

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

9 August 2023

Report by Director of Business Operations and Partnerships

REVIEW OF CASE - REVIEW/2023/05

ERECTION OF NEW PITCHED ROOF OVER EXISTING FLAT ROOFED EXTENSION.
FORMATION OF A FLAT GABLE TO THE REAR ELEVATION AND NEW DORMER
WINDOWS ADDED TO THE GABLE ELEVATIONS

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: Further application (Ref No:- 2023/0107/TP).
- Applicant: Mr Stewart Robertson
- Proposal: Erection of new pitched roof over existing flat roofed extension. Formation of a flat gable to the rear elevation and new dormer windows added to the gable elevations.
- Location: 35 Sundale Avenue, Clarkston, G76 7TA.
- Council Area/Ward: Clarkston, Netherlee and Williamwood (Ward 4).

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 is attached as Appendix 4.

9. The applicant is entitled to state a preference for the procedure (or combination of procedures) to be followed by the Local Review Body in the determination of the review and has detailed in their opinion that this review can continue to conclusion based on the assessment of the review documents only, with no further procedure.

10. The Local Review Body is not bound to accede to the applicant’s request as to how it will determine the review and will itself decide what procedure will be used in this regard.

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

12. In accordance with the above decision, the Local Review Body will carry out an unaccompanied site inspection on Wednesday, 9 August 2023 before the meeting of the Local Review Body which begins at 2.30pm.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

13. Section 43B of the Planning etc (Scotland) Act 2006 restricts the ability of parties to introduce new material at the review stage. The Local Review Body is advised that the focus of the review should, therefore, be on the material which was before the officer who dealt with the application under the Scheme of Delegation.

14. The information detailed below is appended to this report to assist the Local Review Body in carrying out the review of the decision taken by the Appointed Officer:-

- (a) Application for planning permission – Appendix 1 (Pages 7 - 14);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 15 - 24);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 25 - 27); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons including appeal statement - Appendix 4 (Pages 28 - 55).

15. The applicant has also submitted the drawings listed below and these are attached as Appendix 5 (Pages 56 - 70).

- (a) Site Plan AL(0)001;
- (b) Ground Plan as Existing AL(0)002;
- (c) Attic Plan as Existing AL(0)003;
- (d) Elevations as Existing AL(0)004;
- (e) Elevations as Existing AL(0)005;
- (f) Sections as Existing AL(0)006;
- (g) Proposed Ground Plan AL(0)010;
- (h) Proposed Attic Plan AL(0)011;
- (i) Proposed Elevations AL(0)012;
- (j) Proposed Elevations AL(0)013;
- (k) Proposed Sections AL(0)014; and
- (l) Proposed Site Plan AL(0)015.

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

RECOMMENDATIONS

17. The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-

- (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and
 - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or
- (b) In the event that further procedure is required to allow it to determine the review, consider:-
- (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
 - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: John Burke

Director – Louise Pringle, Director of Business Operations and Partnerships

John Burke, Committee Services Officer
e-mail: john.burke@eastrenfrewshire.gov.uk
Tel: 0141 577 3026

Date:- 3 August 2023

APPLICATION FOR PLANNING PERMISSION

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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 100619022-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Erection of new pitched roof over existing flat roofed extension. A flat gable will be formed to the rear elevation and new dormer windows will be added to the gable elevations

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:	dam architects south		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Fiona	Building Name:	<input type="text"/>
Last Name: *	Dempsey	Building Number:	36
Telephone Number: *	07718 233738	Address 1 (Street): *	Stamperland Crescent
Extension Number:	<input type="text"/>	Address 2:	Clarkston
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	G76 8LH
Email Address: *	fiona@damarchitects-south.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Stewart	Building Number:	35
Last Name: *	Robertson	Address 1 (Street): *	Sundale Avenue
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Clarkston
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	G76 7TA
Fax Number:	<input type="text"/>		
Email Address: *	stewartrobertson92@live.co.uk		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

35 SUNDALE AVENUE

Address 2:

CLARKSTON

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G76 7TA

Please identify/describe the location of the site or sites

Northing

656750

Easting

256726

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

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

Yes No

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

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

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

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

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Fiona Dempsey

On behalf of: Mr Stewart Robertson

Date: 23/02/2023

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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

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

Continued on the next page

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

You can attach these electronic documents later in the process.

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

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

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

Declare – For Householder Application

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

Declaration Name: Ms Fiona Dempsey

Declaration Date: 23/02/2023

Payment Details

Online payment: ZZ0100003232
Payment date: 23/02/2023 20:00:00

Created: 23/02/2023 20:00

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2023/0107/TP

Date Registered: 24th February 2023

Application Type: Full Planning Permission

This application is a Local Development

Ward: 4 -Clarkston, Netherlee And Williamwood

Co-ordinates: 256726/:656750

Applicant/Agent:

Applicant:
Mr Stewart Robertson
35 Sundale Avenue
Clarkston
Scotland
G76 7TA

Agent:
Fiona Dempsey
36 Stamperland Crescent
Clarkston
Glasgow
Scotland
G76 8LH

Proposal: Erection of new upper floor extension over existing flat roofed extension incorporating a rear gable formation of new front and side new dormer windows

Location: 35 Sundale Avenue
Clarkston
East Renfrewshire
G76 7TA

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: No recent planning history.

REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS: A design statement was submitted with this application. The design statement describes the proposal and identifies other residential properties with rear gables in the area.

ASSESSMENT:

The application site comprises single storey detached bungalow and its curtilage. The dwelling is finished with a white wet-dash render and a hipped, slate covered roof. The original bungalow has previously been extended to the rear (single storey ground floor extension). The site itself is located in a prominent location on a corner plot at the southern side of Craighill Drive at the junction with Sundale Avenue in Clarkston.

Planning permission is sought for an upper floor rear extension over the existing single storey rear extension. Permission is also sought for three new dormers. The existing single storey rear extension projects from the original rear elevation by approximately 5.2m. The proposal would have the same footprint as the existing single storey extension. The proposed upper floor extension would therefore result in a 1.5 storey rear extension measuring 6.8m in height with a projection of approximately 5.2m from the original rear elevation of the bungalow. The introduction of a gable on the proposed rear elevation would create a new ridgeline measuring approximately 10m in length over the upper floor extension. The proposed side dormers measure approximately 4.8m wide, 2.5m high and have a projection of 3m from the roof slope. The proposed upper floor extension and side dormers would be visible from Sundale Avenue and Craighill Drive. A front dormer is also proposed, the front dormer measures 1.7m high, 2.8m wide and has a projection of 2.5m from the front roof slope.

The proposal is required to be assessed against the Development Plan which consists of the National Planning Framework (NPF4) and Local Development Plan (LDP2). Due to the scale and nature of the proposal, Policy 16 (Quality homes) of the NPF4, and Policies D1, D1.2 and D2 of the LDP2 are the most relevant.

NPF Policy 16 generally requires that development does not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials. The amenity of neighbouring properties should not be adversely affected in terms of physical impact, overshadowing or overlooking.

Policy D1 states that development should not result in a significant loss of character or amenity to the surrounding area; that a proposal should be appropriate to its location and in keeping with buildings in the locality; demonstrate that safe and functional pedestrian, cycle and vehicular access and parking facilities is provided; and that backland development should be avoided.

Policy D1.1 the development should not result in a significant loss of character or amenity to the surrounding area, complement the scale and character of the existing building, neighbouring properties and their setting, particularly in terms of style, form and materials and; the size, scale and height of any development must be appropriate to and not adversely impact or dominate the existing building.

Policy D2 states that 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.

The prevailing residential character of Sundale Avenue and the western end of Craighill Drive is one of detached, hipped-roof bungalows. It is noted that there are examples of rear gable extensions within the area, this is also identified in the accompanying design statement however, those examples are generally contained at the rear where neighbouring buildings provide screening from the public road and the impact upon the character of the building is contained. Furthermore, there are also examples of larger side dormers within the immediate locality. Again, the respective plot orientations largely limit the visual impact from the public road with larger side dormers generally given a degree of screening by adjacent buildings, thereby reducing their exposure and their impact upon the character of the building and that of the surrounding area. In this respect, the corner plot has different characteristics to the more centralised examples of rear gable extensions and large side dormers within the surrounding area. The corner plot has less screening offered by surrounding buildings and is considered to be a more prominent position. The property is highly visible when approaching from the north on Sundale Avenue and to a slightly lesser degree, when approaching from the east on Craighill Drive.

At approximately 4.8m wide and 2.5m high, the proposed side dormers are large and bulky. Furthermore, the proposed dormer on the north elevation in particular would be prominent within the streetscene and visible when approaching from the north on Sundale Avenue and from the east on Craighill Drive. While the front dormer is of a modest size and scale, the proposed side dormers are significantly larger and would be bulky and overly dominant additions to the roof. The cumulative effect of the proposed 10m ridgeline over the upper floor rear gable extension in combination with the proposed dormers would significantly increase the size, scale and massing of the building to the detriment of its character. Furthermore, due to the prominent nature of the corner plot, the proposal would also have a significant detrimental impact upon the character of the surrounding area. In this context, the proposal would be inappropriate and detrimental to the character of the existing building and that of the surrounding area. The proposal is therefore contrary to NPF4 Policy 16 and LDP2 Policies D1, D1.1 and D2 of the adopted East Renfrewshire Local Development Plan 2.

It is considered that the proposal would not result in a significant detrimental impact in terms of overlooking. Furthermore, the proposal raises no unacceptable impacts regarding loss of sunlight or daylight.

No representations were received regarding this application.

Discussions have taken place with the agent over potential alterations that may reduce the associated impacts to a more compliant level however no revisions were submitted.

In conclusion, the introduction of an upper floor gable extension above the existing single storey rear extension, in combination with the proposed dormers would significantly increase the size, scale and massing of the property, dominating the existing building to the detriment of its character. Furthermore, the proposal would not be contained at the rear of the property and would therefore have a detrimental impact upon the established character of the surrounding area. The proposal is contrary to Policy 16 of the NPF4 and Policies D1, D1.1 and D2 of the adopted East Renfrewshire Local Development Plan 2. There are no material considerations that indicate the application should not be refused. It is recommended that the application is refused for the reasons set out below.

PLANNING OBLIGATIONS: None.

RECOMMENDATION: Refuse

REASON FOR REFUSAL:

1. The proposal would significantly increase the size, scale and massing of the property, dominating the building to the detriment of its original character. Furthermore, the proposal would have a significant detrimental impact upon the established character of the surrounding area. The proposal is therefore contrary to NPF4 Policy 16 and Policies D1, D1.1 and D2 of the Local Development Plan 2.

ADDITIONAL NOTES: None.

PLANNING OBLIGATIONS: None.

ADDED VALUE: None.

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Byron Sharp at byron.sharp@eastrenfrewshire.gov.uk.

Ref. No.: 2022/0701/TP

(BYSH)

DATE: 26th April 2023

DIRECTOR OF ENVIRONMENT

Reference: 2022/0701/TP - Appendix 1

DEVELOPMENT PLAN:

National Planning Framework 4

Policy 16: Quality Homes

- a) Development proposals for new homes on land allocated for housing in LDPs will be supported.
- b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
 - i. meeting local housing requirements, including affordable homes;
 - ii. providing or enhancing local infrastructure, facilities and services; and
 - iii. improving the residential amenity of the surrounding area.
- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:
 - i. self-provided homes;
 - ii. accessible, adaptable and wheelchair accessible homes;
 - iii. build to rent;
 - iv. affordable homes;
 - v. a range of size of homes such as those for larger families;
 - vi. homes for older people, including supported accommodation, care homes and sheltered housing;
 - vii. homes for people undertaking further and higher education; and
 - viii. homes for other specialist groups such as service personnel.
- d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.
- e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be

supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:

- i. a higher contribution is justified by evidence of need, or
 - ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes. The contribution is to be provided in accordance with local policy or guidance.
- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
- i. the proposal is supported by an agreed timescale for build-out; and
 - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
 - iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
 - the proposal is consistent with policy on rural homes; or
 - the proposal is for smaller scale opportunities within an existing settlement boundary; or
 - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.
- g) Householder development proposals will be supported where they:
- i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
 - ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.
- h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

East Renfrewshire Local Development Plan 2

Policy D1: Placemaking and Design

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

1. The development should not result in a significant loss of character or amenity to

the surrounding area;

2. The proposal should be appropriate to its location, be high quality and of a size, scale, height, massing and density that is in keeping with the buildings in the locality or appropriate to the existing building and should respect local architecture, building form and design;
3. Respect existing building lines and heights of the locality;
4. Create a well-defined structure of streets, public spaces and buildings;
5. Ensure the use of high quality sustainable and durable materials, colours and finishes that complement existing development and buildings in the locality;
6. Respond to and complement site topography and not impact adversely upon the green belt and landscape character, green networks, features of historic interest, landmarks, vistas, skylines and key gateways. Existing buildings and natural features of suitable quality, should be retained and sensitively integrated into proposals including greenspace, trees and hedgerows;
7. Boundary treatment and landscaping should create a distinctive edge and gateway to the development and reflect local character;
8. Promote permeable and legible places through a clear sustainable movement hierarchy favouring walking, then cycling, public transport, then the private car as forms of movement;
9. Demonstrate connectivity through the site and to surrounding spaces via a network of safe, direct, attractive and coherent walking and cycling routes. These must be suitable for all age groups, and levels of agility and mobility to allow for ease of movement from place to place;
10. Demonstrate that safe and functional pedestrian, cycle and vehicular access, and parking facilities and infrastructure, including for disabled and visitor parking, is provided in accordance with the Council's Roads Development Guide. Where appropriate, proposals will be required to provide secure and accessible shelters, lockers, showers and seating and be designed to meet the needs of all users. Cycle parking and facilities should be located in close proximity to the entrances of all buildings to provide convenience and choice for users;
11. Incorporate integrated and enhance existing green infrastructure assets, such as landscaping, trees and greenspace, water management and SUDs including access and prioritise links to the wider green network as an integral part of the design process from the outset, in accordance with Policies D4 - D6. New green infrastructure must be designed to protect and enhance the habitat and biodiversity of the area and demonstrate a net gain;
12. There will be a general presumption against all proposals that involve landraising. Where there is a justifiable reason for landraising, proposals must have regard to the scale and visual impact of the resultant changes to the local landscape and amenity. Proposals that

adversely impact upon the visual and physical connections through the site and to the surrounding areas will be resisted;

13. Backland development should be avoided;
14. Provide safe, secure and welcoming places with buildings and spaces, including open spaces, play areas and landscaping, designed and positioned to reduce the scope for anti-social behaviour and fear of crime, improve natural surveillance, passive overlooking, security and street activity;
15. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;
16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

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

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

Policy D1.1: Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. Should complement the scale and character of the existing building, neighbouring properties and their setting, particularly in terms of style, form and materials;

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

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

Policy 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.

Finalised 28/04/2023 GMc(6)

DECISION NOTICE

**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. **2023/0107/TP**

Applicant:

Mr Stewart Robertson
35 Sundale Avenue
Clarkston
Scotland
G76 7TA

Agent:

Fiona Dempsey
36 Stamperland Crescent
Clarkston
Glasgow
Scotland
G76 8LH

With reference to your application which was registered on 24th February 2023 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of new upper floor extension over existing flat roofed extension incorporating a rear gable formation of new front and side new dormer windows

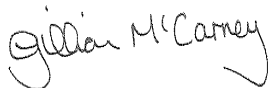
at: 35 Sundale Avenue Clarkston East Renfrewshire G76 7TA

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 would significantly increase the size, scale and massing of the property, dominating the building to the detriment of its original character. Furthermore, the proposal would have a significant detrimental impact upon the established character of the surrounding area. The proposal is therefore contrary to NPF4 Policy 16 and Policies D1, D1.1 and D2 of the Local Development Plan 2.

Dated 28th April 2023



Head of Environment
(Chief Planner)
East Renfrewshire Council
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG
Tel. No. 0141 577 3001

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	AL_0_001	Rev:A	
Block Plan	AL_0_009	Rev:A	
Floorplans	AL_0_010	Rev:A	
Floorplans	AL_0_011	Rev:A	
Elevations Proposed	AL_0_012	Rev:A	
Elevations Proposed	AL_0_013	Rev:A	
Sections Proposed	AL_0_014	Rev:A	
Block Plan	AL_0_015	Rev:A	

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 3001
Email planning@eastrenfrewshire.gov.uk**

NOTICE OF REVIEW

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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 100619022-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

dam architects south

Ref. Number:

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

First Name: *

Fiona

Building Name:

Last Name: *

Dempsey

Building Number:

36

Telephone Number: *

07718 233738

Address 1
(Street): *

Stamperland Crescent

Extension Number:

Address 2:

Clarkston

Mobile Number:

Town/City: *

Glasgow

Fax Number:

Country: *

Scotland

Postcode: *

G76 8LH

Email Address: *

fiona@damarchitects-south.co.uk

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Stewart Robertson"/>	Building Number:	<input type="text" value="35"/>
Last Name: *	<input type="text" value="blank"/>	Address 1 (Street): *	<input type="text" value="Sundale Avenue"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Clarkston"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G76 7TA"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="stewartrobertson92@live.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="East Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="35 SUNDALE AVENUE"/>
Address 2:	<input type="text" value="CLARKSTON"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G76 7TA"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="656750"/>	Easting	<input type="text" value="256726"/>
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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)

Erection of new pitched roof over existing flat roofed extension. A flat gable will be formed to the rear elevation and new dormer windows will be added to the gable elevations

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.

Refer to Design Statement

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

Yes No

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

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

AL(0)001 A Location/site plan existing, AL(0)002 A Ground plan existing, AL(0)003 A Attic plan existing, AL(0)004 A Elevations existing AL(0)005 A Elevations existing, AL(0)006 A Sections existing, AL(0)008 A Site analysis existing AL(0)009 A Site plan proposed, AL(0)010 A Ground plan proposed, AL(0)011 A Attic proposed, AL(0)012 A Elevations proposed AL(0)013 A Elevations proposed. AL(0)014 A Sections proposed. AL(0)015 A Site analysis proposed

Application Details

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

2023/0107/TP

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

23/02/2023

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

28/04/2023

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: Ms Fiona Dempsey

Declaration Date: 02/06/2023

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Design Statement

35 Sundale Avenue, Clarkston

February 2023

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35 Sundale Avenue, Clarkston



Existing materials are white roughcast with white UPVC windows and a slate roof

front elevation

existing flat roof extension to rear
With French doors



rear elevation

35 Sundale Avenue, Clarkston

Existing elevated deck



rear garden



existing garage and trees to the southern boundary

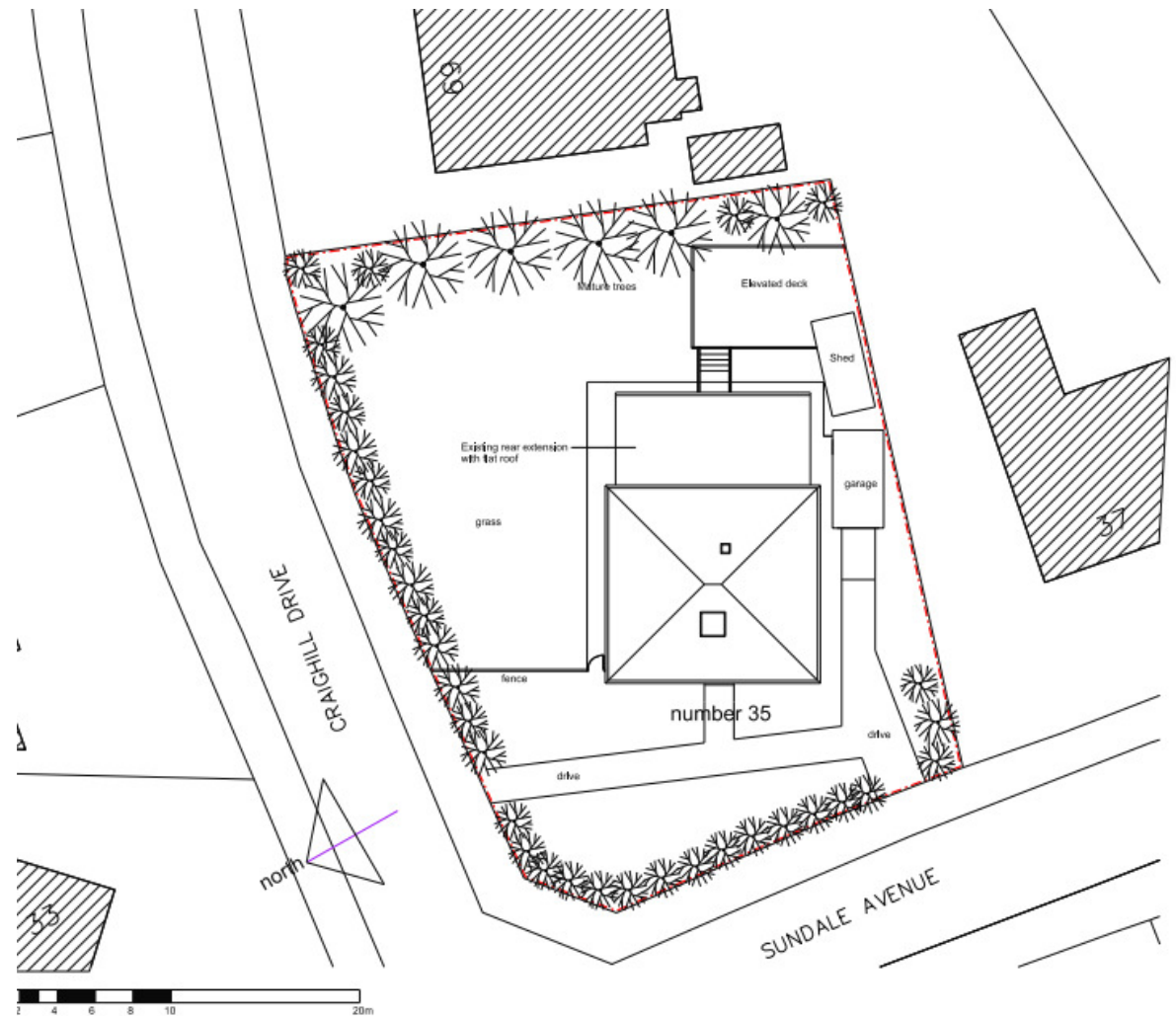
front elevation

40 35 Sundale Avenue, Clarkston

The property is a detached bungalow, which sits on a corner site at the junction of Sundale Avenue and Craighill Drive. It has an existing rear extension with a flat roof which accommodates a large kitchen/dining area.

There is a large garden with mature trees to the east and outbuildings and a small garage to the south. There is an existing elevated deck area to the southeast and a large grassed area which is unaffected by the proposals.

The existing attic is partially converted to create a bedroom with a rooflight and a storage area, but the space is very limited.



Existing site plan

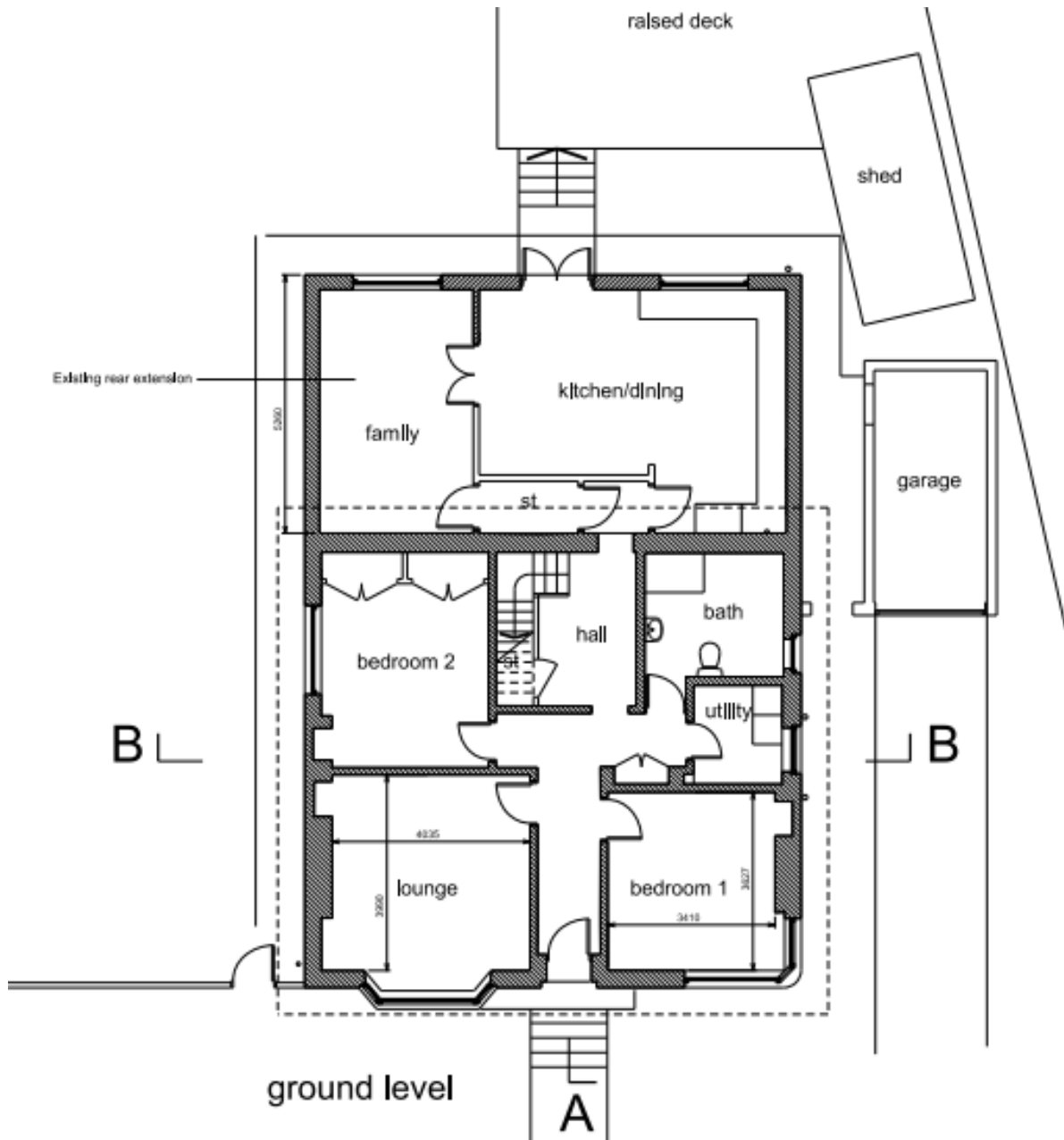
35⁴¹ Sundale Avenue, Clarkston



Existing site

dam architects +

42 35 Sundale Avenue, Clarkston

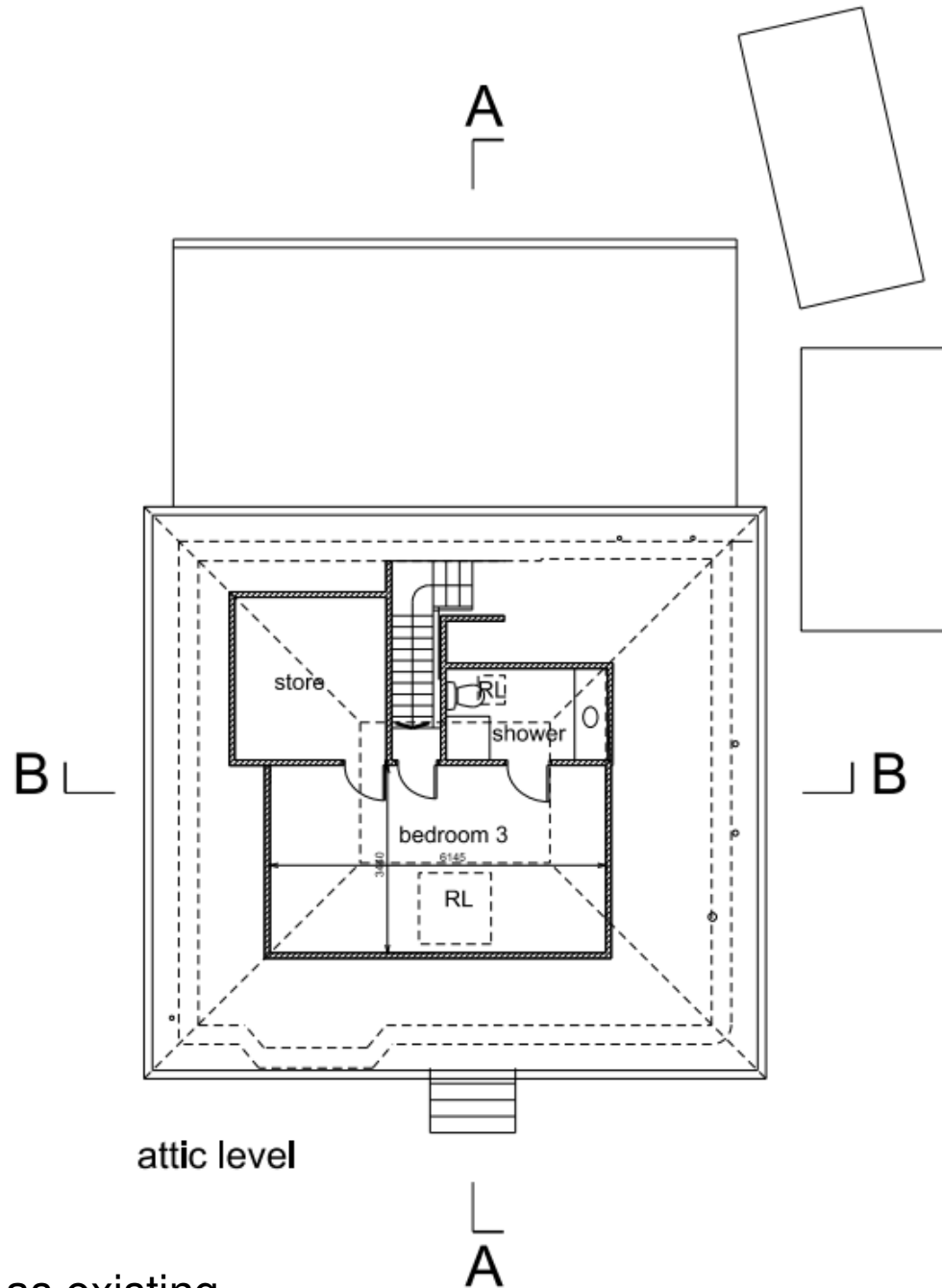


At ground the existing extension has been awkwardly planned and the access and views to the garden are limited. The existing hallway is dark and the utility room is very small.

as existing

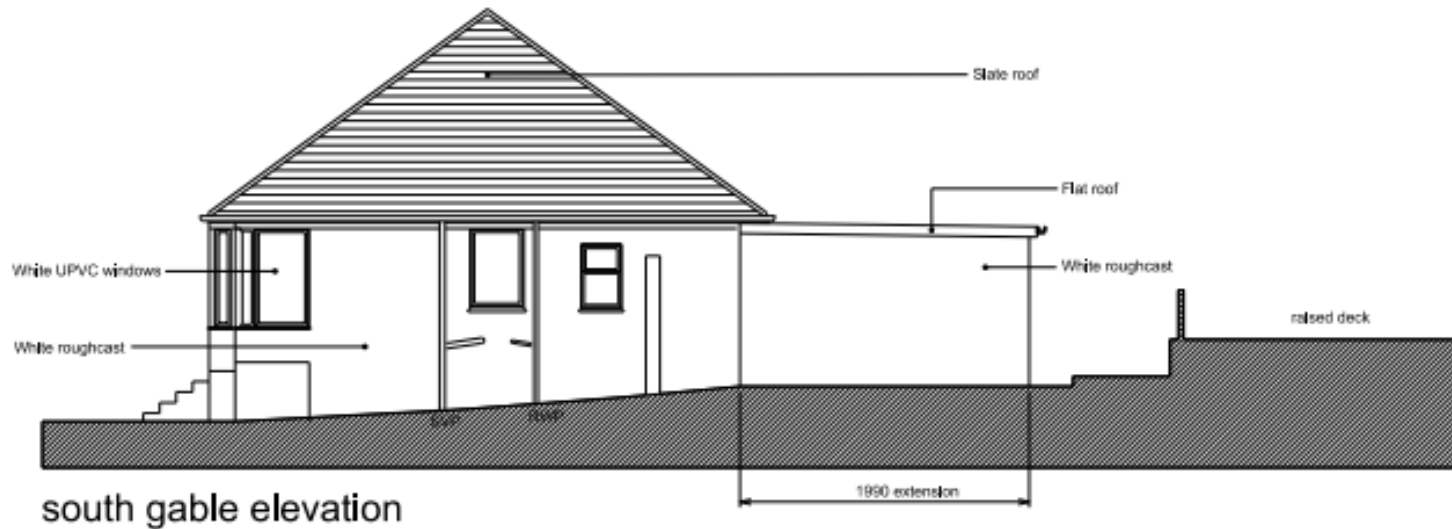


43 35 Sundale Avenue, Clarkston



The existing attic level has a bedroom and a large storage area. The layout of the bedroom makes it awkward to locate furniture and the light and views are limited.

44
35 Sundale Avenue, Clarkston

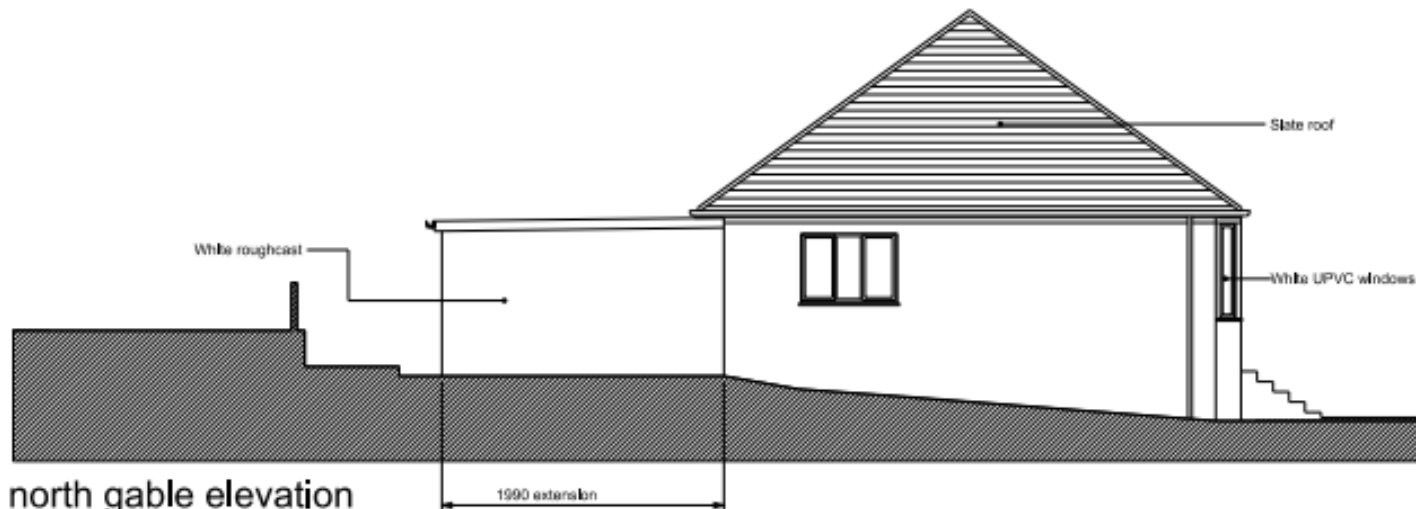


as existing

45 35 Sundale Avenue, Clarkston



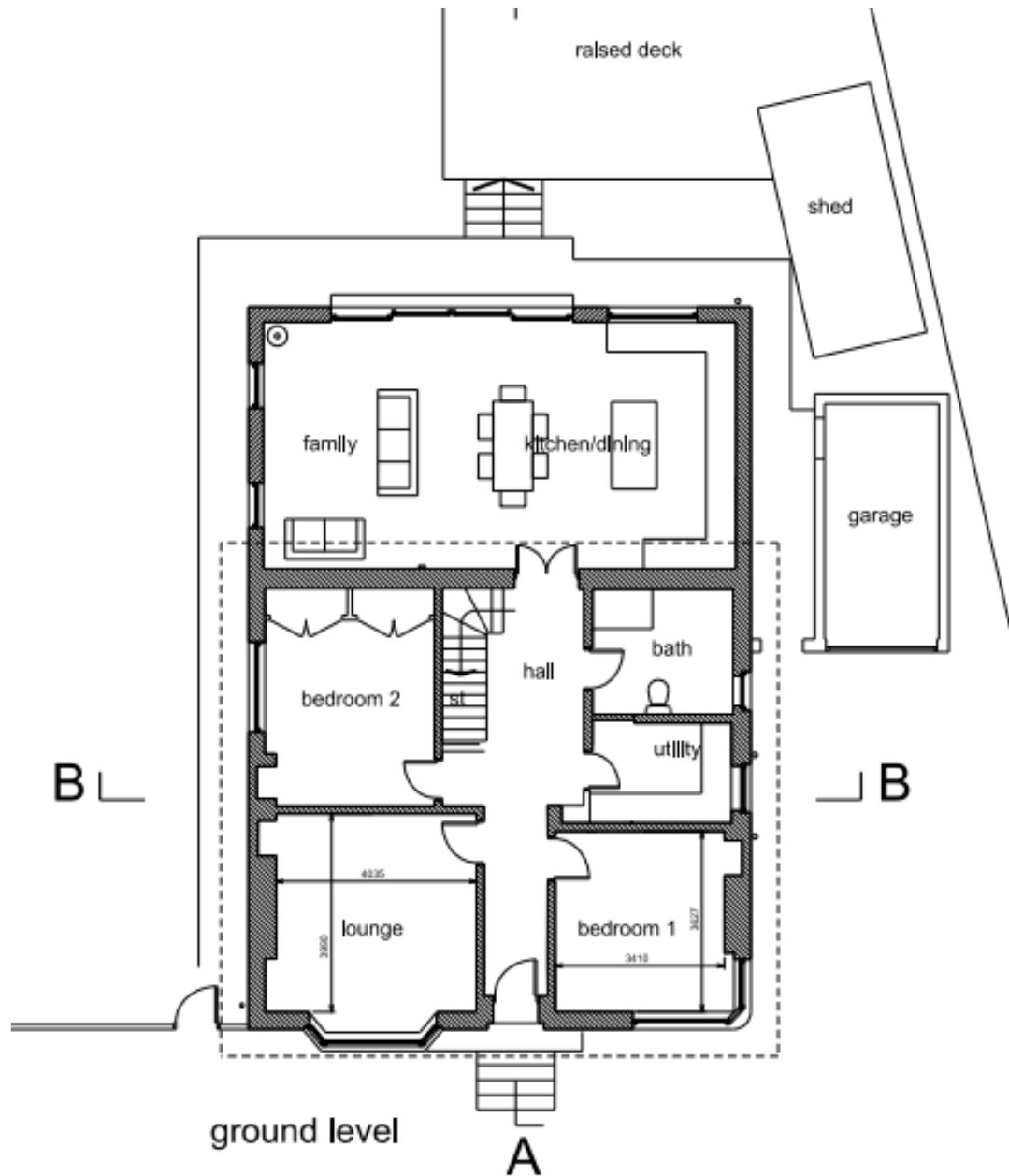
rear (east) elevation



north gable elevation

as existing

46 35 Sundale Avenue, Clarkston



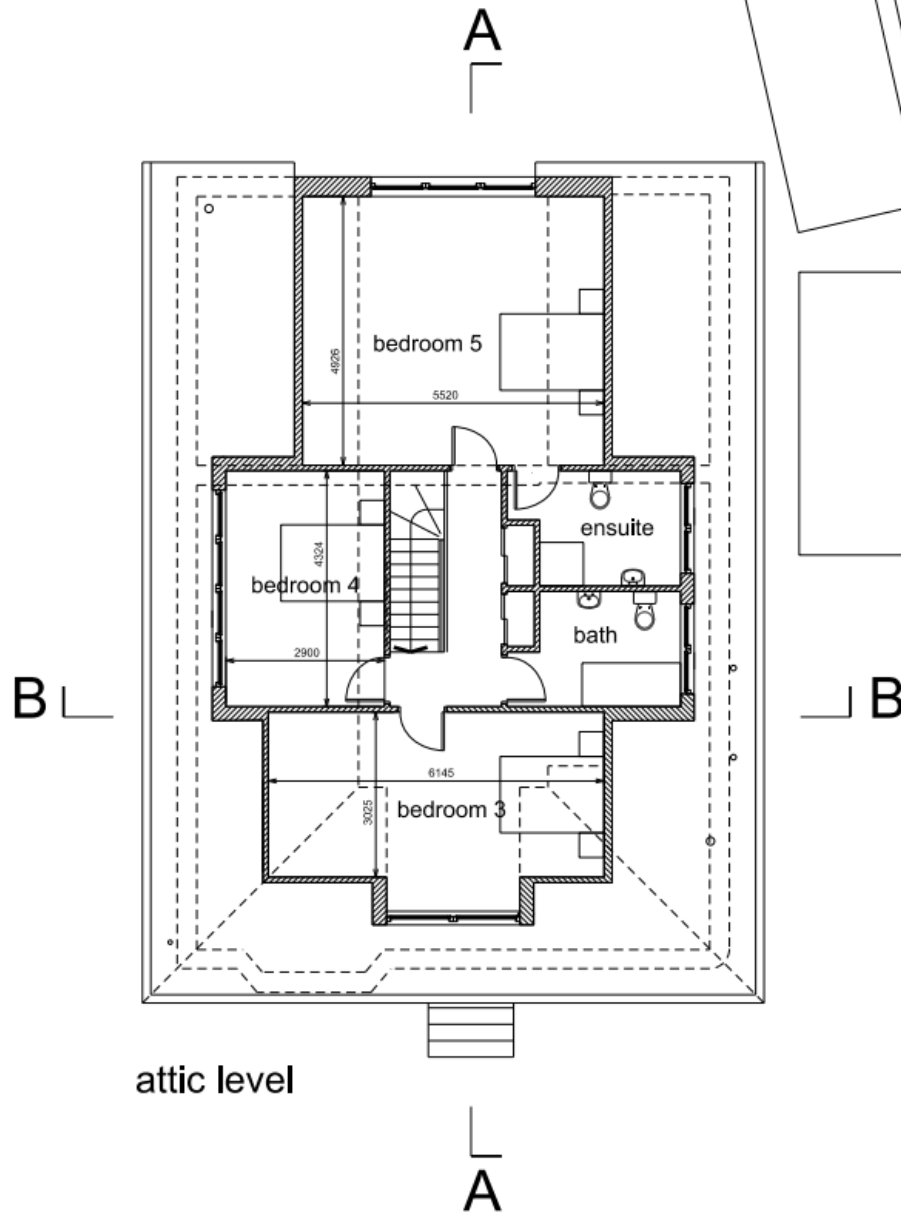
At ground level new openings will be formed in the existing extension to allow sliding doors to be installed to the east and new windows to the north.

The hallway will be opened up to improve the circulation and alterations will be made to improve the family bathroom and utility room

Proposed scheme

dam architects
south

35⁴⁷ Sundale Avenue, Clarkston



The proposals involve adding a new pitched roof with slate finish to the existing extension. The new roof form will match the existing roof profile and a flat gable will be formed to the rear elevation.

The extended pitched roof will accommodate a new large bedroom and new dormer windows are proposed to both gables to accommodate bedroom and bathroom space.

Finally, a new front dormer will be installed to improve the existing front bedroom.

Proposed scheme

dam architects
south

48 35 Sundale Avenue, Clarkston



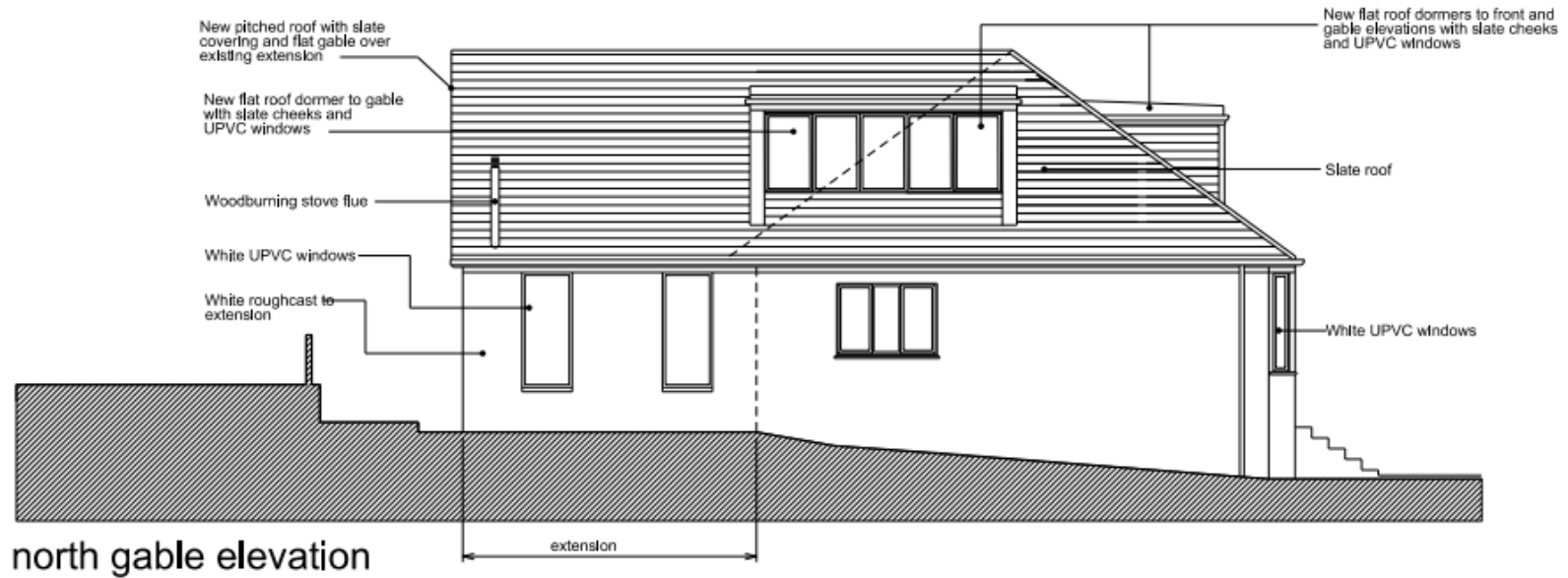
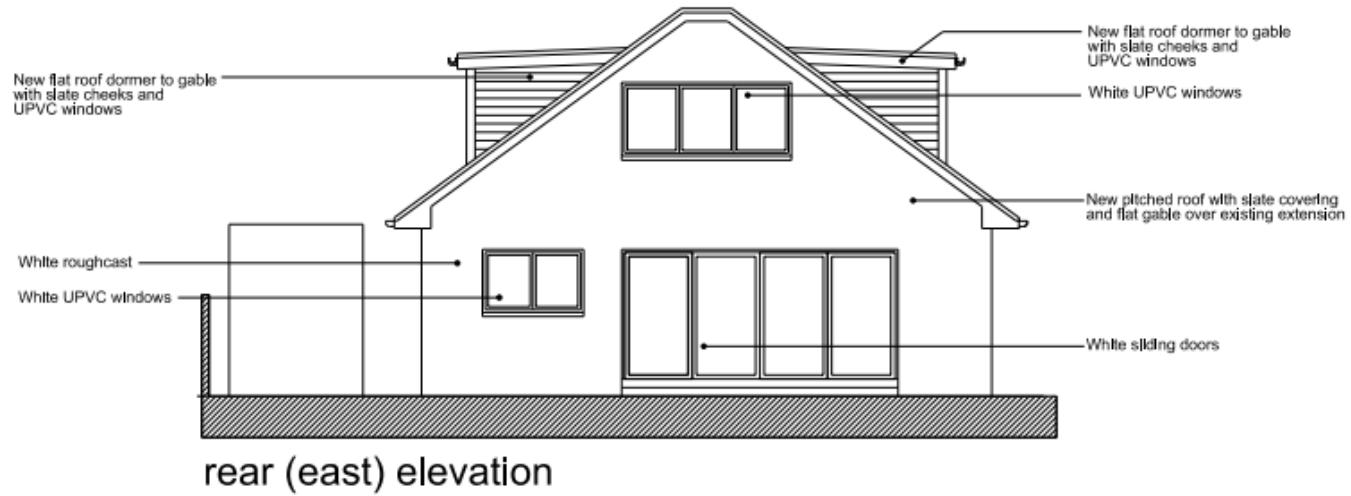
front (west) elevation



south gable elevation

as proposed

49 35 Sundale Avenue, Clarkston



as proposed

50 35 Sundale Avenue, Clarkston

The proposals do not strictly adhere to the guidance offered in East Renfrewshire Council's' Householder Design Guide 2015. However, the existing flat roof form on the 1980s extension is very out of place in this location, and a new pitched roof with a flat gable will improve the appearance of the house and increase the bedroom accommodation significantly.

There are a number of similar extensions with flat gables in Highfield Drive and Knollpark Drive, as listed below. See next slide for aerial photos.

Number 1 – 29 Highfield Drive

Number 2 - 23 Highfield Drive

Number 3 - 15 Highfield Drive

Number 4 - 11 Highfield Drive

Number 5 - 22 Knollpark Drive

Number 6 – 18 Knoll park Drive

Number 7 - 16 Knoll park Drive

51
35 Sundale Avenue, Clarkston



Highfield Drive and Knollpark Drive

52 35 Sundale Avenue, Clarkston

There are also similar extensions with flat gables in Sundale Avenue, Beechlands Drive, Hillend Road and Criaghill Drive as listed below. See next slide for aerial photos.

Number 1 – 35 Sundale Avenue – site

Number 2 - 22 Sundale Avenue

Number 3 - 1 Beechlands Drive

Number 4 - 59 Hillend Road

Number 5 - 51 Hillend Road

Number 6 – 67 Craighill Drive (under construction)

Number 7 - 5 Beechlands Drive

Number 8 – 11 Beechlands Drive

Number 9 – 23 Beechlands Drive

53
35 Sundale Avenue, Clarkston



Aerial view

54
35 Sundale Avenue, Clarkston



Aerial view

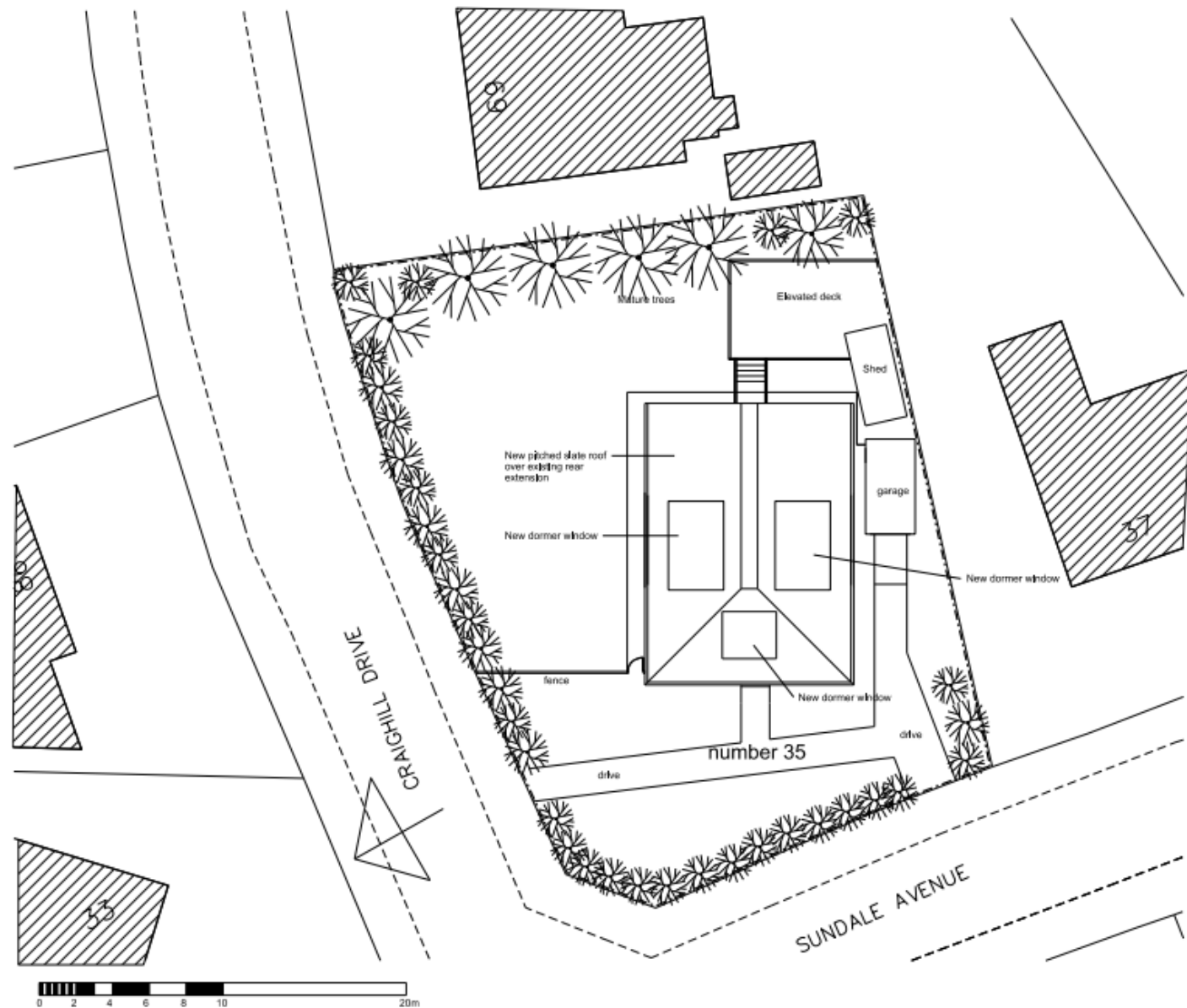
55 35 Sundale Avenue, Clarkston

CONCLUSION

The proposals involve the erection of a new pitched roof over an existing extension to match the existing roof form.

A flat gable is proposed to the rear to maximise the usable space, in common with other properties in the locality, which have recently received Planning consent, as follows:-

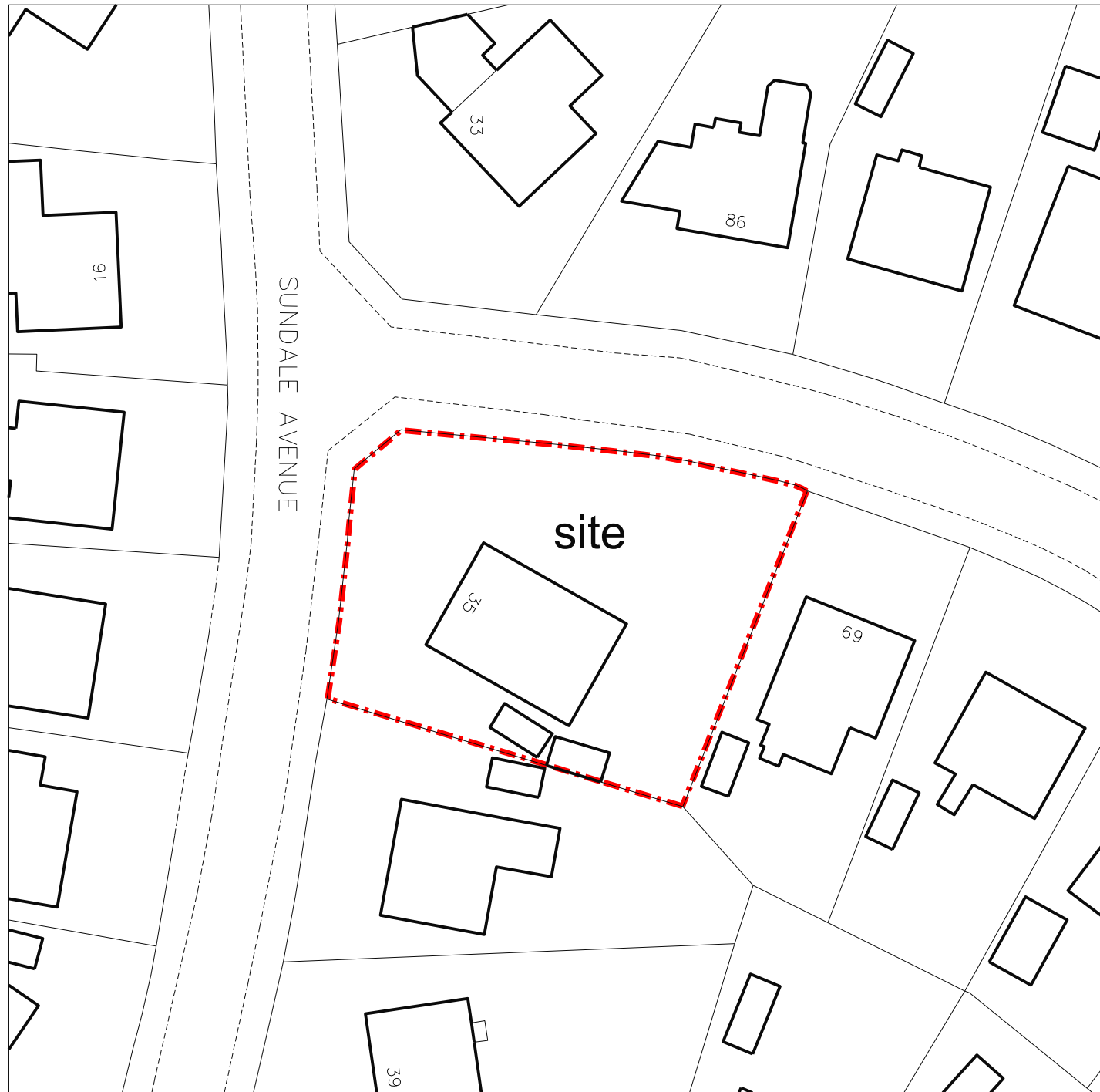
10 Mansefield Crescent
57 Stamperland Avenue
65 Ayr Road
64,65 and 71 Dorian Drive
112 Mearns Road
29 Lawrence Avenue



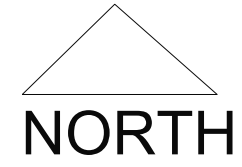
Proposed Site plan

PLANS/DRAWINGS

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1:500



1:1250

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A Planning application Jan 23

Mark Revision Date

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 architecture + design + interiors + masterplanning + feasibility

36 Stamperland Crescent
 Clarkston
 Glasgow G76 8LH
 t/f 07718 233738

Client
 Mr & Mrs Robertson

Project
 35 Sundale Avenue
 Clarkston
 G76 7TA

Drawing
 site
 as existing

Scale (A3)
 1:1250/1:500

Project No. Drawing No. Rev.
 083 AL(0)001 A

Created • Status
 Date •
 Checked •

59

A

raised deck

shed

Existing rear extension

kitchen/dining

family

st

garage

bedroom 2

hall

bath

utility

B L

B

4035

lounge

3990

bedroom 1

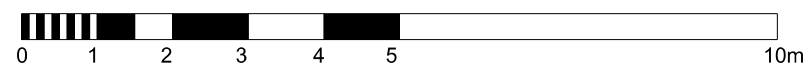
3410

3627

ground level

A

existing ground plan



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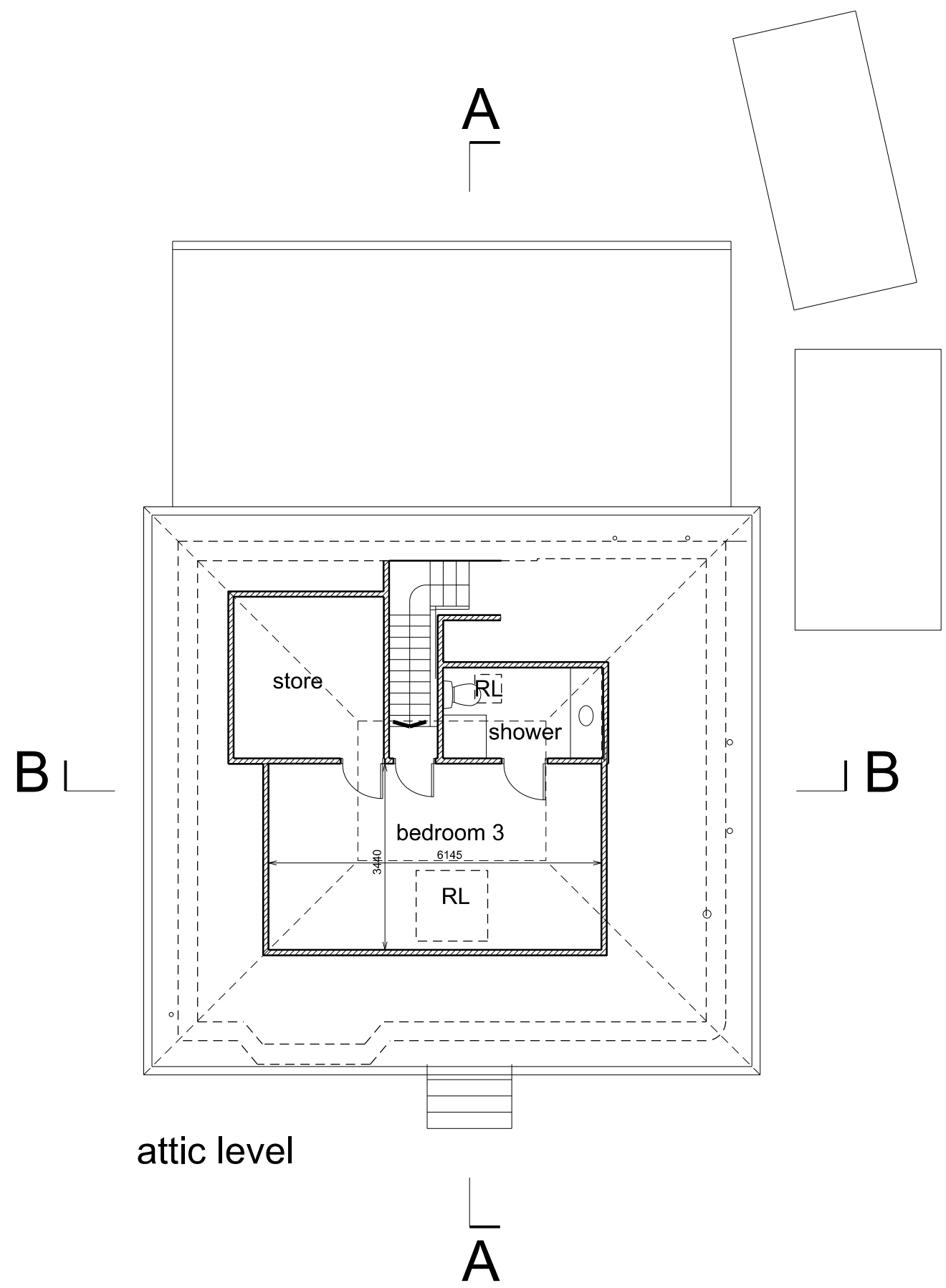
Drawing
 Ground plan as existing

Scale 1:100 (A3)

Project No.	Drawing No.	Rev.
083	AL(0)002	A

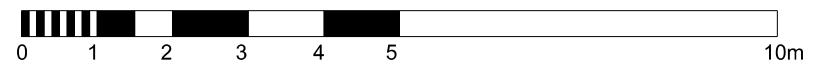
Created	•	Status
Date	•	
Checked	•	

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attic level

existing attic plan

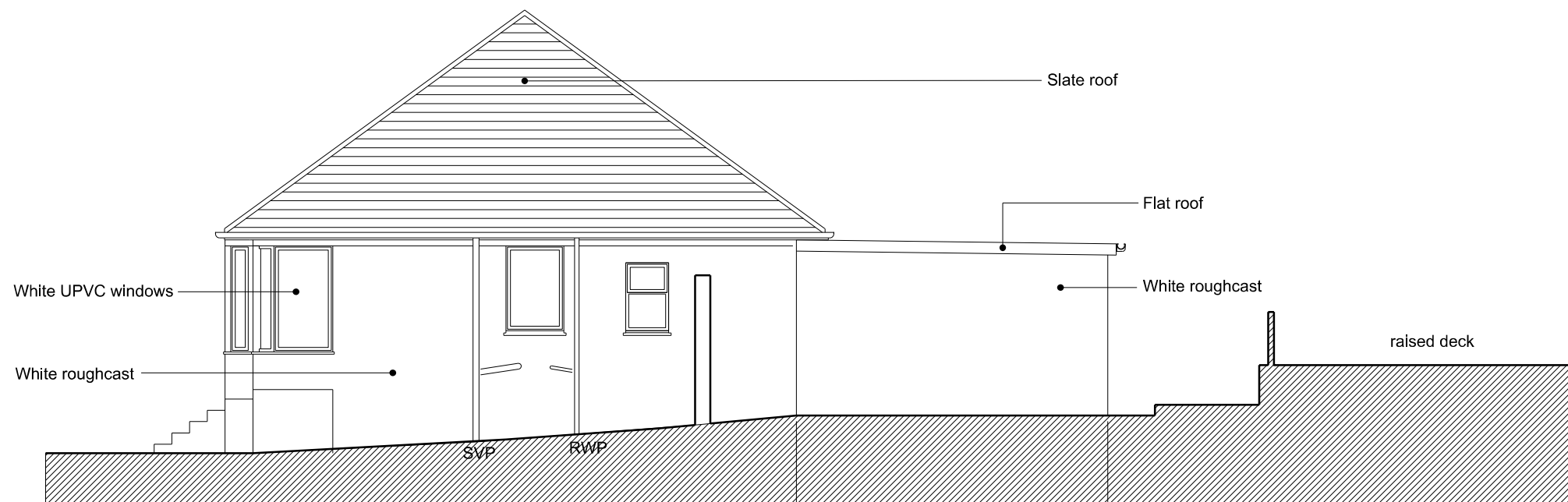


A Planning application		Jan 23
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t/f	07718 233738	
Client		
Mr & Mrs Robertson		
Project		
35 Sundale Avenue Clarkston G76 7TA		
Drawing		
Attic plan as existing		
Scale	1:100	(A3)
Project No.	Drawing No.	Rev.
083	AL(0)003	A
Created	•	Status
Date	•	
Checked	•	

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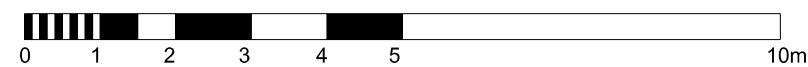


front (west) elevation



south gable elevation

existing elevations



Mark	Revision	Date
A	Planning application	Jan 23

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Client
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Project
 35 Sundale Avenue
 Clarkston
 G76 7TA

Drawing
 Elevations as existing

Scale 1:100 (A3)

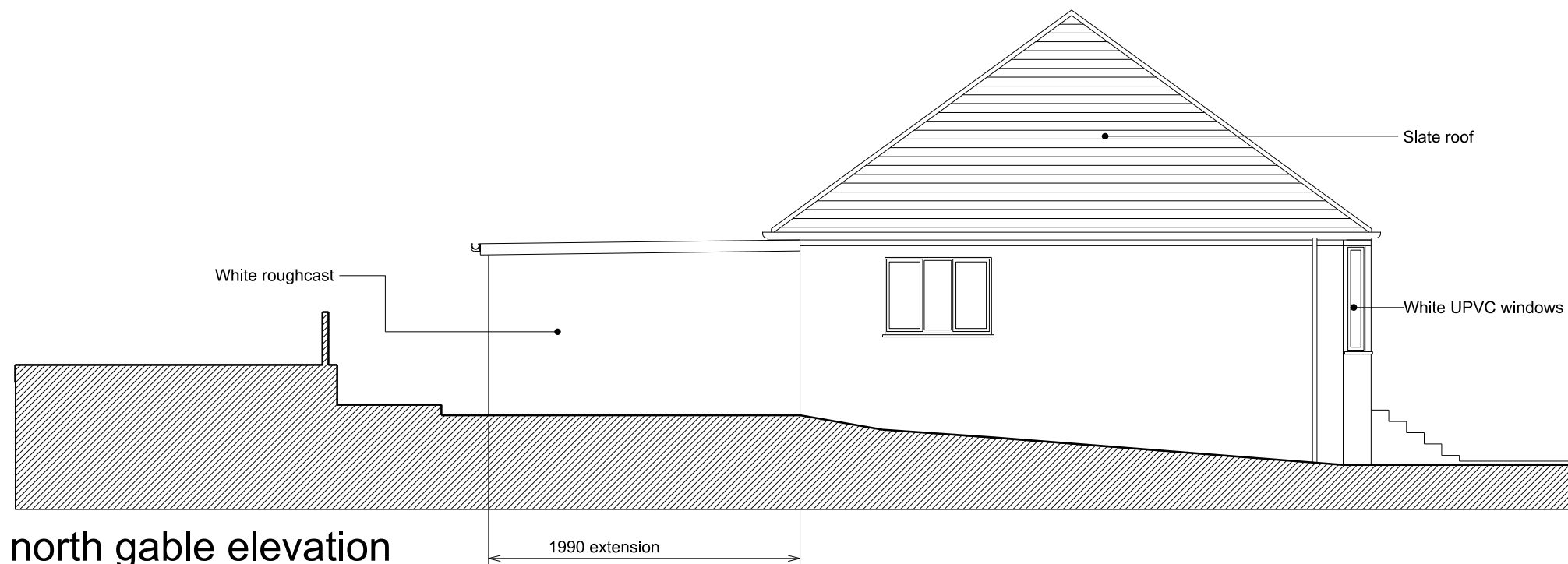
Project No.	Drawing No.	Rev.
083	AL(0)004	A

Created	•	Status
Date	•	
Checked	•	

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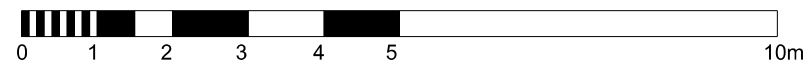


rear (east) elevation



north gable elevation

existing elevations



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A	Planning application	Jan 23

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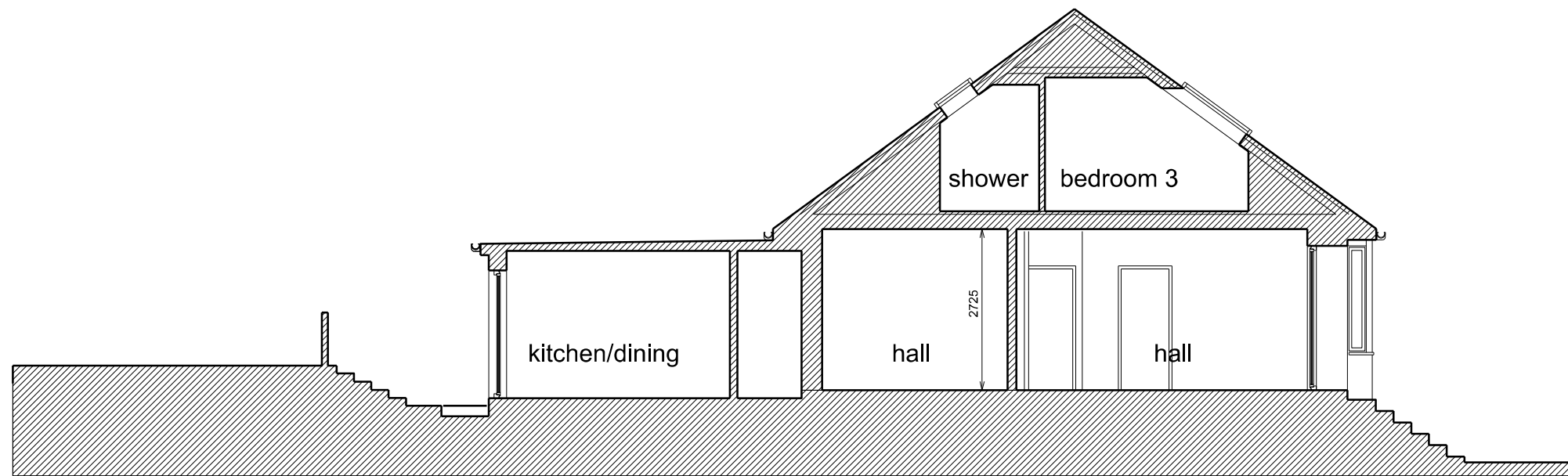
Drawing
 Elevations as existing

Scale 1:100 (A3)

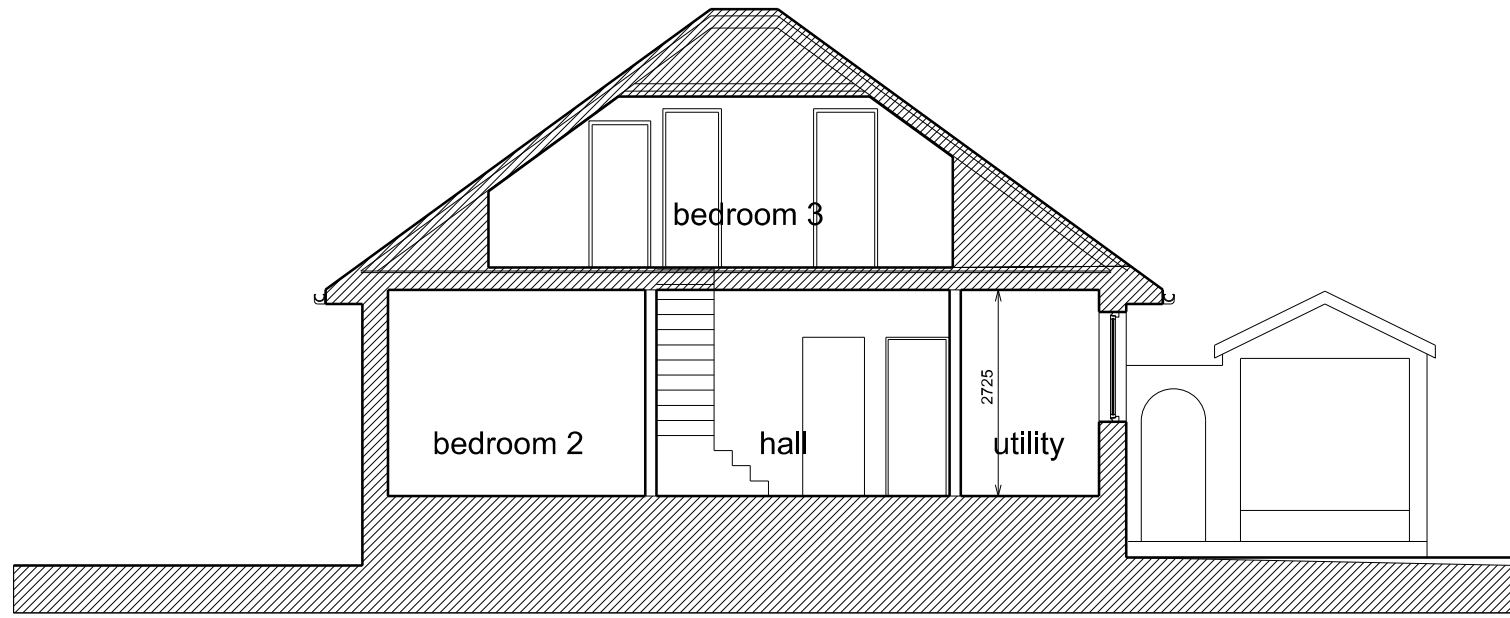
Project No.	Drawing No.	Rev.
083	AL(0)005	A

Created	•	Status
Date	•	
Checked	•	

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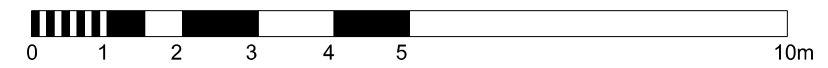


section A-A



section B-B

existing sections



Mark	Revision	Date
A	Planning application	Jan 23

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Client
 Mr & Mrs Robertson

Project
 35 Sundale Avenue
 Clarkston
 G76 7TA

Drawing
 Sections as existing

Scale 1:100 (A3)

Project No. 083 Drawing No. AL(0)006 Rev. A

Created • Date • Checked • Status

64

A

raised deck

shed

garage

family

kitchen/dining

bedroom 2

hall

bath

utility

B

B

lounge

bedroom 1

ground level

A

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A Planning application Feb 23
Mark Revision Date

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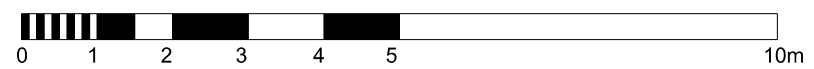
Drawing
Ground plan as proposed

Scale 1:100 (A3)

Project No. 083 Drawing No. AL(0)010 Rev. A

Created Date Checked Status

proposed ground plan

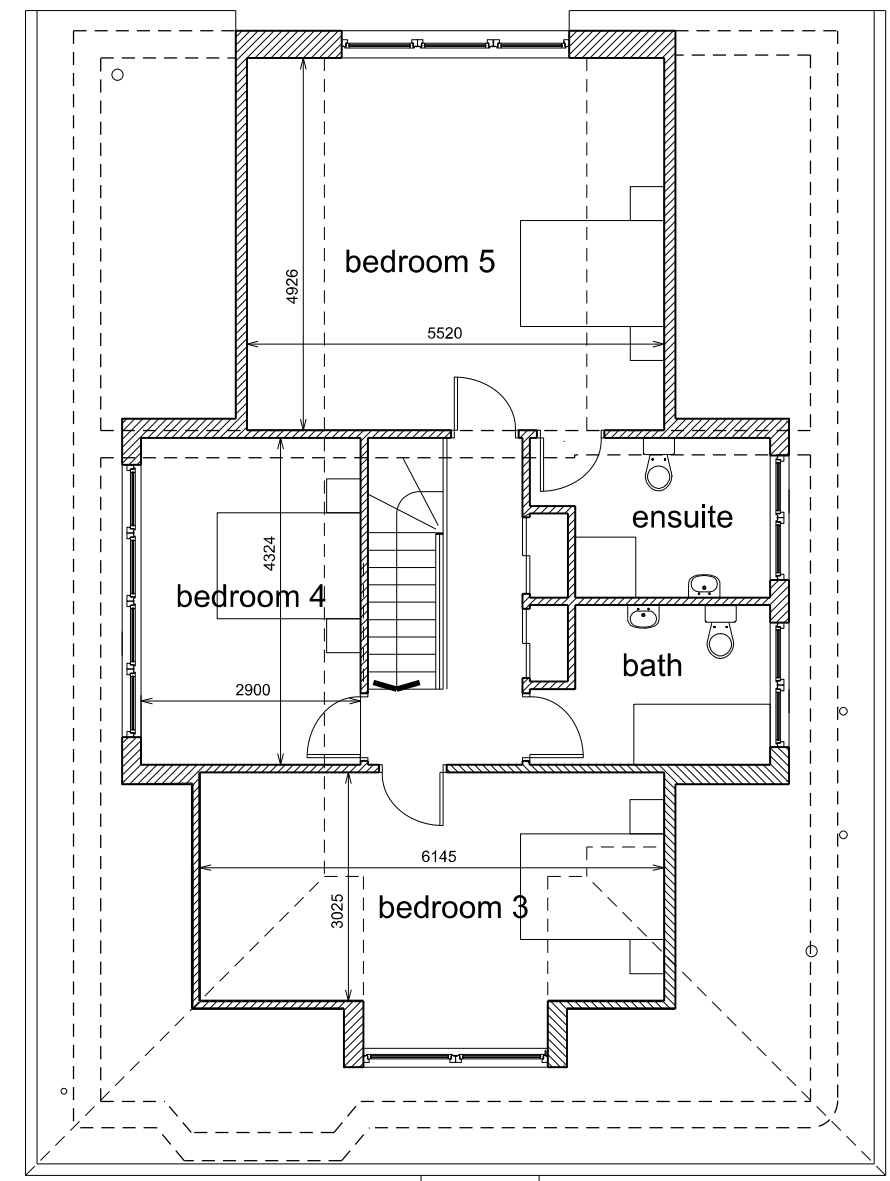


65

A

B

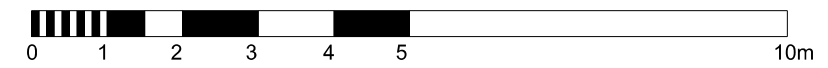
B



attic level

A

proposed attic plan



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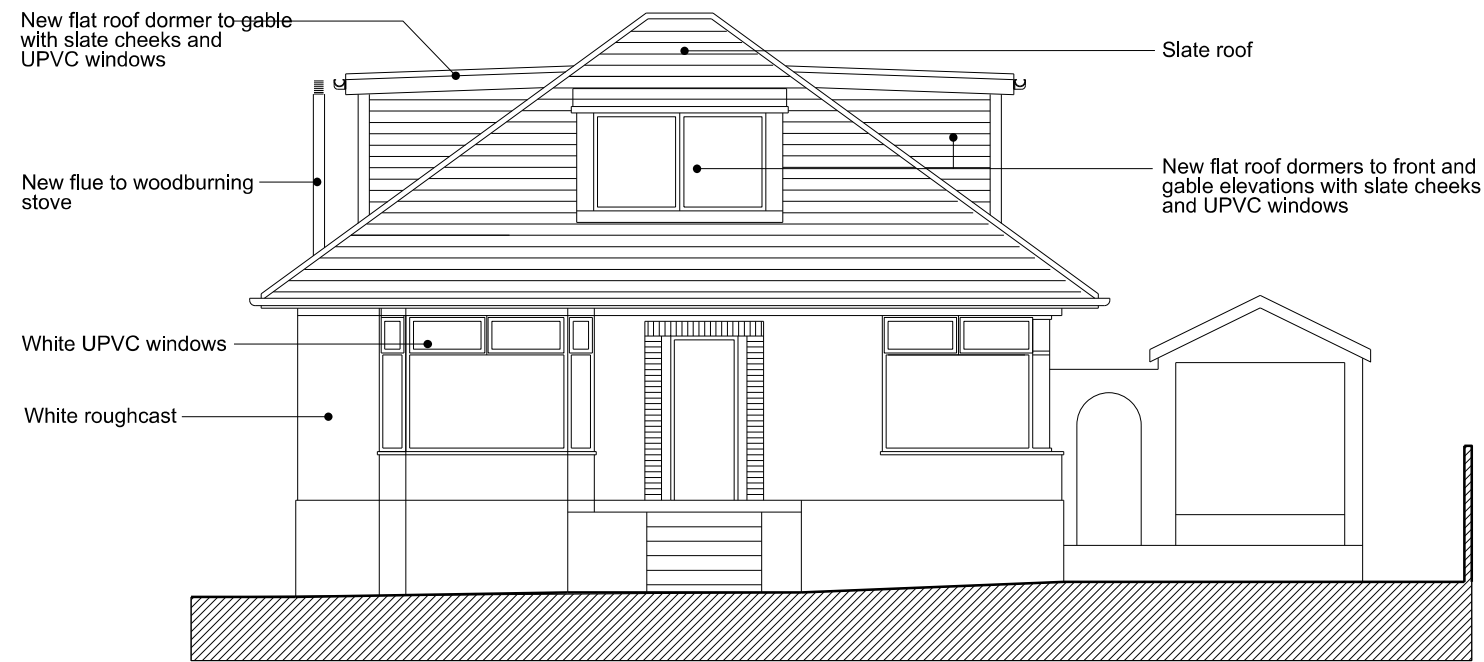
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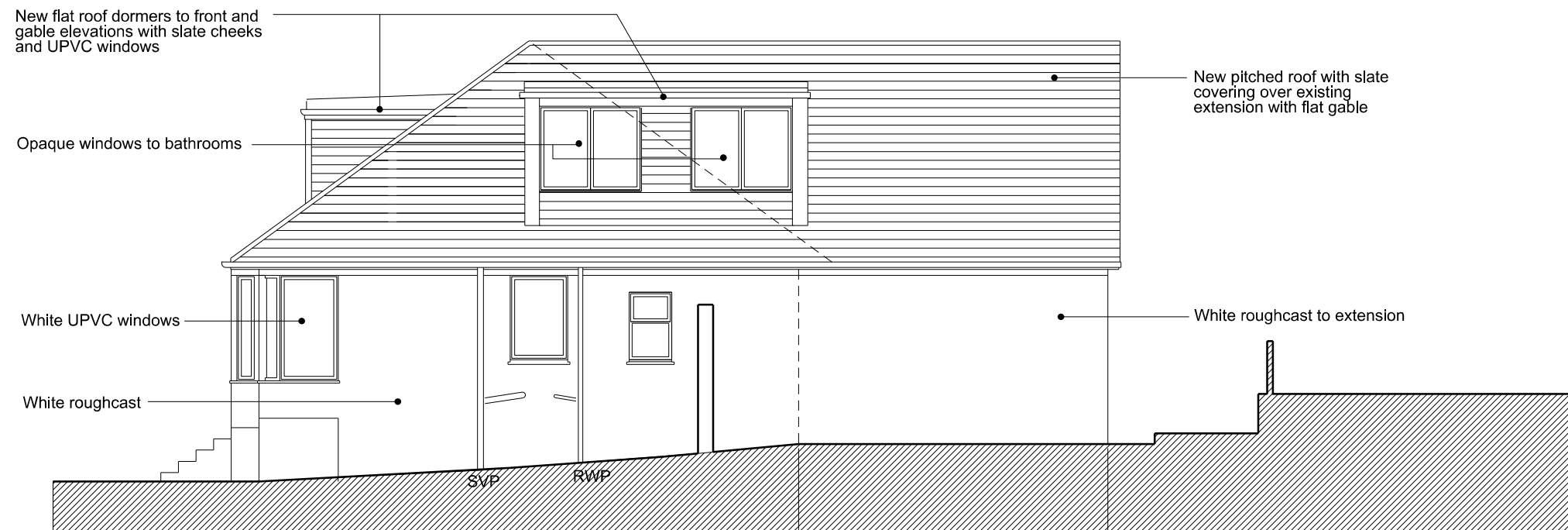
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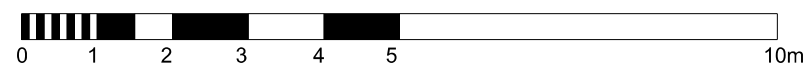


front (west) elevation



south gable elevation

proposed elevations



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Drawing
 Elevations as proposed

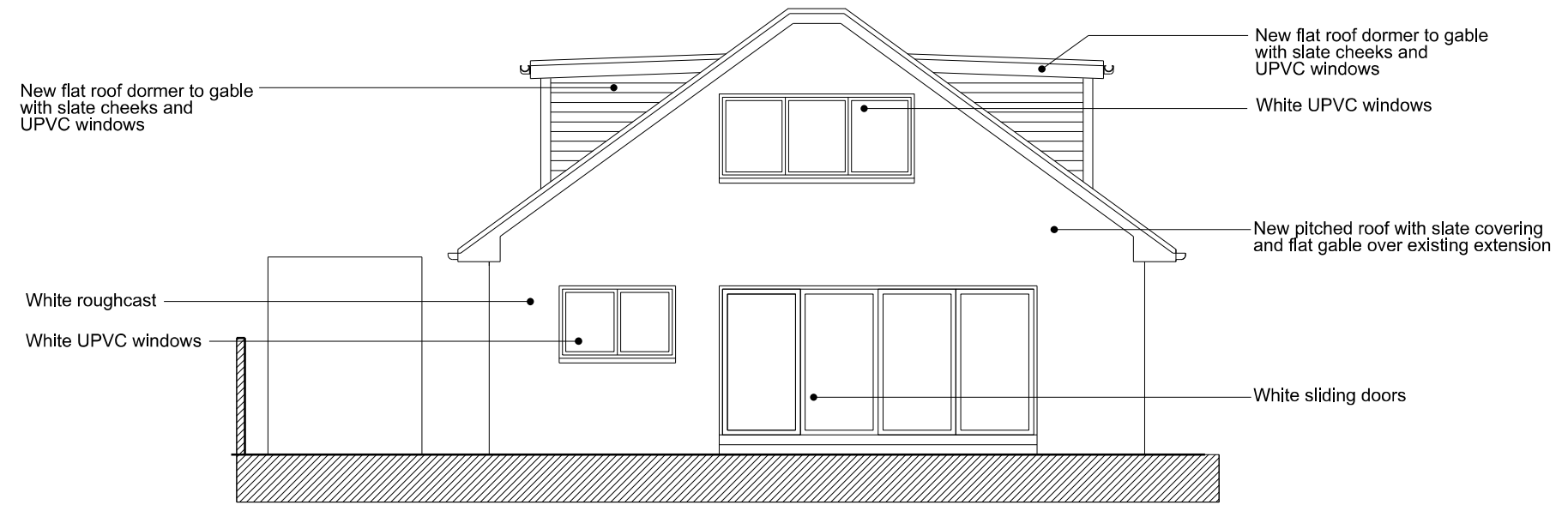
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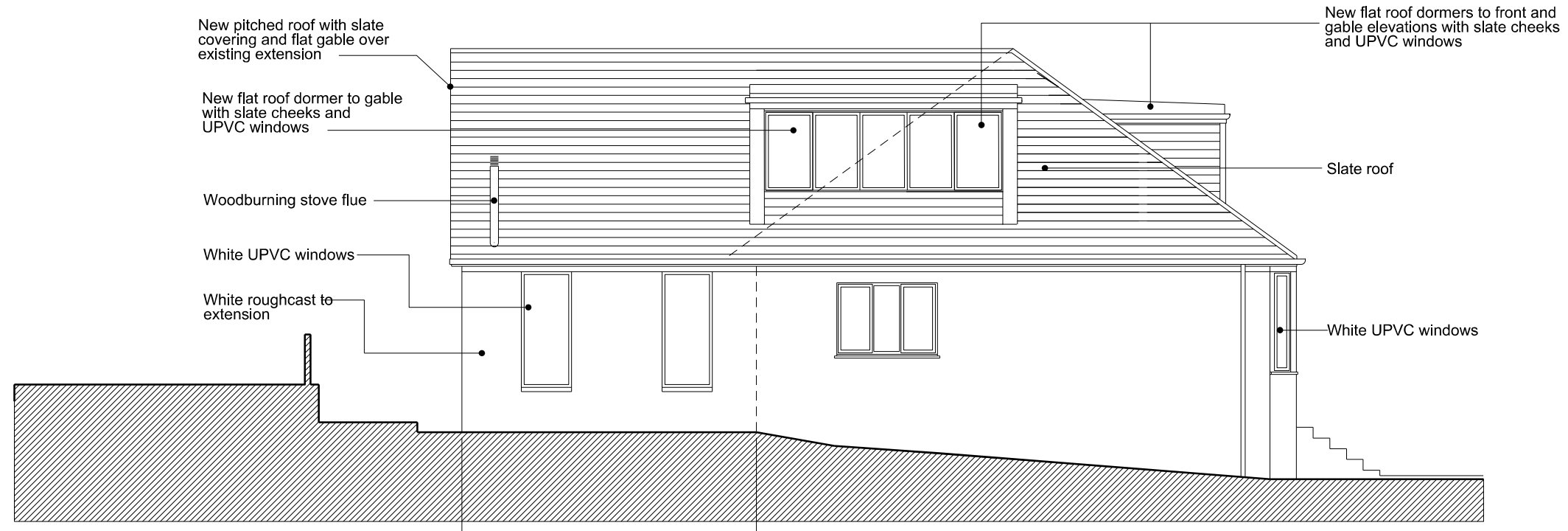
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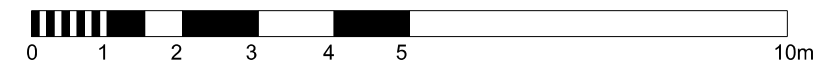


rear (east) elevation



north gable elevation

proposed elevations



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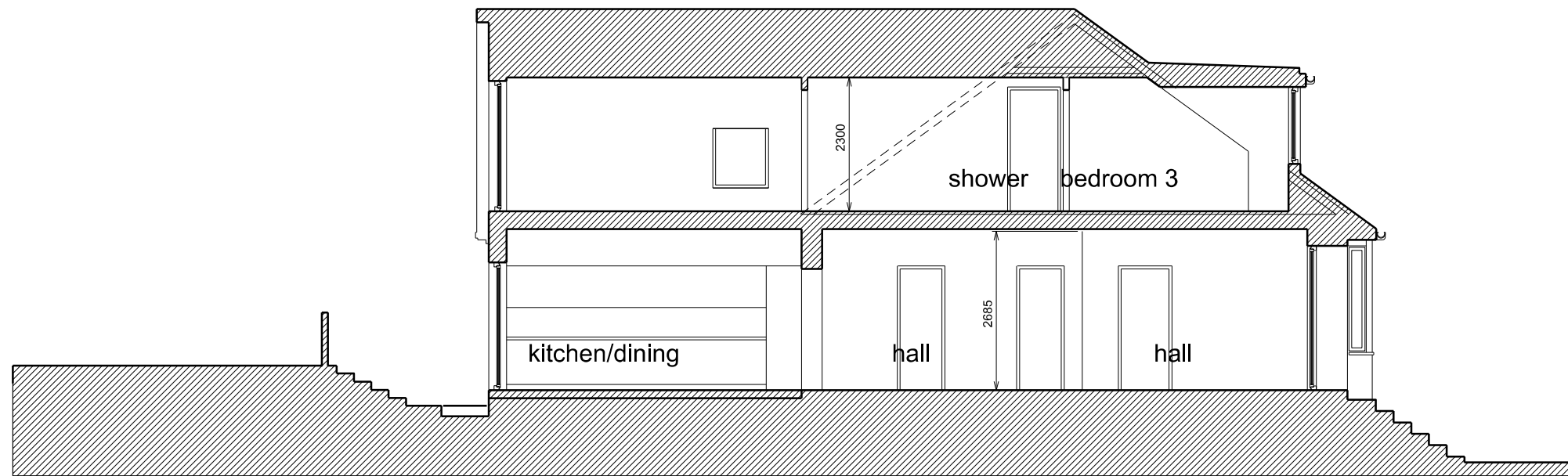
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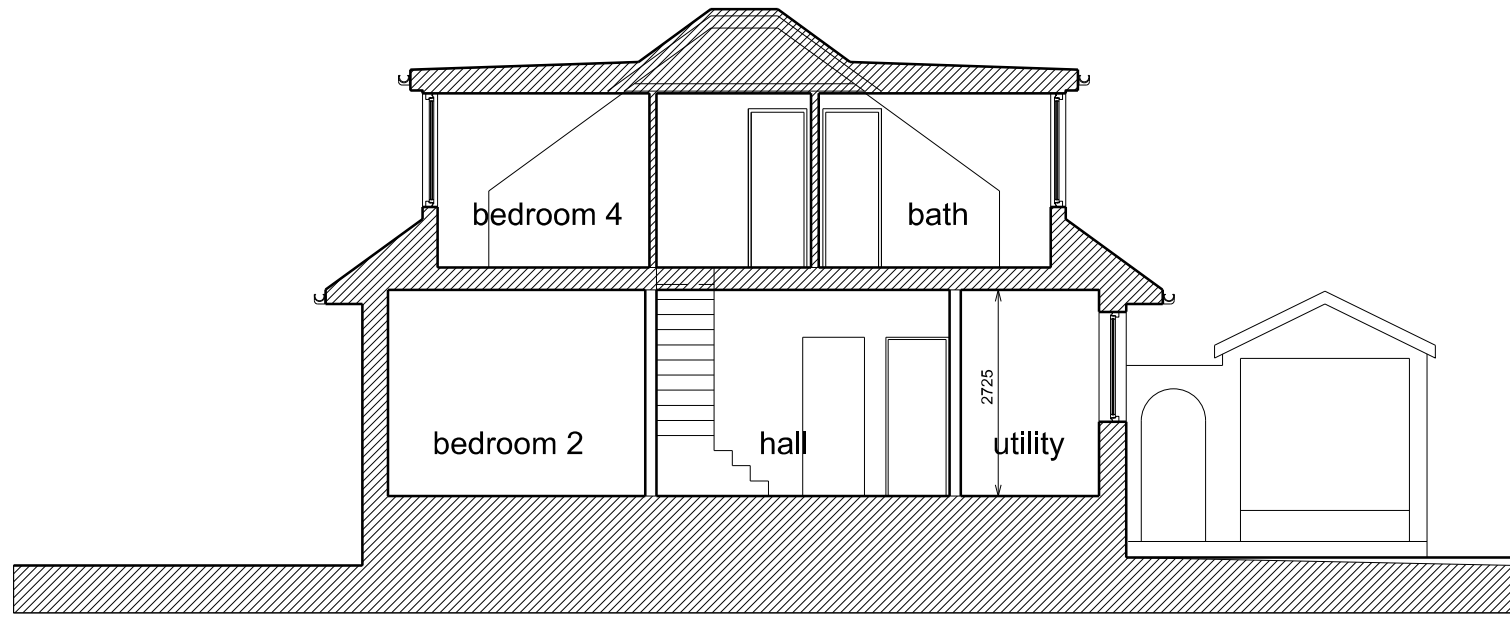
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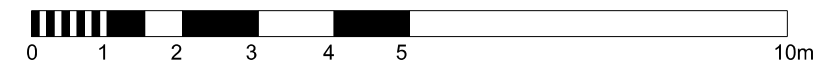


section A-A



section B-B

proposed sections



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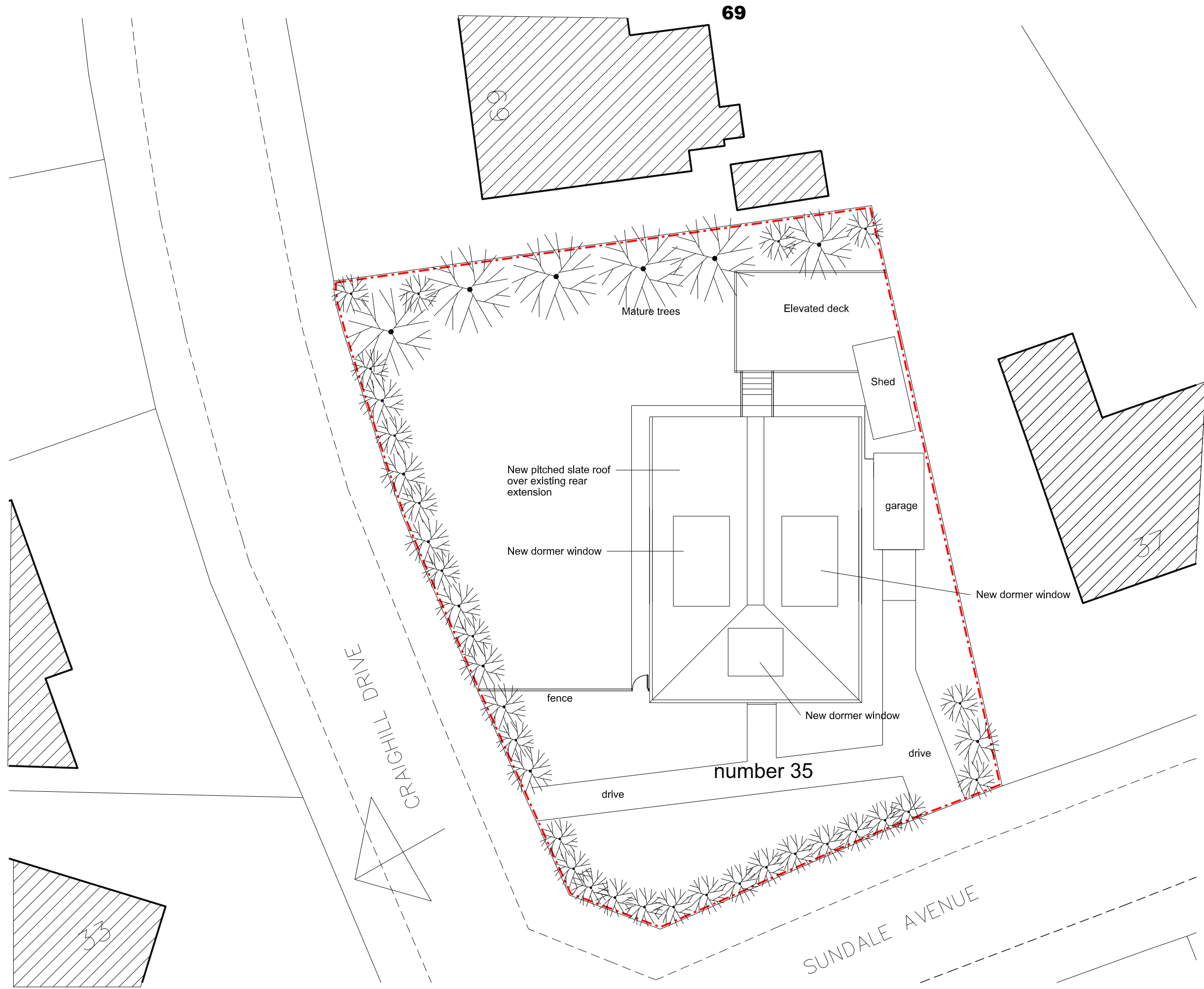
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Drawing
 Sections as proposed

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Drawing
 Detail site plan as proposed

Scale 1:200 (A3)

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