

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY2 April 2025Report by Director of Business Operations and PartnershipsREVIEW OF CASE - REVIEW/2025/04TWO STOREY REAR EXTENSION WITH INTERNAL REMODEL**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:- 2024/0525/TP).
- Applicant: Mr Scott McAllister
- Proposal: Two Storey Rear Extension with Internal Remodel
- Location: 2 Arnside Avenue, Giffnock, G46 7QQ
- Council Area/Ward: Giffnock and Thornliebank (Ward 3).

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 in the appendices to the report.

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, 2 April 2025 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 107 - 114);
- (b) Objections and Representations – Appendix 2 (Pages 115 - 118);
- (c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 119 - 128);
- (d) Decision notice and reasons for refusal - Appendix 4 (Pages 129 - 132); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 133 - 138).

15. The applicant has also submitted the drawings listed below and these are attached as Appendix 6 (Pages 139 - 144).

- (a) Existing Design;
- (b) Proposed Plans;
- (c) Proposed Elevations; and
- (d) Existing Block Plan.

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

RECOMMENDATIONS

17. The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
 - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and
 - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or
- (b) In the event that further procedure is required to allow it to determine the review, consider:-
 - (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
 - (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: John Burke

Director – Louise Pringle, Director of Business Operations and Partnerships

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

Date:- 25 March 2025

APPLICATION FOR PLANNING PERMISSION



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 100689878-001

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)

Two storey rear extension with internal remodel

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:			
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Scott	Building Name:	
Last Name: *	McAllister	Building Number:	9
Telephone Number: *	07909756778	Address 1 (Street): *	Glasgow Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Paisley
Fax Number:		Country: *	Scotland
		Postcode: *	PA1 3QS
Email Address: *	localarchitect@outlook.com		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	2
First Name: *	Melanie and Daniel	Building Number:	
Last Name: *	Friel	Address 1 (Street): *	Arnside Avenue
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Giffnock
Extension Number:		Country: *	Glasgow
Mobile Number:		Postcode: *	G46 7QQ
Fax Number:			
Email Address: *	dan.friel1@gmail.com		

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

2 ARNSIDE AVENUE

Address 2:

GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G46 7QQ

Please identify/describe the location of the site or sites

Northing

659378

Easting

256167

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: Scott McAllister

On behalf of: Mrs Melanie and Daniel Friel

Date: 25/10/2024

☒ Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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

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

Continued on the next page

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

You can attach these electronic documents later in the process.

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

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

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

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

Declare – For Householder Application

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

Declaration Name: Mr Scott McAllister

Declaration Date: 25/10/2024

Payment Details

Online payment: ZZ0100003794

Payment date: 25/10/2024 16:11:00

Created: 25/10/2024 16:11

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OBJECTIONS/REPRESENTATIONS

From: EN Planning <Planning@eastrenfrewshire.gov.uk>
Sent: 09 Dec 2024 09:33:31
To: planningdms@eastrenfrewshire.gov.uk
Cc:
Subject: Fw: Ref.No 2024/0525/TP
Attachments:

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From: Danielsanibel@Ao <danielsanibel@aol.com>
Sent: 06 December 2024 16:00
To: EN Planning <Planning@eastrenfrewshire.gov.uk>
Subject: Ref.No 2024/0525/TP

Dear Sir
Regarding planning permission for Re. No. 2024/0525/TP
As a resident in Arnside Ave I would like to put in my objection due to the following reasons.

Arnside Ave is a relatively small avenue which is been used by a number of shop owners in Burnfield Road since parking restrictions were put in place by the local authority. The owners, staff and customers of the Indian Restaurant, Beauty Salon, Marks Deli and the staff of Cosgrove Care (Burnfield Road) park in the Ave and park daily for either 24 hours or for the weekend. They tend to park at the top of the avenue towards St. Leonards Ave . In other words as close as they can get to their place of work.

We also have a residential complex in Arnside Ave for people who have additional needs . Staff and visitors park in the avenue not including the number of times daily courtesy buses come for the residents , taxis picking up residents taken them to various establishments and maintenance workers arriving in their vans on a daily basis. A number of the residents go out independently and crossing the avenue has been an issue for some as they cannot see past the parked car which are parked on the pavement.

With this application additional works vans will be parked in the avenue for a number of months not including delivery lorries.
Owners also leave their cars in Arnside Ave so that they can get to the shops in Fenwick Road.

If the authority would lift the parking restrictions on St. Leonards Ave and Burnfield Road this may ease the situation in Arnside Ave.

Yours sincerely

Comments for Planning Application 2024/0525/TP

Application Summary

Application Number: 2024/0525/TP

Address: 2 Arnside Avenue Giffnock East Renfrewshire G46 7QQ

Proposal: Erection of one and half storey rear extension to form gable, installation of dormer windows to front and side; and re-roofing of dwellinghouse

Case Officer: Mr Garry Dimeck

Customer Details

Name: Mr Ernest Wenzel

Address: 4 St Leonards Drive Giffnock East Renfrewshire G46 7QG

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish register my grave concern regarding the planning application to the above property.

The large scale side dormer will directly overlook the only private area of my garden. It will also look directly into my bedroom and kitchen/living windows. I feel the proximity of the dormer would compromise my privacy.

Also gable end construction to hipped style bungalows, in the past, have often been refused permission unless a precedent had been set, as this was not in keeping with the existing house roof style.

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REPORT OF HANDLING

REPORT OF HANDLING

Reference: 2024/0525/TP

Date Registered: 19th November 2024

Application Type: Full Planning Permission

This application is a Local Development

Ward: 3 -Giffnock And Thornliebank

Co-ordinates: 256167/:659378

Applicant/Agent:

Applicant:

Mrs Melanie and Daniel Friel

2 Arnside Avenue

Giffnock

Glasgow

G46 7QQ

Agent:

Scott McAllister

9 Glasgow Road

Paisley

Scotland

PA1 3QS

Proposal: Erection of one and half storey rear extension to form gable, installation of dormer windows to front and side; and re-roofing of dwellinghouse

Location: 2 Arnside Avenue

Giffnock

East Renfrewshire

G46 7QQ

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY: None

REPRESENTATIONS: 2 objections have been received and can be summarised as follows:

- Overlooking/loss of privacy/un-neighbourliness
- Design - inappropriateness of gabled extension
- Existing local parking difficulties exacerbated by construction vehicles
- Local Parking restrictions should be lifted to ease on-street parking in Arnside Avenue

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS: None

ASSESSMENT:

This proposal is required to be assessed against the Development Plan which consists of the National Planning Framework 4 (NPF4) and East Renfrewshire Council Local Development Plan 2 (LDP2). Due to the scale and nature of the proposal, Policies 14 and 16 of the NPF4, and Policies D1 and D1.1 of the LDP2 are the most relevant.

Character of Property

2 Arnside Avenue is a detached, 2 bed bungalow with a hipped roof. A small, flat roofed extension projects from the rear and a driveway is along the northern side of the property provides access to a detached garage within the rear garden.

Existing finishing materials are stonework and render on the walls and slates on the roof.

The application proposes a full width extension to the rear, and a new roof to the property to provide bedroom accommodation at first floor level. The rear extension would have a gable end, and new dormer windows would be on the front and side (south) roof slopes. Finishing materials of slates and render are proposed.

The dormers are set centrally within the roof, below the ridge and away from the eaves, consistent with the advice in the Council's Householder Design Guide.

In design terms, although the proposal would change the appearance of the dwelling, it would not have a significant adverse impact on the character of the property.

Character of Street

Whilst the introduction of the gabled roof-end would change the appearance/profile of the house, such an approach is not unusual within East Renfrewshire and has been approved where acceptable impacts on local character and neighbour amenity can be achieved.

Arnside Avenue is a residential street of detached bungalows of a similar scale and appearance. However, immediately to the west is a building of 1 and 1/2 storeys; whilst within the wider area, many of the properties have been extended to the rear, or through roof additions.

Within this context, the proposed gable end, which is to the rear of the property and would not be prominent, would not have a significant adverse impact on the character or appearance of the street-scene.

Character of Landscape (including any affected trees)

No trees or shrubs would need to be removed to accommodate the rear extension. Accordingly, the proposals will not have an adverse impact on the character of the landscape.

Relationship to neighbours

The rear of properties in St Leonards Drive, to the east face the application site and have relatively small gardens which back on to the application site.

The proposed side dormer window in the east facing roof-slope is relatively large, is close to the boundary, would serve a bedroom and due to its height, position and scale would be a dominant and notable addition to the property when viewed from neighbouring houses.

The proposals would give rise to direct overlooking and loss of privacy, affecting the amenities enjoyed by residential occupiers in St Leonards Drive. The site offers no potential to ameliorate those impacts.

Any other material considerations

Parking

Sufficient space within the application site to provide off-street parking to meet the Council's standards is available.

Local difficulties caused by commercial properties in nearby Fenwick Road would not be compounded by the proposal to extend the application property.

On-street vehicle parking in Arnside Avenue is unrestricted.

Any disturbance to residents arising from construction vehicles would be for a temporary period only. Any obstruction of private driveways is a matter for Police Scotland to investigate.

Householder Design Guide:

Although supporting the principle of dormer additions, the Householder Design Guide makes clear that the proximity to neighbouring properties will be considered, and direct overlooking should be avoided.

Revisions

The applicants have indicated that: (i) similar dormer features have been approved elsewhere and provide 'precedent'; the dormer could be changed to feature obscure glazing and/or windows in the cheeks of the dormer; and (iii) discussions with one neighbour has met with support.

The cited examples of 'precedent' have been reviewed and are not considered to be comparable. It is the close relationship of the proposal to neighbouring properties; their orientation; and location of amenity space and windows, that give rise to un-neighbourliness in this case.

Whilst obscure glazing could prevent outlook from the new bedroom, activity within the room would be noticeable from neighbouring property (movement, lights on and off, curtains drawn etc). The close position of the window, and its size mean that these changes would be apparent and would be intrusive.

CONCLUSION

For the reasons given above, the proposals would fail to accord with the Development Plan, and there are no material considerations in this case that over-ride planning policy objectives. It is therefore recommended that the application is refused.

PLANNING OBLIGATIONS: None.

RECOMMENDATION: Refuse

REASONS FOR REFUSAL:

1. The siting and scale of dormer proposed on the eastern roof slope will adversely affect the amenities of residential occupiers of Nos 2 and 4 St Leonards Drive, appearing overbearing, dominant and giving rise to overlooking and loss of privacy. Those impacts cannot be effectively addressed and would give rise to unneighbourly development, contrary to the objectives of NPF4 Policy 16 and East Renfrewshire Local Development Plan 2 Policy D1.

ADDITIONAL NOTES:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at:
<https://www.gov.uk/government/organisations/mining-remediation-authority>

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Garry Dimeck on 0141 577 3001.

Ref. No.: 2024/0525/TP
 (GADI)

DATE: 30th January 2025

DIRECTOR OF ENVIRONMENT

Reference: 2024/0525/TP - Appendix 1

DEVELOPMENT PLAN:

Adopted 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 and layout 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 and setting, 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. Unless justified, there will be a general presumption against 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.

National Planning Framework 4

Policy 14

Design, quality and place

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) Development proposals will be supported where they are consistent with the six qualities of successful places:
 - Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.
 - Pleasant: Supporting attractive natural and built spaces.
 - Connected: Supporting well connected networks that make moving around easy and reduce car dependency
 - Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.
 - Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.
 - Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

- c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

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.

Finalised 30th January 2025 MS(C)

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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. **2024/0525/TP**

Applicant:

Mrs Melanie and Daniel Friel
2 Arnside Avenue
Giffnock
Glasgow
G46 7QQ

Agent:

Scott McAllister
9 Glasgow Road
Paisley
Scotland
PA1 3QS

With reference to your application which was registered on 19th November 2024 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Erection of one and half storey rear extension to form gable, installation of dormer windows to front and side; and re-roofing of dwellinghouse

at: 2 Arnside Avenue Giffnock East Renfrewshire G46 7QQ

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 siting and scale of dormer proposed on the eastern roof slope will adversely affect the amenities of residential occupiers of Nos 2 and 4 St Leonards Drive, appearing overbearing, dominant and giving rise to overlooking and loss of privacy. Those impacts cannot be effectively addressed and would give rise to unneighbourly development, contrary to the objectives of NPF4 Policy 16 and East Renfrewshire Local Development Plan 2 Policy D1.

Dated 30th January 2025



Head of Place
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	1066 PL-01		
Proposed floor plans	1066 PL-01		
Block Plan Proposed	1066 PL-04		
Elevations Proposed	1066 PL-03		

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**

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NOTICE OF REVIEW



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 100689878-005

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:	<input type="text" value="Local Architect Ltd"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Scott"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="McAllister"/>	Building Number:	<input type="text" value="9"/>
Telephone Number: *	<input type="text" value="07909756778"/>	Address 1 (Street): *	<input type="text" value="Glasgow Road"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Paisley"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="PA1 3QS"/>
Email Address: *	<input type="text" value="localarchitect@outlook.com"/>		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Melanie and Daniel	Building Number:	2
Last Name: *	Friel	Address 1 (Street): *	Arnside Avenue
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Giffnock
Extension Number:		Country: *	Glasgow
Mobile Number:		Postcode: *	G46 7QQ
Fax Number:			
Email Address: *	dan.friel1@gmail.com		

Site Address Details

Planning Authority:	East Renfrewshire Council
Full postal address of the site (including postcode where available):	
Address 1:	2 ARNSIDE AVENUE
Address 2:	GIFFNOCK
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	GLASGOW
Post Code:	G46 7QQ

Please identify/describe the location of the site or sites

Northing	659378	Easting	256167
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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)

Two storey rear extension with internal remodel, with new Garage to replace existing Timber Garage at the rear of property

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

The Application was refused due to overlooking the neighbour and scale, the neighbour has reviewed and no objections. The client has based the proposals and scale on the following granted- 2024/0551- 8 Lonsdale Av, 2023/0731- 30 Braidholm Rd, 2022/0687- 57 Netherhill Av some examples have dormers in closer relationship/ bigger scale than is proposed. In response, the overlooking dormer could have frosted windows to the neighbour and clear side windows to the clients garden.

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)

(PL)01 Existing, (PL)02 Proposed Plans, (PL)03 Proposed Elevations, (PL)04 Existing block Plan

Application Details

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

2024/0525/TP

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

19/11/2024

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

31/01/2025

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.

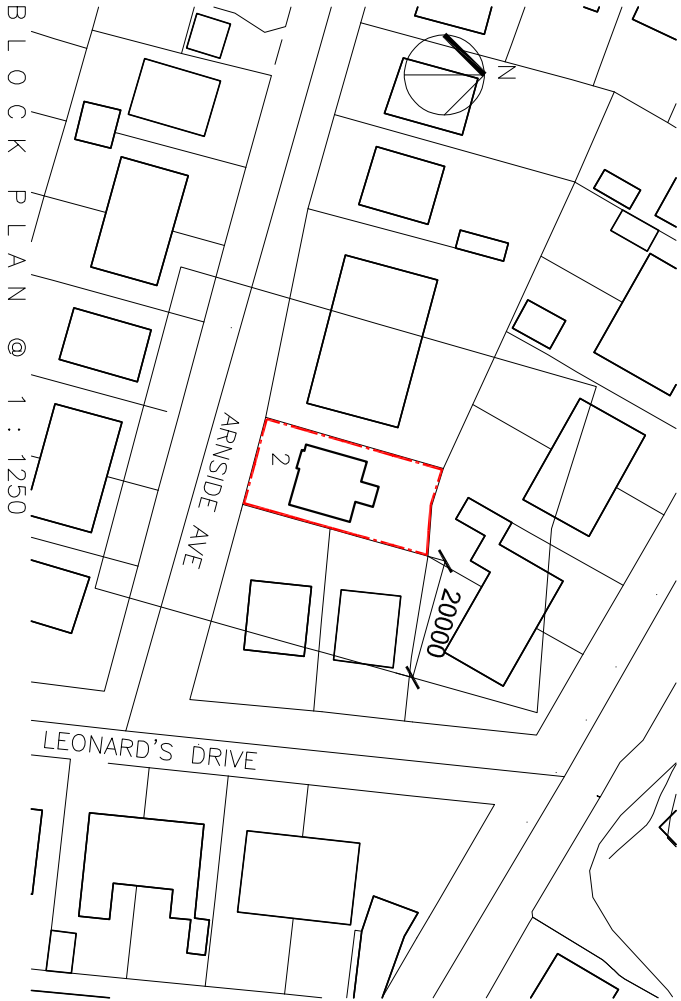
Declare – Notice of Review

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

Declaration Name: Mr Scott McAllister

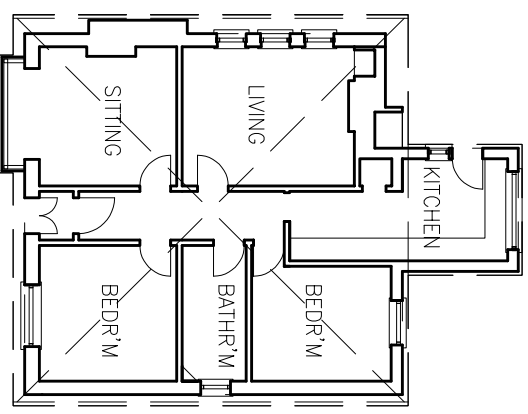
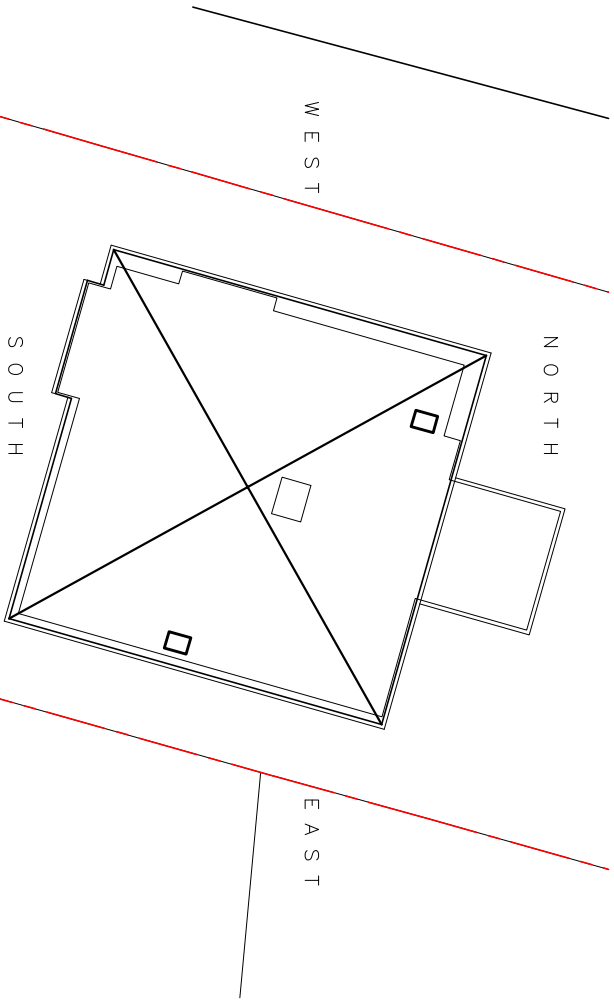
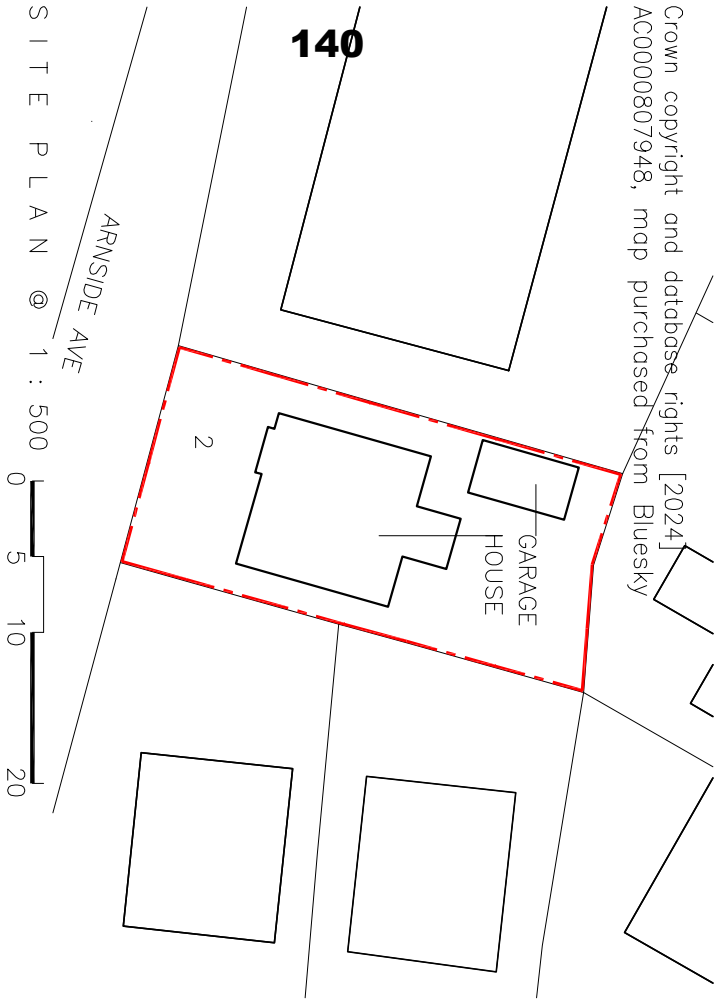
Declaration Date: 13/02/2025

PLANS/DRAWINGS

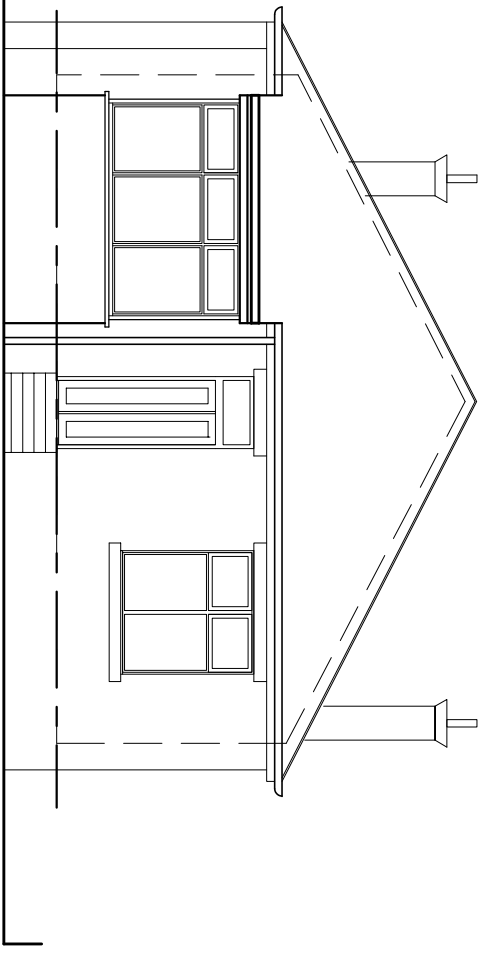


Crown copyright and database rights [2024]
AC0000807948, map purchased from Bluesky

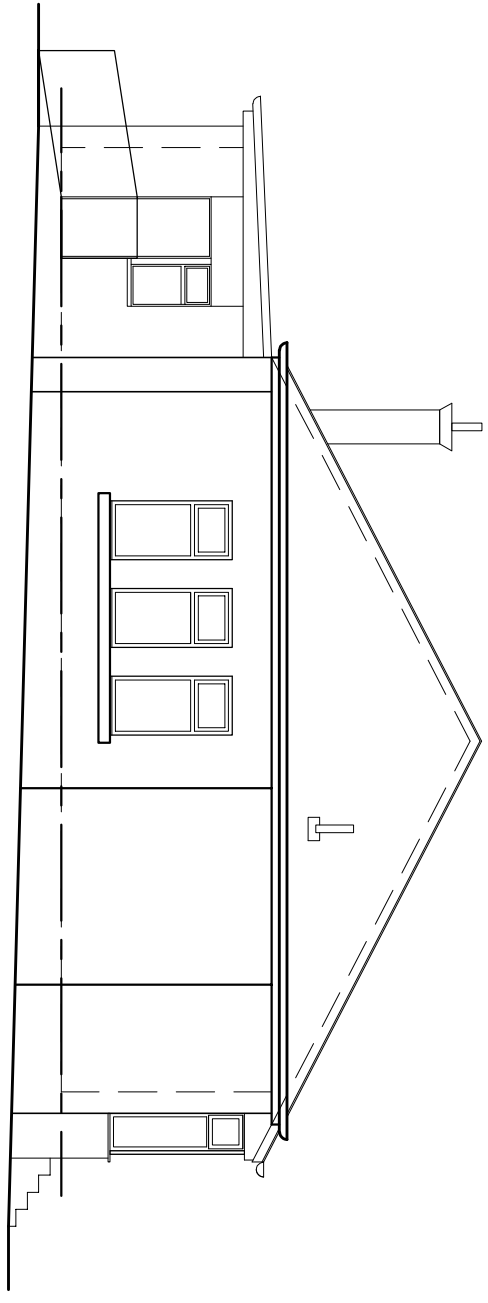
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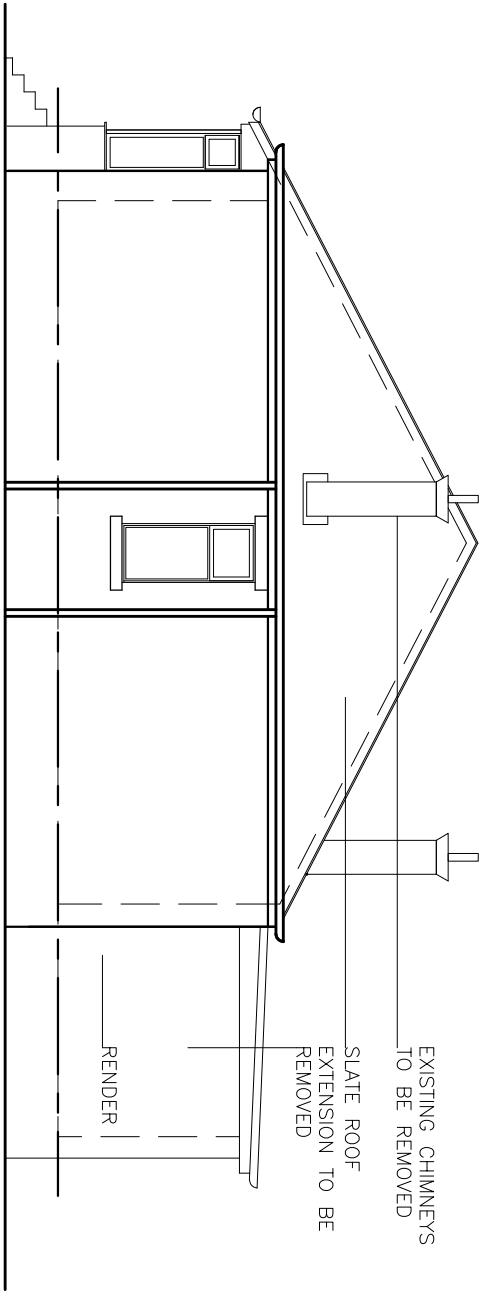
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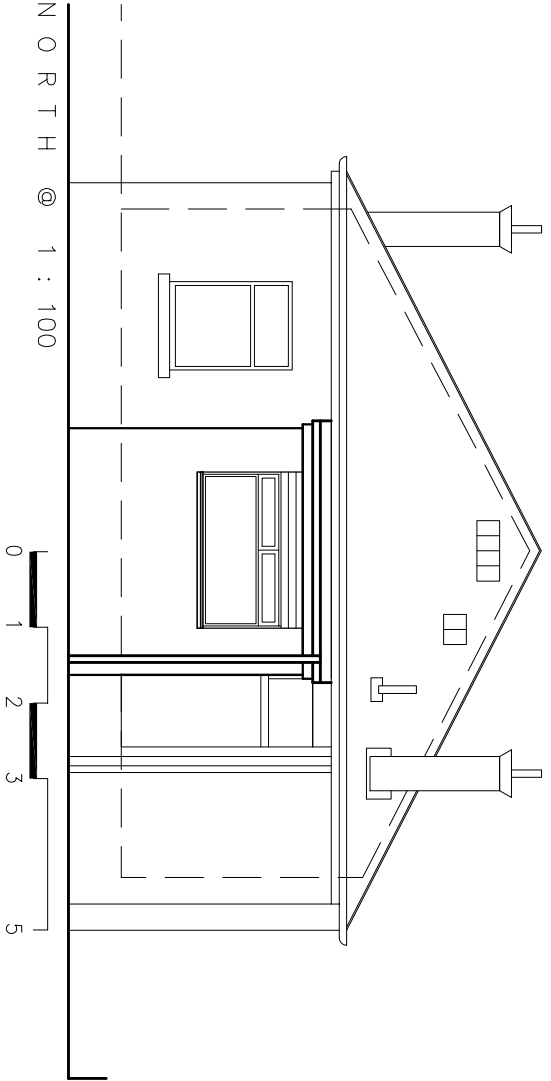
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W E S T @ 1 : 1 0 0



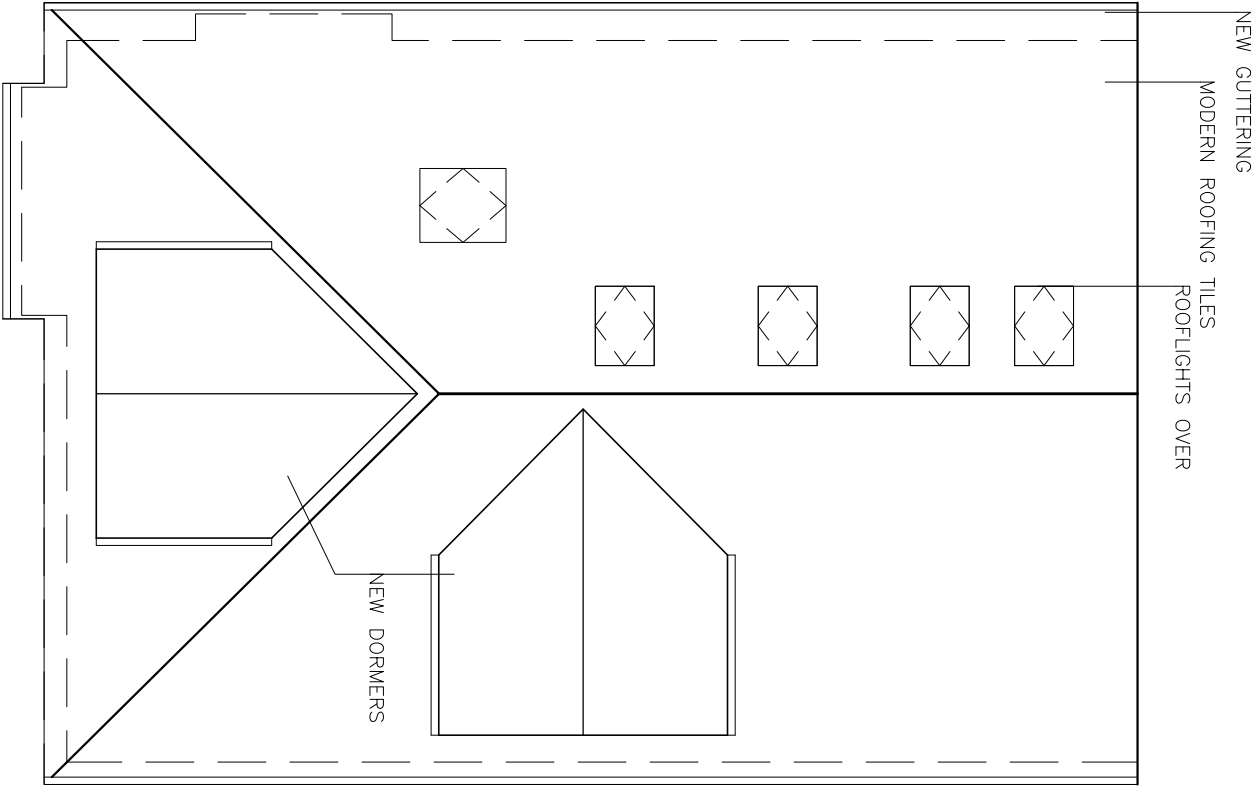
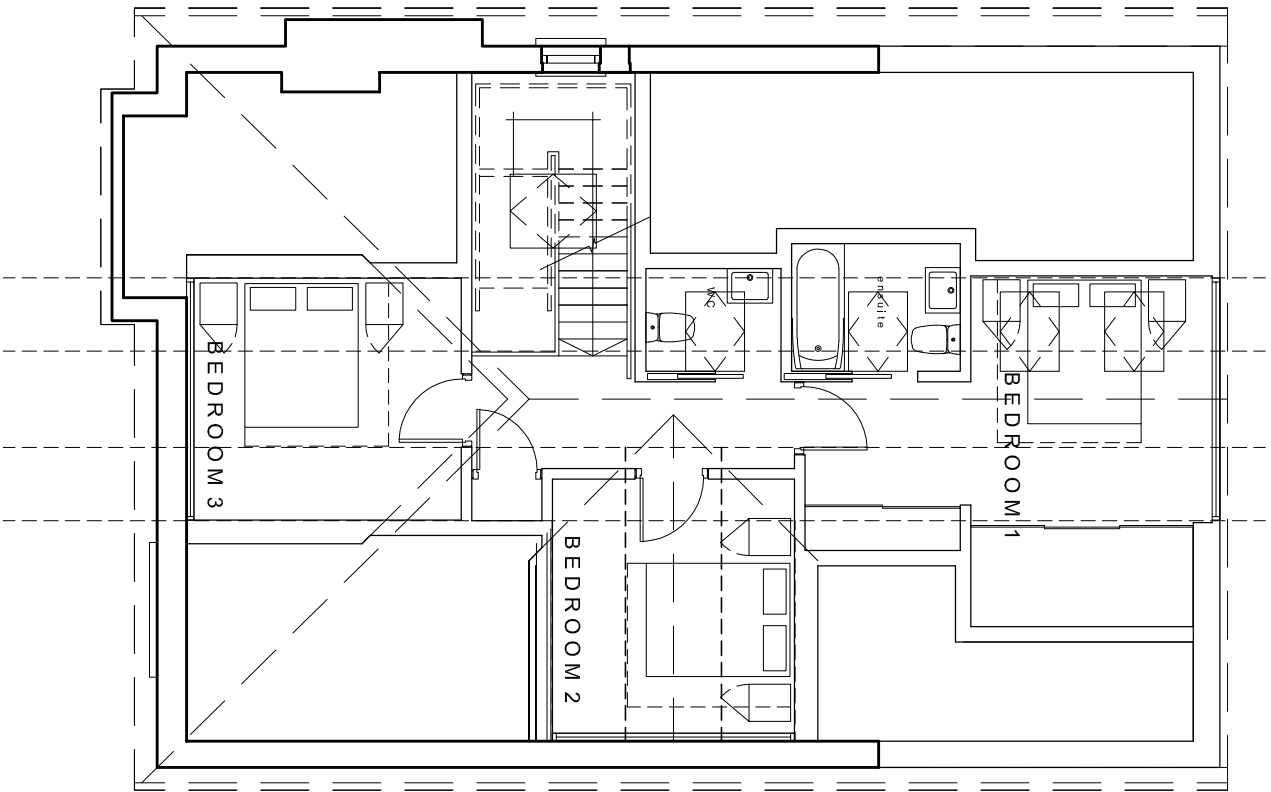
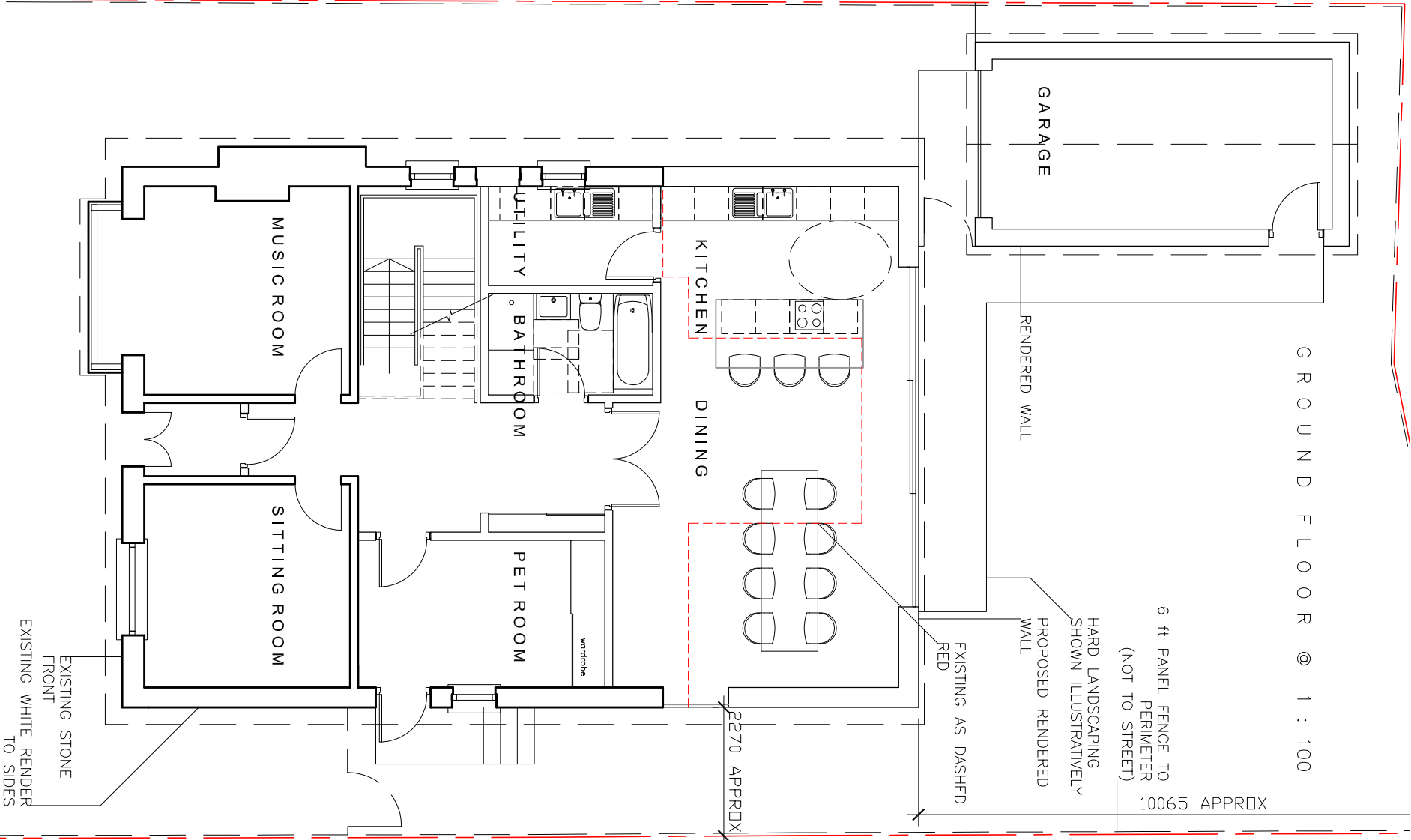
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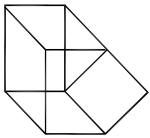
N O R T H @ 1 : 1 0 0

Rev	Description	Date	By
	CLIENT MELANIE AND DANIEL FRIEL	DATE 25.10.24	
	PROJECT Two storey rear extension with internal remodel		
	ADDRESS 2 ARNSIDE AVENUE, GIFFNOCK, GLASGOW, G46 7QQ		
	TITLE Existing	SCALE noted @ A3	
	P L A N N I N G	DRAWING No 1066 (PL) 01	REV

Local Architect Ltd
localarchitect@outlook.com

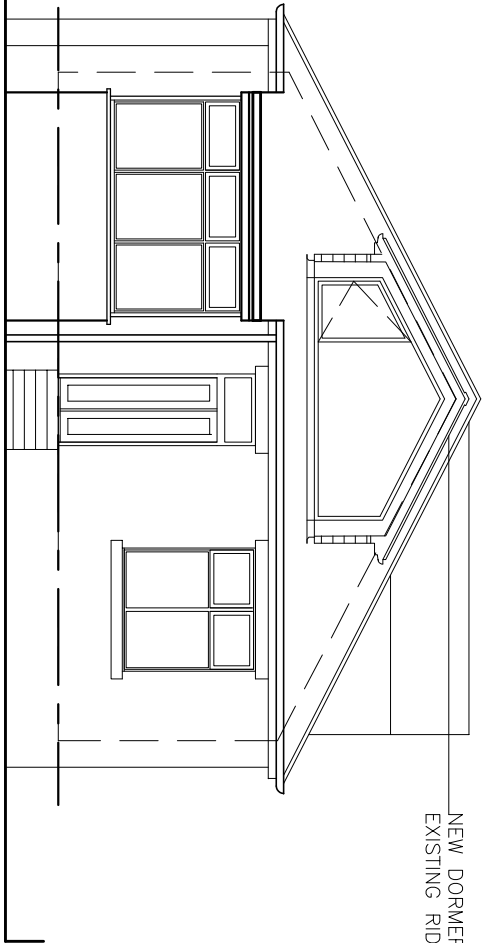


Rev	Description	Date	By
	CLIENT MELANIE AND DANIEL FRIEL	DATE 25.10.24	
	PROJECT Two storey rear extension with internal remodel		
	ADDRESS 2 ARNSIDE AVENUE, GIFFNOCK, GLASGOW, G46 7QQ		
	TITLE Proposed Plans	SCALE noted @ A3	
	P L A N N I N G	DRAWING No 1066 (PL) 01	REV

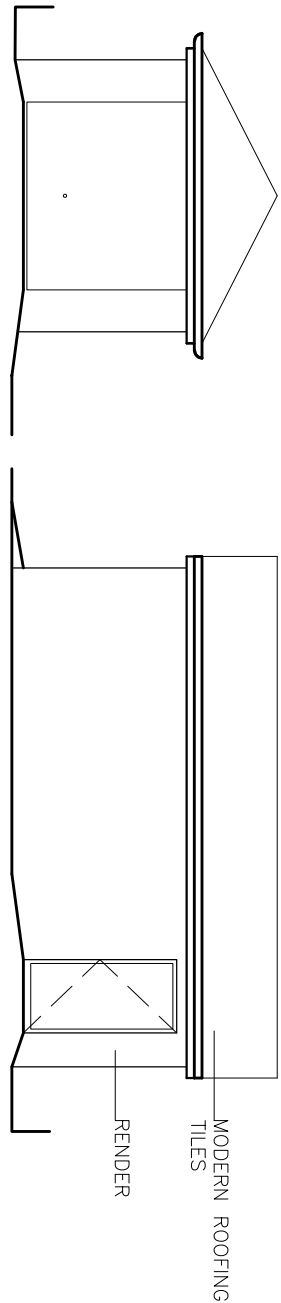


Local Architect Ltd
localarchitect@outlook.com

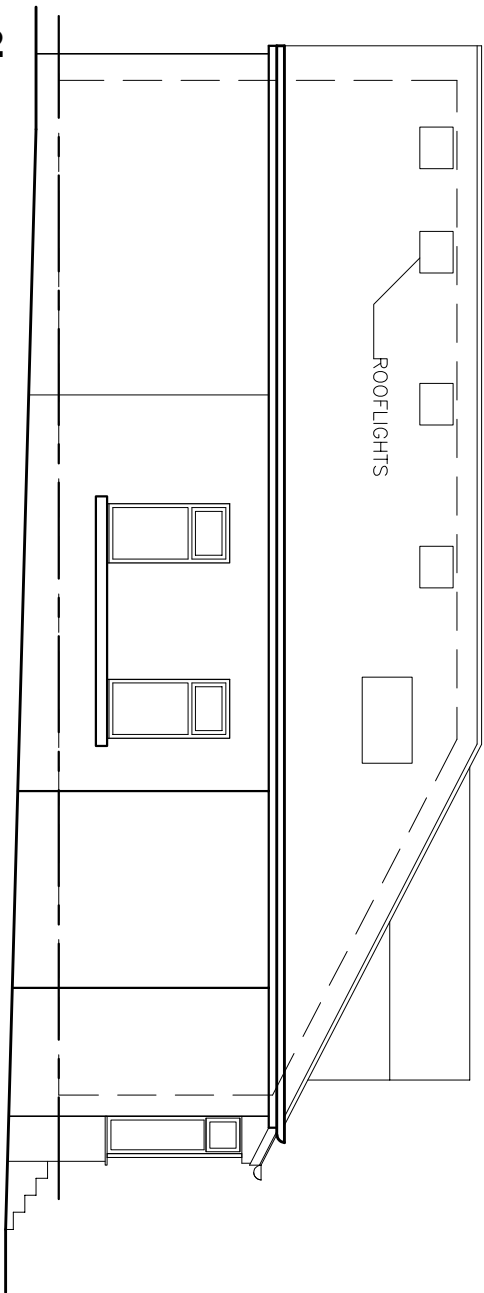
NEW DORMERS BELOW
EXISTING RIDGE LINE



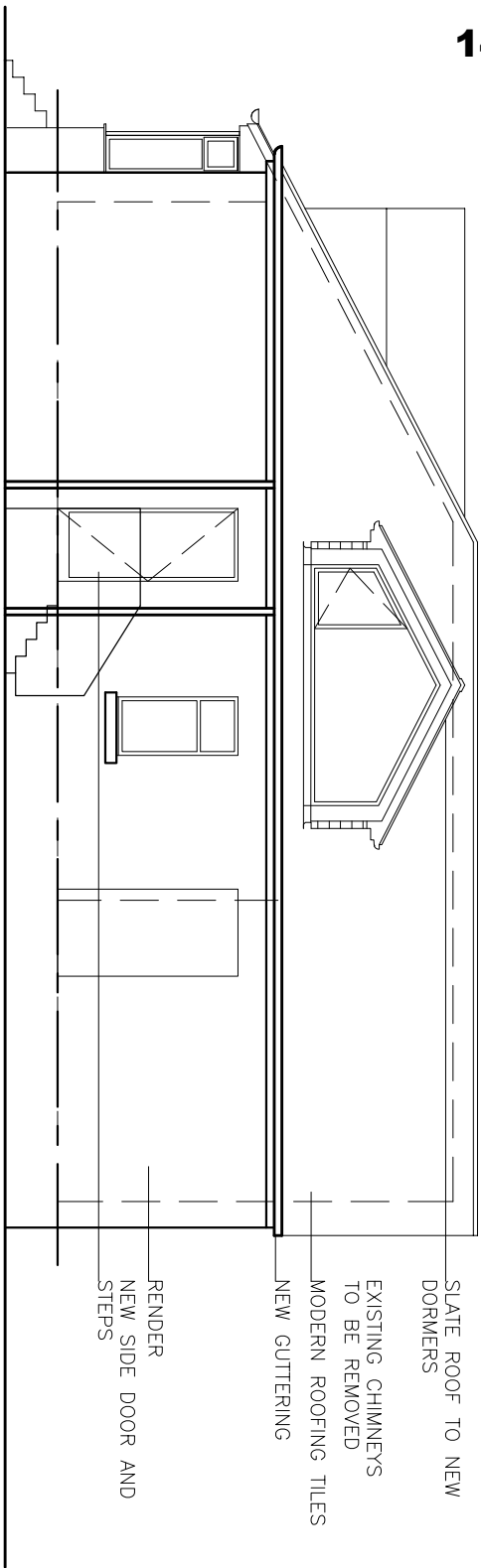
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G A R A G E E L E V A T I O N S @ 1 : 100



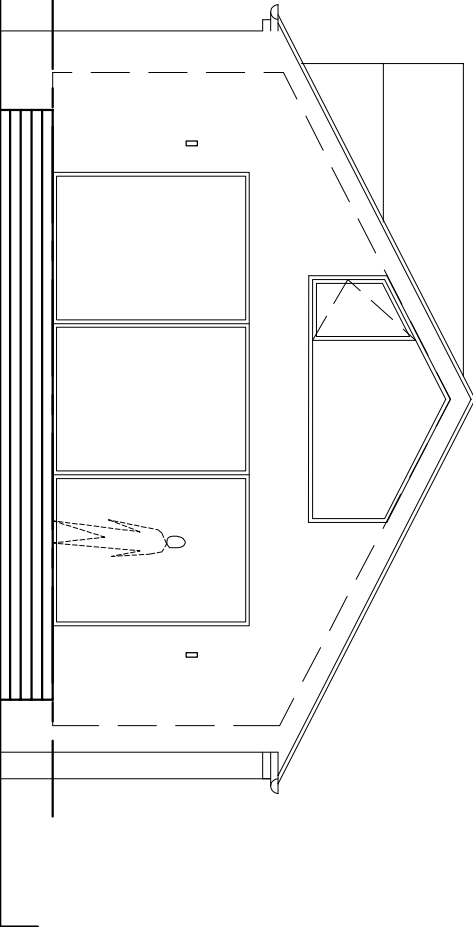
W E S T @ 1 : 100



E A S T @ 1 : 100

SLATE ROOF TO NEW
DORMERS
EXISTING CHIMNEYS
TO BE REMOVED
MODERN ROOFING TILES
NEW GUTTERING

RENDER
NEW SIDE DOOR AND
STEPS

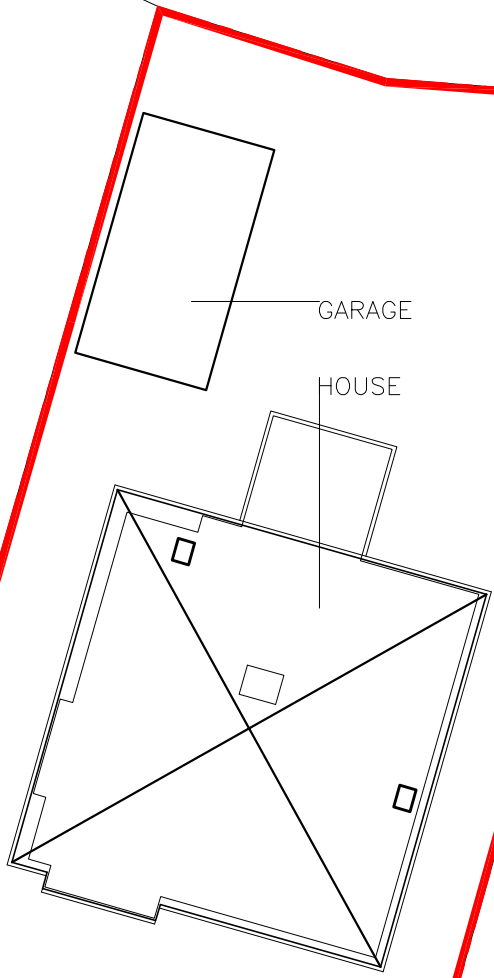
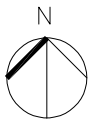


N O R T H @ 1 : 100



Rev	Description	Date	By
	CLIENT MELANIE AND DANIEL FRIEL	DATE 25.10.24	
	PROJECT Two storey rear extension with internal remodel		
	ADDRESS 2 ARNSIDE AVENUE, GIFFNOCK, GLASGOW, G46 7QQ		
	TITLE Proposed Elevations	SCALE noted @ A3	
	P L A N N I N G	DRAWING No 1066 (PL) 03	REV

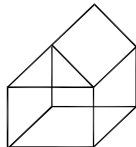
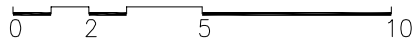
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2

ARNSIDE AVE

EXISTING BLOCK PLAN @ 1 : 200



Local Architect Ltd
localarchitect@outlook.com

Rev	Description	Date	By
	CLIENT MELANIE AND DANIEL FRIEL	DATE 08.11.24	
	PROJECT Two storey rear extension with internal remodel		
	ADDRESS 2 ARNSIDE AVENUE, GIFFNOCK, GLASGOW, G46 7QQ		
	TITLE Existing Block Plan	SCALE noted @ A4	
	PLANNING	DRAWING No 1066 (PL) 04	REV

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