



# East Renfrewshire Local Development Plan

L O C A L  
D E V E L O P M E N T  
P L A N

## Supplementary Planning Rural Development Guidance June 2015



# Supplementary Planning Guidance

## Rural Development Guidance

June 2015



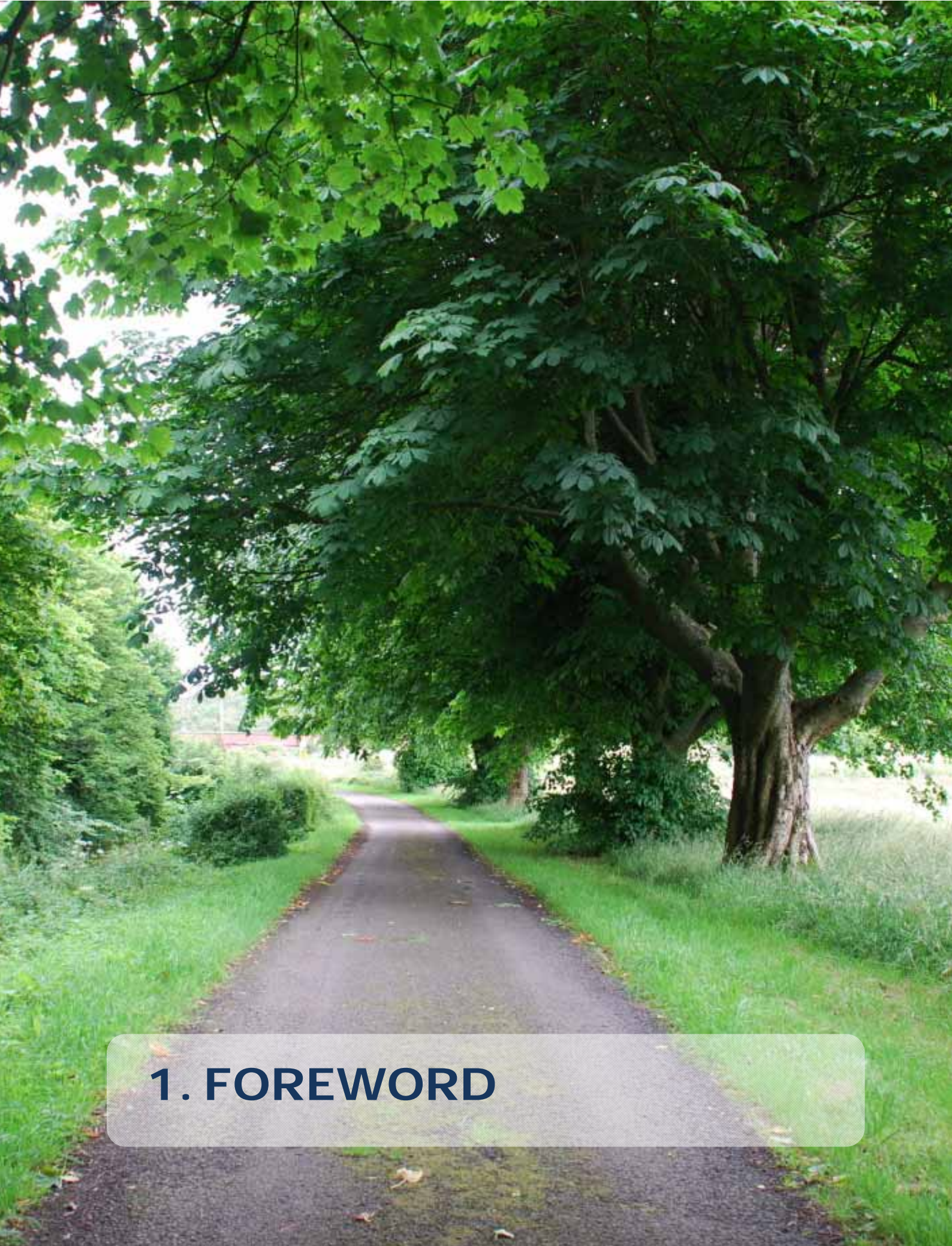
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# 1. FOREWORD

## 1. FOREWORD

### 1.1. Introduction

- 1.1.1. This Supplementary Planning Guidance has been prepared under Section 22 of the Planning etc. Scotland Act 2006 and forms part of the Local Development Plan. It has been prepared to supplement the policies outlined in Policy D3 of the Local Development Plan. The Guidance should be used by applicants when considering any form of development in the green belt or countryside around towns. These areas are defined on the map on page 5.
- 1.1.2. This Guidance is set out in sections. Sections 1 and 2 set out the main policy context and this will assist in determining if the principle of development will be acceptable. Section 3 offers design guidance to assist in reaching appropriate design solutions for development in the green belt and countryside around towns.
- 1.1.3. East Renfrewshire is an area of high housing demand in close proximity to Glasgow. There is therefore pressure on the countryside for new development, particularly residential development. Services, transport and better infrastructure are primarily located in urban areas making development here broadly more acceptable than in the countryside. The Council does recognise, however, that not all new development will be located within the urban area but it remains committed to preventing uncontrolled spread of urban areas into the open countryside and the green network. The green belt is a key planning tool that is instrumental in guiding planned growth to the most appropriate locations and assisting the process of regeneration through encouraging the re-use of urban brownfield land.
- 1.1.4. In addition to supporting the management of the long term growth of settlements, the green belt can also support access to the countryside, provide outdoor recreation opportunities, and education and tourism opportunities. It will also assist with enhancing biodiversity. The fact that an area lies within the green belt or outwith the defined settlements will not necessarily stop any development taking place, but it will ensure that any development proposals require the provision of a justification for its countryside location.



*'If a proper fit in the landscape is not achieved, then even a well designed building can fail. Overall, a well designed house must reflect the landscape in which it is set. It must be informed by and respond to it...Where possible, the aim should be to develop high quality designs which maintain a sense of place and support local identity'*

Scottish Government Planning Advice Note 72, Planning in the Countryside

## 1.2. Purpose of Guidance

- 1.2.1. The purpose of this Guidance is to supplement the policies and proposals set out in Policy D3 of the Local Development Plan in relation to development within the green belt and in countryside around towns.

The policy states:

**Policy D3: Development in the Green Belt and Countryside around Towns**

*Development in the green belt and countryside around towns as defined in the Proposals Map, will be strictly controlled and limited to that which is required and is appropriate for a rural location and which respects the character of the area.*

*Where planning permission is sought for development proposals, within the green belt or countryside around towns and these are related to agriculture, forestry, outdoor recreation, renewable energy and other uses appropriate to the rural area, the Council will consider them sympathetically subject to compliance with other relevant policies of the Proposed Plan. Any decision will, however, take into consideration the impact the proposals will have on the function of the green belt and countryside around towns and the viability of important agricultural land. Development must be sympathetic in scale and design to the rural location and landscape.*

- 1.2.2. Scottish Government Planning Advice Note 72: Housing in the Countryside states that ‘although we are sensitive about our landscapes, they are evolutionary, not static. Most are able to accommodate some degree of change. This change can be positive if it is well planned’. In line with this, the Local Development Plan and this Supplementary Planning Guidance aim to ensure that change is positive and well planned and protects the rural character that exists in large parts of the authority.
- 1.2.3. This Guidance primarily relates to new development in the countryside and to alterations, extensions and conversions of existing buildings. It seeks to identify the local rural character found within East Renfrewshire, and to encourage thoughtful and appropriate design solutions within the green belt and countryside around towns.
- It is recommended that proposals are discussed at an early stage with planning officers who can assist with pre-application advice.*
- 1.2.4. This Guidance should be read alongside the Local Development Plan and should also take account of national and strategic policy in relation to rural development.

### 1.3. Policy Context

- 1.3.1. Policy guiding development within the countryside is contained at three levels. National policy is set by the Scottish Government and is contained within National Planning Framework 3 and Scottish Planning Policy (2014). At a strategic level, policy is contained within the Strategic Development Plan. At a local level, the Local Development Plan policies must reflect national and strategic policy.
- 1.3.2. On a national level, the Scottish Government aims to support sustainable economic growth in rural areas. Scottish Planning Policy acknowledges that the strategy for rural development set out in Local Development Plans should respond to the particular circumstances in an area and acknowledges the pressure on countryside around towns and cities.
- 1.3.3. Scottish Planning Policy requires Strategic Development Plans for city regions to establish the need for a green belt and to set the policy for future development within it. Local Development Plans are required to establish the detailed boundaries of the green belt and to identify types of development which would be appropriate within it.
- 1.3.4. Scottish Planning Policy in addition states that it is not the intention to see the suburbanisation of the Scottish countryside, and in more accessible and densely populated rural areas, most new development should be in or adjacent to settlements.





*East Renfrewshire is an area at pressure from residential development. Whilst the Council will adopt a supportive attitude towards the types of development outlined in Policy D3, care will be taken to ensure that any other development does not have an impact on the integrity of the established green belt.*

- 1.3.5. Strategic policy, contained within the Strategic Development Plan, approved in May 2012, states that green belts are an important strategic tool and therefore should continue to be designated. The green belt is seen as a central requirement to the sustainable planning of the city region and to provide support to the green network programme. The review and designation of inner and outer boundaries of the green belt is a priority for Local Development Plans to ensure key strategic environmental objectives are achieved. It further states that the green belt is central to the sustainable planning of the city region and provides support to the positive action-oriented green network programme.
- 1.3.6. Policy D3 of the Local Development Plan sets out the local policy in respect of development within the green belt or countryside around towns within East Renfrewshire.
- 1.3.7. Policy at all levels therefore encourages:
- The protection of the green belt and countryside around towns from inappropriate development;
  - Resisting development that would see the suburbanisation of the countryside;
  - The promotion of new, high quality design within a rural setting;
  - The maintenance and protection of landscape character.

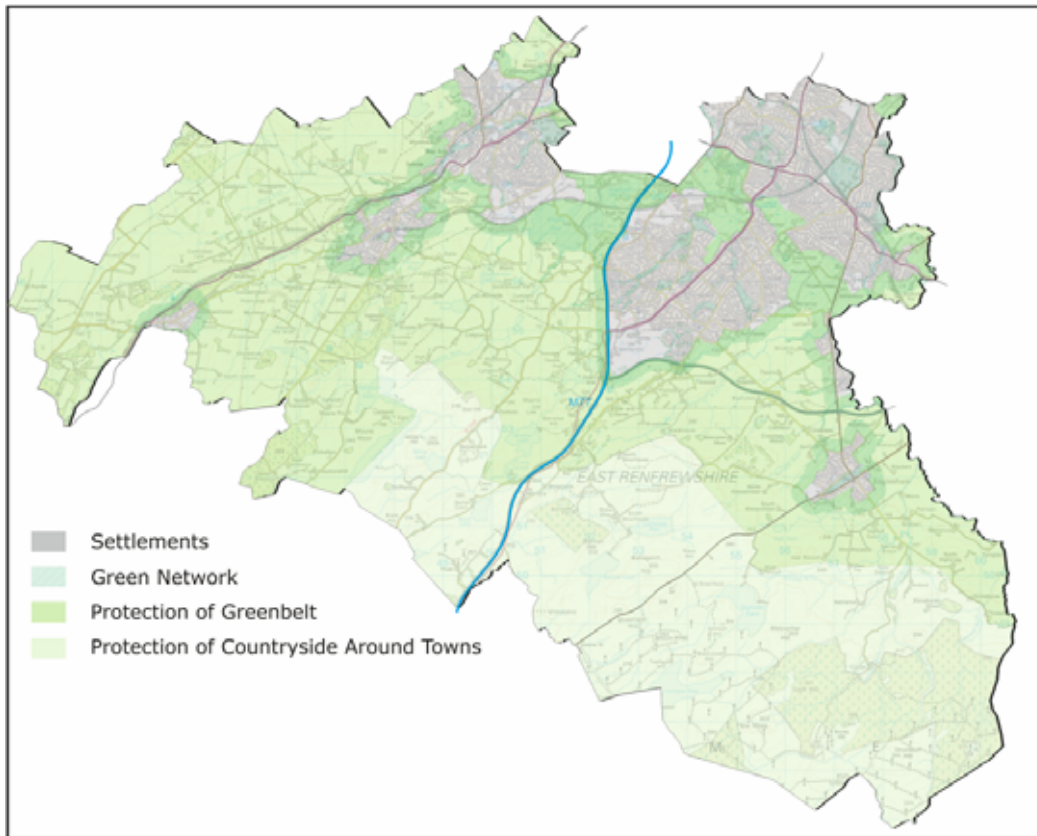
These will be prime considerations in all applications.

## **1.4. The Landscape Character of East Renfrewshire**

- 1.4.1. This section will consider local landscape character and define the main characteristics of rural East Renfrewshire.
- 1.4.2. The majority of land within East Renfrewshire is designated as either green belt or countryside around towns. See Map 1 on Page 5
- 1.4.3. Despite the proximity to the urban area, landscape character and quality in East Renfrewshire has remained relatively intact. There is, however, the ever increasing requirement for developable land and a sustainable, well planned growth strategy is set out within the Local Development Plan. The green belt has, and will continue to be, a key element of planning policy that assists in directing planned growth to the most appropriate locations and assists in supporting regeneration.
- 1.4.4. The green belt boundary was reviewed during the preparation of the 2011 Adopted Local Plan and this concluded that the boundary was robust, defensible and fit for purpose. The Local Development Plan also reviewed

this boundary and sets out a sustainable, long term growth approach. This will ensure that land releases will be planned effectively and alongside existing or required infrastructure whilst recognising economic and market conditions and green belt constraints. This approach will begin to address local housing issues and ensure future development is directed away from the most sensitive and environmentally important areas of the green belt.

## Map 1: Green Belt and Countryside Around Town

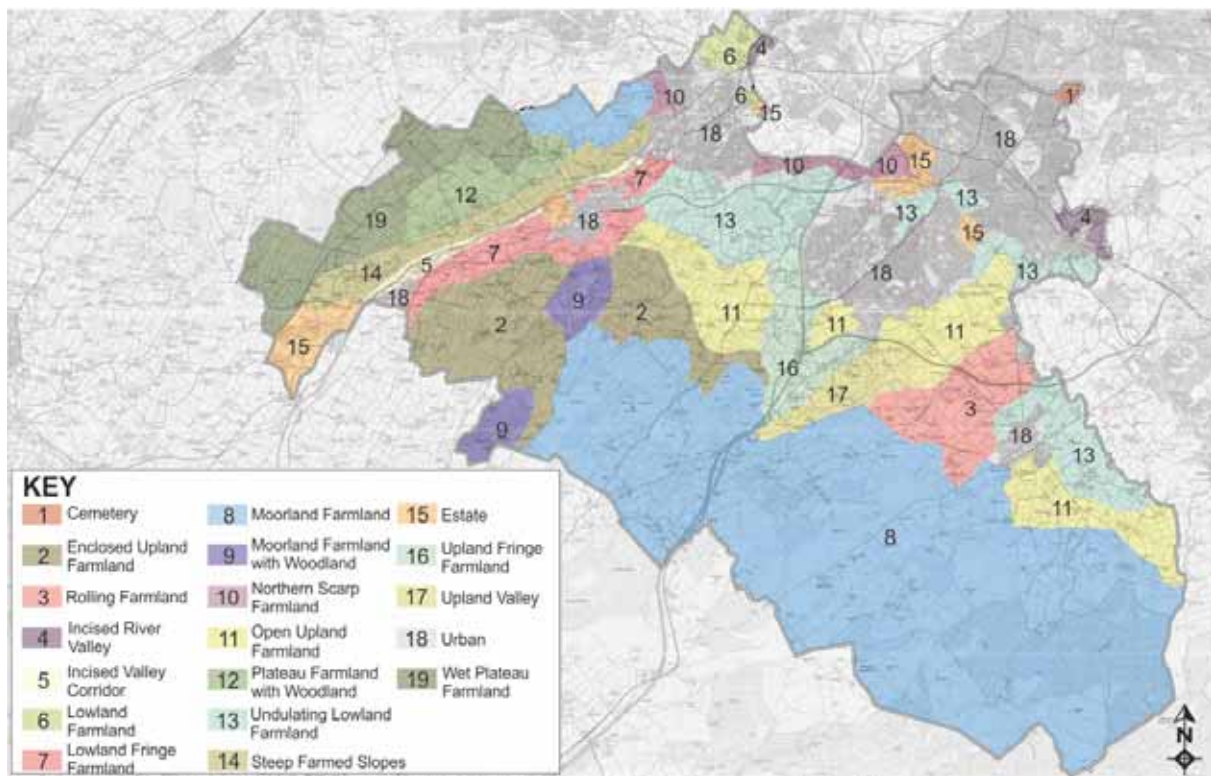


- 1.4.5. The landscape character of East Renfrewshire has been assessed through two landscape character assessments, the Glasgow and Clyde Valley Landscape Assessment (1999) which was further augmented by the East Renfrewshire Landscape Character Assessment (2005).
- 1.4.6. The Glasgow and Clyde Valley Landscape Assessment is a regional study which identifies 5 broad landscape characters within East Renfrewshire. These are:
- Urban greenspace – landscapes under stress, such as the Hurllet;
  - Plateau farmland – rural character is suffering, tree cover declining, such as areas around Barrhead;
  - Rugged upland farmland – Rugged landform, dominance of pastoral farming. This is seen in areas around Neilston;
  - Upland river valley – distinctive character requiring conservation and enhancement. This can be seen in Neilston, around Loch Libo;

- Plateau moorland – a sense of apparent naturalness and remoteness. This is typified by the Ayrshire rim, north of Barrhead.

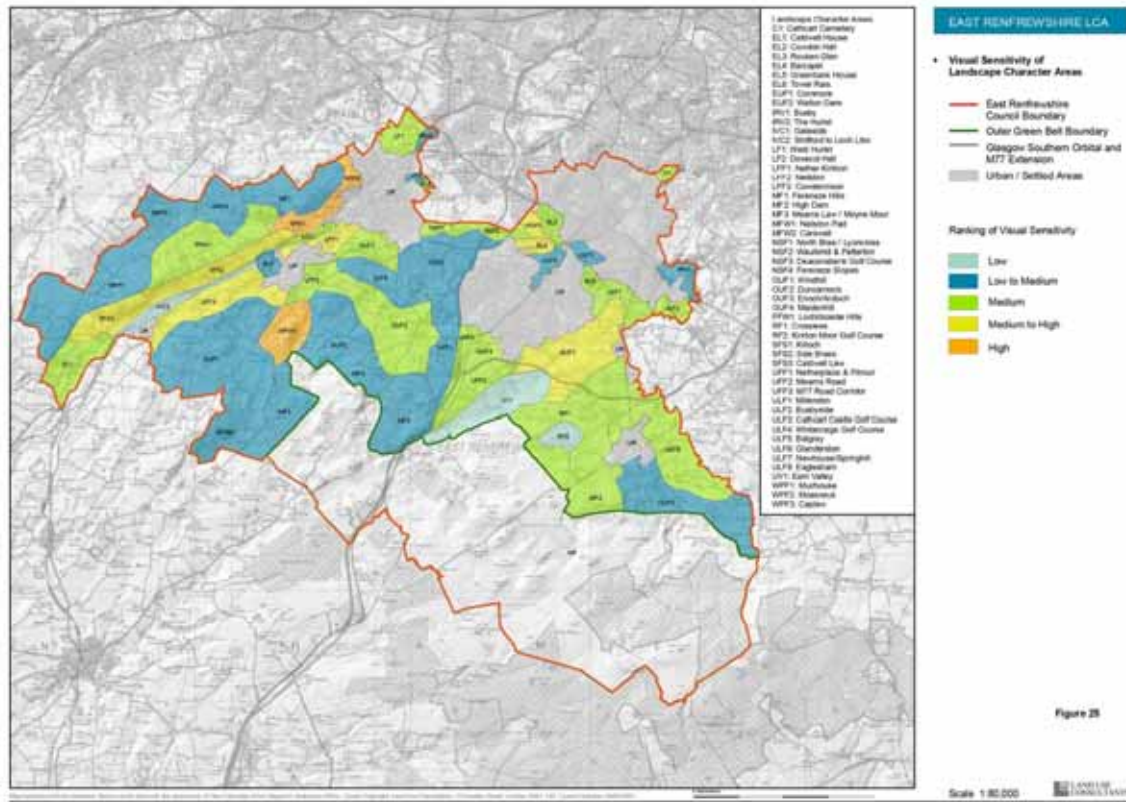
- 1.4.7. The East Renfrewshire Landscape Character Assessment was undertaken in 2005 but still remains relevant. A key aim of this study was to develop a fuller understanding of the character and quality of the local landscape and to provide the basis for developing measures to conserve, enhance or restore this landscape.
- 1.4.8. At the same time the Landscape Character Assessment recognised that there is often a need to control and manage future development pressure. It identifies unique character areas, each with a specific geographical location. The Landscape Character Assessment identifies landscape types, qualities and sensitivities within East Renfrewshire and is central in determining whether the landscape can accommodate new development. The landscape character areas are identified in the Map 2 below.

## Map 2 – The Landscape Character Areas of East Renfrewshire



- 1.4.9. Most areas display an inherent strong, relatively intact landscape character which should be conserved and reinforced, particularly when located in an area of high visual sensitivity. The full report can be viewed at [www.eastrenfrewshire.gov.uk/greenspace](http://www.eastrenfrewshire.gov.uk/greenspace).

### Map 3 - Visual sensitivity of Landscape Character Areas



1.4.10. The Council will protect the sensitive locations and key visual gateways in Map 3 above and Table 1 below and will assess proposals in these areas rigorously against the criteria set out in this Guidance. Where the landscape is currently considered of low sensitivity, the Council will expect proposals to incorporate measures that would contribute to strengthening the greenbelt. This will require proposals not just to be carefully located, but to include significant structural landscaping.

Table 1 - Key Visual Gateway Locations
Travelling north along the B769 south of Dodside
Travelling north along Neilston Main Street, at the northern edge of Neilston
Travelling in either direction on the A736 at the southern edge of Barrhead
Travelling east over the steep valley side near the Lochliboside Hills
Travelling north on the minor road at the north of Balgray Reservoir
Travelling north and south on the M77 near to Patterton
Travelling north and south on the M77 north of the junction with the Glasgow Southern Orbital
Travelling north along the B769 south of Dodside
Travelling north along Neilston Main Street, at the northern edge of Neilston
Travelling in either direction between Waterfoot and Greenbank, at Flanders farm
Travelling on the B764 at the south west and north east urban edge of Eaglesham
Travelling on the B764

1.4.11. The two landscape assessments mentioned above are key considerations when assessing the sensitivity of a location and the potential for visual impact that could result from any proposal.



## 2. NEW DEVELOPMENT IN THE COUNTRYSIDE

## 2. NEW DEVELOPMENT IN THE COUNTRYSIDE

### 2.1. General Considerations

2.1.1. Policy D3 is the proposed policy of the Council in relation to development within the green belt and countryside around towns. This section will provide more detailed information on the requirements of that policy.

2.1.2. The Council wishes to protect the rural parts of the Council area from inappropriate developments and will favour the preservation of the traditional rural scene, particularly in areas highlighted as sensitive. The countryside is recognised as a valuable resource for agriculture, forestry, renewable energy and outdoor recreation and these activities will continue to be supported subject to rigorous design standards, high energy efficiency, and use of sustainable materials, such as sustainably sourced timber and green roofs.

2.1.3. In terms of conversions, the Council does not wish to see older, but perhaps redundant, farm buildings lost to the landscape, therefore sympathetic conversions for non-agricultural uses may be acceptable where no substantial rebuilding would be required and appropriate design standards are met. The photograph on the right shows the Miller's Cottage, Formakin Estate, Bishopton, now converted into a holiday cottage.



2.1.4. The Council is also developing the day visitor market and exciting developments are taking place in terms of outdoor recreational activities. The Council will therefore consider applications for appropriate small scale visitor accommodation in suitable areas to assist and support economic activity and tourism. Any applications will have to meet appropriate criteria, discussed later in this section.

2.1.5. The Scottish Government wishes to encourage sustainable economic growth whilst promoting new, high quality design within a rural setting, however East Renfrewshire cannot be considered to have a large rural economy, unlike many other parts of Scotland. The pressure within the countryside in this area comes largely from the desire for homes in a rural setting that lie within easy reach of larger towns and Glasgow city. Within East Renfrewshire, the policy will try to strike a fair balance between the need to protect and enhance the countryside setting and potential opportunities for appropriate development.

2.1.6. When assessing any proposals, the Council will consider the location and siting of the building and its impact on the character of the local area. Also important are the scale, proportions and materials proposed to be used and the access and boundary treatment. In addition, where opportunities for access and biodiversity enhancements can be identified, associated with a proposal or its wider environment, these will be taken into account as part of any decision.

- 2.1.7. To reiterate, the Council wishes to encourage *thoughtful and appropriate design solutions* within the green belt and countryside around towns. Architects and designers should base their proposals on their own thorough analysis of key aspects of local character. The Council encourages designs to be appropriate, respecting the local vernacular, and to demonstrate an understanding of the broad terms set out in this Guidance. Applicants must play their part in delivering good quality and sustainable designs which respect the scale and character of the rural area.

## 2.2. Residential Proposals

- 2.2.1. As detailed in Planning Advice Note 72, one of the most significant changes in rural areas has been a rise in the number of people wishing to live in the accessible parts of the countryside, while continuing to work in towns and cities within commuting distance. Others wish to work and live in the countryside, particularly as technological changes allow easy working from home. It is for planning authorities to assess these demands and to decide how, and where to accommodate them. Within East Renfrewshire, continuing residential development pressure exists as it provides easy access locally and to both Glasgow city and Ayrshire towns.

A new dwelling-house will *only* be permitted in the green belt and countryside around towns where it can be clearly demonstrated that:

- There is a specific and properly evidenced need for the dwelling to be sited at that location in the countryside and there is no other suitable property available;
- It is demonstrated that account has been taken of the possibility of conversion or rehabilitation of an existing building in the countryside, or locating a new building on a brownfield site;
- It is required for a person engaged locally in full-time employment in agriculture or other appropriate rural use and this is controlled through an occupancy restriction that may be subject to a section 75 agreement;
- It can be demonstrated that a viable business has been established at that location for a period of three years which can support a worker and the need for a new dwelling-house on that site. Applicants should demonstrate why it would be required in that location and not within the urban area;
- If a new dwelling is situated adjacent to any existing farmstead or other building grouping, it should not be larger than the original building and should be seen as subservient to it in design terms;
- New dwellings should be designed in a manner that is sympathetic in scale and design to their rural location and that fit into the landscape;
- It should be in accordance with the design guidance set out in section 3 of this Guidance.



Rock House, Perth, New home  
© Nigel Rigden [www.nigrig.com](http://www.nigrig.com)



Two new Homes, North Uist.  
Contemporary response to site



Traditional longhouse on Lewis,  
materials and style respecting  
local buildings

2.2.2. The proposal will be subject to a high degree of scrutiny to ensure that any new building makes a positive contribution to the rural environment. The following assessment criteria will inform the development management process:

- The proposed dwelling house should demonstrate a rigorous design approach, ensure a fit into the landscape and respect the landscape character of the area;
- It should maintain a sense of place and be of a scale, design and character appropriate to the location;
- The building must fit into the rural landscape, avoiding prominent locations and generally avoid areas within the sensitive landscape category;
- The building should be sustainable and highly energy efficient. A building designed and constructed in a sustainable way minimises the use of water, raw materials, energy and land, over the whole life cycle of the building;
- The building should not be suburban in character or scale;
- Consideration will also be taken of ease of access, drainage and sewerage capacity;
- The proposal, where appropriate, should assist in securing the development and/or management of access routes, including those identified in or are part of, the adopted Core Paths Plan and key access projects including Dams to Darnley Country Park and Whitelee Access project;
- The proposal, where appropriate, should seek to enhance the local environment through the use of appropriate planting and green infrastructure which could enhance local habitat creation and biodiversity.

2.2.3. In the interest of pursuing the above principles, it is essential that early dialogue is undertaken with the Council's Planning Service to explore these issues and to ensure that proposals are broadly acceptable. A design statement should be submitted in support of the application. The overarching objective of the Planning Service will be to secure a high standard of design, a well located building that will add and not detract from the rural landscape and with long term sustainability at the heart of the design. Consultation responses from external bodies will also be taken into account in reaching a determination.



## 2.3. Conversion of Existing Buildings to Residential Use

2.3.1. Proposals to convert or rehabilitate existing redundant traditional buildings for suitable non-agricultural use may be considered favourably, particularly older buildings which are constructed in a vernacular style. Conversion of these buildings to residential use will generally be acceptable where the buildings are structurally sound and capable of conversion without substantial rebuilding. This should be supported by a structural survey.

2.3.2. Applications must clearly demonstrate that:

- The building is surplus to requirements for agriculture or other rural uses;
- The building is traditional and in a vernacular style;
- The building is structurally sound, with the exterior walls and roof intact;
- The alterations maintain the character of the building and any extension does not dominate the original building;
- The design criteria set out in this guidance has been taken into account.

Designs which successfully blend the traditional with the contemporary will be viewed positively.



A sensitive conversion or rehabilitation can provide a modern, comfortable home and provides the opportunity to conserve our rural heritage, maintaining the character of the original building and not disrupting the rural scene.

The photograph demonstrates a high quality barn conversion at Loch Awe.

## 2.4. Replacement of Dwelling Houses

2.4.1. Replacement dwellings will only be permitted where:

- A dwelling has suffered serious accidental damage to the extent that its re-instatement is unviable; or
- It is shown, by means of a structural survey, that refurbishment of an existing dwelling to tolerable standards as defined in the Housing Acts is not economically and practically possible, due to condition, age and form of construction;
- The replacement dwelling should be of a similar scale, character and massing to the dwelling it is to replace, and should be constructed within the same footprint;
- The design criteria set out in this guidance has been taken into account.

## 2.5. Outdoor Leisure Facilities



2.5.1. Proposals for new or extended outdoor leisure facilities will be considered favourably where it can be clearly demonstrated that:

- The emphasis is on outdoor pursuits, compatible with the rural area and there are no suitable sites within the urban area;
- Any ancillary buildings or other works, such as access and lighting are required to serve the activity and do not prejudice the rural character and local environment;
- Environmental mitigation measures are included, such as landscape screening, water filtration systems and rainwater catchment systems;
- The proposal, where appropriate, should maximise opportunities for access and biodiversity enhancements;

- If a dwelling house is proposed, the Council will require that the business has been operating successfully for 3 years and that it has demonstrated to the Council's satisfaction that it can support the need for a house onsite;
- The design criteria set out in this guidance has been taken into account.

2.5.2. The Council remains committed to securing the economic well being of East Renfrewshire and will therefore sympathetically consider development that will contribute to economic growth and securing or creating employment opportunities, subject to the appropriate mitigation measures.

## 2.6. Tourist Accommodation

2.6.1. East Renfrewshire is not seen as a traditional 'holiday' or 'second home' destination. It does, however, see itself very much as a day visitor destination with the increasing recreational facilities coming on-stream - Whitelee Wind Farm, Dams to Darnley Country Park, the core path network – and interest from mountain bikers, horse riders, walkers and visitors exploring nearby attractions. There is therefore a market for overnight or short stay accommodation, both campsites and potentially small-scale overnight accommodation.



2.6.2. The Council will favourably consider applications for small scale developments that relate to tourism and economic development. These must be submitted with a full business plan that demonstrates long term sustainability. The design must be appropriate in scale and material and be in an acceptable location. It must be proven to add economic development activity to the area and demonstrate that it will be well managed and maintained in the long term.

- 2.6.3. Appropriate restrictions will be placed on any planning consent to ensure the units cannot be converted to alternative uses or permanent housing within a 10 year period. The quality of the final product will be crucial and economic benefits will be weighed against the environmental and social impact.
- 2.6.4. The Council is active in attracting new business and investment into East Renfrewshire and attracting visitors to our numerous attractions and events throughout the year as part of the 'Place to Grow' strategy. The Scottish Tourism Economic Activity Model report estimates 335,910 visitors to East Renfrewshire in 2010, with a 3% increase in Day Visitors. This was a significant growth in tourism for this area despite national averages being in decline. This supports the economic potential of tourism and tourism related activities.



## 2.7. Other Non-Residential Development Proposals, including Economic Development Activities

- 2.7.1. Other development proposals, not considered above that support rural diversification or maintain or enhance the rural economy will be considered favourably where it is clearly demonstrated that:
- Justification has been provided for its countryside location;
  - Any existing building is not capable of physical repair and re-use through the submission and verification of a thorough structural condition report;
  - There would be a resultant economic, environmental or community benefit from the proposal;
  - The level of traffic and any other disturbances resulting from the development, such as noise and light, do not prejudice rural character and the environment;
  - The requirement for new development is supported by a business plan that demonstrates longer term viability;
  - The design criteria set out in this guidance has been taken into account.

- 2.7.2. This concludes the section that deals with the policy requirements that are to be considered for new development in the countryside. The following section will offer more detailed guidance on design requirements for development.
- 2.7.3. To conclude, the Council will strive to protect the rural area of East Renfrewshire from inappropriate or insensitive development. Where new development is acceptable in principle, the Council encourages designers to consider the local character of the development site and to determine the most appropriate design solution to that particular site. A modern and contemporary approach will be acceptable in many circumstances, as will an interpretation on the vernacular. The aim is high quality design, respectful of the setting and utilising energy efficient and sustainable materials. 'Good design' in the built environment must, by definition, involve an approach which responds to issues of climate change and other sustainable development concerns. These include seizing opportunities to protect and enhance local biodiversity and where possible maximising access opportunities to allow residents and visitors to use and enjoy the countryside of East Renfrewshire.

**Many of the photographs that illustrate this guidance are of award winning designs, outwith this area. The challenge is to achieve a similar standard of approach in East Renfrewshire.**





## 3. DESIGN GUIDANCE

### 3. DESIGN GUIDANCE

3.1.1. This section will set out broad design principles that should be followed in the design of new buildings and in the conversion of buildings in the countryside, to ensure they fit well into the landscape and contribute to rather than detract from the local character. All development proposals also require to meet the general local planning principles in the local Development Plan set out in Policy D1: Detailed Guidance for all Development and, if appropriate also to D14: Extensions to Existing Buildings and Erection of Outbuildings and Garages.

### 3.2. General Considerations

3.2.1. The Scottish Government's 'Designing Places' sets out clear national planning policy support for higher design standards and defines six key qualities which make a successful place. These qualities are as relevant to the countryside as they are to towns and cities. These six qualities will be considered in all planning applications:

1. **Distinctive** – Development should maintain the distinctiveness of the area and should not undermine the identity of the rural area.
2. **Safe and pleasant** – Qualities seen as essential to countryside living.
3. **Easy to get around** – Good accessibility is essential but the reality is that the use of a private car is likely to be required.
4. **Welcoming** – Making development welcoming is important, especially at Gateways or entrances to villages.
5. **Adaptable** – Allowing people to easily adapt their homes as their needs change with time.
6. **Resource efficient** – maximising passive solar gain and reducing energy consumption.



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### 3.3. Design Issues to be Considered

3.3.1. The East Renfrewshire Landscape Character Assessment notes that only a small proportion of new buildings achieve better than a mediocre design standard and many apply a suburban, mainly bungalow type solution with no



reference to local materials or vernacular design. This leads to a dilution of the local building styles and materials which over time will diminish the rural character of East Renfrewshire.

3.3.2. There is scope in rural areas for creative and innovative solutions which respect the vernacular and which relate to the environment and its setting. This approach is encouraged. The design of new buildings should respect the local character. Designs that are distinctive and responsive to their setting, whilst respecting traditional proportions, scale and massing are encouraged. Designing an exact copy of a good traditional building can ensure integration, but the Council recognises that this may not be the best design solution for its occupants. Designers are therefore challenged to achieve contemporary design solutions that meet the requirements of 'Designing Places' and Planning Advice Note 72. A Design statement will be required in support of applications.

3.3.3. Key design issues to consider in **new buildings** and **replacement and refurbishment of existing buildings** in the countryside include:

- **Proportions** should be appropriate to the East Renfrewshire local rural scene. Consideration should be given to the overall dimensions of a building – its width, height, and depth of the walls together with the roof pitch combine to give the overall proportions of the building. Traditional rural dwellings within East Renfrewshire tend to be simple cottages of single storey construction. Roof pitches are generally around 38-40° whilst windows are predominantly of a four panel simple design with vertical proportions. The main objective should be to adapt traditional shapes and sizes and use elements of these in a modern, contemporary fashion.
- **Massing** of a building will be evaluated for scale, bulkiness and relationship to exterior spaces. Massing that is 'broken up' to reduce bulkiness is usually more successful. Larger properties should not dominate their landscape setting or any neighbouring properties.
- **Windows and doors** should seek to maximise sustainability by utilising passive solar gain and maximising day lighting. Larger windows can be reconciled with rural proportions and character through thoughtful design. Timber is the preferred window material.



- **Dormers** may be incorporated into the main roof, in proportion to the size of the main roof. Dormers should be placed symmetrically in elevation, and should be in locations balanced with the windows below. Dormers can be more effective when they are equally sized and the spaces between them are of an equal proportion.

Traditional rural buildings with dormers that are placed within the roof and in the elevation without dominating them.



- **Roofs** Scottish slate is the most common traditional roofing material but it can also be expensive and difficult to source. A high quality natural slate such as Spanish or Welsh slate could be a good alternative. Artificial slate may be acceptable in certain circumstances and are preferable to concrete tiles. The use of traditional materials assists in maintaining a sense of unity and coherence in the wider setting.



Traditional Scottish Slate



Spanish Slate



Welsh Slate

Green roofs or living roofs will be acceptable in appropriate locations, ideally on sloping sites or where there is a green background.



Green Roof, Stranraer



Green roof, a habitat for birds, insects and in this example from Sweden, even goats

Similarly, contemporary designs incorporating sheet metal, including corrugated roofs will be acceptable in appropriate locations. This is more appropriate on agricultural, commercial and business premises but may also be acceptable in well screened or rear extensions to residential premises.



*The simple form and materials of this house reflect agricultural buildings in the surrounding landscape, clad externally with Scottish larch vertical boarding, without surface treatment, and metal profile sheet roofing with a gun metal grey finish.*

Example to left from Inverness-shire.

- **External materials** available for housing are extensive but the building will look more appropriate in the landscape if it is externally finished with materials that are found locally or with artificial materials which match them as closely as possible. Traditional materials are therefore preferable – stone or wet dash render for walls, slate for the roof and timber on doors, windows and eaves. Materials should be chosen with colours and textures that complement development in the locality.



Stone



Smooth cement render



Wet dash render (harling)

- **Timber cladding** The use of timber cladding for external walls is encouraged in Planning Advice Note 72 as it is a sustainable renewable material but care must be taken to ensure, if used, that it is visually appropriate for its location.
- **Local Materials** The use of local materials may assist in new development reflecting a more local character depending on its design and scale and help to integrate it into the landscape. Inappropriate, or the use of too many, materials can have a negative impact on the landscape as the buildings can appear prominent and out of character in the area.
- **Timber frame construction** and the use of timber cladding as a construction method can have both economic and practical benefits. In wooded and forestry areas such a construction technique may assist in blending a new development into its environment.
- **External lighting** should be minimised.

### 3.4. Extensions, Secondary Buildings and Conversions

- **Extensions or secondary buildings** should be proportionate to and smaller than the original/main building. The roof of the extension or secondary building should reflect the pitch of the existing building and be stepped down to be subservient.



- **Conversions** should leave the original building largely unaltered in external appearance, particularly on outward facing elevations.
- **Existing stone walls** should be retained wherever possible and repaired as necessary.

### 3.5. Location and Siting

*'The overall aim should be to ensure that new housing is carefully located, worthy of its setting and is the result of an imaginative, responsive and sensitive design process'.*

*Scottish Government Planning Advice Note 72*

#### 3.5.1. Location:

- Any new building should be located sensitively. New houses are less likely to look out of place if they are located appropriately.
- Buildings should be located in sheltered positions, nestling into the landscape and should avoid being located along the skyline.
- The requirement for under-building or any heavily engineered solutions should be kept to a minimum. There should be minimum change to the landform.
- Where there is existing woodland, this can be an effective way of merging new buildings into the landscape. Where trees exist they should be retained.
- Where there is little existing planting, greater care needs to be taken in terms of site selection and design and orientation of buildings.

**3.5.2. Layout:**

- Topography – Special attention should be taken on sloping sites to ensure that the choice of building design does not jar. Particular care should be given to ridges and skylines.
- Solar gain should be considered to maximise the energy efficiency of the building and to maximise natural light.
- Orientation – It will be necessary to take into consideration existing building lines and to ensure that there is minimal overlooking of existing properties.
- Shelter – There is a need to consider and avoid any unnecessary exposure to the elements and take account of the prevailing wind and micro climate.

**3.5.3. Access and boundaries:**

- Rural areas need carefully designed access roads, appropriate to their character and setting and should not be over engineered.
- Road safety standards should be adhered to whilst responding sensitively to the rural setting.
- Suburban boundary treatments and planting can negatively impact on rural character and should be avoided. Rural boundaries are traditionally drystone walling, post and wire fencing or hedging.
- The use of suburban ranch type fences, concrete block walls, over elaborate entrances and regimented use of non-native fast growing conifers is unlikely to be appropriate or acceptable.
- Provision should be made for safe parking, not in a prominent location and ideally screened from view.



## 4. CONCLUSION

- 4.1.1. In conclusion, the green belt and countryside of East Renfrewshire is a valuable resource and new development will be rigorously assessed. Applicants for any development should consult with planning officers who can offer pre-application advice. Professional advisers together with their clients have an important role to play in ensuring applications follow the guidance contained in this Supplementary Planning Guidance, respect the rural character and add to the variety and quality of architecture in this area.



## 5. ADDITIONAL INFORMATION AND ADVICE

- East Renfrewshire Local Development Plan
- Scottish Planning Policy
- Glasgow and Clyde Valley Strategic Development Plan, 2012
- Planning Advice Note 72: Housing in the Countryside
- Planning Advice Note 73: Rural Diversification
- Planning Advice Note 44: Fitting New Housing Development into the Landscape
- Green Belt, Landscape Character Assessment, prepared for East Renfrewshire Council by Land Use Consultants, 2005.
- Scottish Government 'Designing Places'

## 6. CONTACT DETAILS

For further advice on this Supplementary Planning Guidance and its application, please contact:

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इस सूचना-पत्र मे उल्लेखित सूचना यदि आप हिन्दी अनुवाद मे चाहे तो कृपया सम्पर्क करे ।

ਜੇ ਤੁਸੀਂ ਇਸ ਲੀਫਲੈਟ ਵਿਚ ਦਿਤੀ ਜਾਣਕਾਰੀ ਦਾ ਅਨੁਵਾਦ ਚਾਹੁੰਦੇ ਹੋ ਇਥੇ ਸੰਪਰਕ ਕਰੋ।

اگر آپ اس لیفلیٹ میں درج معلومات کا ترجمہ اپنی زبان میں چاہتے ہیں تو ہم سے رابطہ کریں

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