupants of 33 Greenlaw Road by overlooking.

Access

Greenlaw Road inclines steeply upwards past 35 Greenlaw Road and access to the proposed new house would be from the very steepest part of the incline. The road also narrows significantly as the line of the pavement opposite extends out into the road.

The pavement is a welcome addition however the narrowness of the road means that pedestrians still make extensive use of the road to walk on. In autumn, thick layers of fallen leaves on the pavement and in winter snow and ice render it quite treacherous again leading to extensive use of the road rather than the pavement.

Adding a further access would result in 5 houses (No 32, No 35, the proposed new house under Planning application 2021/0220/TP, No 37 and No 39) all accessing a very short, steep and narrow length of road on which there is a considerable level of pedestrian traffic.

Impact on Trees

The application form asks if there are any trees on or adjacent to the site and if there are, these are to be marked on the drawings and an indication made if any are to be cut back or felled. The applicant has responded "No" to this question.

There is a line of trees just within the boundary between 39 Greenlaw Road and 35 Greenlaw Road which were planted as part of the original landscaping design for the site and which provide privacy between 35 Greenlaw Road and our house at 41 Greenlaw Road. On the basis that the planning application does not indicate that these trees will require to be felled or cut back, we assume that they will not be impacted in the event that planning approval is granted.

In our opinion, removal of these trees would have a significantly detrimental impact on the amenity of the area and would also impact on the privacy between 41 and 35 Greenlaw Road. Unlike the occupants of 35 Greenlaw Road, we have no desire to have a clear view into the garden and rear facing rooms of the property in front of us.

We would also highlight that digging into the hillside in order to install a retaining wall may impact on the stability of these trees.

Needs of the area

The local area around Mearns cross has seen a significant increase in the availability of new housing with developments on Capelrig road, Stewarton Road, and on both sides of Ayr Road from Mearns Cross up to and around the Malletsheugh.

All of these developments have been properly planned with houses appropriately spaced and laid out to be sympathetic to the location and ground levels of each site and with appropriate and safe access.

The local area has absolutely no need for one additional house squeezed into a site which will place it only 3m from the existing house on one side, will require extensive ground works and a retaining wall on the other and will have a significantly detrimental impact on the existing house.

Yours sincerely

Alan & Gillian Wilson

**The Firs
41 Greenlaw Road, Newton Mearns
Glasgow G77 6SL**

Planning Department
East Renfrewshire Council

By Email

16 March 2021

**Planning Application 2021/0031/TP
Pine Lodge, 35 Greenlaw Road, Newton Mearns, East Renfrewshire, G77 6SL**

We write to advise that we object to the above planning application.

Scope of the application

The Existing Location Plan Drawing AP (0)001 identifies the application site to be the area outlined in blue. However the Proposed Location and Site Plan Drawing AP (0)008 identifies the application site to be a smaller area again outlined in blue but to the rear of the house and described as being "Surplus Garden Ground".

The planning application form describes the proposal as "Proposed refurbishment, reconfiguration and extension". There is no reference in the application form to what appears to be the potential division of the existing site into two separate plots. We therefore object on the grounds that:

- a) the application form is inconsistent with what is shown on the Proposed Location and Site Plan Drawing AP (0)008; and
- b) The Proposed Location and Site Plan Drawing AP (0)008 incorrectly identifies the Application Area as the area outlined in blue which is described as "Surplus Garden Ground"

Erection of fence

The application includes the proposal to erect a 1.8m high fence at a distance of 1.5m from the rear of the house. We object to this proposal on the grounds that it will create a separate area of garden which we assume will be left to continue to deteriorate into waste land. This is unsightly and entirely out of keeping with the adjacent houses.

Subdivision of the plot and potential further planning application

We assume that the proposed erection of a fence at the rear of the property is in anticipation of submitting a further planning application for the erection of a house on the area described as “Surplus Garden Ground”. We would strongly object to any such application in the future on the grounds of:

- a) Setting – the existing house sits reasonably centrally on its plot. Attempting to situate a further house into the narrow strip of land identified as “Surplus Garden Ground” would be entirely out of keeping with the existing house and adjacent houses.
- b) Access – Greenlaw Road inclines steeply upwards past 35 Greenlaw Road and access to a house situated on the area identified as “Surplus Garden Ground” would be from the very steepest part of the incline. The road also narrows significantly as the line of the pavement opposite extends out into the road.

We note that the current planning application is justified on the basis of a number of issues set out on the Existing Location Plan Drawing AP (0)001:

“To the east or rear of the house the garden is grass land and for the following reasons it is unused : 1) The house has been laid out to face West in order to maximise the views and afternoon sun; 2) The slope makes the garden challenging to maintain; 3) The garden is too large to fully utilise; 4) It is shadowed by the house.”

Issue 3 - “The principal living level is on the upper ground floor yet the most usable part of the garden is some 1.5 levels below. The irony here is that the house occupies an extensive garden yet is almost completely divorced from it due to the layout of the house.”

When the occupants of 35 Greenlaw Road purchased the house, privacy was provided between 33 Greenlaw Road and 35 Greenlaw Road by a row of trees which extended along the northern boundary of the property. The garden area now described as “surplus” was grass and had been easily maintained by all previous occupants. This was the most usable part of the garden and was fully utilised as such by all previous occupants of the house.

The house was designed on the basis that the main living area on the upper ground floor would be on the same level as the garden which was used. The kitchen, dining room and lounge all face north west to take advantage of the views while the garden to the rear of the house faces south east and therefore benefits from the sun from sun rise through to late afternoon.

There is a large decked patio area along the rear of the property which overlooks the rear garden and which can be accessed from both the patio doors in the master bedroom and from the utility room. The rear garden and patio were shielded from Greenlaw Road by trees and shrubs.

The current occupants decided to completely remove the trees at the front of the house and create a new area of garden which they now describe as the most useable part of the garden. This new area of garden, including a new patio area, overlooks the garden and south facing rooms of 33 Greenlaw Road significantly impacting on the privacy of the occupants of 33 Greenlaw Road.

We note that while the new patio area and children's play area at the front of the property are shown on the Existing Location Plan Drawing AP (0)001, the far larger patio decking area including hot tub at the rear of the property are not shown on this drawing. In our view Drawing AP (0)001 therefore does not properly represent the existing location.

A digger was brought on site presumably to try and create a more level area of grass next to the patio decking at the rear of the house. However, this work was never completed leaving uneven mounds of earth in the garden. The trees and shrubs which provided privacy between the rear garden and Greenlaw Road were removed and the rear garden has since been left to deteriorate to an area of waste land which is clearly visible from Greenlaw Road.

The irony is that the current occupants created a new area of garden at the front of the house which they now complain is 1.5 levels below the main living area while abandoning any maintenance of the area of garden to the rear of the house which is south facing, has a large decked patio area and is adjacent to and on the same level as the main living area.

We attach photographs showing:

- a) a view of the rear patio and garden as it was when the house was marketed by Rightmove in 2012 (See [House Price History \(rightmove.co.uk\)](https://www.rightmove.co.uk/property-price-history)) and as it is now;
- b) The entrance driveway in 2012 with trees to the front providing privacy between 33 and 35 Greenlaw Road and trees and shrubs along the border with Greenlaw Road providing privacy for the rear patio and garden – and as it is now.

We would welcome any proposals to refurbish the existing house however we would suggest that these should not include relocating the large patio area from the rear of the house to the side of the house where it will overlook and further impact on the privacy of the properties to the front.

It appears that the proposed relocation of the rear patio is designed to facilitate the potential subdivision of the plot. Retaining it where it is along the rear of the house would be in keeping with the setting of the house while providing the occupants with the outside seating area which they desire on the same level as the living area. The patio area would also be adjacent to and on the same level as an area of garden which would be entirely usable if it were to be reinstated and properly maintained.

Yours sincerely

Alan & Gillian Wilson

Rear Garden and Patio – 2012



Rear Garden and Patio – 2021



Entrance Driveway – 2012 showing trees to the front of the house.



Border with Greenlaw Road - 2012 showing trees and shrubs screening the rear garden



View from Greenlaw Road – 2021



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Comments for Planning Application 2021/0220/TP

Application Summary

Application Number: 2021/0220/TP

Address: Pine Lodge 35 Greenlaw Road Newton Mearns East Renfrewshire G77 6SL

Proposal: Subdivision of existing plot and erection of two storey dwellinghouse

Case Officer: Mr Derek Scott

Customer Details

Name: Mr bryson mcneil

Address: Kismuil 20 Greenlaw Road, Newton Mearns, East Renfrewshire G77 6ND

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As ever I object to sub division of feu as this goes against the original layout.

This piece of a garden is not suitable for development as it would front onto a narrow road or what was Greenlaw lane. This area is fully developed and the ground is a steep slope unsuitable for a house.

Further it would add nothing to the neighbourhood and only increase traffic to the detriment of the surrounding area..

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32, Meadowhill
Newton Mearns
Glasgow
G77 6SX

18th April 2021

By email
< www.eastrenfrewshire.gov.uk/planning-application-comments >

Dear Sir

Ref: 2021/0220/TP

Pine Lodge, 35 Greenlaw Road, Newton Mearns:
Subdivision of existing plot and erection of two storey dwelling house.

I would like to make the following comments:

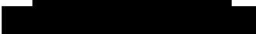
- The site steeply slopes down from Greenlaw Road to Meadowhill, and is fully visible from my property on Meadowhill, Any development will overlook it and the form and content are therefore of importance.
- The area of the upper part of Greenlaw Road is characterised by large houses in extensive grounds but this proposal will squeeze a further building close to the adjacent premises and detract from the character of that area and overall ,the large size of this proposal appears to be a case of over development.
- There are no contours or spot heights shown on the drawings, existing or proposed, and the plans seem to be based on a flat site with an indication of some retaining walls.
- There are no drawings showing a relationship with the adjacent property even although it is only 3m from this proposed development. The impression I get is that, without massive retaining walls, the ground floor of the proposed development is approximately at first floor level of the existing adjacent premises. This will obviously affect the view from Meadowhill, and it should therefore be required that the relationship between the existing property with planned extensions and the new proposal be shown in context so that a proper appraisal can be made.
- It is important that spot heights for floor levels and roof ridge heights, of both the existing as planned and proposed development be shown, together with some sections through the site, to enable an accurate appraisal to be made and to ensure that when detail plans are drawn up, they do not exceed these heights. This also applies to the proposed patio.
- There appears to be what must be a high retaining wall on the south east boundary. This is close to the existing tree line on the adjacent property and is likely to damage the trees, and is a further indication that the proposal is too large for the site refusal should be considered.
- I am concerned about surface water drainage, given that this has to be separate from waste water. The area of roof plus car parking, access road, patio and area between the proposed premises and retaining wall, is approaching half the site area. It is therefore essential that a suitable arrangement is made for the disposal of surface water otherwise it will simply accumulate, increase the water content of the soil, which will seep down the hill into my garden and reach my premises.
- In summary a completer visual impact assessment is required to enable proper consideration of this proposal.

Due to the lack of detail, a proper appraisal on the proposal cannot be made at this stage and I request that once further detail as outlined above is available I am offered the opportunity to make further comment and in the meantime the application be either put on hold or refused. on the grounds that the site is unsuitable for a development of this scale..

Yours faithfully



James Spence Watson





View of the site from 32 Meadowhill showing the need for development heights and relationship with proposed extensions to the existing premises to be shown.

The Grange
Greenlaw Road, Newton Mearns
GLASGOW G77 6SL

Planning Department
East Renfrewshire Council

By Email

20 April 2021

Planning Application 2021/0220/TP
Pine Lodge, 35 Greenlaw Road, Newton Mearns, East Renfrewshire, G77 6SL

I write to advise that I object to the above planning application on the following grounds –

- Setting
- Relationship between the houses
- Overdevelopment
- Detriment to the existing property
- Access
- Impact on trees
- Needs of the area

Setting

The existing house at 35 Greenlaw Road sits reasonably centrally on its plot. Attempting to situate a further house into the narrow strip of land as is proposed would be entirely out of keeping with the existing house and adjacent houses.

I note that it is proposed that the new house would be situated only 3 metres from the North elevation of the existing house. I consider that this is far too close in the context of the scale and setting of the existing house. The spacing between 33 and 35 Greenlaw Road and 35 and 41 Greenlaw Road was carefully planned to provide appropriate levels of open space between the houses.

Shoehorning a house into the area proposed by locating it as close as possible to the existing house and digging into the hillside to try and create sufficient space will, in my opinion, create an eyesore.

Relationship between the houses

The planning applications 2021/0031/TP and 2021/0220/TP involve the redesign and renovation of the existing house at 35 Greenlaw Road and the proposal to build a new house situated 3m from the rear elevation of the existing house. The only drawing which gives an indication of how the two houses would relate to one another is the Proposed Location and Site Plan submitted under planning application 2021/0220/TP.

I would have found it extremely helpful if elevation drawings showing the two houses side by side as would be seen from Greenlaw Road and as would be seen from the gardens of the two houses had been provided. These would have illustrated the relative scale and heights of the two houses and the visual impact of siting the proposed new house only 3m from the existing house.

I am concerned that such drawings have not been made available to me and other interested parties nor presumably to the Planning Department. I suspect that such drawings would highlight how visually unattractive and out of keeping with the existing and adjacent houses the proposal to squeeze a house into the rear garden of 35 Greenlaw Road would be.

Overdevelopment

The area of land on which 33 to 41 Greenlaw Road are now located v [REDACTED] as a green field site. Planning permission was subsequently granted for the erection of 5 dwelling houses on the site as follows –

- 1975 - Full planning permission for 35 Greenlaw Road (Pine Lodge)
- 1980 - Outline planning permission for 3 houses at 37, 39 and 41 Greenlaw Road
- 1988 - Full planning permission for 41 Greenlaw Road (The Firs)
- 1989 - Full planning permission for 33 Greenlaw Road
- 1995 - Full planning permission for 37 Greenlaw Road and 39 Greenlaw Road (The Grange)

Full planning permission has therefore previously been granted for 5 houses on the site of which 4 have been built to date. All of the houses for which planning consent has been granted are appropriately spaced with an appropriate area of open ground around each house in the context of the scale and setting of each house.

The proposal to insert an additional house immediately adjacent to 35 Greenlaw Road and in close proximity to the house at 37 Greenlaw Road for which planning approval has previously been granted is totally contrary to the original design and layout for the site which was agreed following extensive consultation with the Planning Authority.

In my opinion granting approval for application 2021/0220/TP would result in overdevelopment of the site and I am quite sure that had I and my husband proposed such a development it would have been rejected outright.

Detriment to the existing property

As set out in the letter of objection dated 16 March 2021 by Alan and Gillian Wilson to Planning application 2021/0031/TP, the current residents of 35 Greenlaw Road have changed the way in which the house and surrounding ground is utilised from that which was originally planned in order to try and justify their desire to create a separate house plot. I confirm that I agree with all of the points made by Alan and Gillian Wilson in that letter.

Pine Lodge, 35 Greenlaw Road was carefully designed to be sympathetic to the location, layout and contours of the site. It was designed on the basis that the main living area on the upper ground floor would be on the same level as the garden which was used. The kitchen, dining room and lounge all face north west to take advantage of the views while the garden to the rear of the house faces south east and therefore benefits from the sun from sun rise through to late afternoon.

The large decked patio area along the rear of the property overlooks the rear garden and can be accessed from both the patio doors in the master bedroom and from the utility room. Privacy was provided between 35 and 33 Greenlaw Road and along the boundary with Greenlaw Road by shrubs and trees.

The current occupants have removed all of the trees and shrubs at the front of the house and created a new area of garden which, as they point out themselves, is 1.5 levels below the main living area. The views from the new area of garden also significantly impact on the privacy of the occupants of 33 Greenlaw Road.

The occupants of 35 Greenlaw Road now wish to sell off the area of garden at the rear of the house which is south facing, has a large decked patio area and is adjacent to and on the same level as the main living area. This proposal will clearly have a significantly detrimental impact on the existing property. It will remove forever any opportunity for future occupants of the site to utilise it as it was originally planned and in particular –

- a) enjoy a south facing rear garden at the same level as the main living area;
- b) enjoy the panoramic views to the West from the area of garden and existing patio to the rear and side of the house; and
- c) properly utilise the rear garden as it was intended rather than the new area of garden at the front of the house and therefore avoid impinging on the privacy of the occupants of 33 Greenlaw Road by overlooking.

Access

Greenlaw Road inclines steeply upwards past 35 Greenlaw Road and access to the proposed new house would be from the very steepest part of the incline. The road also narrows significantly as the line of the pavement opposite extends out into the road.

The pavement is a welcome addition however the narrowness of the road means that pedestrians still make extensive use of the road to walk on. In autumn thick layers of fallen leaves on the pavement and in winter snow and ice render it quite treacherous again leading to extensive use of the road rather than the pavement.

Adding a further access would result in 5 houses (No 32, No 35, the proposed new house under Planning application 2021/0220/TP, No 37 and No 39) all accessing a very short, steep and narrow length of road on which there is a considerable level of pedestrian traffic.

Impact on Trees

The application form asks if there are any trees on or adjacent to the site and if there are, these are to be marked on the drawings and an indication made if any are to be cut back or felled. The applicant has responded "No" to this question.

There is a line of trees just within the boundary between my house and 35 Greenlaw Road which were planted as part of the original landscaping design for the entire site which was discussed and approved by the Planning Authority. On the basis that the planning application does not indicate that these trees will require to be felled or cut back, I assume that they will not be impacted in the event that planning approval is granted.

In my opinion, removal of these trees would have a significantly detrimental impact on the amenity of the area.

I would also highlight that digging into the hillside in order to install a retaining wall may impact on the stability of these trees.

Needs of the area

The local area around Mearns Cross has seen a significant increase in the availability of new housing with developments on Capelrig road, Stewarton Road and on both sides of Ayr Road from Mearns Cross up to and around the Malletsheugh.

All of these developments have been properly planned with houses appropriately spaced and laid out to be sympathetic to the location and ground levels of each site and with appropriate access.

The local area has absolutely no need for one additional house squeezed into a site which will place it only 3m from the existing house on one side, will require extensive ground works and a retaining wall on the other and will have a significantly detrimental impact on the existing house.

Yours sincerely

Janette L McCort

**33 Greenlaw Road
Newton Mearns,
East Renfrewshire
G77 6SL.**

Planning Department

East Renfrewshire Council

By Email

20 April 2021

Planning Application 2021/0220/TP Pine Lodge, 35 Greenlaw Road, Newton Mearns, East Renfrewshire, G77 6SL.

We refer to the above planning application and note that it is related to land which is registered under the same title as the house at 35 Greenlaw Road for which a separate planning application 2021/0031/TP was submitted in February 2021.

Objection to planning application:

We write to advise that we object to planning application 2021/0220/TP.

The existing house at 35 Greenlaw Road sits reasonably centrally on its plot. Attempting to situate a further house into the narrow strip of land as is proposed would be entirely out of keeping with the existing house and adjacent houses. We note that it is proposed that the new house would be situated only 3 metres from the North elevation of the existing house. We consider that this is far too close in the context of the scale and setting of the existing house. The spacing between 33 and 35 Greenlaw Road and 35 and our house at 41 Greenlaw Road was carefully planned to provide appropriate levels of open space between the houses. Shoehorning a house into the area proposed by locating it as close to the existing house as possible and digging into the hillside to try and create sufficient space will, in our opinion, create an eyesore.

The planning applications 2021/0031/TP and 2021/0220/TP involve the redesign and renovation of the existing house at 35 Greenlaw Road and the proposal to build a new house situated 3m from the rear elevation of the existing house. The only drawing which gives an indication of how the two houses would relate to one another is the Proposed Location and Site Plan submitted under planning application 2021/0220/TP. Based on the separate elevation drawings available, the height of the existing house appears to be 6.5m above ground level at the rear of the house while the height of the proposed new house appears to be 8.5m at the roof line and 9.5m at the chimney above ground

level. We assume that the ground floor of the proposed new house would be on the same level as the upper ground floor of the existing house and therefore the new house will be 2.0m (30%) higher than the existing house at the roof line and 3.0m (45%) higher at the chimney. Please let us know if this is incorrect. We would have found it extremely helpful if elevation drawings showing the two houses side by side as would be seen from Greenlaw Road and as would be seen from the gardens of the two houses had been provided. These would have illustrated the relative scale and heights of the two houses and the visual impact of siting the proposed new house only 3m from the existing house. We are concerned that such drawings have not been made available to ourselves and other interested parties nor presumably to the Planning Department. We suspect that such drawings would highlight how visually unattractive and out of keeping with the existing and adjacent houses the proposal to squeeze a house into the rear garden of 35 Greenlaw Road would be.

Greenlaw Road inclines steeply upwards past 35 Greenlaw Road and access to the proposed new house would be from the very steepest part of the incline. The road also narrows significantly as the line of the pavement opposite extends out into the road. The pavement is a welcome addition however the narrowness of the road means that pedestrians still make extensive use of the road to walk on. In autumn, thick layers of fallen leaves on the pavement and in winter snow and ice render it quite treacherous again leading to extensive use of the road rather than the pavement. Adding a further access would result in 5 houses (No 32, No 35, the proposed new house under Planning application 2021/0220/TP, No 37 and No 39) all accessing a very short, steep and narrow length of road on which there is a considerable level of pedestrian traffic.

The application form asks if there are any trees on or adjacent to the site and if there are, these are to be marked on the drawings and an indication made if any are to be cut back or felled. The applicant has responded "No" to this question. There is a line of trees just within the boundary between 39 Greenlaw Road and 35 Greenlaw Road which were planted as part of the original landscaping design for the site and which provide privacy between 35 Greenlaw Road and our house at 41 Greenlaw Road. On the basis that the planning application does not indicate that these trees will require to be felled or cut back, we assume that they will not be impacted in the event that planning approval is granted. In our opinion, removal of these trees would have a significantly detrimental impact on the amenity of the area and would also impact on the privacy between 41 and 35 Greenlaw Road. Unlike the occupants of 35 Greenlaw Road, we have no desire to have a clear view into the garden and rear facing rooms of the property in front of us. We would also highlight that digging into the hillside in order to install a retaining wall may impact on the stability of these trees.

The local area around Mearns cross has seen a significant increase in the availability of new housing with developments on Capelrig road, Stewarton Road, and on both sides of Ayr Road from Mearns Cross up to and around the Malletsheugh. All of these developments have been properly planned with houses appropriately spaced and laid out to be sympathetic to the location and ground levels of each site and with appropriate and safe access. The local area has absolutely no need for one additional house squeezed into a site which will place it only 3m from the existing house on one side, will require extensive ground works and a retaining wall on the other and will have a significantly detrimental impact on the existing house.

Yours sincerely

Nicholas & Jacqui Tough.

The Firs
41 Greenlaw Road, Newton Mearns
Glasgow G77 6SL

Planning Department
East Renfrewshire Council

By Email

22 April 2021

Planning Application 2021/0220/TP
Pine Lodge, 35 Greenlaw Road, Newton Mearns, East Renfrewshire, G77 6SL

Further to our letter dated 20 April 2021 setting out our objection to the above planning application, we would make the following additional comments.

Access and ground contours

The location and site plan shows a retaining wall which extends out to the front of the proposed new house by around 6m and therefore stopping 7m in from the boundary with Greenlaw Road. We therefore assume that the ground between the end of the retaining wall and Greenlaw Road will continue to slope steeply upwards.

The front (south west) elevation drawing shows a view of the proposed new house as if the ground in front of it was flat and the 3D drawings also carefully avoid showing how the proposed new house will sit within the contours of the ground in front of it as seen from Greenlaw Road.

Again, we suspect that the absence of such drawings is because they will demonstrate how visually unattractive this will look. More importantly they would also demonstrate the issues with the proposed new entrance.

The entrance driveway is only 3.0m wide and will restrict the ability of cars exiting the property to start to turn in order to provide a sight line up Greenlaw Road before entering onto the road. The rising contours of the ground (which would be shown on a fully detailed front elevation drawing if it were available) will also significantly impact on the sight line.

While some turning space is provided at the front of the proposed new house, this appears to be very limited. It is therefore inevitable that cars will often reverse out onto Greenlaw Road from the proposed new house. The sharply rising ground means that reversing cars will have entered Greenlaw Road before the driver has proper sight up the hill.

The line of the pavement opposite the proposed new entrance extends out into the road and therefore forces cars descending Greenlaw Road hard against the boundary wall with the proposed new house. The potential risk of a car reversing into Greenlaw Road from the proposed new house into the path of a car descending Greenlaw Road hard against the boundary wall is therefore significant.

Based on our observations of pedestrian traffic since the new pavement was installed, we would estimate that well over 75% of pedestrians walk on the road rather than the pavement. The narrowness of the road which also becomes a cul-de-sac beyond 35 Greenlaw Road combined with the proximity to the park encourages pedestrians to consider the road to be safe to walk on. The potential for a car to reverse from the proposed new access into pedestrians walking down the road we consider is also significant.

The narrow road and single pavement will also pose a challenge for delivery drivers. It is highly unlikely that delivery drivers to the proposed new house will enter through a 3.0m entrance, park and then turn in the limited area available to re-enter Greenlaw Road. There is no pavement on the boundary between the proposed new house and Greenlaw Road and the road is too narrow to park opposite the proposed new property and provide sufficient space for traffic to pass. Delivery drivers will therefore inevitably mount the pavement opposite the property, again forcing pedestrian traffic onto the road.

In summary, as car users who drive up and down the narrow length of road between 41 and 33 Greenlaw Road several times a day, we consider that there are a number of significant safety issues with the proposal to create a new entrance onto Greenlaw Road at the position proposed.

Local Development Plan – Planning Guidance

Pine Lodge has been transformed from an attractive dwelling sitting in secluded and private grounds with panoramic views to the north from the kitchen, dining room and lounge and a south facing rear garden into an eyesore sitting in an open and exposed wasteland with a front garden and patio which severely impinges on the privacy of the occupants of 33 Greenlaw Road.

We set out below extracts from Policy D1 of the East Renfrewshire Local Development Plan together with our comments on how we consider the proposed development at 35 Greenlaw Road contravenes these requirements:

1. “The development should not result in a significant loss of character or amenity to the surrounding area”

Comment : All of the houses from 33 to 41 Greenlaw Road are appropriately spaced in the context of their scale and setting. Squeezing a house into the back garden of 35 Greenlaw Road will adversely impact on the character of 35 Greenlaw Road and the surrounding houses.

The amenity of the surrounding area has already been adversely impacted by the removal of all of the trees and shrubs to the front of 35 Greenlaw Road and on its boundary with Greenlaw Road.

Rather than grant permission to build a house on the wasteland created in the rear garden of 35 Greenlaw Road, a far more appropriate solution in the interests of the amenity of the area would be for trees and shrubs to be replanted along the boundaries and privacy re-established between the rear garden and Greenlaw Road and between the front garden and 33 Greenlaw Road.

2. "The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy"

Comment : The privacy and amenity of the neighbouring property at 33 Greenlaw Road has already been severely impacted by the current occupants' removal of the trees at the front of the property and creation of a new garden and patio area which overlooks the garden and rear facing rooms of 33 Greenlaw Road.

Granting permission for the subdivision of the plot and construction of a new house in the rear garden of 35 Greenlaw Road will make this a permanent feature, significantly impacting on the amenity of both 33 and 35 Greenlaw Road forever.

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;"

Comment : The occupants' actions at 35 Greenlaw Road have already resulted in a significant loss of trees. The proposal to build a house in the rear garden of 35 Greenlaw Road poses a further risk to the trees which are planted just within the boundary between 35 and 39 Greenlaw Road.

As set out in the letter of objection from Mrs McCort dated 20 April 2021, the original discussions with the Planning Authorities which took place in relation to the layout of the site on which 33 to 41 Greenlaw Road now sit focused on ensuring that each house was appropriately designed in the context of the contours of the land and that there was an appropriate area of open ground around each house in the context of the scale and setting of each house.

As Mrs McCort points out, if she and her husband had come forward with a proposal to place two houses within 3 metres of one another as is now proposed it would have been rejected outright.

It would be very disappointing if planning policies and their application have changed so significantly in the relatively short period since Mr & Mrs McCort agreed the layout of the site with the Planning Authorities that approval would now be granted for the development proposed in Planning Application 2021/0220/TP.

Even if policies and their application have changed since the original design was agreed, we have set out above how we believe the proposed development contravenes current planning policies.

Potential solution for 35 Greenlaw Road

It appears to us that the current occupants of 35 Greenlaw Road bought the property with the intention of obtaining approval to subdivide it and sell off the rear garden rather than utilise it as it had been planned. They have intentionally turned the rear garden into a neglected wasteland which is clearly visible from Greenlaw Road and created an entirely unnecessary front garden and patio which impinges on the privacy of the occupants of 33 Greenlaw Road in order to support their plans.

While it may be tempting to consider approving their plans on the basis that anything would be better than what currently exists, we consider that this would be short sighted. We believe that a far more appropriate solution for the site from a planning perspective would be for:

- the house to be redesigned and renovated internally – possibly in line with the main house design set out in planning application 2021/0031/TP;
- the large decked patio at the rear of the property which is south facing and at the same level as the main living area and the rear garden to be retained rather than replaced by a patio to the side of the house;
- the earth in the rear garden to be regraded and re-turfed to allow it to be easily maintained as it was when the current occupants purchased the property in 2012; and
- trees and shrubs to be planted along the boundary with Greenlaw Road and the boundary between 35 and 33 Greenlaw Road to re-establish the privacy of the property and the visual amenity of the property when viewed from Greenlaw Road.

Yours sincerely

Alan and Gillian Wilson

32.Meadowhill
Newton Mearns
Glasgow
G77 6SX

25th May 2022

By email
< sharon.mcintyre@eastrenfrewshire.gov.uk >

Dear Sharon

Ref: REVIEW/2022/04

Pine Lodge. 35 Greenlaw Road, Newton Mearns. G77 6SL
Subdivision of existing plot and erection of two storey dwelling house.

Thank you for the opportunity to make further comment and for the information to sent to me..

- Firstly my original comments of the 18th April 2021 stand and are still relevant.
- Additionally I have studied the Policies of D1, D2, D7 and D16 of the adopted East Renfrewshire Local Development Plan and Policies of D1, D1.2, D2, and D6 of Local Development Plan 2 and support the reasons for refusal enumerated in the decision letter of 13th December 2021
- This includes Appendix 1 of the adopted Supplementary Planning Guidance : Green Network and Environmental Management. The land to the east of the site is composed of trees of a forest nature, contributes to the aspirations of the Guidance, and contains wildlife inhabiting that area. To build up to the boundary would squeeze wild life into a smaller area defeating this Guidance.
- As a supplement to my original photograph I attach a new photograph showing the site as it is now with existing trees as seen from 32 Meadowhill together with some foxes and squirrels that come from the adjacent site and play in my back garden, thus illustrating the value of maintaining the open space.

If you wish any further explanation of my original comments I would be pleased to explain these to you.

Yours faithfully

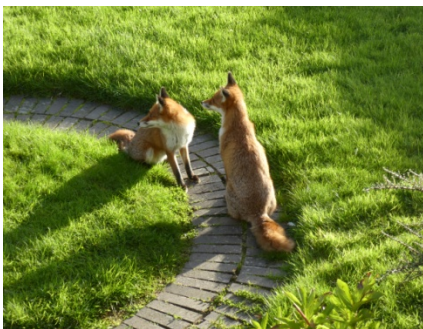


James Spence Watson





Pine Lodge Development Site from 32 Meadowhill



Wildlife in 32 Meadowhill Back Garden

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2021/0220/TP

Date Registered: 29th March 2021

Application Type: Full Planning Permission

This application is a Local Development

Ward: 2 -Newton Mearns North And Neilston

Co-ordinates: 253640/:656086

Applicant/Agent:

Applicant:
Mr Malcolm Cameron
35 Greenlaw Road
Glasgow
Scotland
G77 6SL

Agent:
George Skinner
272 Bath Street
Glasgow
Scotland
G2 4JR

Proposal: Subdivision of existing plot and erection of two storey dwellinghouse

Location: Pine Lodge
35 Greenlaw Road
Newton Mearns
East Renfrewshire
G77 6SL

CONSULTATIONS/COMMENTS:

East Renfrewshire Council Roads Service	No objection subject to conditions
Scottish Environment Protection Agency (SEPA)	No response at time of writing
Scottish Water	No objection

PUBLICITY:

16.04.2021	Evening Times	Expiry date 30.04.2021
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SITE NOTICES: None.

SITE HISTORY:

2021/0031/TP	Erection of side extension, alterations to roof and façade treatments	Approved Subject to Conditions	26.08.2021
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REPRESENTATIONS: Five objections have been received and can be summarised as follows:

- Impact on character and amenity
- Impact on donor house
- Public road safety/pedestrian safety
- Overlooking
- Over-development
- Impact on drainage

Damage to existing trees
Impact on view
No need for additional dwelling/over-provision of houses.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Design and Environmental Statement – The statement describes the site and the proposed development. Provides an outline of sustainable features relative to the proposed dwelling.

ASSESSMENT:

The application site comprises a detached dwelling and its curtilage and lies within an established residential area within the Crookfur Tree Preservation Order area. The existing dwelling is located on a sloping site and has been specifically designed to account for the slope and comprises three levels overall. The dwelling sits within a relatively extensive garden that slopes upwards from the north-west to the south-east. The uppermost part of the garden to the side of the dwelling has recently been cleared and partially scraped back to expose the soil. Extensive boundary planting along the frontage of the site with Greenlaw Road has been removed. The area is characterised by a variety of house types of differing designs. The majority of the gardens in the area are relatively modest and the applicant's is one of three curtilages on Greenlaw Road that is significantly larger than the average. The site is identified as being at risk from surface water flooding with the likelihood indicated as "low" to "high".

Planning permission is sought for the sub-division of the plot and for the erection of a two storey dwelling in the upper south-eastern part of the plot. The sub-division is proposed such that the boundary would lie 1.5 metres from the side of the donor house and the proposed dwelling is also located 1.5 metres from the proposed boundary. The site of the proposed dwelling is to be levelled to provide a level floor plate for the dwelling.

The application requires to be assessed against Policies D1, D2, D7, D8 and D15 of the adopted East Renfrewshire Local Development Plan.

Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area and Policy D2 states that development within the general urban area will be supported where it is compatible with the character and amenity of the area and where it complies with other relevant policies of the Local Development Plan.

Policy D7 relates to open space in new developments and is supported by the adopted Supplementary Planning Guidance: Green Network and Environmental Management (SPG). Appendix 1 of the SPG provides minimum criteria relating to gardens for new dwellings. Policy D8 states that the Council will protect the integrity of the Tree Preservation Order.

Policy D15 relates to the sub-division of the curtilage of an existing dwelling and the erection of a new house. It states that:

- the proposed plot should reflect the established pattern of development and should be of a size and shape capable of accommodating a dwelling. There should be sufficient land to provide garden ground that is of a scale and character compatible with the locality;
- any new house must reflect the scale and character of the surrounding residences and the established pattern of development in the area;
- existing building lines should be respected; and

- development should provide safe vehicular access and parking in accordance with the Council's roads and parking standards.

In general terms, given the size of the curtilage currently associated with 35 Greenlaw Road and the house to plot ratio when compared to that of the surrounding development, it is considered that the overall site is capable of accommodating two dwellings and therefore that some form of sub-division would be acceptable in principle. However, with this full planning application, the Council is asked to consider a particular configuration of proposed and donor plot and a particular proposed house type.

Considering the plot configuration in the first instance, the proposed plot is seen to be of a size and configuration that would be capable of accommodating a dwelling that could be in keeping with the size and scale of the other dwellings in the area. However, it is noted that both the proposed and the donor house would lie within 2 metres of the proposed common plot boundary. This contrary to the specific guidance set out in the Green Network SPG. In considering whether planning permission could be granted as an exception to the specific terms of the SPG, regard must be had to the density of the immediate settlement pattern and the size and design of the proposed dwelling.

Whilst the settlement pattern to the north and west on Greenlaw Road and Greenlaw Drive tends to be relatively dense, the dwellings on the upper part of Greenlaw Drive, including the applicant's dwelling, are characterised by their considerably more generous house to plot ratios. This results in the area having a more open and spacious character. The erection of the proposed dwelling, only 3 metres from the side of the applicant's dwelling would therefore be considered to be at odds with this open and spacious character.

In considering the design of the proposed dwelling, it is noted that it is proposed to be a two storey dwelling and would sit on the proposed plot to the south east, which is elevated above the donor house. Therefore, given its size, elevated position and proximity to the donor house, it is considered that it would have a towering presence that would dominate and detract from the setting of the donor house which in turn would detract from the amenity of the wider area.

Given the levels of the site, and the plot's configuration, it is likely that a re-design as well as a re-positioning of the proposed house would be required in order to make the proposal acceptable.

For those reasons, the proposal is considered to be contrary to Policies D1, D7 and D15 of the adopted East Renfrewshire Local Development Plan.

As the proposal fails to comply with Policies D1, D7 and D15 it cannot therefore be supported in terms of Policy D2 of the adopted East Renfrewshire Local Development Plan.

Given the foregoing, it would not be in the interests of the proper planning of the area to allow planning permission to be granted as an exception to the terms of the Green Network SPG.

The proposed dwelling would not result in any significant amenity issues in term of overlooking, overshadowing or loss of daylight. There would be no significant additional overlooking towards the dwellings to the rear on Meadowhill given the generous separation distances to the rear. However, as noted above, its size and proximity to the north-west boundary would dominate and detract from the setting of the donor house.

The site's location on an area identified as being at risk from surface water flooding is noted. Had the proposal been otherwise acceptable, a flood risk assessment would have been sought from the applicant in order to allow a full assessment of the matter. However, as the application is not supported in terms of the provisions of the adopted Local Development Plan, it is not considered reasonable to put the applicant to this additional expense in this instance.

Whilst a significant amount of vegetation has been removed from the site, the current proposal does not include the removal of any further trees. The proposal therefore raises no significant conflict with Policy D8. Had the application been otherwise acceptable, a condition could have been attached to any planning permission granted to ensure the protection of the remaining trees within the site during the construction phase.

The Proposed Local Development Plan 2 is a material consideration and with regard to this planning application, the relevant policies are considered to be D1, D1.2, D2, D6 and D7. The aforementioned policies largely reflect the adopted Local Development Plan policies. Consequently, for reasons stated above, it is considered that the proposed works are contrary to the relevant policies in the Proposed Local Development Plan.

The following comments are made in respect of the points of objection not specifically addressed above:

The objections relating to public road safety and pedestrian safety have not been substantiated by the Council's Roads Service. Full details of the sustainable urban drainage of the site can be secured by condition should the proposal be considered acceptable. Loss of view is not a material planning consideration. Given the scale of the proposal, if the application were to be approved, it would not give rise to an over-provision of housing.

In conclusion, the proposal is considered to be contrary to Policies D1, D2, D7 and D15 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.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASONS:

1. The proposal is contrary to Policies D1, D2, D7 and D15 of the adopted East Renfrewshire Local Development Plan and Policies D1, D1.2, D2 and D6 of the Proposed East Renfrewshire Local Development Plan 2 as the sub-division of the plot and erection of a two storey dwelling in the configuration proposed would dominate and detract from the setting of the donor house given its size, elevated position and proximity to the donor house; which in turn would detract from the amenity of the wider area.
2. The proposal is contrary to the terms of Appendix 1 of the adopted Supplementary Planning Guidance: Green Network and Environmental Management as the proposed dwelling would lie within 2 metres of the proposed plot boundary to the detriment of the setting of the donor house and amenity of the wider area.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3861.

Ref. No.: 2021/0220/TP
(DESC)

DATE: 13th December 2021

DIRECTOR OF ENVIRONMENT

Reference: 2021/0220/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 D2

General Urban Areas

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

Policy D7

Green Infrastructure and Open Space Provision within New Development

New development proposals should incorporate a range of green infrastructure including open space provision, multi use access, sustainable urban drainage, wildlife habitat and landscaping. This infrastructure should not only form an integral part of the proposed scheme but should complement its surrounding environment.

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

Policy D8

Natural Features

There will be a strong presumption against development where it would compromise the overall integrity of Local Biodiversity Sites, Tree Preservation Orders and ancient and long established woodland sites.

Development that affects a site of special scientific interest will only be permitted where:

The objectives of designation and the overall integrity of the area will not be compromised; or

Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

The location of Sites of Special Scientific Interest, Local Biodiversity Sites and Tree Preservation Orders are identified on the Proposals Map and referred to under Schedule 1.

Planning permission will not be granted for development that is likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation.

Further detailed information and guidance is set out in the Green Network and Environmental Management Supplementary Guidance, including criteria against which development proposals within or in close proximity to the natural features outlined above will be assessed.

Through Dams to Darnley Country Park the Council will promote the designation of a Local Nature Reserve at Waulkmill Glen as shown on the Proposals Map. This will be undertaken in partnership with Glasgow City Council and in conjunction with Scottish Natural Heritage.

Policy D15

Sub-division of the Curtilage of a Dwellinghouse for a New Dwellinghouse and Replacement of an Existing House with a New House

The proposed plot should reflect the established pattern of development and should be of a size and shape capable of accommodating a dwellinghouse. There should also be sufficient land to provide garden ground that is of a scale and character compatible with the locality.

Any new house must reflect the scale and character of the surrounding residences and the established pattern of development in the area. It should be designed to contribute to the visual character of the area.

Existing building lines should be respected.

Development should provide safe vehicular access and parking in accordance with the Council's roads and parking standards.

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 D1.2

Residential Sub-division and Replacement

Proposals will be assessed against the following criteria:

1. Reflect the scale and character of the surrounding residences and the established pattern of development in the area;
2. Should be of a size and shape capable of accommodating a residential property and compatible with the locality;
3. There should be sufficient land to provide garden ground that is of a scale and character compatible with the locality for the proposed and donor properties;
4. Provide safe vehicular access and parking for the proposed and donor properties;
5. Not adversely impact upon the setting of the donor property; and
6. Respect existing building lines.

Policy D2:

General Urban Areas

Development will be supported within the general urban areas, shown on the Proposals Map. Proposals will be required to demonstrate that the proposed development is appropriate in terms of its location and scale and will not result in a significant loss of character or amenity to the surrounding area. Proposals must also comply with appropriate policies of the Proposed Plan.

Policy D6

Open Space Requirements

Proposals will be required to incorporate multi-functional, integrated and accessible on-site green networks and green infrastructure, including open space provision, wildlife habitats and landscaping.

Proposals will be required to meet the following criteria:

1. Demonstrate that the provision and distribution of open space and green infrastructure has been integrated into the design approach from the outset and has been informed by the context and characteristics of the site using key natural and physical features. Proposals should be designed to accommodate users of all age groups, and levels of agility and mobility;
2. Provide a network and hierarchy of open space to create a structured and legible framework for development, which clearly distinguishes public space, semi-public space and private space using appropriate boundary treatments. Design and layout of proposals should encourage species dispersal through improving connectivity and the availability of habitats. New planting must promote and enhance the biodiversity of the area;
3. Complement, extend and connect existing open spaces and provide links to the wider green network;
4. Make provision for the long-term management and maintenance of open space. Details of maintenance requirements and arrangements must be set out, including who is responsible for these requirements;
5. Integrate Sustainable Urban Drainage Systems (SUDs) features with open space and active travel networks as part of a multifunctional approach to landscape design. SUDs may form part of open spaces subject to their design, provided they are accessible and contribute to the amenity value of the wider open space; and
6. Meet the minimum open space requirements set out in Schedule 4.

Policy D7

Natural Environment Features

The Council will protect and enhance the natural environment features set out in Schedule 5, and shown on the Proposals Map, and seek to increase the quantity and quality of the areas biodiversity.

1. There will be a strong presumption against development on or adjacent to Natural Features where it would compromise their overall integrity, including Local Biodiversity Sites, Local Nature Reserves, Tree Preservation Orders and ancient and long established woodland sites. Adverse effects on species and habitats should be avoided with mitigation measures provided.
2. Development that affects a Site of Special Scientific Interest (SSSIs) will only be permitted where:
 - a. The objectives of designation and the overall integrity of the area will not be compromised; and
 - b. Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental, community or economic benefits of national importance to the satisfaction of Scottish Ministers and measures are provided to mitigate harmful impacts.
3. Development affecting trees, groups of trees or areas of woodland will only be permitted where:
 - a. Any tree, group of trees or woodland that makes a significant positive contribution to the setting, amenity and character of the area has been incorporated into the

- development through design and layout; or
- b. In the case of woodland:
 - i. its loss is essential to facilitate development that would achieve significant and clearly defined additional public benefits, in line with the Scottish Government's Policy on Control of Woodland Removal; or
 - ii. in the case of individual trees or groups of trees, their loss is essential to facilitate development and is clearly outweighed by social, environmental, community or economic benefits.
- Where woodland is removed in association with development, developers will be required to provide compensatory planting which enhances the biodiversity of the area and demonstrates a net gain.
- The loss of Ancient Woodland will not be supported.
4. Where there is likely to be an adverse impact on natural features or biodiversity an ecological appraisal will be required.

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

GOVERNMENT GUIDANCE:

None

Finalised 13/12/2021 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. **2021/0220/TP**

Applicant:

Mr Malcolm Cameron
35 Greenlaw Road
Glasgow
Scotland
G77 6SL

Agent:

George Skinner
272 Bath Street
Glasgow
Scotland
G2 4JR

With reference to your application which was registered on 29th March 2021 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Subdivision of existing plot and erection of two storey dwellinghouse

at: Pine Lodge 35 Greenlaw Road Newton Mearns East Renfrewshire G77 6SL

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 Policies D1, D2, D7 and D15 of the adopted East Renfrewshire Local Development Plan and Policies D1, D1.2, D2 and D6 of the Proposed East Renfrewshire Local Development Plan 2 as the sub-division of the plot and erection of a two storey dwelling in the configuration proposed would dominate and detract from the setting of the donor house given its size, elevated position and proximity to the donor house; which in turn would detract from the amenity of the wider area.
2. The proposal is contrary to the terms of Appendix 1 of the adopted Supplementary Planning Guidance: Green Network and Environmental Management as the proposed dwelling would lie within 2 metres of the proposed plot boundary to the detriment of the setting of the donor house and amenity of the wider area.

Dated 13th December 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

Plan Description	Drawing Number	Drawing Version	Date on Plan
Block Plan and Location Plan Proposed	AP(0)002		
Elevations Proposed	AP(0)006		
Elevations Proposed	AP(0)007		
Plans Proposed	AP(0)004		
Plans Proposed	AP(0)003		
Plans Proposed	AP(0)005		

GUIDANCE NOTE FOR REFUSAL OF LOCAL DEVELOPMENTS DETERMINED UNDER DELEGATED POWERS

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at www.eplanning.scotland.gov.uk. Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

CONTACT DETAILS

**East Renfrewshire Council
Development Management Service
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG**

**General Inquiry lines 0141 577 3861
Email planning@eastrenfrewshire.gov.uk**

**NOTICE OF REVIEW
AND
STATEMENT OF REASONS**

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

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

Thank you for completing this application form:

ONLINE REFERENCE 100349492-005

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:	Spacesix Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	George	Building Name:	
Last Name: *	Skinner	Building Number:	272
Telephone Number: *	0141 354 1376	Address 1 (Street): *	Bath Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G2 4JR
Email Address: *	george.skinner@spacesix.com		

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="Malcolm"/>	Building Number:	<input type="text" value="35"/>
Last Name: *	<input type="text" value="Cameron"/>	Address 1 (Street): *	<input type="text" value="Greenlaw Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Newton Mearns"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G77 6SL"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

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="PINE LODGE"/>
Address 2:	<input type="text" value="35 GREENLAW ROAD"/>
Address 3:	<input type="text" value="NEWTON MEARNs"/>
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 6SL"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="656086"/>	Easting	<input type="text" value="253640"/>
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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)

Proposals to subdivide existing garden ground

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.

In 2017 the council advised subdivision could be supported less than 2m to the boundary is accepted along the length of Greenlaw Road. The proposal is keeping with the pattern of development. There was ample time for issue to be addressed given it took 8 months to determine Principle living level of of the proposed and donor house is the same Proposed and donor house have bedrooms above the principle living level The elevated position is a response to the topography of the plot.

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)

Existing Location Plan, Proposed Site and Location Plan, Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Roof Plan, Proposed SW & NW Elevations, Proposed SE and NE Elevations, Proposed 3D Views, Design and Environmental Statement & Objection Response 03-05-21

Application Details

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

2021/0220/TP

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

29/03/2021

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

16/12/2021

Review Procedure

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

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

Yes No

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

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

Yes No

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

Yes No

Checklist – Application for Notice of Review

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

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

Yes No

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

Yes No

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

Yes No N/A

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

Yes No

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

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

Yes No

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

Declare – Notice of Review

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

Declaration Name: Mr George Skinner

Declaration Date: 07/03/2022

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We wish to submit an application for Review of application 2021/0220/TP - Subdivision of existing plot and erection of two storey dwelling house at Pine Lodge, 35 Greenlaw Road, Newton Mearns, East Renfrewshire G77 6SL for the following reasons.

1. We first approached the council in 2017 to discuss the principle of subdividing the plot. The feedback at the time was that an application to subdivide the plot could be supported subject to the reasons outlined in the supporting design statement. The initial feedback suggested that a negotiated solution could be reached.
2. The reasons for refusal are very weak and fail to demonstrate any understanding of Greenlaw Road but also the wider East Renfrewshire area. If we look at these in turn:
 - The proximity to the boundary of less than 2m. This is very clearly demonstrated along the full length of Greenlaw road so the proposed house is entirely in keeping with the pattern of development. In addition it can be clearly seen all over the East Renfrewshire area that the council are willing to approve housing where the distance to the side boundary is less than 2m. This is evident in all new developments throughout the East Renfrewshire area. In addition if this was going to be an issue it could have readily been increased by simply modifying the proposed house design. The initial feedback in 2017 suggested planning in principle could be supported and therefore we cannot understand why the planning department did not come back on this point prior to determination to allow modifications to be made. It took council 8 months to determine this application (4 times the statutory target for determination) Therefore, there was ample time for this issue to have been addressed and an agreed solution reached.
 - Domination of the donor property, elevated position and scale. Firstly the principle living level of the proposed house is on exactly the same level as the principle living level of the donor house. The donor has bedrooms on the floor above the principle living level exactly as the proposed house. The proposal is for a 5 bedroom house. The house is therefore of a size and scale entirely in keeping with the neighbouring properties. The elevated position is a direct response to the topography of the plot. It is accepted throughout the UK that the topography of an area is a natural occurrence and therefore development must respond to it. This is particularly and abundantly clear throughout the East Renfrewshire given the hilly nature of the area. There are hundreds if not thousands of instances throughout East Renfrewshire where one property sits higher than another as a result of the topography. Therefore we struggle to understand why this is an issue in this instance when it is so clearly and widely accepted in every other instance.
3. We don't feel that the planning department took into account the overall aim of this proposal. This application is key to facilitating the development of application: 2021/0220/TP with the aim of both applications seeking to improve the overall streetscape. This must surely be in the interests of all residents.

Objection Response

Application refer: 2021/0031/TP & 2021/0220/TP – 35 Greenlaw Road.

03 May 2021

Further to the objections that have been raised by the neighbours we feel it is important to offer both sides of the storey in order to provide the complete picture.

Our client moved to 35 Greenlaw Road on 3/2/12. The house was a financial stretch but they were drawn by the fact it seemed that there was little work required. Unfortunately that turned out not to be the case. On the day of moving in there was heavy rain and water from a leak in the flat roof appeared on the kitchen ceiling.

A few weeks later our client's youngest was born on 13/3/12. The night before there was a heavy rain which caused a flood on the lower ground floor. This was eventually traced back to water ingress tracking down from the flat roof.

Water ingress has continued to plague the property ever since. This is due in part to the failed flat roof design and the complex wall cladding system which has also failed in numerous locations.

Our client initially fell in love with the house but the ongoing water ingress and several layout design issues have made the house not only challenging to live in with a young family but it is also a threat to the family's mental and physical health.

The layout issues which cause ongoing difficulty and can be summarised as follows:

1. The original owners of the house planted Cypress hedging which had been left unmaintained. The hedging grew out of control and huge in stature. There were also wild brambles galore growing in the garden. This is not a plant that is friendly to young children.
2. The massive Cypress hedge left the grassed areas moss choked, waterlogged and damp. The children had no real usable space to play.
3. Garden access is a major issue. There is no direct access to the garden from the principle living space. Access to the garden is either:
 - Via the principle entrance which opens out onto the roadside of the house. The driveway is un gated so this is unsafe for young children. Our client has looked at installing a gate at the driveway but this cannot be easily achieved due to the slope.
 - Tramping through the master bedroom. This is a two part issue. Firstly it impacts the parent's privacy. Secondly the damp boggy state of the garden renders this route unusable as soggy muddy footprints ruin the carpets.
 - Going through the kitchen, through the utility room, past a very steep set of external steps and along the walkway at the side of the house. The walkway and part of the external decking area is a full storey higher than the adjacent ground level. It is simply too dangerous to allow young children out to play without the ability to watch over them.
 - The lower entrance is too far away from the rear garden space to be safe or practical for a family with 3 young children and again it opens out close to the roadside of the house which we have mentioned is un gated.
4. It is not easy to use the mid-level principle entrance door. Vehicle access is to the lowest level. Ascending a flight of irregularly spaced external steps during inclement weather with 3 young children is a challenge and renders this entrance unusable for a young family.
5. Access to the upper level of the house is via a staircase within the principle lounge. This is less than desirable for reasons of privacy, noise etc. However, principally it creates separation between family members and more worryingly it creates a non-compliant means of escape in an emergency and therefore the layout poses a serious risk to health and safety.
6. There are narrow steps up into the principle bathroom with no handrail or edge protection. This arrangement adds nothing to the use of the bathroom and creates a space with an oppressively low ceiling height.

7. There is a 2 step change in level between the principle entrance and the principle living spaces. This changes in level also exists between the principle living spaces and the access stair to the lower ground floor. This change in level is therefore unexpected and poses a serious risk to the health and safety of the family and visitors. This arrangement would not be allowed today as it does not comply with the Scottish Building Standards. The proposed alterations to the house seeks to remove these steps from the public route to the principle living spaces.

Since moving in our client has never had the funds to address the essential failings of the building fabric or the layout design issues of this house. These issues may not be apparent to anyone on the outside looking in but they are very real for our client as the user and owner of the house.

In the early years our client was approached on several occasions by perimeter neighbours to the North and East due to the overgrown Cypress hedging. As previously mentioned until our client's ownership the planting within the garden was unmaintained. The hedge at the time was in the region of 12m tall and cast huge shadows on both our client's garden and those of the bounding neighbours. The hedge caused the garden to be waterlogged and damp.

Mr & Mrs McPherson who at that time lived in no 33 told our client that they had extended the pole of their Sky dish several times but it had got to the point where they could no longer receive a signal due to the height of the Cypress trees. The trees were planted immediately adjacent to their house - less than 1 metre from the fence. Our client engaged a tree surgeon and at the time was advised that there was very little that could be done to successfully reduce the height of the trees to an acceptable level and retain them. The trees had been left unmaintained for so long that if they were to be reduced by even 1/3rd that the trees would die. In any event this approach was not an option for number 33 as it would not have solved their issues. In addition had they remained they would have continued to pose a serious risk to the health and safety of life and surrounding structures. At the time no further action was taken as the cost to remove the trees was unaffordable to our client.

The situation continued until 2015 when Mr & Mrs McPherson along with neighbours from Meadowhill Avenue (the De Lombardis, the Thomson's, and a third has now moved away) approached our client collectively and offered to pay half of the cost of removal of the trees. Although this still remained a huge financial stretch for our client they agreed as it was in everyone's best interests and that of the neighbourhood. The works proceeded and everyone affected by the trees were delighted with increased daylight.

The removal of the trees brought forth an opportunity for our client as it exposed a very rough area of potential garden to the north/front of the property. Developing this area created the opportunity to resolve part of the issue of access to the garden. Our client decided to progress and developed this area into a usable garden space. They carefully considered the layout and located the children's play area at the lowest part of the garden. The children's play area is screened from number 33 by the laurel hedge which provides complete privacy when they use this space. It also allows the children to play safely as it is overlooked by the principle living spaces.

Over time our client continued development where they could. At one point they considered levelling the rear slope and installing a decorative gabion wall which they planned to plant up with alpines to retain the slope. However, shortly after commencing this work the builder carrying out the works passed comment that the garden to the rear was big enough to build a house. At that point our client paused the landscaping works to consider the options. It was at this point in 2017 that we first became involved in the project.

Number 35 was designed by an architect for his family home. As such it is befitting that it is experimental and explores a number of design ideas. It was also one of the first houses in the area to be built and therefore it did not relate nor did it have to relate to anything else. We think it's fair to say that if an application for this house in this orientation in the context of what now exists that it would struggle to gain planning approval. Number 35 now finds itself at complete odds with the pattern of development and the character of the street. It is orientated at 90 degrees to the road and the principle living spaces are located in an elevated position to the North and separated from the garden ground. These are issues which the

proposals for the redevelopment of number 35 seek to address. It is also important to point out that the proposals for the new house seeks to bring the pattern of development back in line with the remainder of the street.

Number 35 which is fully exposed for all to see is in desperate need of repair and requires extensive upgrading. The works required include: new doors, windows, reroof with redesign of the roof to remove the failed flat roofs, removal of the complex detailing and failed cladding system. The layout also requires to be addressed to make the house functional, safe and relevant to modern day family living. All of this will come at a cost. Given the extensive works required these costs are significant. Budget costs have been prepared in the region of £250,000. This is funds that the family simply don't have. However, it must be stated that the family love and are settled in the area. They would be delighted to be in the position and would happily make this investment. Moving is not an option as there is significant negative equity in the property and so the family have in effect become trapped within their unsafe and unfit home.

We have very carefully considered the options with the client since 2017 so the decision to subdivide the plot was not reached easily. However, it does represent a very real way out of the current situation. Selling off the plot will raise the much needed capital to fund the renovations to number 35. This will without doubt improve the character of the street which is in everyone's interest.

It is worth noting that the neighbours at 39 and 41 designed, built and lived at 35 prior to building and moving into the properties above at 39 and 41. Since our client moved in in 2012, 39 and 41 have been unhappy about the changes made to our client's property. It is felt that perhaps this emotional and in some way a reluctance to let go. Our client understands that 39 and 41 have their opinion on the design and use, but they will not be impacted by the proposals. There is no direct view from 39 and 41 into number 35 and vice versa. Also there is no design connection between numbers 33, 35, 39 and 41. Number 37 was never built. Therefore we feel comments on the plot and its use in connection to a historic plan which was approved more than 40 years ago is not relevant today. This is even more true given the pattern of development that now characterises the majority of the street. The area has been built up into an estate with houses of various designs and size. It's also worth noting that all these houses all fall within a regular pattern of development similar to the proposed house.

Number 39 and 41 raised the issue of the protection of the Cypress trees along the common boundary line between our client's property and theirs. As 39 and 41 were the previous owners of number 35 this raises a common theme specific to them. That being the planting of an inappropriate boundary hedge and the subsequent lack of maintenance with total disregard for the impact on neighbouring properties. This issue was as we have explained left to our client when they purchased number 35. They were left with the unmaintained Cypress trees. These trees were planted under the ownership of the current owners of 39 and 41 and allowed to grow out of control. This type of boundary planting and lack of maintenance breaches the permissible 2m guidance on hedging.

The hedge line of number 39 & 41 which runs along our client's South Western boundary and casts huge shadows into our client's garden for more than half the day. Our client has repeatedly requested for the trees to be maintained and reduced in height. This work was eventually carried out in 2016. Again due to the size of the trees our client feels that they were topped inappropriately and as a result look terrible. In addition while executing this work the common boundary fence was destroyed in the process. The trees along this boundary are still some 6 – 8m tall. We suspect that the trees would not survive being reduced to 2m in height as our client was advised prior to the removal of their boundary hedge.

It has been claimed by one of the objectors that the use of number 35 is being deliberately altered to facilitate the subdivision of the plot. This is simply untrue. The principle layout and orientation of number 35 is exactly as the original architect designed it. I.e. the elevated principle living spaces to the North East and the bedrooms to the South West. Just as a point of interest this is pretty much the exact opposite of how you would wish any house to be orientated. The big conundrum here of course is the plots elevated position which during its inception afforded it a view. Now that the estate has been built up this privilege and design decision is now being turned against number 35 and construed as overlooking by the

neighbours at number 33. The view is to the North and North East which is why the design of this house is perhaps conflicted and has resulted in the overlooking issues that exist.

At the time of its design number 35 was one of the first houses built. At that time it did not have to adhere to street design so it was orientated through 90 degrees to the road. This placed the rear garden on the upward slope away from the principle living spaces. The notion that this space is the only useable garden ground because it lies to the rear of the house simply fails to understand how this house and garden functions on a practical level. It also fails to understand the unique design, layout, siting and site and the historical situation that allowed this design to be reached.

The existing decking on the south of number 35 sits remote the house. It sits out on a leg which is fully exposed to a number of neighbouring properties. As we have previously explained access to this area is either via the kitchen, through the utility and past a steep set of side steps or through the master bedroom via the patio doors. This is less than desirable in order to be a successful external space. Its location is exposed and less than appealing due to be overlooked by the road and the surrounding neighbours. The proposed redevelopment of number 35 seeks to pull this space in along the edge of building making it far more discreet. The new decked area will have a direct relationship with the principle living spaces and a perimeter screening via an opaque handrail and some planters will provide far greater privacy to both the owner of number 35 and the surrounding neighbours than the current layout ever could.

In summary number 35 has a number of issues. All of these issues exist as a result of historical decisions. None of which our client is responsible for. The redevelopment of number 35 and the subdivision seeks to resolve these issues for the betterment of our client, the street scene and the neighbours.

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DESIGN, ACCESS AND ENVIRONMENTAL STATEMENT

PRE-APPLICATION ADVICE

Pre application advice was sought on the proposals in November 2017 via an initial email and subsequent telephone conversation with Alison Mitchell. At that time Alison was of the opinion that subject to the final design an application to subdivide the plot at number 35 Greenlaw Road could be supported based on:

- The existing plot is large enough to be subdivided and will comfortably accommodate 2 houses
- The new house would be afforded regular street frontage onto Greenlaw Road
- A regular access off Greenlaw Road can be achieved with adequate onsite parking
- A regular front to back boundary can be achieved between the existing and proposed house
- The proposed house will fall within the established building lines and be of a size and scale in keeping with the area.
- The subdivision would not cause any overlooking or overshadowing issues.

BACKGROUND

The applicant and occupier of number 35 Greenlaw Road are husband and wife key worker medical professionals. They have lived there since 2012 with their 3 children. Their children all attend local schools. The family is very settled at number 35 Greenlaw Road and would love to invest long term at number 35 and make it their forever dream home.

However, number 35 was designed, built and occupied by an architect. Perhaps for that reason the house has an unusual and experimental facade. This facade is complex with multiple relationship and junctions between materials. The existing building is now at an age where the original materials are at the end of their natural life and failing. The house now suffers from multiple areas of water ingress. The complexity of the original facade and roof makes tracking the source of the water ingress almost impossible. Therefore, the house is rapidly becoming unfit for habitation and in desperate and immediate need of major refurbishment just to secure and consolidate the existing structure.

In addition to the façade issues number 35 has a number of layout issues. The applicant believes with investment the house can successfully be modified to suit their needs. In fact, we would probably add that the refurbishment and redevelopment of number 35 would arguably make it one of the most exciting and unique houses in the East Renfrewshire area. Please refer to the householder application for the refurbishment and redevelopment of number 35 Greenlaw Road for full details.

During the design process it came to light that the costs associated with refurbishment and redevelopment of number 35 Greenlaw Road was going to be significant. The initial budget costs are estimated to be in the region of £200K +. This is a sum that the family simply does not possess. The result of which has seen the house continue to fall further and further into disrepair. The family has found themselves trapped into a never ending downward spiral. They are continually having to throw good money at the failing building in a vain and unsuccessful attempt to keep the building watertight and fit for habitation. However, the complexity of the existing façade has made this an impossible task. To make matters worse, the ongoing failing maintenance regime is not only stripping the family of any spare funds, it is seeing the building plummet in value due to the state of disrepair. The effect of this is that the family are now trapped at number 35. The family are locked into a negative equity situation. This removes the possibility of selling up and

moving to a suitable alternative house in the area. Moving further afield would up route the family and cause major distress for all family members.

The successful subdivision represents a huge opportunity to unlock a number of these issues and turn the situation into win, win for all:

- It would release the much need funds to redevelop number 35 Greenlaw Road and create the family's forever dream home.
- The plot will provide a rare opportunity for another family to build their dream family home and provide a much needed family home within a highly sought after area.
- The entire street will be enhanced by the both the refurbishment and redevelopment and the new house. This is in the interests of everyone that lives in the street.

THE SITE

The plot occupies a prominent elevated West facing grass slope in the heart of Newton Mearns with panoramic views to the West and towards the Campsie Hills to the North. The site is some 840m.sq or circa 0.21 of an acre.

To the South the site is bounded by Greenlaw Road with private garden grounds of neighbouring properties formed along all remaining boundaries. The East boundary is tree lined.

THE PROPOSAL

The proposal seeks to form a detached 1 & $\frac{3}{4}$ storey 5 bedroom house

DENSITY

The application site is some 840m². The development footprint for the proposed house is 160m² or in other terms 19% of the development area.

LAYOUT

The site will be laid out to follow the regular established pattern of development with front garden ground with 3 onsite parking spaces. Access down both sides of the house will lead to a large private garden with stunning panoramic views.

The house will consist of an entrance hall with feature staircase, study space, cloak room and WC. A large formal lounge fronts onto Greenlaw Road. To the rear of the property lies an open plan area which will be composed of a kitchen, dining room and family area opening onto a private patio and the garden beyond. A utility room is access directly off the kitchen and this will provide further access to an integral garage.

The first floor gives way to 5 en-suite bedrooms and gallery area over the kitchen.

SCALE

The proposed house is in keeping with the size and scale of many of the houses on the street and within the context of the wider Newton Mearns area. The overall mass of the house has been designed to complement the proposals for the refurbishment and redevelopment of number 35.

LANDSCAPING

We proposed to form the new driveway access and parking area with porous monoblock paving. This will provide an area of sustainable drainage. A decorative strip of gravel chips will be installed around the perimeter of the house with a concrete foot path laid beyond to provide level hard landscaping access around the perimeter of the house for access and maintenance. A 1.8m high slat timber fence is to be installed between number 35 and the new house. A 2m high retaining wall will be installed along the East edge of the side access. This will retain the slope whilst creating a level platform for the house. A private patio at the rear of the house will be formed in concrete paving slabs. The remainder of the site will be laid in lawn grass with accent areas of feature planting to enhance the natural ecology of the area.

APPEARANCE

The intension is to link the architectural language of the new house to the refurbishment and redevelopment proposals for number 35. The house will be roughcast with white render with key areas clad in Marley Cedral cladding. Black aluminium windows, doors, gutters and downpipes will be installed to afford the house with an interesting and attractive contemporary appearance to enhance and add to the overall character of the street.

ACCESS

Vehicular and pedestrian access to the proposed house will be via a new driveway access formed directly off Greenlaw Road. The access will be formed by creating concrete gate posts within the existing boundary wall.

ENVIRONMENT

The house will be constructed with a highly insulated ground bearing concrete floor slab with under floor heating. The house will be formed in a timber frame construction and sprayed on site with the market leading Icynene expanding spray foam insulation. This will create a highly energy efficient and airtight thermal building envelope which is essential for any successful eco home. The large areas of glazing on the South and West elevations will enable the house to benefit from solar gains during the day. This heat can be absorbed in to the floor during the day and released into the space at night. All glazing throughout will be triple glazed.

The principle heating system will be in the form of an airtight heat pump linked to the under floor heating on the ground floor and traditional radiators on the first floor. A wood burning stove will provide a back-up heat source during colder months if needed.

A solar thermal system will be linked to an unvented hot water cylinder and provide a complimentary source of hot water. The house will also benefit from a full house mechanical ventilation and heat recovery system which will ensure a continual supply of fresh warm air throughout.

A low tech rain water harvesting system will supply grey water to flush the toilets, while water efficient fittings throughout will ensure as little water as possible is used.

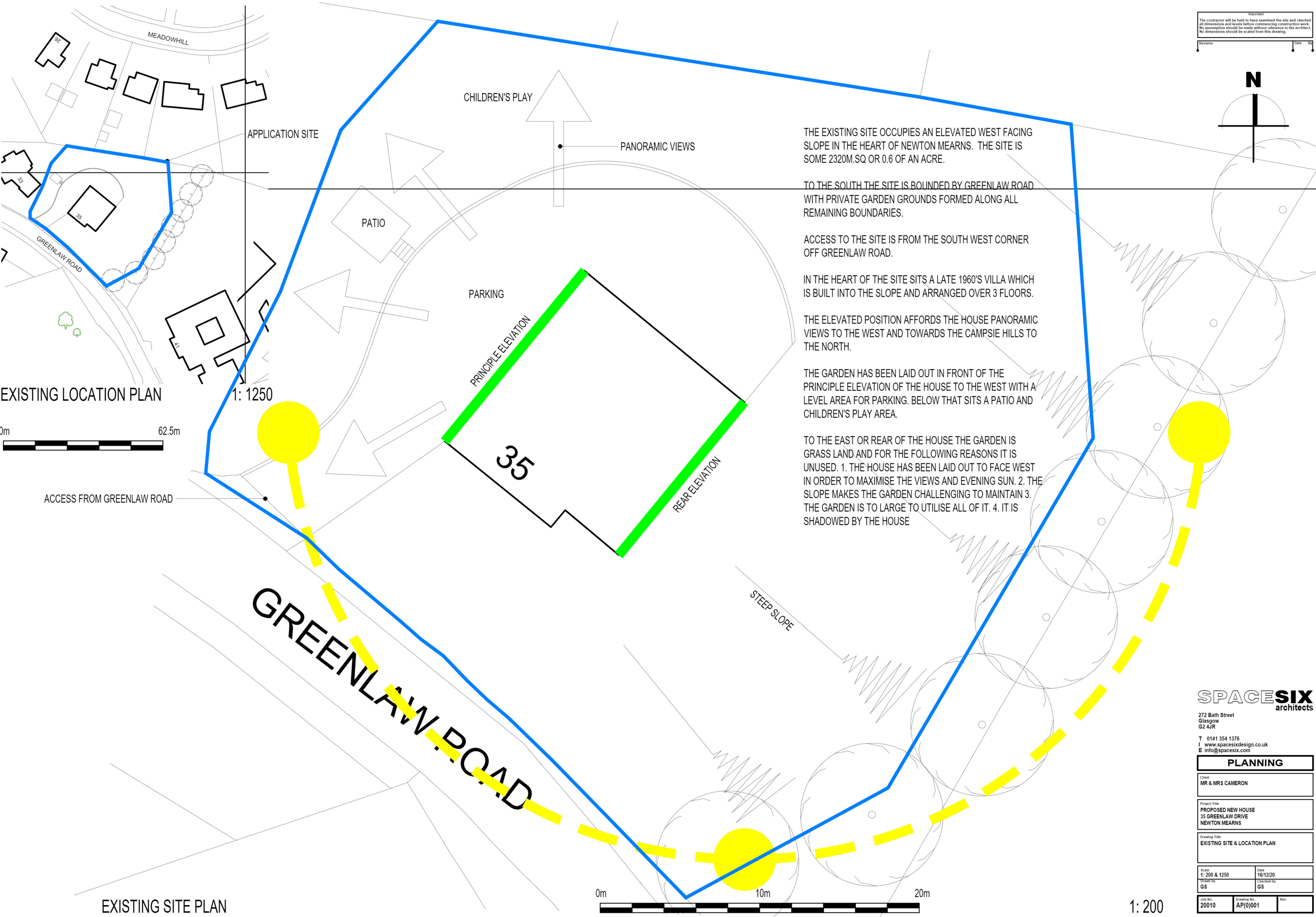
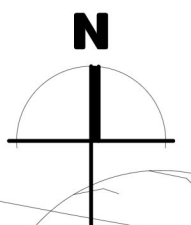
Finally all light fittings will be energy efficient LEDs and the house will be fitted with a smart meter.

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PLANS/PHOTOGRAPHS/DRAWINGS

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Important
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THE EXISTING SITE OCCUPIES AN ELEVATED WEST FACING SLOPE IN THE HEART OF NEWTON MEARNS. THE SITE IS SOME 2320M.SQ OR 0.6 OF AN ACRE.

TO THE SOUTH THE SITE IS BOUNDED BY GREENLAW ROAD WITH PRIVATE GARDEN GROUNDS FORMED ALONG ALL REMAINING BOUNDARIES.

ACCESS TO THE SITE IS FROM THE SOUTH WEST CORNER OFF GREENLAW ROAD.

IN THE HEART OF THE SITE SITS A LATE 1960'S VILLA WHICH IS BUILT INTO THE SLOPE AND ARRANGED OVER 3 FLOORS.

THE ELEVATED POSITION AFFORDS THE HOUSE PANORAMIC VIEWS TO THE WEST AND TOWARDS THE CAMPSIE HILLS TO THE NORTH.

THE GARDEN HAS BEEN LAID OUT IN FRONT OF THE PRINCIPLE ELEVATION OF THE HOUSE TO THE WEST WITH A LEVEL AREA FOR PARKING. BELOW THAT SITS A PATIO AND CHILDREN'S PLAY AREA.

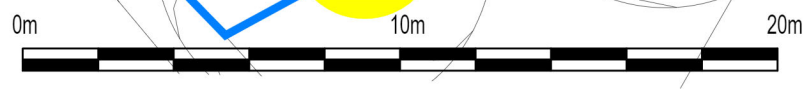
TO THE EAST OR REAR OF THE HOUSE THE GARDEN IS GRASS LAND AND FOR THE FOLLOWING REASONS IT IS UNUSED. 1. THE HOUSE HAS BEEN LAID OUT TO FACE WEST IN ORDER TO MAXIMISE THE VIEWS AND EVENING SUN. 2. THE SLOPE MAKES THE GARDEN CHALLENGING TO MAINTAIN 3. THE GARDEN IS TOO LARGE TO UTILISE ALL OF IT. 4. IT IS SHADOWED BY THE HOUSE

EXISTING LOCATION PLAN



1: 1250

EXISTING SITE PLAN



1: 200

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PLANNING		
Client MR & MRS CAMERON		
Project Title PROPOSED NEW HOUSE 35 GREENLAW DRIVE NEWTON MEARNS		
Drawing Title EXISTING SITE & LOCATION PLAN		
Scale 1: 200 & 1250	Date 16/12/20	
Drawn by GS	Checked by GS	
Job No. 20010	Drawing No. AP(0)001	Rev.

1. PARKING
2. GARAGE
3. ENTRANCE LOBBY
4. STUDY AREA
5. CLOAK
6. WC
7. OPEN PLAN AREA
8. PRIVATE PATIO
9. UTILITY
10. LOUNGE
11. STAIRCASE
12. BEDROOM
13. EN-SUITE
14. WARDROBE
15. FEATURE STAIR
16. LOUNGE
17. DINING
18. KITCHEN
19. WC
20. UTILITY
21. HALLWAY
22. MASTER BEDROOM
23. TERRACE



PROPOSED GROUND FLOOR PLAN



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Drawing Title PROPOSED GROUND FLOOR PLAN		
Scale 1: 100	Date 16/12/20	
Drawn by GS	Checked by GS	
Job No. 20010	Drawing No. AP(0)003	Rev.

1. PARKING
2. GARAGE
3. ENTRANCE LOBBY
4. STUDY AREA
5. CLOAK
6. WC
7. OPEN PLAN AREA
8. PRIVATE PATIO
9. UTILITY
10. LOUNGE
11. STAIRCASE
12. LANDING
13. BEDROOM
14. EN-SUITE
15. WARDROBE/CUPBOARD
16. GALLERY
17. VOID



PROPOSED FIRST FLOOR PLAN



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Drawing Title PROPOSED FIRST FLOOR PLAN		
Scale 1: 100	Date 16/12/20	
Drawn by GS	Checked by GS	
Job No. 20010	Drawing No. AP(0)004	Rev.

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14. EN-SUITE
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PROPOSED ROOF PLAN



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PLANNING		
Client MR & MRS CAMERON		
Project Title PROPOSED NEW HOUSE 35 GREENLAW DRIVE NEWTON MEARNS		
Drawing Title PROPOSED ROOF PLAN		
Scale 1: 100	Date 16/12/20	
Drawn by GS	Checked by GS	
Job No. 20010	Drawing No. AP(0)005	Rev.



PROPOSED SOUTH WEST ELEVATION



PROPOSED NORTH WEST ELEVATION



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PLANNING

Client
 MR & MRS CAMERON

Project Title
 PROPOSED NEW HOUSE
 35 GREENLAW DRIVE
 NEWTON MEARNS

Drawing Title
 PROPOSED SOUTH WEST AND NORTH WEST
 ELEVATIONS

Scale 1: 100	Date 16/12/20
Drawn by GS	Checked by GS

Job No. 20010	Drawing No. AP(0)006	Rev.
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PROPOSED NORTH EAST ELEVATION



PROPOSED SOUTH EAST ELEVATION



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PLANNING		
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Project Title	PROPOSED NEW HOUSE 35 GREENLAW DRIVE NEWTON MEARNS	
Drawing Title	PROPOSED NORTH EAST AND SOUTH EAST ELEVATIONS	
Scale	1: 100	Date
Drawn by	GS	Checked by
GS		GS
Job No.	Drawing No.	Rev.
20010	AP(0)007	

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Revision	Date



3D VIEWS

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PLANNING		
Client MR & MRS CAMERON		
Project Title PROPOSED NEW HOUSE 35 GREENLAW DRIVE NEWTON MEARNS		
Drawing Title PROPOSED 3D VIEWS		
Scale NTS	Date 16/12/20	
Drawn by GS	Checked by GS	
Job No. 20010	Drawing No. AP(0)007	Rev.

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PROPOSED GROUND FLOOR PLAN



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Job No. 20010	Drawing No. AP(0)003	Rev.

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PROPOSED FIRST FLOOR PLAN



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PROPOSED ROOF PLAN



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Drawing Title PROPOSED ROOF PLAN		
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Job No. 20010	Drawing No. AP(0)005	Rev.

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PROPOSED SOUTH WEST ELEVATION



PROPOSED NORTH WEST ELEVATION



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Scale	1: 100	Date
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GS		GS
Job No.	Drawing No.	Rev.
20010	AP(0)006	



PROPOSED NORTH EAST ELEVATION



PROPOSED SOUTH EAST ELEVATION



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