Corporate and Community Services Department
Council Headquarters, Eastwood Park, Giffnock, East Renfrewshire, G46 6UG
Phone: 0141 577 3000 Fax: 0141 577 3834
website: www.eastrenfrewshire.gov.uk

Date: 10 May 2019
When calling please ask for: Paul O'Neil (Tel No. 0141 577 3011)
e-mail:- paul.o'neil@eastrenfrewshire.gov.uk

TO: Councillors A Ireland (Chair), B Cunningham (Vice Chair), A Convery, J Fletcher, J McLean, S Miller, and J Swift.

LOCAL REVIEW BODY

A meeting of the Local Review Body will be held in the Council Offices, Main Street Barrhead on **Wednesday, 15 May 2019 at 2.30pm or if later at the conclusion of the Planning Applications Committee which begins at 2.00pm.**

The agenda of business is as shown below.

PLEASE NOTE THE CHANGE OF VENUE FOR THE MEETING

Caroline Innes

C INNES
DEPUTY CHIEF EXECUTIVE

AGENDA

1. Report apologies for absence.

2. Declarations of Interest.

3. Notice of Review 2019/04 – Sub-division of feu and erection of dwellinghouse (fronting Otterburn Drive) at 9 Percy Drive, Giffnock – Report by Deputy Chief Executive (copy attached, pages 3 - 112).

AGENDA ITEM No.3

EAST RENFREWSHIRE COUNCIL

LOCAL REVIEW BODY

15 May 2019

Report by Deputy Chief Executive

REVIEW OF CASE - REVIEW/2019/04

SUB-DIVISION OF FEU AND ERECTION OF DWELLINGHOUSE (FRONTING OTTERBURN DRIVE) AT 9 PERCY DRIVE, GIFFNOCK

PURPOSE OF REPORT

1. The purpose of the report is to present the information currently available to allow a review of the decision taken by officers, in terms of the Scheme of Delegation made in terms of Section 43A of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 in respect of the application detailed below.

DETAILS OF APPLICATION

2.

Application type:	Full Planning Permission (Ref No:- 2018/0764/TP).
Applicant:	Mr Daniel Modlin.
Proposal:	Sub-division of feu and erection of dwellinghouse (fronting Otterburn Drive).
Location:	9 Percy Drive, Giffnock.
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.

(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.

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 (Strategic Services).

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 with 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 is attached as Appendix 5.

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 indicated that his stated preference is 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. However, 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, 15 May 2019 immediately before the meeting of the Local Review Body which begins at 2.30pm.

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

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

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

(a) Application for planning permission – Appendix 1 (Pages 7 - 16);

(b) Copies of Objections/Representations – Appendix 2 (Pages 17 - 30);

(c) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 3 (Pages 31 - 40);

(d) Decision notice and reasons for refusal - Appendix 4 (Pages 41 - 44); and

(d) A copy of the applicant's Notice of Review and Statement of Reasons - Appendix 5 (Pages 45 - 100).

15. The applicant has also submitted the drawings listed below (available for inspection within the Planning Division of the Environment Department prior to the meeting and for reference at the meeting) and these are attached as Appendix 6 (Pages 101 - 112).

(a) Refused – Location Plan;

(b) Refused – Proposed Site Plan;

(c) Refused – Proposed North Elevation;

(d) Refused – Proposed South Elevation;

(e) Refused – Proposed Front Elevation;

(f) Refused – Proposed Rear Elevation;

(g) Refused – Proposed Ground Floor Plan;

(h) Refused – Proposed First Floor Plan; and

(i) Refused – Proposed Roof Plan.

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

17. All the documents referred to in this report can be viewed online on the Council's website at www.eastrenfrewshire.gov.uk with the exception of any representations that have been made to the application.

RECOMMENDATIONS

18. The Local Review Body is asked to:-

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

(i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and

(ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed.

(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: Paul O'Neil

Director - Caroline Innes, Deputy Chief Executive

Paul O'Neil, Committee Services Officer
e-mail: paul.o'neil@eastrenfrewshire.gov.uk
Tel: 0141 577 3011

Date:- April 2019

APPENDIX 1

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 100145671-001

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.

Type of Application

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

☒ Application for planning permission (including changes of use and surface mineral working).

☐ Application for planning permission in principle.

☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)

☐ Application for Approval of Matters specified in conditions.

Description of Proposal

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

sub division of feu and erection of 2 storey detached dwelling

Is this a temporary permission? * ☐ Yes ☒ No

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

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

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

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

Agent Details

Please enter Agent details

Company/Organisation:	bennett Developments and Consulting		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Don	Building Name:	
Last Name: *	Bennett	Building Number:	10
Telephone Number: *	01415715432	Address 1 (Street): *	Park Court
Extension Number:		Address 2:	
Mobile Number:	07989417307	Town/City: *	GLASGOW
Fax Number:		Country: *	United Kingdom
		Postcode: *	G46 7PB
Email Address: *	don@bennettgroup.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Daniel	Building Number:	9
Last Name: *	Modlin	Address 1 (Street): *	Percy Drive
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	G46 6NZ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority: East Renfrewshire Council

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

Address 1: 9 PERCY DRIVE

Address 2: GIFFNOCK

Address 3:

Address 4:

Address 5:

Town/City/Settlement: GLASGOW

Post Code: G46 6NZ

Please identify/describe the location of the site or sites

Northing 658325 Easting 256266

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * ☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☒ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

The principle of new dwelling was considered acceptable subject to complying with the Local Plan policies

Title: Mr Other title: PrincipalPlanning Officer

First Name: Sean Last Name: McDaid

Correspondence Reference Number: Date (dd/mm/yyyy): 20/10/2018

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area: 653.00

Please state the measurement type used: ☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

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

garden with separate title

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? * ☐ Yes ☒ No

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

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ☐ Yes ☒ No

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

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site? 3

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? * 3

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * ☒ Yes ☐ No

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

☒ Yes – connecting to public drainage network

☐ No – proposing to make private drainage arrangements

☐ Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * ☒ Yes ☐ No

Note:-

Please include details of SUDS arrangements on your plans

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

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

☒ Yes
☐ No, using a private water supply
☐ No connection required

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

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * ☐ Yes ☒ No ☐ Don't Know

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

Do you think your proposal may increase the flood risk elsewhere? * ☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? * ☒ Yes ☐ No

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

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * ☒ Yes ☐ No

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

Bin storage and collection area shown on drawings

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? * ☒ Yes ☐ No

How many units do you propose in total? * 1

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

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * ☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * ☐ Yes ☒ No ☐ Don't Know

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

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

Planning Service Employee/Elected Member Interest

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

Certificates and Notices

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

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

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

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

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Don Bennett

On behalf of: Mr Daniel Modlin

Date: 03/12/2018

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☒ Site Layout Plan or Block plan.
☒ Elevations.
☒ Floor plans.
☒ Cross sections.
☒ Roof plan.
☐ Master Plan/Framework Plan.
☒ Landscape plan.
☐ Photographs and/or photomontages.
☒ Other.

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

Planning Statement Streetscape and local buildings Tree Survey Design Statement SUDS arrangements

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	☐ Yes ☒ N/A
A Design Statement or Design and Access Statement. *	☒ Yes ☐ N/A
A Flood Risk Assessment. *	☐ Yes ☒ N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	☐ Yes ☒ N/A
Drainage/SUDS layout. *	☒ Yes ☐ N/A
A Transport Assessment or Travel Plan	☐ Yes ☒ N/A
Contaminated Land Assessment. *	☐ Yes ☒ N/A
Habitat Survey. *	☐ Yes ☒ N/A
A Processing Agreement. *	☐ Yes ☒ N/A

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

Design Statement Planning Statement Tree survey

Declare – For Application to Planning Authority

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

Declaration Name: Mr Don Bennett

Declaration Date: 05/12/2018

APPENDIX 2

COPIES OF OBJECTIONS/REPRESENTATIONS

Ack sent 4/1/19 (DS)

Solicitors & Estate Agents

MITCHELLS ROBERTON

RECEIVED
-4 JAN 2018

DELIVERY

Head of Environment
East Renfrewshire Council
2 Spiersbridge Way
Spiersbridge Business Park
Thornliebank
East Renfrewshire
G46 8NG

Our ref:
NJM/GIL 11/43
email: njm@mitchells-roberton.co.uk

Your ref:
2018/0764/TP

3 January 2019

Dear Sir

R S Gillies
Objection to Planning Application: 9 Percy Drive, Giffnock, Glasgow

We act as solicitors for Mr R S Gillies of 11 Percy Drive, Giffnock. Our client has received Notification of Submission of the above numbered Planning Application on behalf of his immediate neighbour Mr Daniel Modlin, of 9 Percy Drive, who seeks permission to sub divide his feu and erect a second house at the rear of his garden.

This Application follows a very similar Application made by the same Applicant in relation to the same site last year **(2017/0825/TP)** which was definitely refused. It comes as something of a surprise and a disappointment that the issue has been revived.

Our client wishes to object to this Application on the basis that the proposed development will once again:-

(1) significantly overlook his property, both in respect of the height of the proposed structure and in respect that the garden ground slopes upwards from Percy Drive westwards to Otterburn Drive;

(2) materially overshadow his property as the proposed development lies immediately to the south of our client's site and hence will block sunlight for much of the day;

(3) be significantly contrary to the provisions of the Local Plan, as the site lies within the Giffnock Conservation Area.

This letter is a holding objection. A more full statement of grounds for objection will follow.

In our holding Letter of Objection last year we stated "It is somewhat unfortunate that the timing of matters is such that your notification letter of 21 December was received by our client on 23 December, at the beginning of the holiday period. We assume that, notwithstanding, the 21 day representation period will expire on 11 January".

It is once again somewhat unfortunate that the applicant has lodged his application such that intimation is once again given in the middle of a holiday period, and that we are already one week into the 21 day representation period.

It would be helpful if you could (a) acknowledge receipt of this letter, (b) confirm our understanding of the term of the representation period, and (c) let us know if the Application will be dealt with under the Council's Scheme of Delegated Functions (paragraph 20 C appears relevant?) by the Director of Environment or Head of Environment, or whether the application will be determined at a Meeting of the Planning Application Committee.

Yours faithfully

ACK Sent 18/1/19. (DS)

21

Solicitors & Estate Agents

MITCHELLS ROBERTON

RECEIVED

18 JAN 2019

DELIVERY

Head of Environment
East Renfrewshire Council
2 Spiersbridge Way
Spiersbridge Business Park
Thornliebank
East Renfrewshire
G46 8NG

Our ref:
NJM/SC/GIL11/43
email: njm@mitchells-roberton.co.uk

Your ref:
2018/0764/TP

17 January 2018

Dear Sir

R S Gillies
Mr Daniel Modlin
Objection to Application for Planning Permission No 2018/0764/TP
9 Percy Drive, Giffnock, Glasgow G46 6NZ

We refer to our letter of 3 January 2018 on behalf of our client, Mr R S Gillies of 11 Percy Drive, Giffnock. We wrote to intimate an initial Objection to the above Application for Planning Permission pertaining to the adjoining property at 9 Percy Drive.

We are writing now to offer detailed grounds of objection, following consideration in some depth of a number of planning issues.

Site History

It might be helpful to mention by way of preliminary that very similar Applications to erect a house in the rear garden of 9 Percy Drive were made:-

(1) in December 1996 by the then owners the Executors of Mrs Irene Scott. The reference was TP96/530. Permission was refused by the Council: a subsequent Appeal to a Scottish Office Reporter was dismissed by the Reporter.
(2) In December 2017 by the current applicant. The reference was 2017/0825/TP. Permission was refused by the Council on 12 April 2018. No appeal was lodged.

In summary, the present Application attempts to surmount the grounds for refusal of the 2017 Application. It is our client's view that it does not: the difficulties remain, and for this reason the present Application should also be refused.

Introduction

We have already intimated that our client's principal objections are founded on (a) the proposed development being contrary to the provisions of the Local Plan, and (b) the significant loss of amenity

which would necessarily follow in view of the material overlooking and overshadowing which the proposed development would entail. These are elaborated below.

Further by way of introduction, we note from the Local Plan on Sustainable Economic Growth at Schedules 8 to 11 that reference is made to the potential for substantial housing development within the Local Plan Area. It may therefore be seen that there is no economic requirement for the construction of houses via the sub-division of existing residential feus, which suggests the present Application has the nature of once again being financially speculative rather than desirable on planning grounds.

Overview: Protection of the Built Heritage

For an overview it is appropriate to turn to the Local Plan, adopted in June of 2015. This states in Chapter Two, on Strategic Vision and Objectives (2.5.1), that key strategic objectives include "Protect and enhance heritage and environmental resources", amplified in Chapter 3 on Development Strategy and Strategic Policies (3.8.1) "The Local Development Plan seeks to protect and enhance built heritage including...conservation areas".

The site lies towards the south east section of the Giffnock Conservation Area. 5.16.5 provides that the Local Plan "seeks to protect and enhance built heritage including....conservation areas
". Thus Policy 5.17 states "The Council will safeguard the special character of conservation areas.....Development likely to adversely affect these areas will be resisted."

Reference is made (5.17.2) to the Management and Protection of the Built Heritage Supplementary *Planning Guide. This document states:-*

- "Effective protection of East Renfrewshire's...conservation areas...is important as they contribute to quality of place, provide a sense of identity, local distinctiveness and continuity." (page 2).

- "Development ....within a conservation area ...shall preserve or enhance its character..." (page 6).

- "The design, materials, scale and siting of any development shall be appropriate to the character of the conservation area and its setting". (page 6).

- "Trees which are considered by the planning authority to contribute to character and appearance shall be preserved". (page 6).

It is our client's view that the proposed development is (a) contrary to the special character of the Giffnock Conservation Area, (b) fails the above requirements of protection and preservation, and (c) is contrary to the wellbeing of the trees on the site, and so falls to be rejected, as discussed further below.

Detailed Grounds of Objection

Moving from the general to the particular, we note the following.

Inappropriate Location

In Chapter 5, on Placemaking and Design, the Plan provides at 5.3.1 under the heading of General Urban Areas, "This policy applies to the predominantly residential built-up area [which includes the site]. It seeks to resist proposals, both large and small, which would be out of keeping with and detrimental to the surrounding area".

It is submitted that the proposed development is both out of keeping with and detrimental to the surrounding area, as discussed below.

Detailed guidance

Policy D1 at 5.2.1 states Detailed Guidance for all Development, and includes the following:-

1 The development should not result in a significant loss of character or amenity to the surrounding area; hence the statement at Policy D15 that "Any new house must reflect the scale and character of the surrounding residences and the established pattern of development in the area. It should be designed to contribute to the visual character of the area."

2 The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality; hence the statement at Policy D15, on Subdivision of the Curtilage of a dwellinghouse for a new dwellinghouse, that "The proposed plot should reflect the established pattern of development and should be of a size and shape capable of accommodating a dwellinghouse. There should also be sufficient land to provide garden ground that is of a scale and character compatible with the locality."

3 The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy;

4 The development should not impact adversely on landscape character or the green network, or involve a significant loss of trees.....

It is our client's view that the proposed development fails all of the above requirements, for the following reasons.

1 Scale and character

The location of the development correctly respects the building line at Otterburn Drive, but is inconsistent with the surrounding structures. Our client's rear garden lies to the immediate north, where the open space it represents will be retained by him. Further to the north and to the immediate south there are longstanding established semidetached properties. In contrast the proposed development is a rectangular block with a hard surface parking and turning area shoe-horned into an inadequate site. The house appears to have a bland frontage with none of the visual interest of the properties on either side, or on the opposite side of Otterburn Drive. It therefore fails the test of consistent character.

2 Size, scale, massing and density

It is very clear from the site plan that the proposed development fails all the tests of size, scale, massing and density. The footprint of the house and the parking space takes up a significant and disproportionate part of the development site, in complete contrast to other nearby properties at Otterburn Drive. Further, the loss of garden ground to 9 Percy Drive would result in a similar disproportionality for that house.

The April 2018 Refusal letter states that the previous Application was contrary to Policy D15 as both the proposed and donor houses would have insufficient land to provide garden ground of a scale and character compatible with the surrounding area. The present Application attempts to address this by eliminating the previous Application's garage and replacing this with a large right angled front drive and side drive parking and turning area. This is a solution without a difference: the footprint to plot ration is not improved by replacing a garage structure with a hard core parking surface. The density remains inconsistent with the surrounding area and continues to represent over-development.

3 Amenity of neighbouring properties

The Application site plan suggests from the proximity of the buildings one to another that the construction of the house would involve a major loss of privacy to both 9 and 11 Percy Drive. What this plan does not show, but what is immediately obvious on a site inspection, is that there is an upwards slope from Percy Drive to Otterburn Drive, Otterburn Drive being at a level of perhaps three or more metres above Percy Drive, with the upwards angle of the slope being more pronounced for the last fifteen metres or so moving westwards. The site for the new house will therefore inevitably be at a considerably higher level than both 9 and 11 Percy Drive and therefore overlook and dominate both.

Two adverse implications follow. The first relates to light. The Council's publication entitled Supplementary Planning Guidance: Daylight and Sunlight Design Guide makes reference to discouraging development which would result in a loss of light to neighbours. Our client believes the proposed development to be significantly detrimental to him in this regard.

The second relates to privacy. Our client's garden contains some mature trees, but these do not lie on the south side of his garden and so do not form a screen to the development site. As a result where our client has at present a high amenity and very private back garden and back area to his house, if the development proceeds there will be a line of sight from the new house directly into the back garden and – importantly - rear rooms, including two bedrooms, of our client's property.

The extent of the loss of privacy to the existing property at 9 Percy Drive would be equally significant: there simply would be no privacy at all. Similarly the back garden of the new house would itself have no privacy in relation to the existing house.

4 Significant loss of trees

The Council's publication Supplementary Planning Guidance: Management and Protection of the Built Heritage under the heading of Trees (page 6) states "Trees which are considered by the planning authority to contribute to character and appearance shall be preserved. Trees in conservation areas are protected.....".

A site inspection very clearly establishes the presence of a number of mature trees which grow on the application site. The Tree Survey submitted by the Applicant make reference to these. The first two grounds of refusal of the Applicant's previous Application relate to Policies D1 and D11 where the felling and removal of trees necessitated by the development would would have a detrimental effect on the character and amenity of the area and the Conservation Area. The new Applicantion papers indicate that a number of significant trees will have to be removed, contrary to these Policies, but equally importantly, the suggestion is implicitly made that the remaining trees will survive the necessary building operations throughout and beyond the construction process. This is quite simply inconceivable.

The plans make it obvious how very close the walls of the new structure are to be to the proposed development. In common with the previous Applications, the present Application plan shows the front westmost wall of the proposed new house approximately ten metres within the garden. The foundations and service pipes will cut through and destroy significant parts of the long established root systems of the protected trees. Those roots systems are part of the trees and therefore benefit from the same protections as the visible parts of the trees above the ground. The effect of such harm – on mature trees which will require their root systems for continued health - can only be their decline, death and then loss over a relatively short period of time.

To allow this to occur would simply subvert and make a nonsense of the protections given to the trees under the above Policies. Of course, the Applicant proposes no protection in respect of the trees marked for destruction, overtly contrary to the Policies.

5 Road Safety

The Application plans shows a new driveway coming out at Otterburn Drive precisely at the junction of Seyton Avenue which adjoins Otterburn at a right angle. A new house therefore inevitably anticipates increased traffic movement, and that directly opposite a right angled junction: it is therefore contended that the application is contrary to road safety considerations and should be opposed on those grounds.

Conclusions

We have identified above a number of major grounds of objection to this third Application in relation to this site based on its inconsistency with various general provisions of the Local Plan, on the significant loss of amenity of our client's property, and on the grounds of the inevitable loss of trees and amenity to the surrounding area. It seems to our client that this application is speculative, unwarranted and undesirable and we would respectfully request that the Application be refused.

Please acknowledge receipt.

Yours faithfully

[redacted]

Solicitors & Estate Agents

MITCHELLS ROBERTON

DELIVERY

Paul O'Neil
Committee Services Officer
East Renfrewshire Council
Corporate & Community Services
Council HQ
Eastwood Park
Giffnock G46 6UG

Our ref:
NJM/SC/GIL11/43
email: njm@mitchells-roberton.co.uk

Your ref:
Review/2019/04 pon/em

22 March 2019

Dear Mr O'Neil

R S Gillies
Mr Daniel Modlin
Review/2019/04
Objection to Application for Planning Permission No 2018/0764/TP
9 Percy Drive, Giffnock, Glasgow G46 6NZ

Thank you for your letter of 20 March. We are pleased to note that the above Application for Planning Permission has been refused.

We note that a Notice of Review has been submitted.

We write simply to say that our client:-

1. strongly adheres to the terms of his objections to the above Application, as expressed in our letters of objection dated 3 January (interim) and 17 January 2019 (full), including the views there expressed and of great importance to our client on loss of privacy and amenity in respect of our client's property;

2. agrees fully with the reasons for the Council's Refusal, and

3. trusts that the Local Review Body will uphold this decision, and so continue to protect the important conservation area status of this part of Giffnock.

Yours faithfully [redacted]

O'Neil, Paul [CE]

From: Don Bennett <don@bennettgroup.co.uk>
Sent: 08 April 2019 09:46
To: O'Neil, Paul [CE]
Subject: [SUSPECTED SPAM] REVIEW/2019/04 9 PERCY DRIVE

Morning Paul,

I trust you are well. Ref the above and your letter of 2/4/19 and enclosure from Mitchells Roberton in respect of their client at 11 Percy Drive, we would comment as follows.
As far as we are concerned the objections from the neighbour display a passion and feeling, however that does not imbue them with any particular relevance and while we note the sentiments they lack any substantive proof to demonstrate that these objections are founded in fact, which we feel they are not. Accordingly we have nothing further to add.

Regards,

Don

APPENDIX 3

REPORT OF HANDLING

REPORT OF HANDLING

Reference: 2018/0764/TP Date Registered: 21st December 2018

Application Type: Full Planning Permission This application is a Local Development

Ward:	3 -Giffnock And Thornliebank	
Co-ordinates:	256266/:658325	
Applicant/Agent:	Applicant: Mr Daniel Modlin 9 Percy Drive Glasgow G46 6NZ	Agent: Bennett Developments and Consulting 10 Park Court GLASGOW G46 7PB
Proposal:	Sub-division of feu and erection of dwellinghouse (fronting Otterburn Drive)	
Location:	9 Percy Drive Giffnock East Renfrewshire G46 6NZ	

CONSULTATIONS/COMMENTS: None.

PUBLICITY:

11.01.2019	Glasgow and Southside Extra	Expiry date 01.02.2019

SITE NOTICES:

Development within a Conservation Area	Date posted 11.01.2019	Expiry date 01.02.2019

SITE HISTORY:

1998/0447/TP	Erection of rear extension incorporating double garage	Approved Subject to Conditions	10.11.1998
2005/0805/TP	Demolition of existing detached garage, erection of one and a half storey attached garage with accommodation above and installation of two dormer windows	Refused	19.12.2005
2017/0825/TP	Sub-division of feu and erection of dwellinghouse	Refused	12.04.2018

with attached garage
(fronting Otterburn Drive)

REPRESENTATIONS: One objection has been received and can be summarised as follows:

Previous applications have been refused
Overlooking
Overshadowing
Contrary to the development plan
Speculative proposal for financial gain
Detrimental to the special character of the conservation area
Loss of trees
Detrimental to public road safety.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS:

Planning Statement – The Statement describes the site, its context and the proposed development. It makes an assessment against Policies D1, D2, D11 and D15 of the adopted East Renfrewshire Local Development Plan and concludes that the proposal complies with policy.

Design Statement - The Statement provides a background to the application, describes the proposal in relation to the local context and details the design proposals in relation to factors including the key design considerations, materials and landscaping. In that regard, the statement describes how the design of the dwelling addresses potential overlooking towards the donor house by positioning the upper floor windows such that they overlook Otterburn Drive.

Tree Survey – The Survey details the species and condition of all the trees within the site. It categorises each tree in terms of its health and condition and identifies trees to be removed.

ASSESSMENT:

The application site comprises a detached hip roofed bungalow with a front-facing dormer window and its curtilage and lies within an established residential area, within the Giffnock Conservation Area. The dwelling is externally finished with white render and a slate roof. In common with the adjacent dwelling immediately to the north, the plot has a dual frontage. The dwelling fronts Percy Drive whilst the rear garden has a frontage onto Otterburn Drive. There are vehicular accesses at the front and rear onto both Percy Drive and Otterburn Drive. The applicant's dwelling has an attached garage with habitable accommodation served by two attic dormers in the roof space. The site slopes upwards from Percy Drive to Otterburn Drive with terracing in the rear garden. The site measures approximately 1508 square metres.

The front, side and rear boundaries are characterised by masonry walls, timber fencing and established garden planting. The boundary fronting Otterburn Drive is characterised by a masonry wall with railings. 10 mature spruce trees grow along this boundary, within the application site.

As noted, the site lies within the Giffnock Conservation Area. Among the key character features of the conservation area are traditional houses of mixed sizes and design set within generous established plots. Much of the conservation area is heavily treed by a mix of deciduous and coniferous trees. The application site is typical of this established character.

Planning permission is sought for the sub-division of the plot and for the erection of a two storey dwelling fronting Otterburn Drive. Vehicular and pedestrian access is proposed to be taken from Otterburn Drive. The existing outer gate piers are proposed to be retained, although the pier between the vehicular access and the pedestrian access is proposed to be removed. The proposed dwelling is contemporary in design. It comprises gable ends with an asymmetrical dual pitch roof. The proposed dwelling is to be externally finished with render and slate with timber and aluminium detailing. Windows are proposed to be aluminium clad timber. Following sub-division, the proposed dwelling and its curtilage will occupy approximately 41% of the area of the original curtilage.

The footprint of the proposed dwelling is approximately 98 square metres and the area of its proposed rear garden is approximately 245 square metres. The footprint of the donor house and its attached garage is approximately 300 square metres and the residual private rear garden area attached to the donor house would be approximately 199 square metres.

The proposed dwelling is designed to be "dug into" the slope of the original rear garden. The ground floor comprises kitchen, utility, living and dining facilities with windows facing east towards the rear of the donor house. The first floor comprises bedrooms with windows facing west towards Otterburn Drive. High level windows are proposed to provide light to the first floor bedroom corridor. The proposed house would sit 7.8 metres from Otterburn Drive and approximately 10 metres and 8.4 metres from the rear garden that would be associated with the donor house, given the line of the rear boundary and the design of the rear of the dwelling. The main section of the donor house and the proposed house would lie 22 metres apart, although the donor house's attached garage with the habitable accommodation above would lie almost contiguous with the plot boundary of the proposed house, only 9.4 metres from the proposed house. The proposed house would be situated such that it would respect the building line on Otterburn Drive.

The application requires to be assessed against Policies D1, D2, D7, D11 and D15 of the adopted East Renfrewshire Local Development Plan. Policy D1 provides a list of criteria against which all development must comply and requires that all development should not result in a significant loss of character to the surrounding area, should be of a density in keeping with the surrounding development, should not result in a significant loss of trees and should comply with the Council's access and car-parking requirements.

Policy D2 indicates development will be supported within the general urban areas, as defined on the Proposals Map, where compatible with the character and amenity of the locality and surrounding land uses and where it complies with other appropriate policies of the Plan. In general terms a proposed dwellinghouse in an established residential area would be acceptable subject to the specific details of what is being proposed and assessment against other relevant policies.

Policy D11 states that the Council will safeguard the special character of the conservation area.

Policy D15 provides criteria against which applications for the sub-division of a curtilage for the erection of a new dwellinghouse will be assessed. It states that the proposed plot should reflect the established pattern of development in the area and that there should be sufficient land to provide garden ground that is of a scale and character compatible with the locality; any new house must reflect the scale and character of the surrounding residences; existing building lines should be respected; and the development should provide safe vehicular access and parking in accordance with the Council's roads and parking standards.

Policy D7 relates to open space within new developments should comply with the provisions of the adopted Supplementary Planning Guidance: Green Network and Environmental Management.

Appendix 1 of the adopted Supplementary Planning Guidance: Green Network and Environmental Management is also of relevance. It provides minimum open space standards and provides that for new residential development private garden areas will be expected to be 1.5 times the ground floor area of the house or 100 square metres, whichever is the greater.

As noted above, the wider conservation area is characterised in the main by traditional properties of varying styles set within large mature gardens. Whilst it is accepted that the application site and the adjacent property to the north are unusual in that they have dual frontages onto both Percy Drive and Otterburn Drive, their larger established gardens with mature tree planting contribute towards the character and amenity of the conservation area.

It is noted that the tree survey recommends the felling of three of the mature spruce trees as well as other species fronting Otterburn Drive and several other trees and shrubs within the garden. The survey states that, in case of the spruce trees, this is due to their existing condition. In complying with the building line on Otterburn Drive, it may be possible to retain the remainder of the trees. However, due to the close proximity of the trees to the proposed house, it would likely be impractical to retain the majority of the trees fronting Otterburn Drive. Even if they were not damaged during the construction phase, it would be difficult for the occupier of the proposed house to tolerate them as they would significantly reduce the available sunlight/daylight to the elevation facing the trees and could result in roof damage in high winds. Should the need for additional felling or pruning arise, this would have a significant adverse impact on the character and amenity of the conservation area. In any event, the felling and removal of trees and shrubs necessitated by the erection of the proposed dwelling would have an adverse impact on the character and amenity of the conservation area. The proposal is therefore contrary to Policies D1 and D11 of the adopted East Renfrewshire Local Development Plan.

The areas of the footprints of both the donor house and the proposed house relative to their plot size and the size of their private garden areas are noted. The proposed development would result in the donor house's attached garage lying almost contiguous with the proposed rear boundary. Furthermore, the donor house's private garden area is less than 1.5 times its footprint and both the donor house and the proposed house lie, at least in part, less than 10 metres from their respective rear boundaries. In fact, the area of the private rear garden is less than the footprint of the dwelling. The plot is not therefore considered capable of being sub-divided whilst reflecting the established pattern of development in the area. There is insufficient land to provide garden ground for the donor house that is compatible with the locality. The proposal is therefore considered to represent the over-development of the site and is contrary to Policies D7 and D15 of the adopted East Renfrewshire Local Development Plan and to the terms of Appendix 1 of the adopted Supplementary Planning Guidance: Green Network and Environmental Management. The increased density in terms of footprint to plot ratio of the donor house would be out of keeping with the density of the surrounding area. This would also be contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan.

In terms of the points of representation not specifically addressed above, the following comments are made.

The previous refusal on the site and the subsequent appeal decision are noted. Whilst the design of the proposed dwelling has been altered relative to the 1996 proposal, the concerns relating to loss of trees, impact on the character and amenity of the conservation area and over-development remain.

As noted above, the conservation area is characterised by a variety of house types. Had the proposal been otherwise acceptable, the scale, character and design of the proposed dwelling would have been in keeping with this mixed character.

The proposed dwelling has been designed to minimise any significant additional overlooking towards adjacent properties. Had the proposal been otherwise acceptable, screen fencing or opaque glazing could have been employed to further lessen any overlooking.

It is not considered that the proposal would give rise to significant additional overshadowing or loss of light to an extent that would justify a refusal of the application on those grounds.

The erection of the proposed dwellinghouse with its proposed set back would not in itself be considered to have a significant detrimental effect on the streetscape. However, as noted above, the loss of trees is considered to be unacceptable. The Council's Roads Service has not objected to the proposal.

The motivation of the applicant for this applicant is not a material planning consideration.

It should be noted that comments were given to the applicant at the pre-application stage under reference PREAPP/2018/0206. At that point concerns were raised over the loss of trees, overdevelopment and the ability of the plot to be sub-divided without detriment to the character and amenity of the conservation area. It is not considered that those issues have been addressed in the current proposal.

In conclusion, the proposal is contrary to Policies D1, D11 and D15 of the adopted East Renfrewshire Local Development Plan and to the terms of Appendix 1 of the Supplementary Planning Guidance: Green Network and Environmental Management. It is not considered that there are any material planning considerations that outweigh the provisions of the Local Development Plan.

RECOMMENDATION: Refuse

PLANNING OBLIGATIONS: None.

REASONS FOR REFUSAL:

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as i) the felling and removal of trees necessitated by the proposed development would have a detrimental impact on the character and amenity of the area; and ii) the ratio of the footprint to plot ratio of the donor house would not be in keeping with the density of the surrounding development and would represent the over-development of the site.

2. The proposal is contrary to Policy D11 of the adopted East Renfrewshire Local Development Plan as i) the felling and removal of trees necessitated by the proposed development would have a detrimental impact on the character and amenity of the conservation area; and ii) the ratio of the footprint to plot ratio of the donor house would not be in keeping with the density of the surrounding development which would also be to the detriment of the character and amenity of the conservation area.

3. The proposal is contrary to Policy D15 of the adopted East Renfrewshire Local Development Plan as the donor house would have insufficient land to provide garden ground that would be of a scale and character compatible with the surrounding area.

4. The proposal is contrary Policy D7 of the adopted East Renfrewshire Local Development Plan and to the detailed guidance set out in appendix 1 of the adopted Supplementary Planning Guidance: Environmental Management and

Green Network as i) the private garden area of the donor house would be less than 1.5 times the footprint of the existing dwelling; and ii) both the proposed house and the donor house lie within 10 metres of their respective rear boundaries. This would represent the over-development of the site and would be to the detriment of the character and amenity of the conservation area.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3034.

Ref. No.: 2018/0764/TP
(DESC)

DATE: 4th February 2019

DIRECTOR OF ENVIRONMENT

Reference: 2018/0764/TP - Appendix 1

DEVELOPMENT PLAN:

Strategic Development Plan

This proposal raises no strategic issues in terms of the Glasgow and the Clyde Valley Strategic Development Plan and therefore the East Renfrewshire Local Plan is the relevant policy document

Adopted East Renfrewshire Local Development Plan

Policy D1
Detailed Guidance for all Development
Proposals for development should be well designed, sympathetic to the local area and demonstrate that the following criteria have been considered, and, where appropriate, met. In some cases, where the criteria have not been met, a written justification will be required to assist with assessment.

1. The development should not result in a significant loss of character or amenity to the surrounding area;
2. The proposal should be of a size, scale, massing and density that is in keeping with the buildings in the locality and should respect local architecture, building form, design, and materials;
3. The amenity of neighbouring properties should not be adversely affected by unreasonably restricting their sunlight or privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Planning Guidance;
4. The development should not impact adversely on landscape character or the green network, involve a significant loss of trees or other important landscape, greenspace or biodiversity features;

5. Developments should incorporate green infrastructure including access, landscaping, greenspace, water management and Sustainable Urban Drainage Systems at the outset of the design process. Where appropriate, new tree or shrub planting should be incorporated using native species. The physical area of any development covered by impermeable surfaces should be kept to a minimum to assist with flood risk management. Further guidance is contained within the Green Network and Environmental Management Supplementary Planning Guidance;
6. Development should create safe and secure environments that reduce the scope for anti-social behaviour and fear of crime;
7. Developments must be designed to meet disability needs and include provision for disabled access within public areas;
8. The Council will not accept 'backland' development, that is, development without a road frontage;
9. Parking and access requirements of the Council should be met in all development and appropriate mitigation measures should be introduced to minimise the impact of new development. Development should take account of the principles set out in 'Designing Streets';
10. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the development;
11. Developments should include provision for the recycling, storage, collection and composting of waste materials;
12. Where possible, all waste material arising from construction of the development should be retained on-site for use as part of the new development;
13. Where applicable, new development should take into account the legacy of former mining activity;
14. Development should enhance the opportunity for and access to sustainable transportation, including provision for bus infrastructure, and particularly walking and cycle opportunities including cycle parking and provision of facilities such as showers/lockers, all where appropriate. The Council will not support development on railways solums or other development that would remove opportunities to enhance pedestrian and cycle access unless mitigation measures have been demonstrated;
15. The Council requires the submission of a design statement for national and major developments. Design statements must also be submitted in cases where a local development relates to a site within a conservation area or Category A listed building in line with Planning Advice Note 68: Design Statements.
16. Where applicable, developers should explore opportunities for the provision of digital infrastructure to new homes and business premises as an integral part of development.

Policy D2
General Urban Areas
Development will be supported within the general urban areas, as defined on the Proposals Map, where compatible with the character and amenity of the locality and surrounding land uses and where it complies with other appropriate policies of the Plan.

Policy D7
Green Infrastructure and Open Space Provision within New Development
New development proposals should incorporate a range of green infrastructure including open space provision, multi use access, sustainable urban drainage, wildlife habitat and landscaping.

This infrastructure should not only form an integral part of the proposed scheme but should complement its surrounding environment.

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

Policy D11
Management and Protection of the Built Heritage
The Council will safeguard the special character of conservation areas and the Netherlee Article 4 Direction Area; sites included on the Inventory of Gardens and Designed Landscapes; scheduled monuments and archaeological sites; and listed buildings and their settings. Development likely to adversely affect these assets will be resisted.

Further detailed information and guidance is provided in the Management and Protection of the Built Heritage Supplementary Planning Guidance.

The Council will seek to secure the implementation of the environmental protection projects shown on the Proposals Map and listed in Schedule 5

Policy D15
Sub-division of the Curtilage of a Dwellinghouse for a New Dwellinghouse and Replacement of an Existing House with a New House
The proposed plot should reflect the established pattern of development and should be of a size and shape capable of accommodating a dwellinghouse. There should also be sufficient land to provide garden ground that is of a scale and character compatible with the locality.

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

Existing building lines should be respected.

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

GOVERNMENT GUIDANCE:

Scottish Planning Policy on Conservation Areas indicates that proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. Where the demolition of an unlisted building is proposed through Conservation Area Consent, consideration should be given to the contribution the building makes to the character and appearance of the conservation area. Where a building makes a positive contribution the presumption should be to retain it.

Finalised 04/02/19 AC(3)

APPENDIX 4

DECISION NOTICE

AND

REASONS FOR REFUSAL

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. **2018/0764/TP**

Applicant:
Mr Daniel Modlin
9 Percy Drive
Glasgow
United Kingdom
G46 6NZ

Agent:
Bennett Developments and Consulting
10 Park Court
GLASGOW
United Kingdom
G46 7PB

With reference to your application which was registered on 21st December 2018 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Sub-division of feu and erection of dwellinghouse (fronting Otterburn Drive)

at: 9 Percy Drive, Giffnock, East Renfrewshire, G46 6NZ

the Council in exercise of their powers under the abovementioned Act and Regulations hereby refuse planning permission for the said development.

The reason(s) for the Council's decision are:-

1. The proposal is contrary to Policy D1 of the adopted East Renfrewshire Local Development Plan as i) the felling and removal of trees necessitated by the proposed development would have a detrimental impact on the character and amenity of the area; and ii) the ratio of the footprint to plot ratio of the donor house would not be in keeping with the density of the surrounding development and would represent the over-development of the site.

2. The proposal is contrary to Policy D11 of the adopted East Renfrewshire Local Development Plan as i) the felling and removal of trees necessitated by the proposed development would have a detrimental impact on the character and amenity of the conservation area; and ii) the ratio of the footprint to plot ratio of the donor house would not be in keeping with the density of the surrounding development which would also be to the detriment of the character and amenity of the conservation area.

3. The proposal is contrary to Policy D15 of the adopted East Renfrewshire Local Development Plan as the donor house would have insufficient land to provide garden ground that would be of a scale and character compatible with the surrounding area.

4. The proposal is contrary Policy D7 of the adopted East Renfrewshire Local Development Plan and to the detailed guidance set out in appendix 1 of the adopted Supplementary Planning Guidance: Environmental Management and Green Network as i) the private garden area of the donor house would be less than 1.5 times the footprint of the existing dwelling; and ii) both the proposed house and the donor house lie within 10 metres of their respective rear boundaries. This would represent the over-development of the site and would be to the detriment of the character and amenity of the conservation area.

Dated 4th February 2019

[redacted]

Director of Environment
East Renfrewshire Council
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG
Tel. No. 0141 577 3001

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	PP-106		
Block Plan Proposed	PP-108		
Plans Proposed	PP-109		
Plans Proposed	PP-110		
Plans Proposed	PP-111		
Elevations Proposed	PP-114		
Elevations Proposed	PP-116		
Elevations Proposed	PP-115		
Elevations Proposed	PP-117		

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 3895 or 0141 577 3878
Email planning@eastrenfrewshire.gov.uk

APPENDIX 5

NOTICE OF REVIEW

AND

STATEMENT OF REASONS

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 100157247-001

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.

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:	bennett developments and Consulting		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Don	Building Name:	
Last Name: *	Bennett	Building Number:	10
Telephone Number: *	01415715432	Address 1 (Street): *	Park Court
Extension Number:		Address 2:	
Mobile Number:	07989417307	Town/City: *	Glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G46 7PB
Email Address: *	don@bennettgroup.co.uk		

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Daniel	Building Number:	9
Last Name: *	Modlin	Address 1 (Street): *	Percy Drive
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	G46 6NZ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:	East Renfrewshire Council

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

Address 1:	9 PERCY DRIVE
Address 2:	GIFFNOCK
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	GLASGOW
Post Code:	G46 6NZ

Please identify/describe the location of the site or sites

Northing	658325	Easting	256266

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)

Sub-division of feu and erection of dwelling house(fronting Otterburn Drive) at 9 Percy Drive, Giffnock G46 6NZ

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 a 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.

Failure by planning officer to properly consider the facts and incorrect assessment of policies

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)

APPEAL STATEMENT

Application Details

Please provide details of the application and decision.

What is the application reference number? * 2018/0764/TP

What date was the application submitted to the planning authority? * 21/12/2018

What date was the decision issued by the planning authority? * 04/02/2019

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 Don Bennett

Declaration Date: 14/03/2019

bennett *Developments and Consulting*
10 Park Court,
Glasgow G46 7PB
don@bennettgroup.co.uk

14.3.2018

APPEAL TO EAST RENFREWSHIRE COUNCIL LOCAL REVIEW COMMITTEE AGAINST THE REFUSAL OF PLANNING FORMATION FOR THE SUB-DIVISION OF FEU AND ERECTION OF DWELLING HOUSE (FRONTING OTTERBURN DRIVE) AT 9 PERCY DRIVE GIFFNOCK G46 6NZ
APPLICATION REF No: 2018/0764/TP

Background:

On 12th April 2018, Planning permission was refused for a similar development at this address and the reasons cited was the failure of the proposal to comply with the following policies:

Policy D1
Policy D11
Policy D15
Supplementary guidance Appendix 1 Environmental Management and Green Network

Whilst disappointed at the decision to refuse the application, after due consideration of the stated reasons , the applicant submitted a fresh application which addressed the reasons for that previous refusal.
It was a matter of some concern therefore that that application was also refused, on exactly the same grounds despite the application being fundamentally different and being in compliance with the development plan.
In seeking to understand this turn of events we have conducted a full investigation and assessment of the proposal in the context of the appropriate legislation.

Assessment against Policy:

In assessing and determining any application the local authority are required to assess it in the context of the approved Development Plan and to demonstrate that assessment in a Report Of Handling which should contain all the justifications and facts which formed the basis of the determination.
In the context of this application, the relevant parts of the Development Plan are:

Policy D1
Policy D7
Policy D11
Policy D15

Collectively these policies seek to ensure that any proposal makes a positive contribution to the overall well being of the area. Individually they relate to different aspects of the environment though there is considerable overlap in content.

In applying these policies, the Council accept that the proposed residential use is acceptable, but it alleges that the proposed development does not comply with the aims of said policies and will have a negative impact on the character of the area.
A critical examination of the proposed development clearly established that this is not the case and that the proposed development not only complies with, but exceeds many of the demands made by the policies.
A review of the arguments advanced by the planning officer in defence of the refusal are in the main matters of opinion and not fact. Whilst an opinion may carry some persuasion, a fact carries authority and the legislation requires that any assessment has to be founded on fact.
The entire thrust of the Report of Handling and the Decision Notice is the contention that the proposed development is not in keeping with the character of the area and would impact negatively on the area. No evidence was advanced that actually quantified what that character was or explained in any factual basis why the proposed development would so adversely affect that character. In fact a critical examination of the proposed development, devoid of any emotional opinions and based solely on fact, demonstrated that the proposed development complied fully with the policy and would integrate seamlessly into the area with no negative impact.
The facts in this case are quite clear and if we respond to each of the comments advanced by the planning officer, this will become evident.

Taking these in the order in which they appear in the Decision Notice we would submit the following:

Reason 1. Contrary to **Policy D1** in that (i)the felling of trees would have a detrimental impact on the character and amenity of the area, and(ii) the ratio of the plot ratio of the donor house would not be in keeping with the density of the surrounding development and would represent t over development of the site.
(i)In pursuing the proposed development the applicant had a full tree survey carried out by professional consultants who advised that three of the trees fronting Otterburn Avenue were in poor condition and should be removed. This still left a number of trees and maintained the green edge to Otterburn Drive, which is the critical factor.
Notwithstanding that the professional tree consultants saw no problem in the proposed development, the planning officer has expressed the view that even if the trees are unaffected, the potential owner of the new dwelling may wish to remove them. Whilst that may be true it is not a material consideration and has no bearing on this application. It is worth noting that trees have been felled in nearby properties, particularly at 2 Otterburn Drive where 3 trees were felled, and more recently at 14 Seyton Avenue app ref 2018/0847/TPO, where consent has been given for the felling of a number of trees.

(ii) As part of the planning submission a plan was prepared which highlighted the plot ratios of every property within the area bounded by Percy Drive, Otterburn Drive and Rouken Glen Road, and it was evident from that plan that the proposed development conformed to the ratios within the area and in many instances exceeded the required ratio. In that regard the development will not have any impact on either the amenity or the character of the conservation area..

Reason 2 Contrary to **Policy D11** which simply reiterates Policy D1

As addressed in (i) and (ii) above the proposed development is in accord with the stated policies.

Reason 3 Contrary to **Policy D15** in that the donor house would have insufficient land to provide garden ground that would be of a scale and character compatible with the surrounding area.

As described above a plan of the entire area illustrating the plot size, garden size and house size demonstrates that the area of garden left to the donor house is in accord with many in the area

and exceeds that of the immediately adjacent property. In this respect it is entirely in keeping with both the amenity and character of the area.

Reason 4 Contrary to **Policy D7** in that (i) the private garden area of the donor house would be less than 1.5 times the footprint of the existing dwelling and
(ii) both the proposed house and the donor house lie within 10 metres of their respective rear boundaries which would represent over-development of the site and would be to the detriment of the character and amenity of the conservation area. Reference is also made to the fact that the donor house's attached garage would be lying almost contiguous with the proposed rear boundary. As boundary walls and outbuildings often constitute boundaries, and there are many within the close vicinity, it is difficult to find any relevance in the comment.
Both of these statics are factually wrong in that figures produced and submitted with the application clearly demonstrated that the footprint exceeded the figure of 1.5. As regards the distance to the respective rear boundaries that again was clearly illustrated to be in excess of the required 10 metres.

In responding to the reasons for the refusal it has to be noted and recorded that this property was in effect a double feu. The title was spilt a number of years ago. As a double feu the property benefitted from having a clearly established access directly off of Otterburn Drive to the extent of having brick rendered walls and gateposts accessing an independent driveway.
Indeed a visitor to the area could be forgiven for assuming that at one time there must have been a property on the site.

Conclusion:

Notwithstanding the assertions and misrepresentations contained within the Report of Handling and the subsequent reasons for refusal, the facts speak for themselves in that:

1. There is no need to form a new access as the existing access will be used., so there will be no new intervention on Otterburn Drive.
2. It will be possible to retain the majority of the trees ,and thereby secure the strong green edge.
3. It will deliver a dwelling which will not impact on the streetscene or impact negatively upon the character and amenity of the area as has been ably demonstrated by an assessment of all the other properties in the surrounding area.
4. It can be accommodated seamlessly into the fabric of the area.

These are matters of fact and while it might be convenient to rely on opinion for justification in the decision making process, the law requires that a determination be founded in fact or it must be deemed flawed, as in this case.
Given that the local authority have determined the application in the context of the proposed development having a negative impact on the area and it having been proved beyond doubt that the character and amenity of the area will not be prejudiced by the development, there was no clear and substantiated basis for a refusal.

The facts are clear and in the circumstances we would ask that the decision to refuse be overturned and the application approved.

cameronwebsterarchitects

9 Percy Drive
Giffnock, Glasgow G46 6NZ

DESIGN STATEMENT
PLANNING APPLICATION

November 2018

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1.0 Introduction

1.1 The Brief

This design statement has been prepared by cameronwebster architects to accompany the application for planning consent in relation to the proposal to create a new two storey dwelling house in the vacant plot on Otterburn Drive abutting the rear of 9 Percy Drive, Giffnock.

The clients own the house at 9 Percy Drive which incorporates a plot running to the rear of the house to Otterburn Drive. Having lived in the house at 9 Percy Drive for a number of years and having reached retirement age, they wish to utilise the plot to the rear to create a new house more suitable for the next phase of their life.

They requested a new house that should be self contained, with its own garden and amenity space to front and rear that both sits comfortably in the street-0cape and local landscaping and enhances the leafy and open nature of the conservation area.

Otterburn Road and Percy Drive in the 1950's showing the existing pattern of settlement now established

Otterburn Road elevation and site location

2.0 Local Context

2.1 Local building design and materials

The building in the area follows a typical suburban pattern of medium to large detached and semi detached houses in generous sized plots. The new development will front on to Otterburn Drive, which has a variety of these sorts of houses built in a period from the 1870s to the present day. All are two storeys or less.

The older houses dating from the late Victorian and Edwardian periods are larger than those produced later. These are typically detached Villas in a range of different styles, but having a number of similar attributes such as ashlar stone facing, slate roofs and sash and case windows. Several, but not all, of these villas use white painted roughcast render as a finish for some elements. The later houses on the street, on the East side of Otterburn Drive, use the roughcast finish more extensively and use less or no stone.

There is no one building form on the street. Most of the houses have porches or bay windows that extend beyond the building line to a greater or lesser extent. Clay tiles and slate are used on roofs, some of which are hipped, some gabled and some a combination of both. 2 storey houses predominate, but the street also has single storey and storey and a half houses as well. There are semi detached and detached houses. There is also no uniformity of window types, styles or sizes. Several of the buildings have extensions.

Houses on Otterburn Drive

Accompanying the houses on Otterburn Drive are a series of garages, typically close to the street in front of the main building line. These are rendered masonry buildings with pitched and flat roofs, with gables facing the street. The garages are low, mostly hidden from view when looking along the street by the dense foliage that grows in gardens on both sides.

2.2 Local street appearance

Otterburn Drive is a broad street with wide pavements. Houses, set well back in their plots, are often fully obscured by thick hedges and dense trees and shrubs that face the street. The appearance of the street when approaching from either end is leafy and open.

Plot boundaries facing the street typically have a low masonry wall, sometimes rendered or ashlar stone. Walls differ from plot to plot, but taken together make a continuous sharp boundary, punctuated by path and driveway openings with high masonry gateposts or pillars. Many of the walls are topped with clipped hedges. Others have dense shrubs and foliage directly behind that serve the some job of obscuring the gardens from the pavement. In some areas the planting is less dense and the houses and gardens can be seen from the street.

View of Otterburn Drvive from the North

Junction onto Otterburn Drvive showing boundary treatment and planting

Typical garage frontages forward of the building line

View of Otterburn Drvive from the South

Typical boundary treatment with hedge and dense foliage

There are areas of denser, naturalistic planting with predominantly local species and others where a more 'gardened' approach has been made, with ornamental shrubs and trees.

The boundary for the proposed house facing Otterburn Drive is unusual as it has a bank of high Sitka Spruce trees that are considerably higher than the trees in the adjacent plots.

From the North End of Otterburn Drive to close to its end the land is at a higher level to Percy Drive. Driveways and pathways ramp down to the houses often quite steeply.

North approach to the site showng tall Sitka spruce plantation

South approach to the site with main entrance to left of neighbouring garage

3.0 Design Proposals

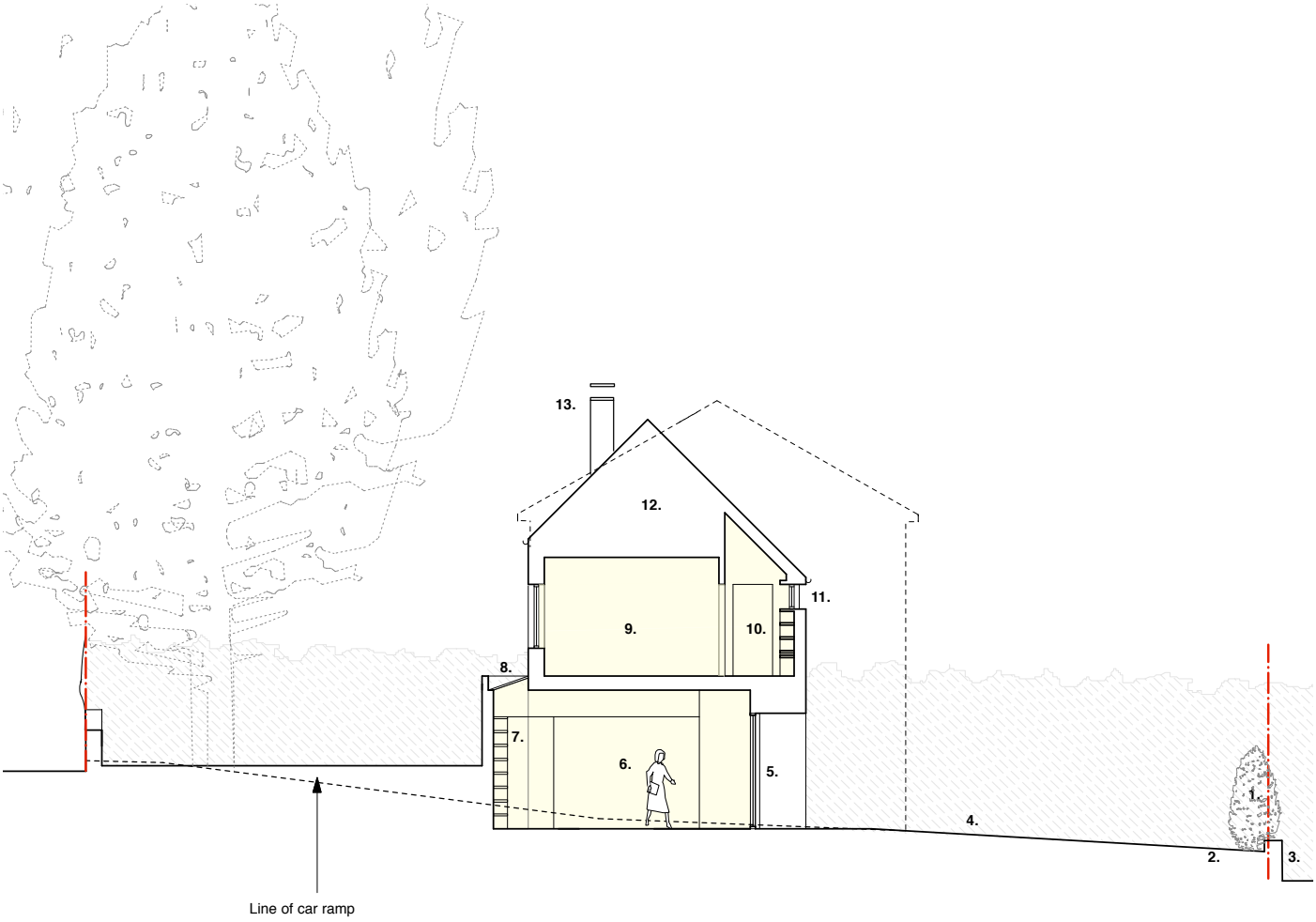
3.1 Key design considerations

The house has been designed with generous internal spaces and high ceiling heights in order to provide a high level of amenity to the client, but also to be comparable to the other houses in the conservation area. The design of the building suits the changing needs of the clients, but also the flexibility to be a successful family sized home for others in the future.

Maximised ceiling height in principal living spaces allows for comfortable living conditions with a sense of space. A pitched roof allows for generous storage space in the loft. Level doors and thresholds will be fitted throughout. The high ceilings and volumes allow for good air movement and an energy efficient, clean and comfortable environment. In addition to a sensitive design this proposal provides all facilities required to comply with policy for a new dwelling house. The key measures outlined in Lifetime Homes will be met in the following ways:

1. *On site car parking is provided, capable of achieving 3300mm width.*
2. *The distance from the car to the front door is kept to a minimum, and is covered.*
3. *The approach to all entrances is gently sloping, if not level.*
4. *The main entrance is covered and illuminated.*

5. The width of internal doorways and hallways conform to the building regulations for wheelchair access.
6. The living room is at entrance level.
7. An accessible shower and toilet with drainage is included.
8. Walls in bathrooms and toilets can take handrails as required.
9. Windows in the living room come down to ground level and are easy to open.
10. Switches and sockets are located at a height useable by all.

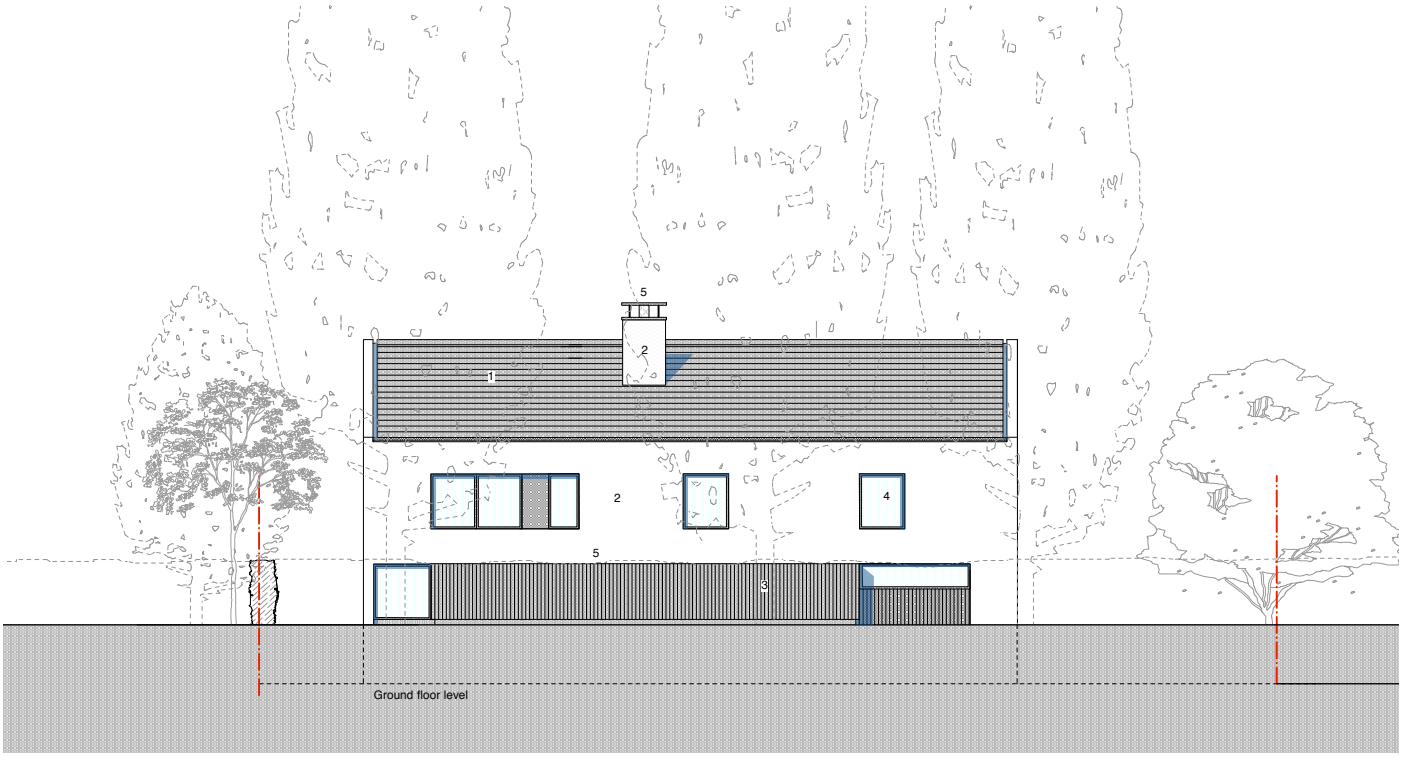


Section showng fall of land

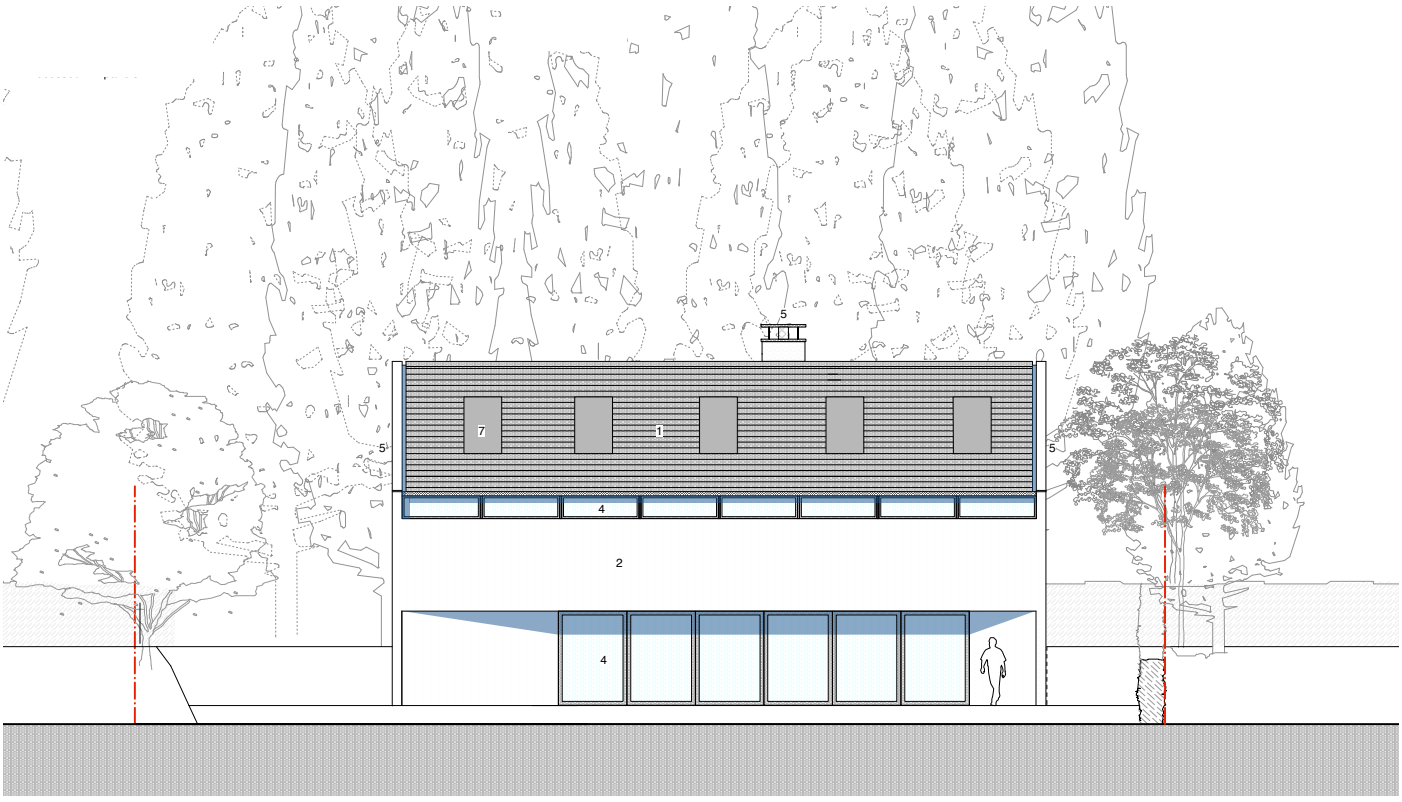
The existing house on the site has pedestrian and vehicular access to both Otterburn Drive and Percy Drive. The intention of the proposal is to separate these entrances. The new house will be accessed from Otterburn Drive alone and the existing house from Percy Drive alone.

The plot will be split to allow a minimum of 10m from the rear elevations of each house to the garden boundary dividing them. The dormer windows serving a room above the garage in the existing house will be removed in order to prevent overlooking. It is intended that a full height fence is placed between the two gardens that will give privacy to each before planting has time to establish.

The new house will be 2 storeys. Due to the height difference between the existing garden level and Otterburn Drive, the ground floor will be partly built into the bank. This prevents the new house dominating the rear of the plot and having an overbearing presence over the existing house. However, the intention is for the house to have a street presence that matches its neighbours on Otterburn Drive. It therefore has an asymmetrical section that allows the eaves on the Street side to be at a higher level than the garden side. In addition to the lower eaves, the first floor clerestory windows are set above eye height, so a sense of privacy can be maintained in the garden of the existing house. All other windows facing the



Front (Otterburn Drive) Elevation



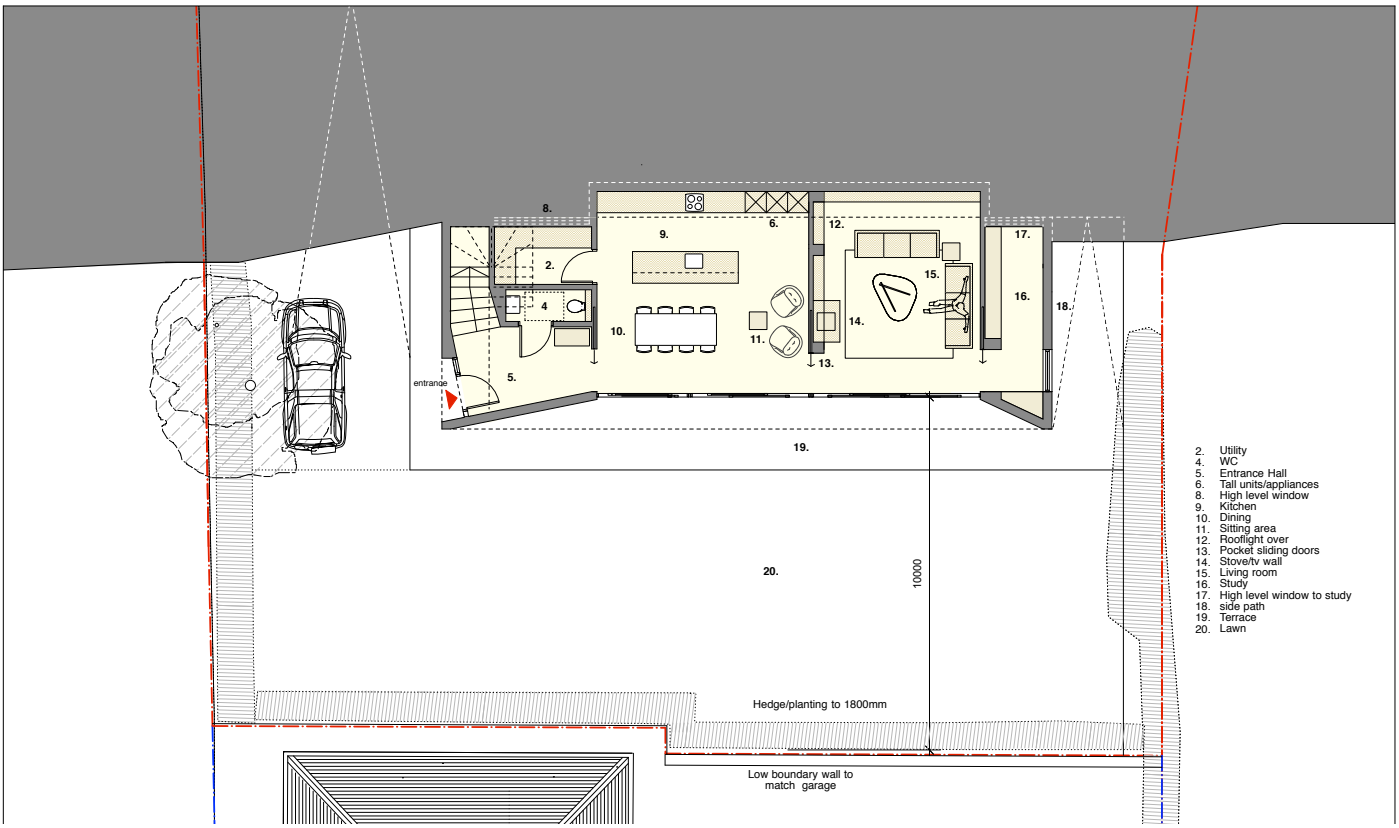
Rear Elevation

garden will be on the ground floor and will not look directly into the neighbouring garden.

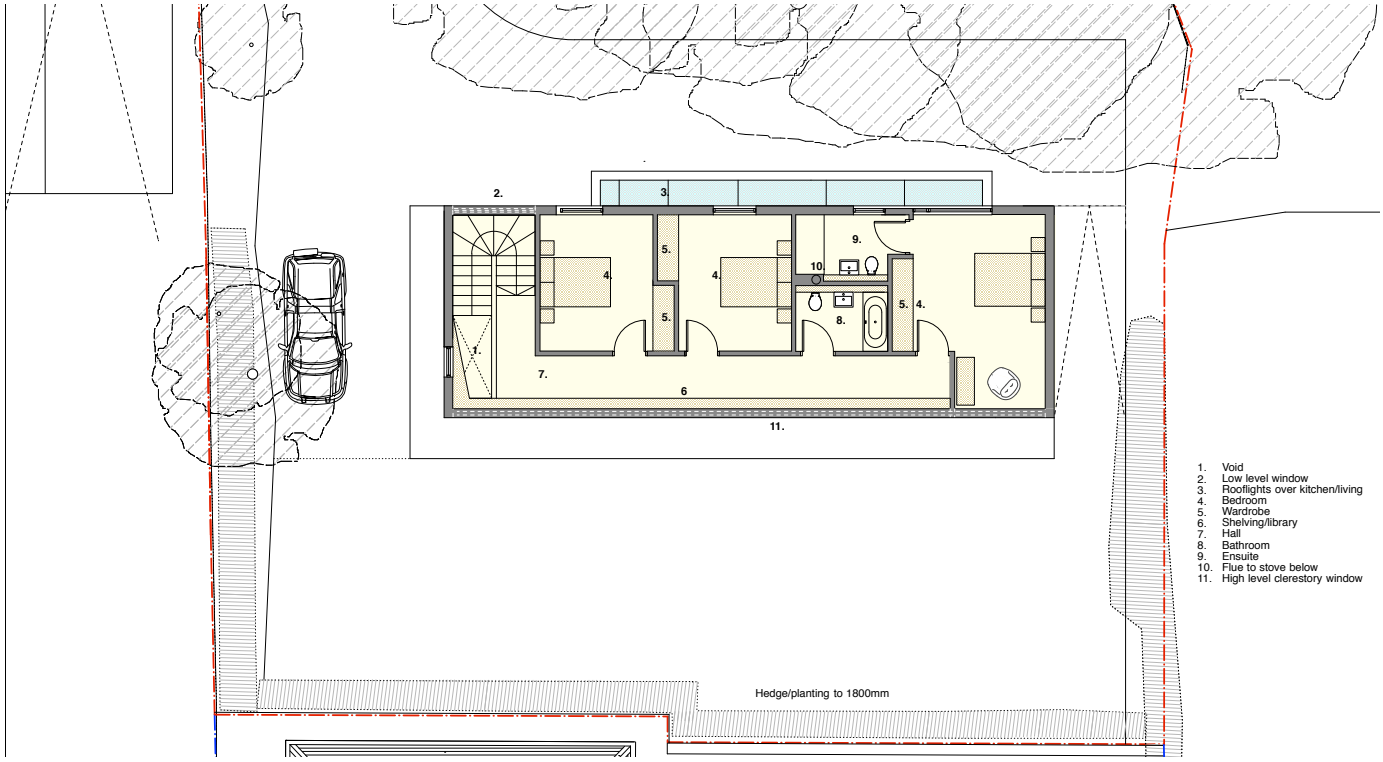
The main front elevation will align with the adjacent buildings on Otterburn Drive, The Ground floor will extend a short way forward beyond the main elevation. However, as the ground floor is part buried this will not be evident from the street. It also is in keeping with the porches and bay windows typical of the street that project beyond the building line. The new bay will maximize space and light to the ground floor of the building, whilst reducing the overall depth of the building on the site and allowing as much amenity space to the rear as possible.

3.2 Materials

The new house will have pitched slate roof, with roughcast rendered walls to fit with the palette of materials used in many of the other houses in the conservation area. New windows and doors will be aluminium clad timber framed to maintain a high quality of finish. The projecting ground floor low level bay will be timber clad to sit in harmony with the planting and hedging to the front of the house. Like other bays windows in the area, this will also contrast with the white render of the main elevations.



Proposed First Floor Plan



Proposed Ground Floor Plan

3.3 Landscaping and Gardening

Like many of the other houses on the street, the plot currently has a low wall with hedge behind and above. This would be retained to maintain the continuity of the street edge. The garden behind differs from all others along the street due to the very high mature Sitka Spruce trees that run in a irregular line just behind the boundary wall. It is intended to keep as many of these trees as possible, so the character of the frontage is maintained. An arboricultural survey of the trees has been made which accompanies this report. This necessitates the removal of some trees due to decay and damage. This will prevent risk to the public and also allow more light through to the new house. One healthy specimen is intended to be removed to prevent its root area encroaching on the new building. The trees marked for removal are noted on the drawings. None of the trees to be removed are noted as 'desirable for retention' in the arboricultural survey.

Entrance to the new house will be through the existing driveway. The existing outer masonry gate posts, typical of the street, will be maintained. However, one post between the pedestrian and vehicular entrance will be removed to allow safer access to and from the drive as suggested in the pre-application discussions.

3.4 Waste and Recycling management

A bin area will be provided at the entrance to the house to facilitate ease of collection. This will be sized to accommodate storage, in line with East Renfrewshire's new waste collection policy:

1. *240l Grey bin - non recyclable waste.*
2. *240l Blue bin - Paper and cardboard.*
3. *240l Brown bin - Food and gardening waste*
4. *240l Green bin - Cans, plastics, glass.*

The kitchen will have an under counter waste bin to allow for the separation of waste and recycling.

3.5 Servicing and maintenance

Window cleaning will be conducted from ground level for the ground floor windows and from inside for the 1st floor windows. Periodic maintenance access for cleaning gutters and roof work will be carried out with personnel and equipment properly suited for safe working at height.

3.6 Crime and Security

In line with the National Planning Policy Framework, the scheme will provide a safe and accessible environment thus helping in part to reduce crime and disorder. The windows in the hall give good views of the front court, and the rear and side garden is overlooked by the living area windows. The front garden and street will be overlooked by the bedroom and hallway landing and study windows. Door and window locking hardware and doorsets will comply with the performance and material standards set out by the relevant British Standards.

External lighting will be provided to provide security, with PIR controlled sensors.

4.0 Conclusion

The new house is designed and located so as to fit in to the original plot space design of the area, and not to subvert the established pattern of development. It will use materials that will compliment it's neighbours. Likewise, the scale, form and massing of the building is appropriate to it's location, neither dwarfing them or being overly deferential. It will therefore sit very comfortably in the conservation area. The form of the building is nonetheless a modern style in order to reflect the modern interior and contemporary ways of living and, like many of the surrounding houses, be an exemplar of it's period.

Landscaping around the house will be sensitive to the style of the gardens in the street and the wider conservation area.

The proposal seeks to add a new dwelling to the Conservation area whilst having no negative impact on it. It will provide excellent new accommodation for the client, allowing them to stay close to their home of many years. The existing house will be freed for another family to enjoy. The new house will have the flexibility to be used for families and couples of all ages for many years to come.

19 OTTERBURN DRIVE
GIFFNOCK
GLASGOW

TREE SURVEY REPORT

For on behalf of

CAMERON WEBSTER ARCHITECTS LLP

OCTOBER 2017

Angus Mackay
Landscape Consultants
28 Ballater Drive
Bearsden
Glasgow
G61 1BX

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1. Introduction.

The purpose of this Tree Survey is to report on the trees, and their condition and retention potential at 19 Otterburn Drive, Giffnock, Glasgow

2. Existing Tree Resource

25 No trees were surveyed

3. Tree Survey.

3.1 The objects of the survey are:-

- To undertake a detailed assessment with regard to the nature, extent and condition of the trees.
- To provide a comprehensive inventory for the surveyed trees, in line with the British Standard 5837: 2012 -Trees in relation to Design, Demolition and Construction – Recommendations.
- To provide recommendations for works required in the interests of safety and sound arboricultural management.

3.2 Limitations

- The findings and recommendations relating to the trees contained within this report are valid for a period of twelve months from the date of survey I.e. until 03 October 2018.
- As trees are living organisms and subject to change, it is strongly recommended that they are inspected on a regular basis for reasons of safety.
- The report relates only to the trees surveyed.
- The trees have been visually inspected from ground level, and whilst every effort has been made to detect defects, no absolute guarantee can be given as to the structural stability or otherwise of any individual tree. Extreme weather conditions can cause damage to even apparently healthy trees.
- A detailed assessment of the internal condition of the trees was not undertaken.

This report has been prepared for the sole use of Cameron Webster Architects LLP and their appointed agents. Any reference on reliance to this report or information therein by any other party is done so entirely at their own risk.

3.3 Tree Survey Methodology

The tree survey was carried out from the ground on 04 October 2017, by Angus Mackay, Landscape Consultants. Weather conditions at the time were Showery, Breezy 14 C

The Visual Tree Assessment method (Stage 1) was used to determine the condition of the trees.

Information on the tree is provided in the Tree Survey Schedule. This records pertinent details as follows.

Tree Number	Tree numbers
Tree Species	Common Name and botanical name of species
Diameter	Diameter at breast height. Measured in centimetres at 1.5M
Height	Approximate Height of tree assessed in metres
Crown Spread	Approximate Spread of branches from centre of trunk to drip line, assessed to North, South, East or West
Crown clearance	Crown clearance above adjacent ground level assessed in metres N,S E & W
Age Class	Young (Y) Semi Mature (SM), Early Mature (EM) Mature (M) Over Mature (OM) Veteran (V)
Comments	General comments on tree health, structural condition and form, highlighting any defects or areas of concern.
Useful remaining life expectancy	Estimated remaining contribution in years ie -10, 10 -20, 20-40 & 40 +
Physiological condition	Good, Normal, Fair & poor.
Category grading	Tree quality assessment.
Recommendations	Recommended remedial action/arboricultural works

Trees are graded with a tree category (as per BS 5837: 2012 – Trees in Relation to Design, Demolition and Construction – Recommendations). There are four main categories as noted below A,B,C for trees good enough to be retained and U for trees to be removed. This is fully expanded overleaf. Within these categories, trees can be assessed for their specimen value, their landscape value or their conservation value.

P 3

Category Definitions	Criteria Sub Categories		
	1	2	3
Category A	Mainly arboricultural values	Mainly landscape Values	Mainly cultural values, including conservation
Trees of high quality with an estimated life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual : or those that are essential components of groups or semi formal arboricultural features (e.g) the dominant and/or principal trees within an avenue	Tree, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical commemorative or other values (e.g veteran trees or wood-pasture)
Category B			
Trees of moderate quality with an estimated life expectancy of at least 20 years	Trees that might be included in category A, but are down graded because of impaired condition (e.g presence of significant defects, including un sympathetic past management and storm damage) such that they are unlikely to be suitable for retention for beyond 40 years: or trees lacking the special quality necessary to merit category A designation	Trees usually present in numbers, usually growing as groups or woodland, such that they attract a higher collective rating than they might as individuals: or trees occurring as collectives, but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C			
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees or very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value: and/or trees offering low or only temporary/transient screening benefits.	Trees with no material conservation or other cultural value
Category U	Criteria – sub categories		
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land used for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (eg where, for whatever reason, the loss of the companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate and irreversible overall decline. • Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality		

4.0 Arboricultural Recommendations.

4.1 Category Grading as per schedule

The trees surveyed were in various categories.

4.2 Trees and Construction

In order to safeguard the tree during any works on the property, BS 5837: 2012 recommends the establishment of a tree protection zone from which all construction activity, including material storage, is excluded. All works must ensure tree roots are not damaged by compaction/mechanical damage and tree boles/branches are not damaged by construction traffic. BS 5837: 2012 recommends the erection of a scaffold fence at a distance of 12 times the diameter of the tree to a maximum distance of 15M. Some encroachment into the RPA can be tolerated to a degree, depending on tree and site conditions, but must only be sanctioned by an arboriculturist.

RPA fencing should be erected prior to work commencing to detail as shown on attached drawing as per BS 5837:2012

4.3 Tree Surgery and Precautions.

Tree surgery and felling work required should comply with BS 3998: 2010 'Tree Work – Recommendations'.

Trees may host numerous species of animals, birds, bats, insects and fungi, many of which are protected by British and European legislation. The destruction or disturbance of any of these species or their habitat is an offence. It is therefore paramount that checks are conducted prior to tree works to identify if there are protected species using the trees or nearby habitats which may be disturbed. Expert help will be required to identify and /or protect these species.

The trees may be covered by a Tree Preservation Order ,or may be in a Conservation Area, therefore, prior to removing or carrying out any work on the trees, permission should be sought from the Local Planning Authority.

4.4 Replacement Trees – Where trees are to be replaced, consideration should be given to a 1 for 1 basis. Native trees are suggested with a local seed provenance zone 107. Planting should be carried out to BS 4545:2014 – Trees from Nursery to Independence in the Landscape - Recommendations

P 5

TREE SURVEY SCHEDULE

P 6

GROUND LEVEL TREE SURVEY : 19 Otterburn Dr , Giffnock Glasgow DATE OF SURVEY: 04/10/2017 SURVEY No. 676/876 WEATHER: Showery, Breezy 14 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: Cameron Webster Architects LLP D/W/S = Remove Dead Wood & Snags Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature : M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 – 20, 20 – 40, 40+: N/W/R = No Work Required at this time. Survey valid until 03/10/2018

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	Circle Radius (RPA) M^2
01866	Purple Leaved Cherry Plum	9	N: 3.5 S: 3.5 E: 2.0 W: 3.0	1 W	36	S/M	Fair	Been pollarded in the past. Affecting garage to the North	**REMOVE**	0	U	**0**
867	Common Laburnum	4	N: 3 S: 2 E: 2 W: 2	1.8 W	15	S/M	Poor	Severe decay at base & in main stem	**REMOVE** **(URGENT)**	0	U	**0**
868	Western Red Cedar	8	N: 2 S: 2 E: 2 W: 1	1 S	17	Y	Fair	Tight to boundary fence to the North	**REMOVE**	0	U	**0**
869	Common Laburnum	5	N: 3 S: 3 E: 2 W: 3	0	21	Y	Fair	Fair	Remove overhanging limbs to the North	40 +	C 1	**2.5**
870	Sawara Cypress	12	N: 3 S: 5 E: 3 W: 3	3 N	40	Y	Poor	Decay at 1 M & at old branch tear at 5 M. Bifurcates at 3 M. Leaning to the South	**REMOVE**	0	U	**0**
871	Purple Leaved Cherry Plum	9	N: 4 S: 3 E: 2 W: 5	0	34	S/M	Poor	Decay in central stem at 1.5 M	**REMOVE**	0	U	**0**
872	Purple Leaved Cherry Plum	5	N: 1 S: 3 E: 1 W: 1	1 E	18	Y	Fair	Bifurcates at 1.7 M	N/W/R	20-40	C 1	**2.2**
873	Sawara Cypress	9	N: 3 S: 3 E: 3 W: 4	3 E	25	Y	Fair	Bifurcates at 1.8 M. Limbs affecting garage to the South	Remove ;limbs affecting garage to the South	40 +	C 1	**3.0**
01874	Sawara Cypress	7	N: 2 S: 2 E: 1 W: 1	2 S	19	Y	Fair	Fair	D/W/S	40 +	C 1	**2.3**

GROUND LEVEL TREE SURVEY : 19 Otterburn Dr , Giffnock Glasgow DATE OF SURVEY: 04/10/2017 SURVEY No. 676/876 WEATHER: Showery, Breezy 14 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: Cameron Webster Architects LLP D/W/S = Remove Dead Wood & Snags Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey Recommended: DDT = Decay Detection Test Recommended: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature : M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 – 20, 20 – 40, 40+: N/W/R = No Work Required at this time. Survey valid until 03/10/2018

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	Circle Radius (RPA) M^2
01875	Common Beech	20	N: 6 S: 5 E: 5 W: 6	1.5 E	51	M	Fair	Bifurcates at 4 M	D/W/S	40 +	B 3	**6.1**
876	Lawson Cypress cultivar	10	N: 3 S: 3 E: 3 W: 2	1.8 N	38	EM	Fair	Trifurcates at 0.30 M	D/W/S	20-40	C 1	**4.6**
877	Sawara Cypress	9	N: 0 S: 0 E: 0 W: 0	0	28	SM	Poor	Dead	**REMOVE**	0	U	**0**
878	Common Yew	8	N: 3 S: 3 E: 3 W: 0	0	18	Y	Fair	Affecting retaining wall to the West. Leans to the East	**REMOVE**	0	U	**0**
879	Sitka Spruce	22	N: 4 S: 7 E: 7 W: 7	3 N	68	M	Fair	Slight basal decay	D/W/S. Sever Ivy & remove hung limb **MONITOR**	10-20	C 2	**8.2**
880	Sitka Spruce	21	N: 4 S: 5 E: 7 W: 6	5 W	66	M	Fair	Fair	D/W/S . Sever Ivy	10-20	C 2	**8.0**
881	Sitka Spruce	9	N: 2 S: 2 E: 5 W: 3	6 E	21	SM	Poor	Broken crown & suppressed	**REMOVE**	0	U	**0**
8892	Sitka Spruce	12	N: 0 S: 0 E: 5 W: 0	8 N	25	SM	Poor	One sided, wooden baton on main stem. Bends at 6 m & suppressed	**REMOVE**	0	U	**0**
01883	Sitka Spruce	20	N: 4 S: 4 E: 6 W: 6	6 E	40	EM	Poor	Wooden baton through main stem. Decay at 1 M to the West	**REMOVE**	0	U	**0**

GROUND LEVEL TREE SURVEY : 19 Otterburn Dr , Giffnock Glasgow DATE OF SURVEY: 04/10/2017 SURVEY No. 676/876 WEATHER: Showery, Breezy 14 C
CARRIED OUT BY MACKAY CONSULTANTS BS5837:2012 – Trees in Relation to Design, Demolition & Construction CLIENT: Cameron Webster Architects LLP D/W/S = Remove Dead Wood & Snags Physio Cond. = Physiological Condition N= Normal: F = Fair: P = Poor : U = Remove : HCC = Height of Crown Clearance: D/S = Double Stem: M/S = Multi Stem: AS = Aerial Survey
Recommended: DDT = Decay Detection Test Recommended: AGE CLASS Y= Young: SM = Semi Mature: EM = Early Mature : M = Mature: OM = Over Mature ERY = Estimated Remaining Years = -10, 10 – 20, 20 – 40, 40+: N/W/R = No Work Required at this time. Survey valid until 03/10/2018

Tree Ref No	Species	Height approx M	Branch Spread Approx. M	Height of Crown Clearance M N,S,E,W	Stem Diam at 1.5M AGL CM *	Age Class	Physio Cond.	Structural Condition	Preliminary Management Recommendations	ERY	Grading Category	Circle Radius (RPA) M^2
01884	Common Holly D/S	7	N: 2 S: 2 E: 2 W: 1	0	11/5	Y	Fair	Decay in smaller stem	Remove smaller stem	20-40	C 1	**1.9**
885	Sitka Spruce	21	N: 3 S: 2 E: 6 W: 3	7 E	40	EM	Fair	Fair	Sever Ivy	20-40	C 2	**4.8**
886	Sitka Spruce	19	N: 2 S: 1 E: 1 W: 4	5 W	25	SM	Poor	Slightly suppressed	**MONITOR**	20-40	C 2	**3.0**
887	Sitka Spruce	18	N: 1 S: 1 E: 5 W: 1	9 W	36	EM	Fair	Fair	D/W/S	20-40	C 2	**4.3**
888	Sitka Spruce	20	N: 2 S: 1 E: 6 W: 7	3 N	38	EM	Fair	Fair	D/W/S	20-40	C 2	**4.6**
889	Silver Lawson Cypress	10	N: 3 S: 1 E: 2 W: 1	2 E	35	EM	Poor	Suppressed, bifurcates at 4 M. Decay near base. Dying	**REMOVE**	0	U	**0**
01890	Silver Lawson Cypress	9	N: 2 S: 1 E: 2 W: 2	2 N	23	SM	Fair	Slight decay at 1 M to the South.	D/W/S **MONITOR**	10-20	C 1	**2.8**

B S Categories

A	Trees where retention is most desirable (high category)	
B	Trees where retention is desirable (moderate category)	
C	Trees which could be retained (low category)	
U	Trees for removal (fell category	

OTTERBURN DRIVE, GIFFNOCK, GLASGOW
OCTOBER 2017.
LIST OF INDIVIDUAL TREES SURVEYED ON SITE REF 676/876

COMMON NAME	BOTANICAL NAME	NOS	WILD LIFE POTENTIAL
PURPLE LEAVED CHERRY PLUM	PRUNUS CERASIFERA 'PISSARDII'	3	1
COMMON LABURNUM	LABURNUM ANA GYROIDES	2	1
WESTERN RED CEDAR	THUJA PLICATA	1	3
SAWARA CYPRESS	CHAMAECYPARIS PISIFERA	4	3
COMMON BEECH	FAGUS SYLVATICA	1	2
LAWSON CYPRESS CULTIVAR	CHAMAECYPARIS LAWSONIANA 'FILIFORMIS'	1	3
COMMON YEW	TAXUS BACCATA	1	2
SITKA SPRUCE	PICEA SITCHENSIS	9	3
COMMON HOLLY	ILEX AQUIFOLIUM	1	1
SILVER LAWSON CYPRESS	CHAMAECYPARIS LAWSONIANA 'GLAUCA'	2	3
TOTAL		25	

WILD LIFE POTENTIAL
1 = HIGH
2 = MODERATE
3 = POOR


95

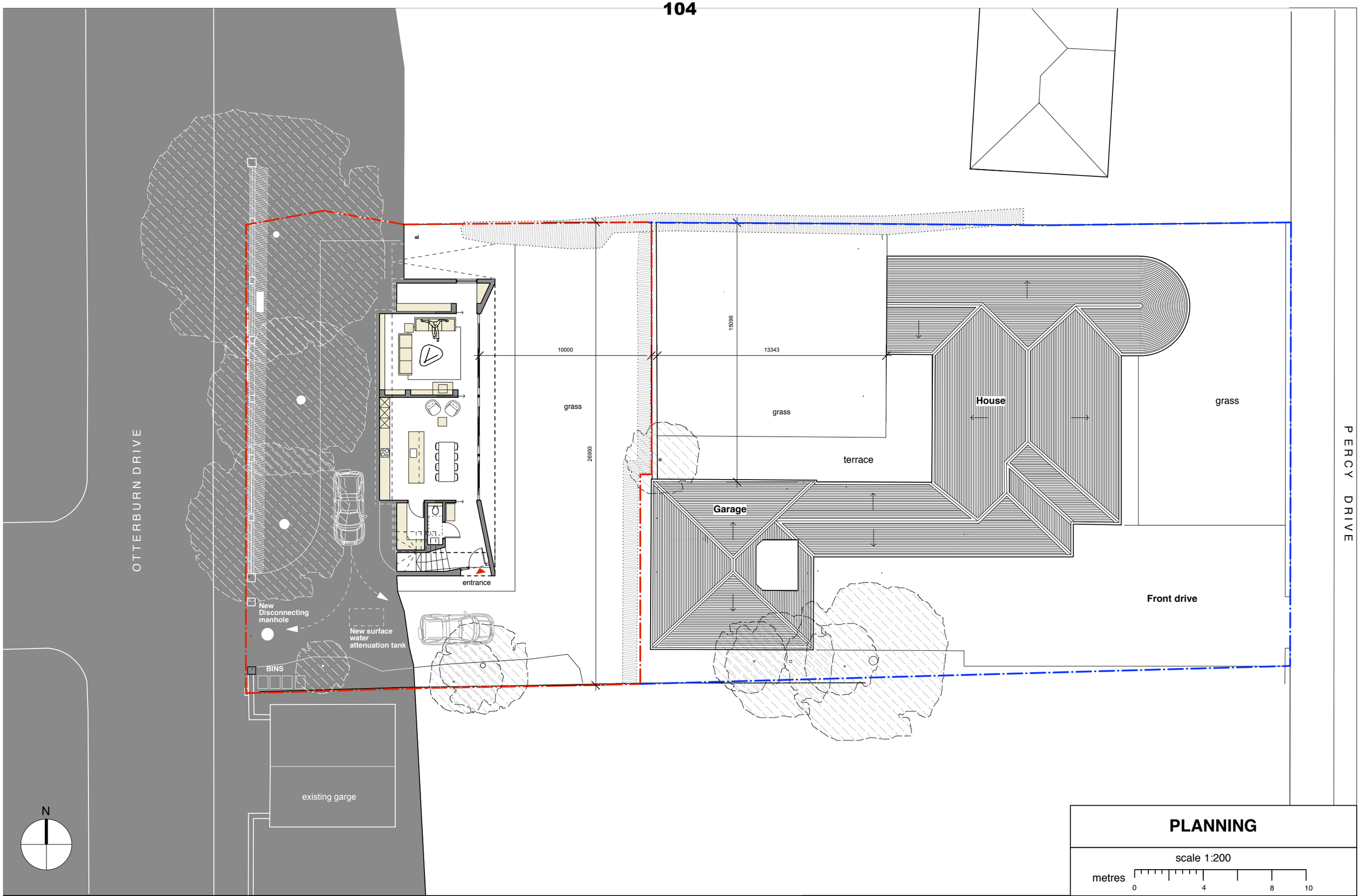

97

APPENDIX 6

PLANS/PHOTOGRAPHS/DRAWINGS

9 Percy Drive, Giffnock, Glasgow, G46 6NZ

Map area bounded by: 256166,658225 256366,658425. Produced on 03 December 2018 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p4buk/301707/410451



PLANNING

scale 1:200

metres 0 4 8 10

Notes

cameronwebsterarchitects

The Printworks, 10 Otago St, Glasgow, G12 8JH T : 0141 330 9898 F: 0141 334 3641

9 Percy Drive

Proposed Site Plan PP-108

Date : Aug 2017 Scale : 1:200 Job No : 1709 -

1 Slate
2 Render
3 Timber
4 Aluminium clad timber windows
5 Aluminium capping
6 Lead

PLANNING

scale 1:100

metres 0 2 4 5

Notes

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9 Percy Drive

Proposed North Elevation PP-116

Date : Aug 2017 Scale : 1:100 Job No : 1709 -

1 Slate
2 Render
3 Timber
4 Aluminium clad timber windows
5 Aluminium capping
6 Lead

PLANNING

scale 1:100

metres 0 2 4 5

Notes

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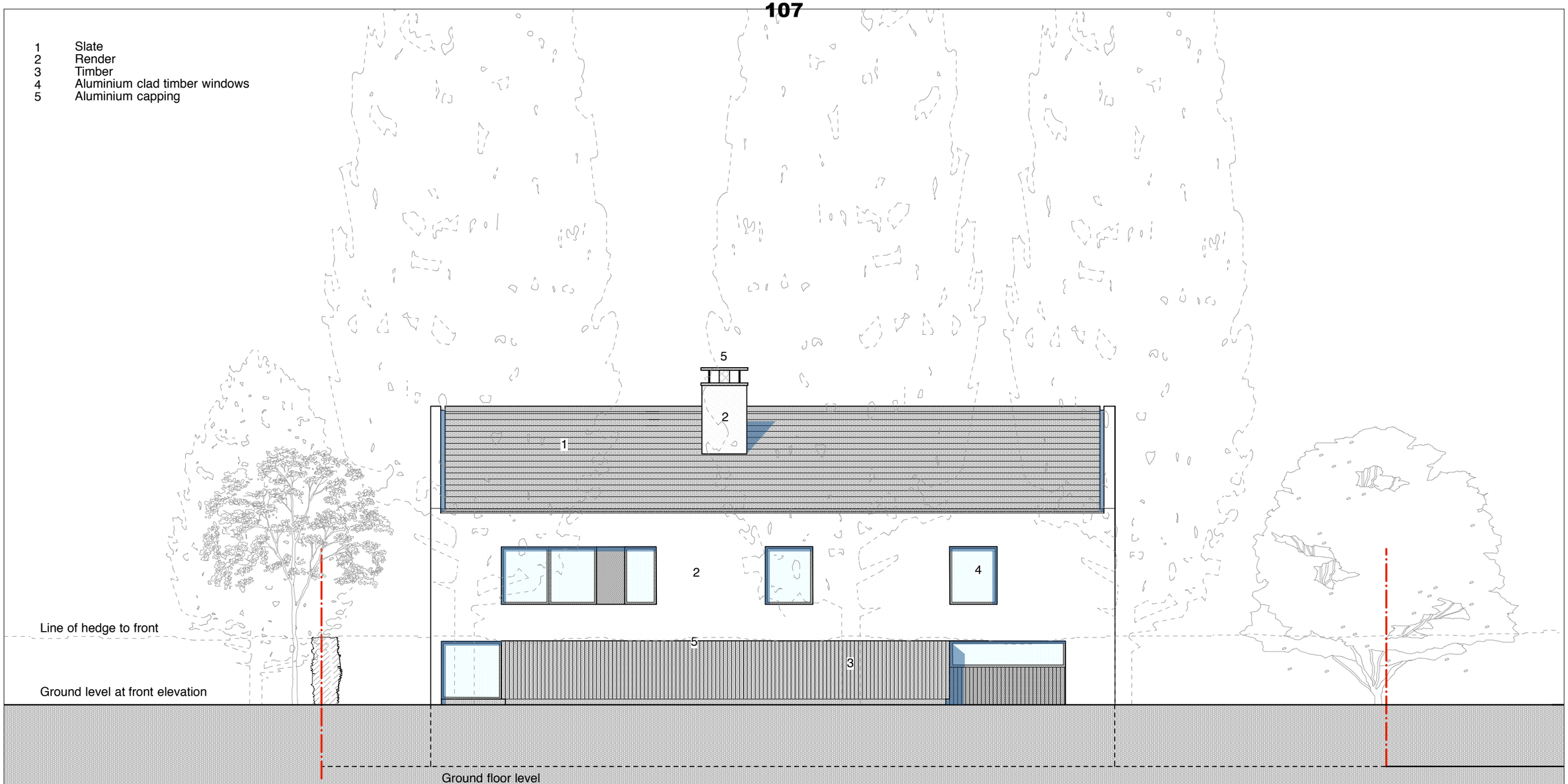
9 Percy Drive

Proposed South Elevation PP-117

Date : Aug 2017 Scale : 1:100 Job No : 1709 -

1 Slate
2 Render
3 Timber
4 Aluminium clad timber windows
5 Aluminium capping



PLANNING

scale 1:100

metres 0 2 4 5

Notes

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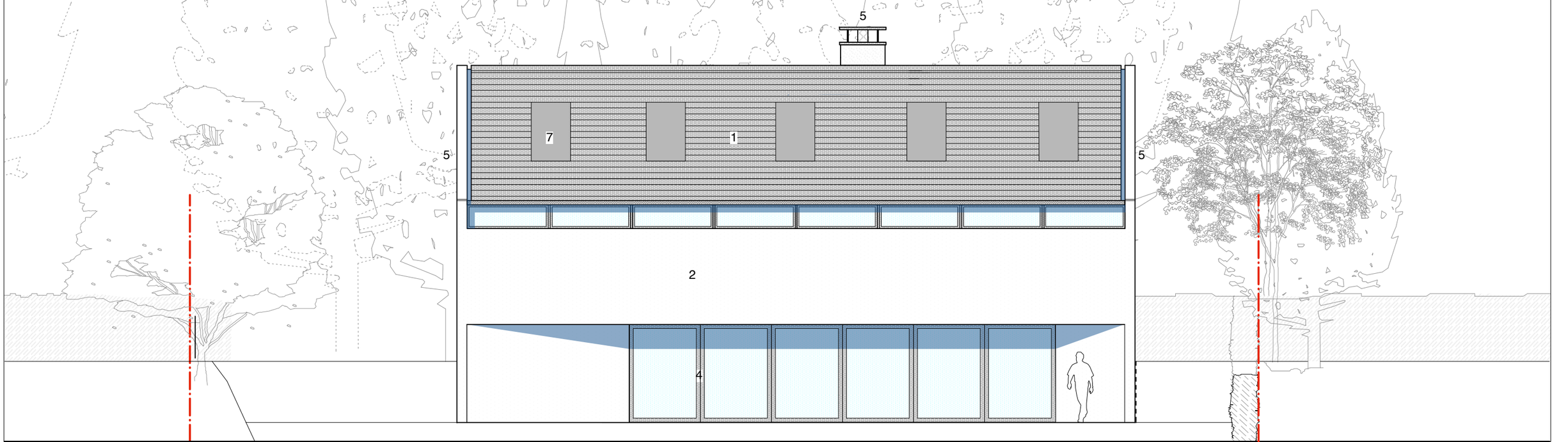
9 Percy Drive

Proposed Front Elevation PP-114

Date : Aug 2017 Scale : 1:100 Job No : 1709 -

1 Slate
2 Render
3 Timber
4 Aluminium clad timber windows
5 Aluminium capping
6 Lead
7 Recessed PV panels



PLANNING

scale 1:100

metres 0 2 4 5

Notes

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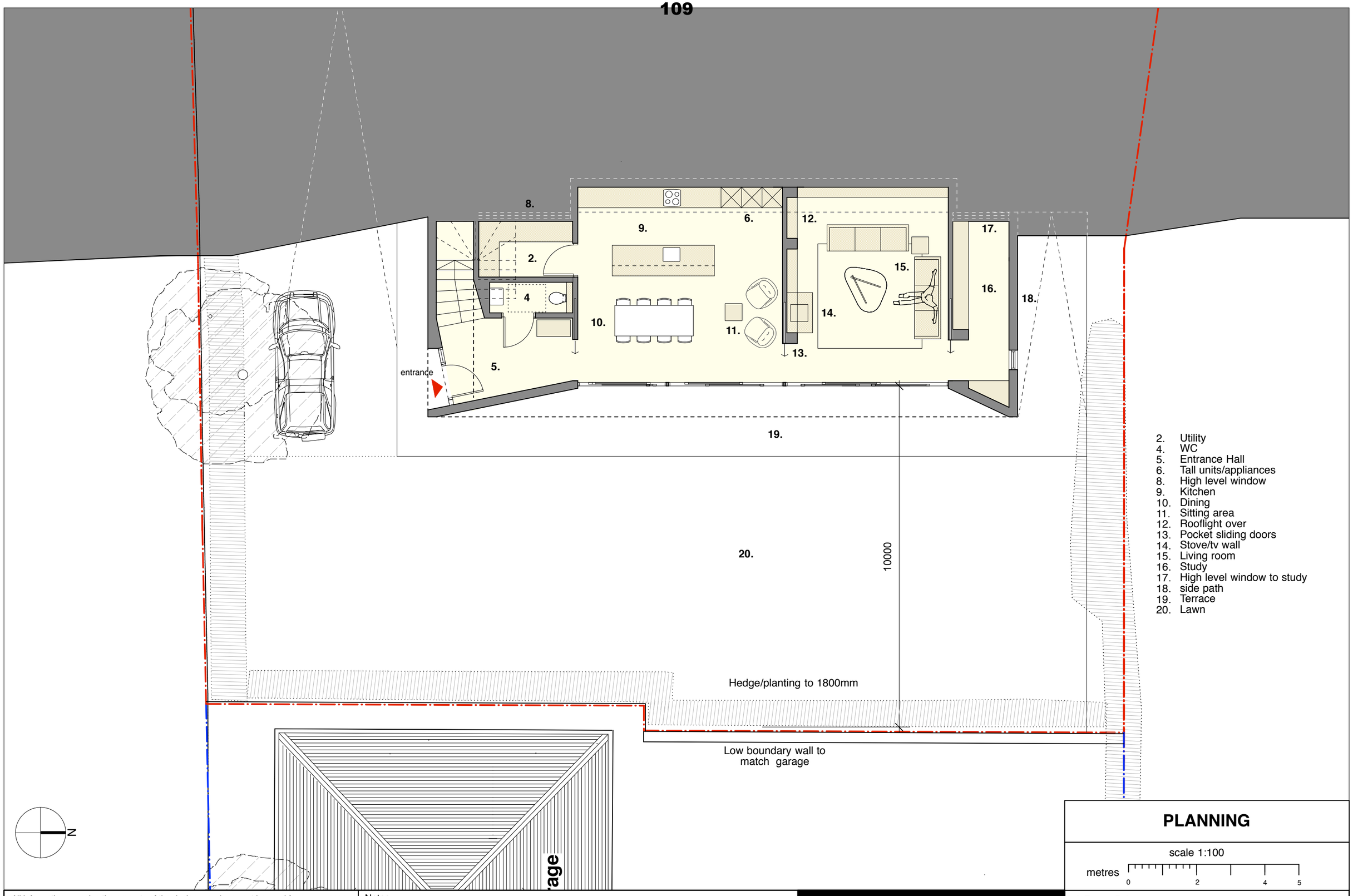
9 Percy Drive

Proposed Rear Elevation PP-115

Date : Aug 2017 Scale : 1:100 Job No : 1709 A



2. Utility
4. WC
5. Entrance Hall
6. Tall units/appliances
8. High level window
9. Kitchen
10. Dining
11. Sitting area
12. Rooflight over
13. Pocket sliding doors
14. Stove/tv wall
15. Living room
16. Study
17. High level window to study
18. side path
19. Terrace
20. Lawn

PLANNING

scale 1:100

metres 0 2 4 5

Notes

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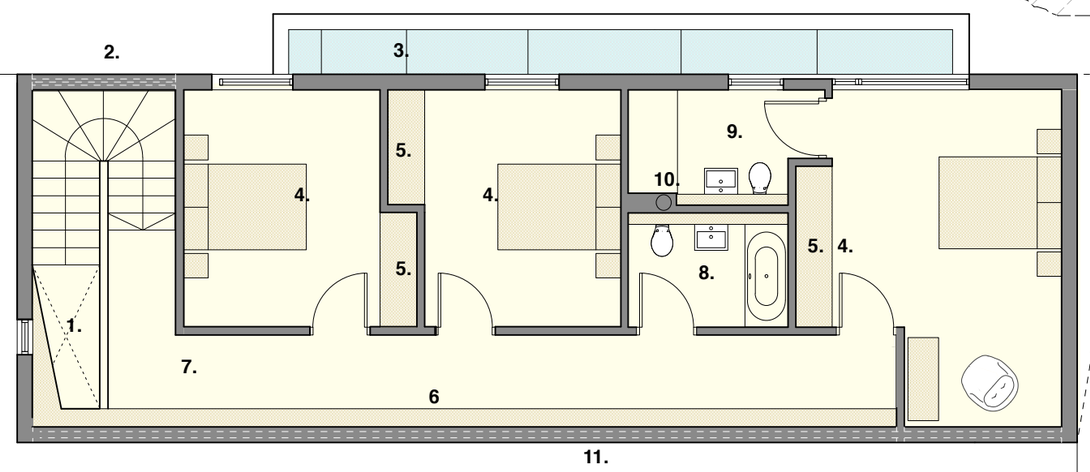
9 Percy Drive

Proposed Ground Floor Plan PP-109

Date : Aug 2017 Scale : 1:200 Job No : 1709 A



1. Void
2. Low level window
3. Rooflights over kitchen/living
4. Bedroom
5. Wardrobe
6. Shelving/library
7. Hall
8. Bathroom
9. Ensuite
10. Flue to stove below
11. High level clerestory window

Hedge/planting to 1800mm

Low boundary wall to
match gable of garage

N

PLANNING

scale 1:100

metres 0 2 4 5

Notes

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9 Percy Drive

Proposed First Floor Plan PP-110

Date : Aug 2017 Scale : 1:100 Job No : 1709 A

111

hedge

1.

4.

5.

6.

7.

8.

9.

14.

fall

fall

11.

12.

Hedge/planting to 1800mm

Low boundary wall to match garage

N

1. Front drive
2. Slate roof to garage
3. Single ply roof membrane
4. Black metal guttering
5. Rooflights to kitchen/living
6. Slate roof to house
7. Black stove flue
8. New side steps
9. Powder coated aluminium capping
10. Terrace
11. Lawn
12. New low level garden wall
13. New timber boundary fence/wall
14. Recessed PV panels

PLANNING

scale 1:100

metres 0 2 4 5

Notes

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9 Percy Drive

Proposed Roof Plan PP-111

Date : Aug 2017 Scale : 1:100 Job No : 1709 A