

EAST RENFREWSHIRE COUNCIL  
PLANNING APPLICATIONS COMMITTEE

1<sup>st</sup> October 2025

Report By Director of Environment

Planning Enforcement

**1.0 Introduction**

- 1.1 This report is to request members authorise formal planning enforcement action in respect of an unauthorised extension and an outbuilding at Dunterlie Cottage, Dunterlie Court, Barrhead, G78 1BH.

**2.0 Background**

- 2.1 In September 2022 the Planning and Building Standards Services were made aware of ongoing works at Dunterlie Cottage, Dunterlie Court, Barrhead. The matter was investigated at that time and site visits undertaken by the Council's Building Standards Service.
- 2.2 The works include a single storey wrap around extension and conversion of the existing detached garage to a habitable room. Part of the wrap around extension links the rear extension to the existing detached garage at the property. An outbuilding has also been erected in the front garden. The works are substantially complete apart from the external cladding materials however have an unfinished appearance. Planning permission is required for both the extension and the outbuilding at the front.
- 2.3 In the course of their investigations, the Building Standards Service served a Building Warrant Enforcement Notice under Section 27 Building (Scotland) Act 2003 on the property on 8th August 2023. No response was received to this notice. Two further notices were served on 16th February 2024 and again 11th April 2025. A land registry check was carried out and found the legal owner resides at a different address and the final Building Warrant Enforcement Notice dated 11 April 2025 was served on the legal owner at their address.
- 2.5 There is no provision under Section 27 of the Building Scotland Act to remove works only to remedy by making works comply of obtaining a warrant/completion. It should be noted the works are not considered to be dangerous under the Building (Scotland) Act 2003.
- 2.6 A letter warning of possible formal action has been sent recorded delivery to the registered owner by Building Standards Service dated 9<sup>th</sup> July 2025 and no response has been received.

**3.0 Main Issues**

- 3.1 The development is considered contrary to Policies 14 and 16 of National Planning Framework 4 and contrary to Policies D1 and D1.1 of the adopted East Renfrewshire Local Development Plan 2 in that the design and appearance introduces disparate design elements that are not in keeping with the character of the house or the surrounding residential area. As such the development does not meet the

requirements of NPF4 and LDP2 and the construction work carried out is considered to adversely affect the amenity of the surrounding area.

- 3.2 The householder/owner at Dunterlie Cottage has without seeking planning permission erected a single storey side and rear wrap around extension as well as an outbuilding at the front.
- 3.3 The contrast in form and appearance is considered detrimental to the character and appearance of the existing property and surrounding residential area. The external finishes are not in keeping with the existing house and insufficient garden ground has been retained.

#### **4.0 Recommendation**

- 4.1 Members are requested to authorise the service of a Planning Enforcement Notice to require the unauthorised structures to be removed.

Director of Environment  
1 October 2025