

EAST RENFREWSHIRE COUNCILLOCAL REVIEW BODY9 August 2023Report by Director of Business Operations and PartnershipsREVIEW OF CASE - REVIEW/2023/06NEW DORMER PROPOSED TO SOUTH EAST ELEVATION OF EXISTING DWELLING**PURPOSE OF REPORT**

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

DETAILS OF APPLICATION

2. Application type: Further application (Ref No:- 2023/0066/TP).
- Applicant: Mr Andrew McLean
- Proposal: New dormer proposed to south east elevation of existing dwelling.
- Location: 25 Polbae Crescent, Eaglesham, G76 0LW.
- Council Area/Ward: Newton Mearns South and Eaglesham (Ward 5).

REASON FOR REQUESTING REVIEW

3. The applicant has requested a review on the grounds that the Council's Appointed Officer refused the application.

RECOMMENDATIONS

4. The Local Review Body is asked to:-
- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
 - (i) it proceeds to determine whether the decision taken in respect of the application under review should be upheld, reversed or varied; and
 - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or
 - (b) that in the event that further procedure is required to allow it to determine the review, consider:-

- (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
- (ii) what procedure or combination of procedures are to be followed in determining the review.

BACKGROUND

5. At the meeting of the Council on 29 April 2009, consideration was given to a report by the Director of Environment seeking the adoption of a new Scheme of Delegation in terms of the new Section 43A of the Town and Country Planning (Scotland) Act 1997, subject to approval of the scheme by Scottish Ministers.

6. The report provided details of the new hierarchy of developments that took effect from 6 April 2009 explaining that the Scheme of Delegation related to those applications within the “local development” category as set out in the Town and Country Planning (Hierarchy of Development) (Scotland) Regulations 2009, but would in future be determined by an “appointed officer”. In the Council’s case this would be either the Director of Environment or the Head of Roads, Planning and Transportation Service now designated the Head of Environment (Operations).

7. The report highlighted that historically appeals against planning decisions were dealt with by Scottish Ministers. However, following the introduction of the new planning provisions which came into effect on 3 August 2009 all appeals against decisions made in respect of local developments under delegated powers would be heard by a Local Review Body. The Local Review Body would also deal with cases where the appointed officer had failed to determine an application within two months from the date it was lodged.

NOTICE OF REVIEW – STATEMENT OF REASONS FOR REQUIRING THE REVIEW

8. The applicant in submitting the review has stated the reasons for requiring the review of the determination of the application. A copy of the applicant’s Notice of Review and Statement of Reasons including appeal statement is attached as Appendix 4.

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

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

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

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

INFORMATION AVAILABLE TO ALLOW REVIEW OF APPLICATION

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

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

- (a) Application for planning permission – Appendix 1 (Pages 75 - 82);
- (b) Report of Handling by the planning officer under the Scheme of Delegation - Appendix 2 (Pages 83 - 92);
- (c) Decision notice and reasons for refusal - Appendix 3 (Pages 93 - 98); and
- (d) A copy of the applicant's Notice of Review and Statement of Reasons including appeal statement - Appendix 4 (Pages 99 - 108).

15. The applicant has also submitted the drawings listed below and these are attached as Appendix 5 (Pages 109 - 120).

- (a) Existing GA Plans AL(00)001;
- (b) Proposed GA Plans AL(00)002;
- (c) Existing Elevations AL(00)003;
- (d) Proposed Elevations AL(00)004;
- (e) Existing and Proposed Roof Plans AL(00)005;
- (f) Existing and Proposed Sections on A-A AL(21)001;
- (g) Location Plan AL(90)001;
- (h) Existing Block Plan AL(90)002;
- (i) Proposed Block Plan AL(90)003.

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

RECOMMENDATIONS

17. The Local Review Body is asked to:-

- (a) consider whether it has sufficient information to allow it to proceed to determine the review without further procedure and, if so, that:-
 - (i) it proceeds to determine whether the decisions taken in respect of the application under review should be upheld, reversed or varied; and
 - (ii) in the event that the decision is reversed or varied, the reasons and the detailed conditions to be attached to the decision letter are agreed; or
- (b) In the event that further procedure is required to allow it to determine the review, consider:-

- (i) what further information is required, which parties are to be asked to provide the information and the date by which this is to be provided; and/or;
- (ii) what procedure or combination of procedures are to be followed in determining the review.

Report Author: John Burke

Director – Louise Pringle, Director of Business Operations and Partnerships

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

Date:- 3 August 2023

APPLICATION FOR PLANNING PERMISSION

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100617028-001

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

Description of Proposal

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

New dormer proposed to South East elevation of of existing dwelling.

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

No Yes - Started Yes – Completed

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

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

First Name: *

Craig

Building Name:

Last Name: *

Crombie

Building Number:

281

Telephone Number: *

07710128249

Address 1
(Street): *

Second Avenue

Extension Number:

Address 2:

Birkenshaw

Mobile Number:

Town/City: *

Uddingston

Fax Number:

Country: *

Scotland

Postcode: *

G71 6AZ

Email Address: *

craigcrombie@hotmail.com

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: *

Andrew

Building Number:

25

Last Name: *

McLean

Address 1
(Street): *

Polbae Crescent

Company/Organisation

Address 2:

Telephone Number: *

Town/City: *

Eaglesham

Extension Number:

Country: *

Scotland

Mobile Number:

Postcode: *

G76 0LW

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

East Renfrewshire Council

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

Address 1:

25 POLBAE CRESCENT

Address 2:

EAGLESHAM

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G76 0LW

Please identify/describe the location of the site or sites

Northing

652285

Easting

257027

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

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

Yes No

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

Access and Parking

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

Yes No

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

Planning Service Employee/Elected Member Interest

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

Yes No

Certificates and Notices

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

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

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

Yes No

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

Yes No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Craig Crombie

On behalf of: Mr Andrew McLean

Date: 08/02/2023

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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

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

Continued on the next page

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

You can attach these electronic documents later in the process.

Existing and Proposed elevations.

Existing and proposed floor plans.

Cross sections.

Site layout plan/Block plans (including access).

Roof plan.

Photographs and/or photomontages.

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

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

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

Declare – For Householder Application

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

Declaration Name: Mr Craig Crombie

Declaration Date: 08/02/2023

Payment Details

Pay Direct

Created: 08/02/2023 13:02

REPORT OF HANDLING

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REPORT OF HANDLING

Reference: 2023/0066/TP

Date Registered: 10th February 2023

Application Type: Full Planning Permission

This application is a Local Development

Ward: 5 -Newton Mearns South And Eaglesham

Co-ordinates: 257027/:652285

Applicant/Agent:

Applicant:

Mr Andrew McLean

25 Polbae Crescent

Eaglesham

Scotland

G76 0LW

Agent:

Craig Crombie

281 Second Avenue

Birkenshaw

Uddingston

Scotland

G71 6AZ

Proposal: Installation of side dormer window to dwelling.

Location: 25 Polbae Crescent

Eaglesham

East Renfrewshire

G76 0LW

CONSULTATIONS/COMMENTS: None.

PUBLICITY: None.

SITE NOTICES: None.

SITE HISTORY:

2005/0365/TP	Erection of rear extension, alterations and extension to roof and existing front dormer and installation of side dormer	Approved Subject to Conditions	03.08.2005
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REPRESENTATIONS: No representations have been received.

DEVELOPMENT PLAN & GOVERNMENT GUIDANCE: See Appendix 1

SUPPORTING REPORTS: No reports have been submitted for consideration as part of this application.

ASSESSMENT:

The application site comprises a detached one and a half storey dwelling and its curtilage and lies within an established residential area characterised by a variety of house styles. The dwelling has two existing dormer windows, one to the front and the other to the side (north-west-facing). The fronts and side cheeks of both those windows are externally clad in white uPVC and they comprise hipped roofs. The adjacent dwelling to the side (south-east) at number 23 sits further back from Polbae Crescent, such that its front elevation sits beyond the rear of the

applicant's dwelling. As a result, number 23 has a large front garden. Established boundary treatment along the side boundary with the application site and along the front boundary give the front garden area a level of privacy not normally associated with front gardens. The front garden at number 23 is generally laid out as ornamental garden ground most of which, as noted above, is afforded a significant level of seclusion from the street and from the adjacent dwellings.

Planning permission is sought for the installation of a side dormer window on the south-east-facing roof plane. The dormer is proposed to serve an additional bedroom. It is of a double hipped design with the front faces and side cheeks externally clad in uPVC to match the existing dormers. The roof is proposed to be externally finished with concrete roofing tiles. The ridge is set below that of the existing dwelling.

The application requires to be assessed with regard to the Development Plan which comprises NPF4 and the East Renfrewshire Local Development Plan 2. The policy most relevant to this proposal in NPF4 is Policy 16. Policy 16 states that householder development proposals will be supported where they:

- (i) do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
- (ii) do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

Policies D1 and D1.1 of the adopted East Renfrewshire Local Development Plan are also relevant to this development. Policy D1 requires that all development should not result in a significant loss of character or amenity to the surrounding area and Policy D1.1 requires that extensions and alterations should complement the character of the existing building in terms of its style, form and materials and not give rise to a significant loss of character or amenity to the surrounding area.

The Draft Supplementary Guidance: Householder Design Guide (2022) (the draft SG) is a material consideration in assessing this application. The draft SG states that dormer windows should have their roofs, sides and front faces finished in material to match those used on the existing house.

In terms of its general form and design, the proposed dormer does not significantly detract from the character or design of the dwelling. The double roof design is similar in form to two existing dormer windows to the south-east at 19 and 21 Polbae Crescent. The use of uPVC on the fronts and side cheeks is noted. The use of materials to match the finish of the roof is generally desirable. In this instance, it is noted that the existing dormers are clad in uPVC. This, along with the variety of finishes in the area, mitigates any adverse impact of the use of uPVC on the fronts and side cheeks. The proposed dormer is therefore considered to be generally acceptable in appearance and would not significantly detract from the character of the dwelling or from the character or visual amenity of the area.

Given its size and location, it would not lead to a loss of daylight or overshadowing.

It is noted that the proposed dormer window would be positioned only 2.5 metres from the side boundary with the front garden at number 23. As discussed above, the front garden at number 23 has an established level of privacy greater than would normally be expected in a front garden. Given the proximity of the window to the adjacent front garden, it would be possible to overlook this garden at close quarters. Further, it would permit overlooking over an area of the garden that is presently screened from the street and from adjacent gardens. The proposed dormer would therefore have a significant impact on the privacy of the adjacent residents. As such, the proposal is considered to be contrary to Policy 16 of NPF4 and Policy D1.1 of LDP2.

Given the use of uPVC on the existing dwelling, the proposal raises no significant conflict with the draft SPG (2022).

In conclusion, the proposal is contrary to Policy 16 of NPF4 and Policy D1.1 of LDP2. There are no material considerations that indicate the application should not be refused. It is therefore recommended that the application is refused.

PLANNING OBLIGATIONS: None.

RECOMMENDATION: Refuse

REASON FOR REFUSAL:

1. The proposal is contrary to Policy 16 of National Planning Framework 4 and Policy D1.1 of the East Renfrewshire Local Development Plan 2, as the proposed dormer window would give rise to significant additional overlooking given its orientation and proximity to the site boundary.

ADDITIONAL NOTES: None.

ADDED VALUE: None

BACKGROUND PAPERS:

Further information on background papers can be obtained from Mr Derek Scott on 0141 577 3001.

Ref. No.: 2023/0066/TP
(DESC)

DATE: 19th April 2023

DIRECTOR OF ENVIRONMENT

Finalised 19th April 2023 – GMcC(1)

Reference: 2023/0066/TP - Appendix 1

DEVELOPMENT PLAN:

Adopted East Renfrewshire Local Development Plan 2

Policy D1

Placemaking and Design

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

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

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

privacy. Additional guidance on this issue is available in the Daylight and Sunlight Design Guide Supplementary Guidance;

16. Development should minimise the extent of light pollution caused by street and communal lighting and any floodlighting associated with the proposal;
17. The amenity of residents, occupants and users of neighbouring existing and new buildings and spaces should not be adversely affected by noise, dust, pollution and smell or poor air quality;
18. Ensure buildings and spaces are future proof designed to be easily adaptable and flexible to respond to changing social, environmental, technological, digital and economic conditions;
19. Incorporate provision for the recycling, storage, collection and composting of waste materials; and
20. Incorporate the use of sustainable design and construction methods and materials in the layout and design to support a low carbon economy.

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

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

Policy D1.1

Extensions and Alterations to Existing Buildings for Residential Purposes

Proposals will be assessed against the following criteria:

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

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

National Planning Framework 4

Policy 16

Quality homes

- a) Development proposals for new homes on land allocated for housing in LDPs

will be supported.

- b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
 - i. meeting local housing requirements, including affordable homes;
 - ii. providing or enhancing local infrastructure, facilities and services; and
 - iii. improving the residential amenity of the surrounding area.

- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:
 - i. self-provided homes;
 - ii. accessible, adaptable and wheelchair accessible homes;
 - iii. build to rent;
 - iv. affordable homes;
 - v. a range of size of homes such as those for larger families;
 - vi. homes for older people, including supported accommodation, care homes and sheltered housing;
 - vii. homes for people undertaking further and higher education; and
 - viii. homes for other specialist groups such as service personnel.

- d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.

- e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:
 - i. a higher contribution is justified by evidence of need, or
 - ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes. The contribution is to be provided in accordance with local policy or guidance.

- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:
 - i. the proposal is supported by an agreed timescale for build-out; and
 - ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
 - iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing

land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
the proposal is consistent with policy on rural homes; or
the proposal is for smaller scale opportunities within an existing settlement boundary; or
the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

- g) Householder development proposals will be supported where they:
 - i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
 - ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

- h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

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DECISION NOTICE

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Our Ref: 2023/0066/TP
Your Ref:
Date: 19th April 2023
When calling Please ask for: Mr Derek Scott derek.scott@eastrenfrewshire.gov.uk
Telephone No: 0141 577 3001

Craig Crombie
281 Second Avenue
Birkenshaw
Uddingston
Scotland
G71 6AZ

Dear Sir/Madam,

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 2008
NOTIFICATION OF DECISION - REFUSAL OF PLANNING PERMISSION

Ref No: 2023/0066/TP
Location: 25 Polbae Crescent Eaglesham East Renfrewshire G76 0LW
Proposal: Installation of side dormer window to dwelling.

The Council has decided to refuse your application for the reasons explained on the enclosed decision notice. The stamped refused drawings are available to view and download from the Council's website www.ercplanning.eastrenfrewshire.gov.uk by searching under the application reference number.

If you are aggrieved by the decision, you may appeal or seek a review of the decision. Please see the notes attached to your decision notice for the procedures you should follow and the timescales involved.

Yours faithfully

Gillian McCarney
Head of Environment (Chief Planner)

Encl.



INVESTORS
IN PEOPLE



**Healthy
Working
Lives**

Gillian McCarney, Head of Environment (Chief Planner), 2 Spiersbridge Way, Thornliebank, East Renfrewshire, G46 8NG

When you contact us we want you to trust that your personal information is in safe hands, and that starts with helping you understand why we ask for data and how we manage it. Read our Privacy notice at [Privacy Notice](#) for more information, alternatively if you would like this in a different format, please contact planning@eastrenfrewshire.gov.uk

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EAST RENFREWSHIRE COUNCIL

**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 PERMISSIONRef. No. **2023/0066/TP****Applicant:**

Mr Andrew McLean
25 Polbae Crescent
Eaglesham
Scotland
G76 0LW

Agent:

Craig Crombie
281 Second Avenue
Birkenshaw
Uddingston
Scotland
G71 6AZ

With reference to your application which was registered on 10th February 2023 for planning permission under the abovementioned Act and Regulations for the following development, viz:-

Installation of side dormer window to dwelling.

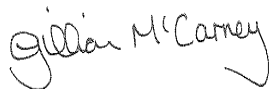
at: 25 Polbae Crescent Eaglesham East Renfrewshire G76 0LW

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 16 of National Planning Framework 4 and Policy D1.1 of the East Renfrewshire Local Development Plan 2, as the proposed dormer window would give rise to significant additional overlooking given its orientation and proximity to the site boundary.

Dated 19th April 2023



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

The following drawings/plans have been refused

Plan Description	Drawing Number	Drawing Version	Date on Plan
Location Plan	AL(90)001		
Block Plan Proposed	AL(90)003		
Plans Proposed	AL(00)002		
Elevations Proposed	AL(00)004		

REVIEW BY EAST RENFREWSHIRE COUNCIL'S LOCAL REVIEW BODY

1. If the applicant is aggrieved by a decision to refuse permission (or by an approval subject to conditions), the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. A Notice of Review can be submitted online at www.eplanning.scotland.gov.uk. Please note that beyond the content of the appeal or review forms, **you cannot normally raise new matters** in support of an appeal or review, unless you can demonstrate that the matter could not have been raised before, or that its not being raised before is a consequence of exceptional circumstances. Following submission of the notice, you will receive an acknowledgement letter informing you of the date of the Local Review Body meeting or whether further information is required.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

CONTACT DETAILS

**East Renfrewshire Council
Development Management Service
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
G46 8NG**

**General Inquiry lines 0141 577 3001
Email planning@eastrenfrewshire.gov.uk**

NOTICE OF REVIEW

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2 Spiersbridge Way Thornliebank G46 8NG Tel: 0141 577 3001 Email: planning@eastrenfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100617028-003

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

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Craig"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Crombie"/>	Building Number:	<input type="text" value="281"/>
Telephone Number: *	<input type="text" value="07710128249"/>	Address 1 (Street): *	<input type="text" value="Second Avenue"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text" value="Birkenshaw"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Uddingston"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="G71 6AZ"/>
Email Address: *	<input type="text" value="craigcrombie@hotmail.com"/>		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Andrew"/>	Building Number:	<input type="text" value="25"/>
Last Name: *	<input type="text" value="McLean"/>	Address 1 (Street): *	<input type="text" value="Polbae Crescent"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Eaglesham"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G76 0LW"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="craigcrombie@hotmail.com"/>		

Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing	<input type="text" value="652285"/>	Easting	<input type="text" value="257027"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Installation of side dormer window to dwelling

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

The proposed dormer whilst in close proximity to the boundary sits 10.6m forward from the frontage of the adjacent property and at an acute angle of 81 degrees. I would also note that the overlooking aspect is to a garage/ driveway/ heavily vegetated area with established trees to the front of the property and not any private amenity space. The elevation difference between the two properties should also be a material consideration with 23 Polbae Crescent sitting considerably higher.

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

Yes No

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

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

AL(90)001 - Location Plan AL(90)002 - Existing Block Plan AL(90)003 - Proposed Block Plan AL(00)001 - Existing GA plans
 AL(00)002 - Proposed GA plans AL(00)003 - Existing elevations AL(00)004 - Proposed elevations AL(00)005 - Existing &
 Proposed roof plans AL(21)001 - Existing & Proposed section Appeal Statement Handling Report Original application pdf
 Decision notice

Application Details

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

2023/0066/TP

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

08/02/2023

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

19/04/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

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

Declaration Name: Mr Craig Crombie

Declaration Date: 03/07/2023

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Supporting Statement:

Having reviewed and considered the reason stated for the refusal we would argue against this as a valid reason.

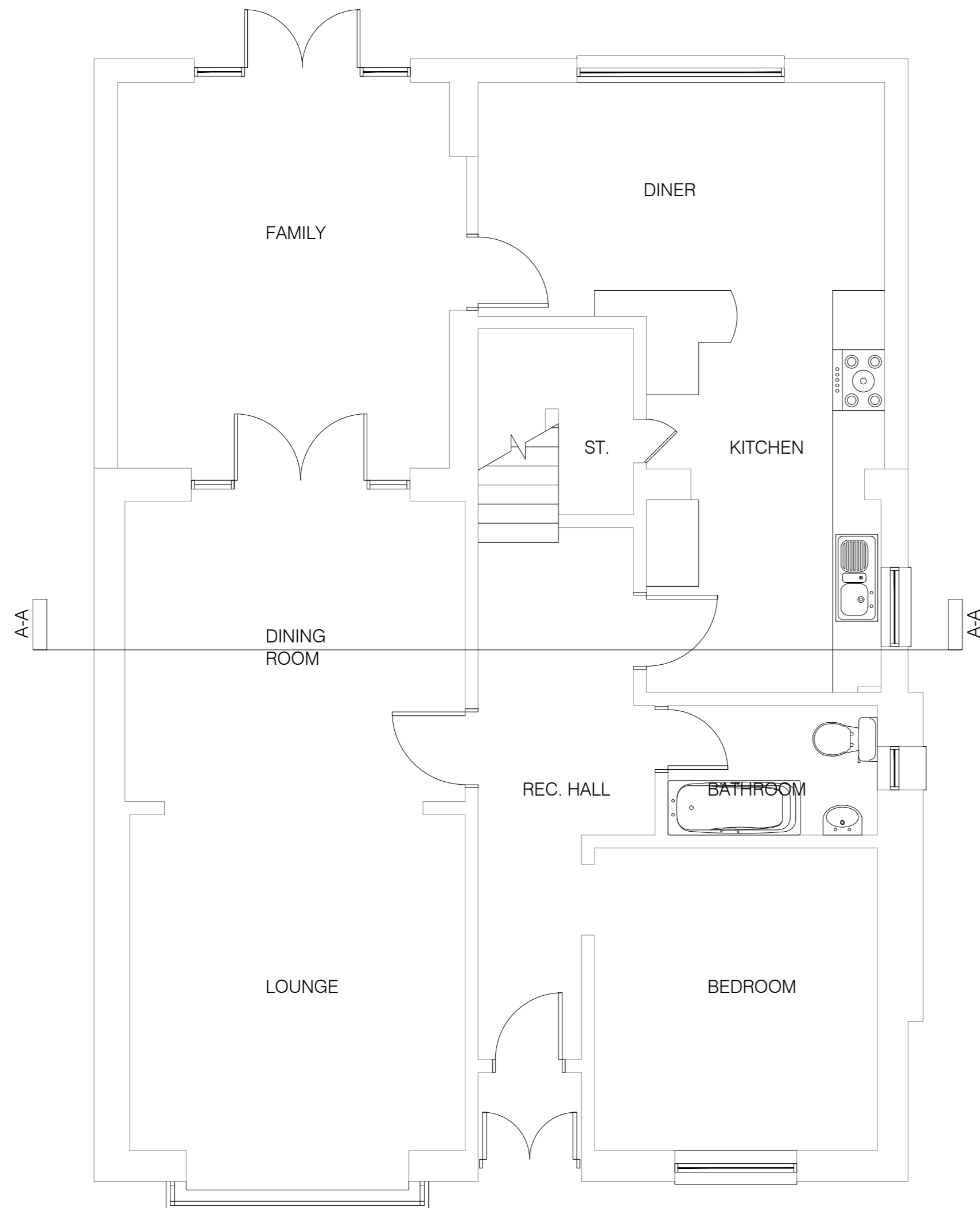
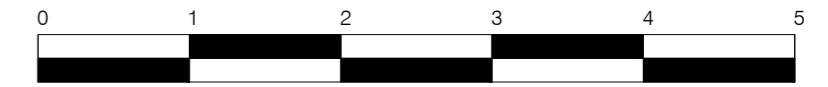
- The proposed dormer whilst in close proximity to the boundary is set forward 10.6m from the principal elevation of the adjacent property and at an acute angle of 81 degrees. Supplementary dimensions are shown on drawing AL(90)003 to demonstrate the relationship between the proposed dormer and the adjacent property.
- I would also note that the overlooking aspect is to a garage/ driveway/ heavily vegetated area with established trees to the front of the property and not any private amenity space. It should also be noted that there would be no consented development permitted to the front of this adjacent property (23 Polbae Crescent) in the future which would change this standing.
- The elevation difference between the two properties should also be a material consideration with 23 Polbae Crescent sitting considerably higher as the topography of the site rises the further you move back from the from the street (Polbae Crescent).
- It should also be considered that the adjacent property (23 Polbae Crescent) has dormers on all 4 hipped elevations which gives rise to significant overlooking aspect of the application sites private amenity space to the rear of the property.
- The proposed form of this new dormer has been considered in line with current East Renfrewshire Council policies and to reflect that of adjacent properties (19 & 21 Polbae Crescent).

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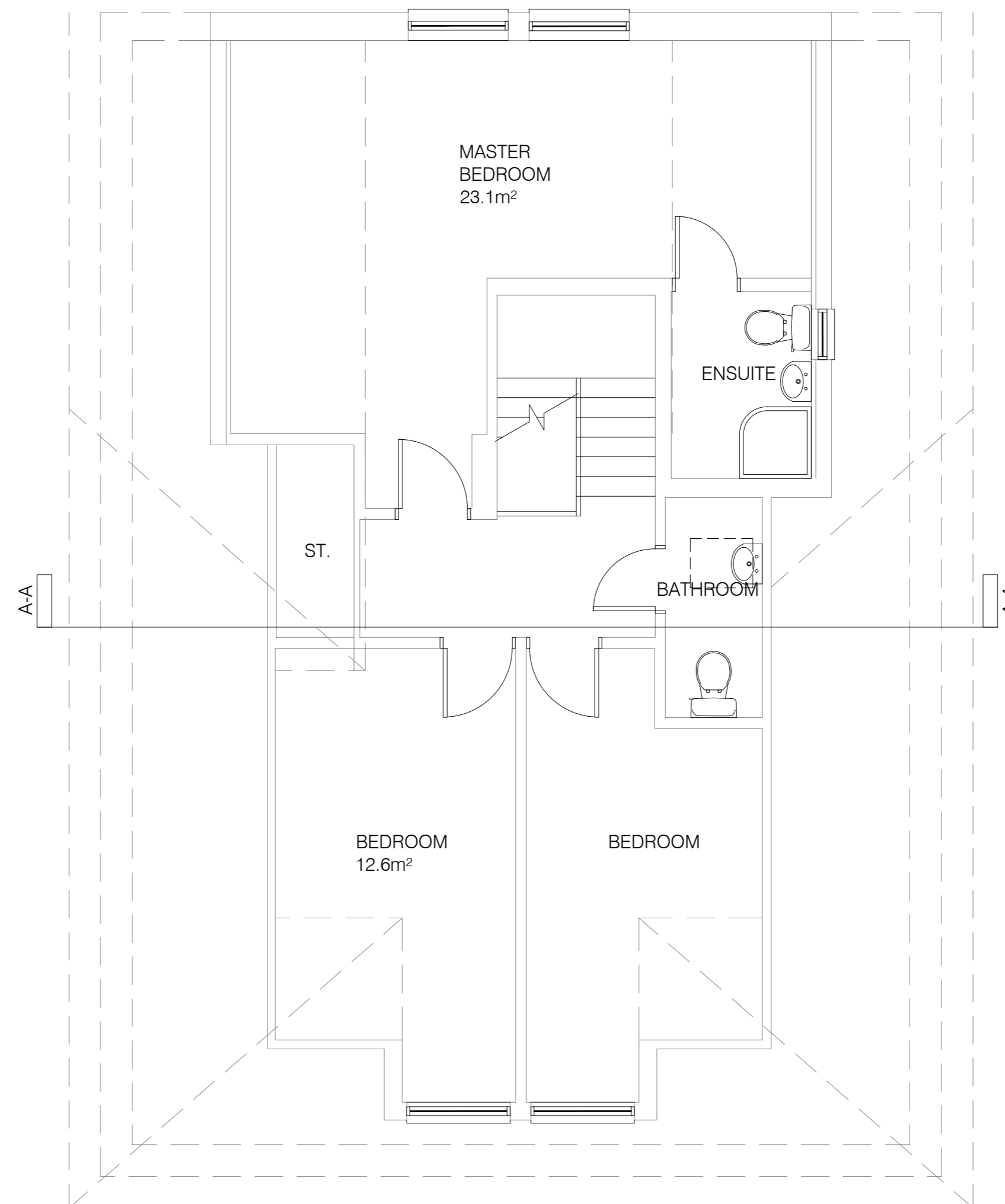
PLANS/DRAWINGS

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Please do not scale from this drawing.
 All dimensions should be checked on site prior to commencing construction work.
 If in doubt please ask.



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR

Rev No	Description	Date
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REVISIONS

Client

Mr Andrew McLean

Job Title

25 Polbae Crescent
 Eaglesham
 G76 0LW

Drawing Title

Existing GA Plans

Scale @ A2	Date	Drawn By
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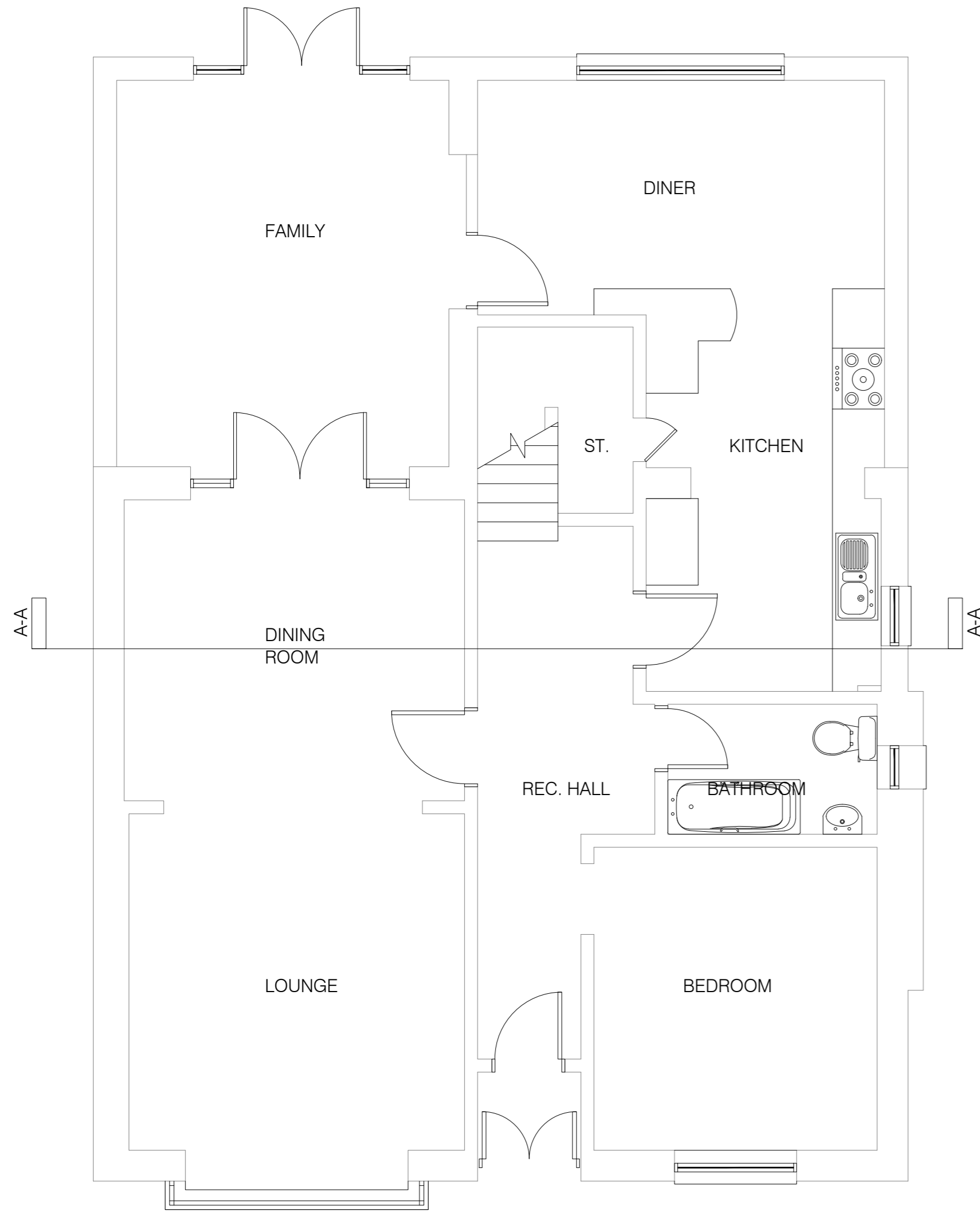
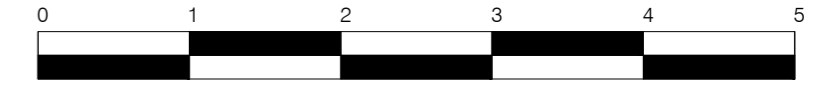
1:50 Aug 22

Job No	Drawing No	Checked
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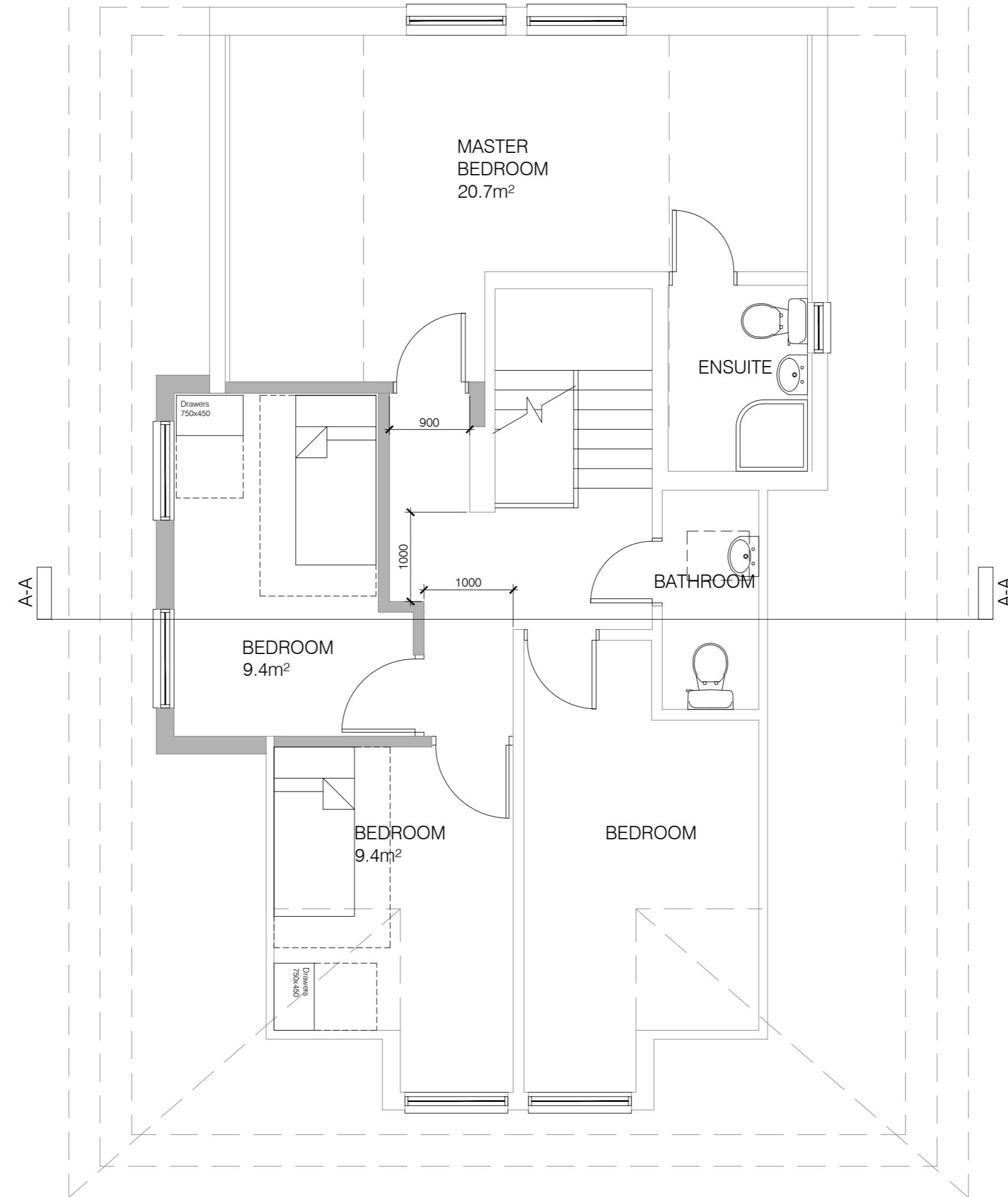
AL(00)001

INFORMATION

Please do not scale from this drawing.
All dimensions should be checked on site prior to commencing construction work.
If in doubt please ask.



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

Rev No	Description	Date
A	Dormer size increased	Feb 23

REVISIONS

Client
Mr Andrew McLean

Job Title
25 Polbae Crescent
Eaglesham
G76 0LW

Drawing Title
Proposed GA Plans

Scale @ A2
1:50

Date
Aug 22

Drawn By

Job No

Drawing No
AL(00)002

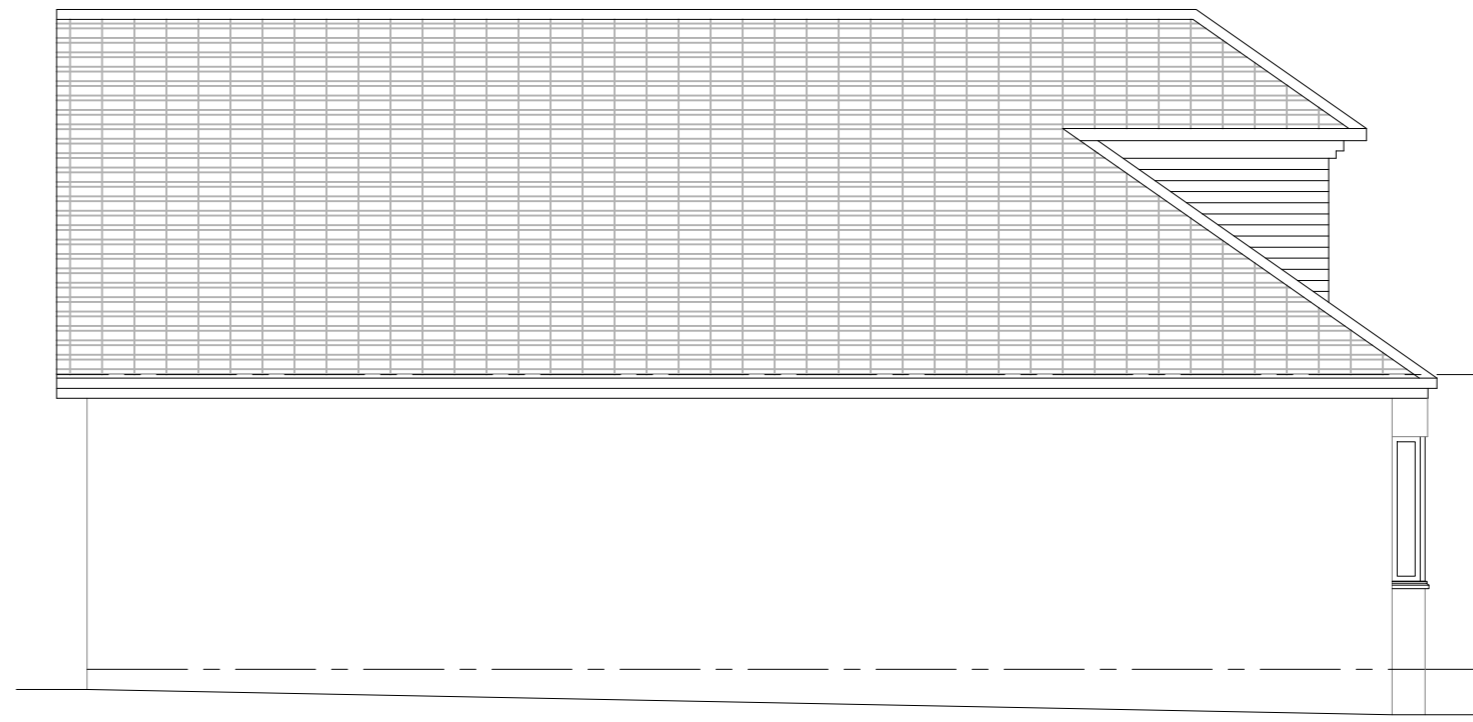
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INFORMATION

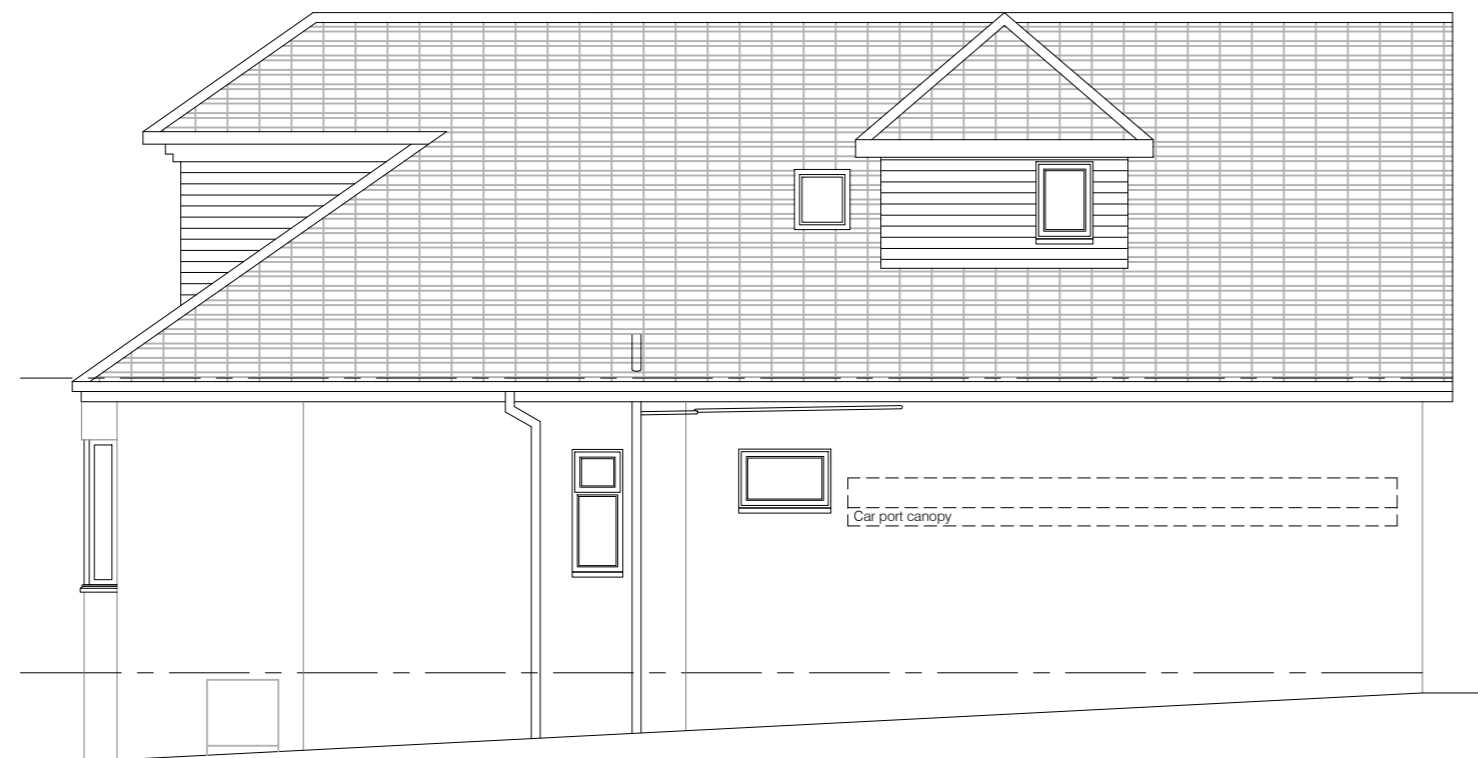
Please do not scale from this drawing.
 All dimensions should be checked on site prior to commencing construction work.
 If in doubt please ask.



EXISTING FRONT ELEVATION



EXISTING SOUTH EAST ELEVATION



EXISTING NORTH WEST ELEVATION



EXISTING SOUTH ELEVATION

Rev No	Description	Date
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REVISIONS

Client

Mr Andrew McLean

Job Title

25 Polbae Crescent
 Eaglesham
 G76 0LW

Drawing Title

Existing Elevations

Scale @ A2	Date	Drawn By
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1:75 Sept 22

Job No	Drawing No	Checked
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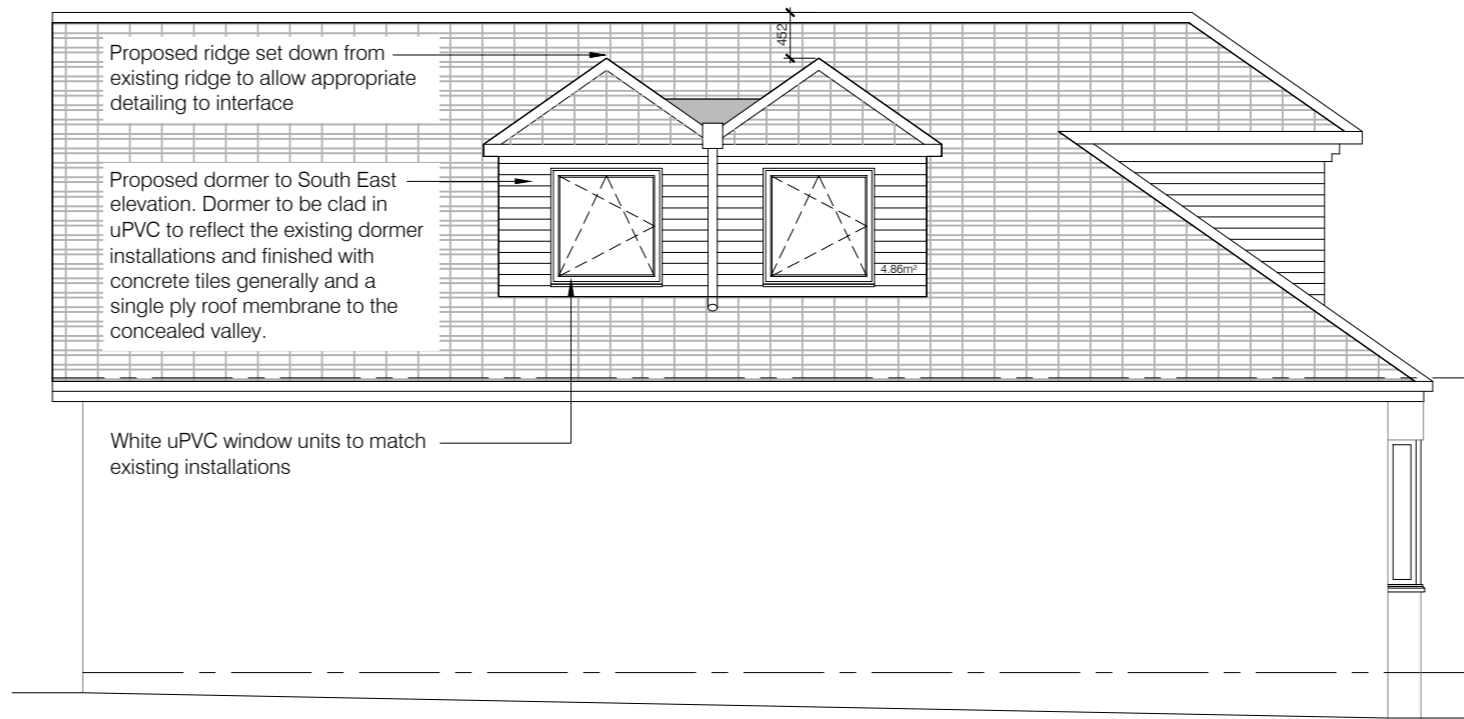
AL(00)003

INFORMATION

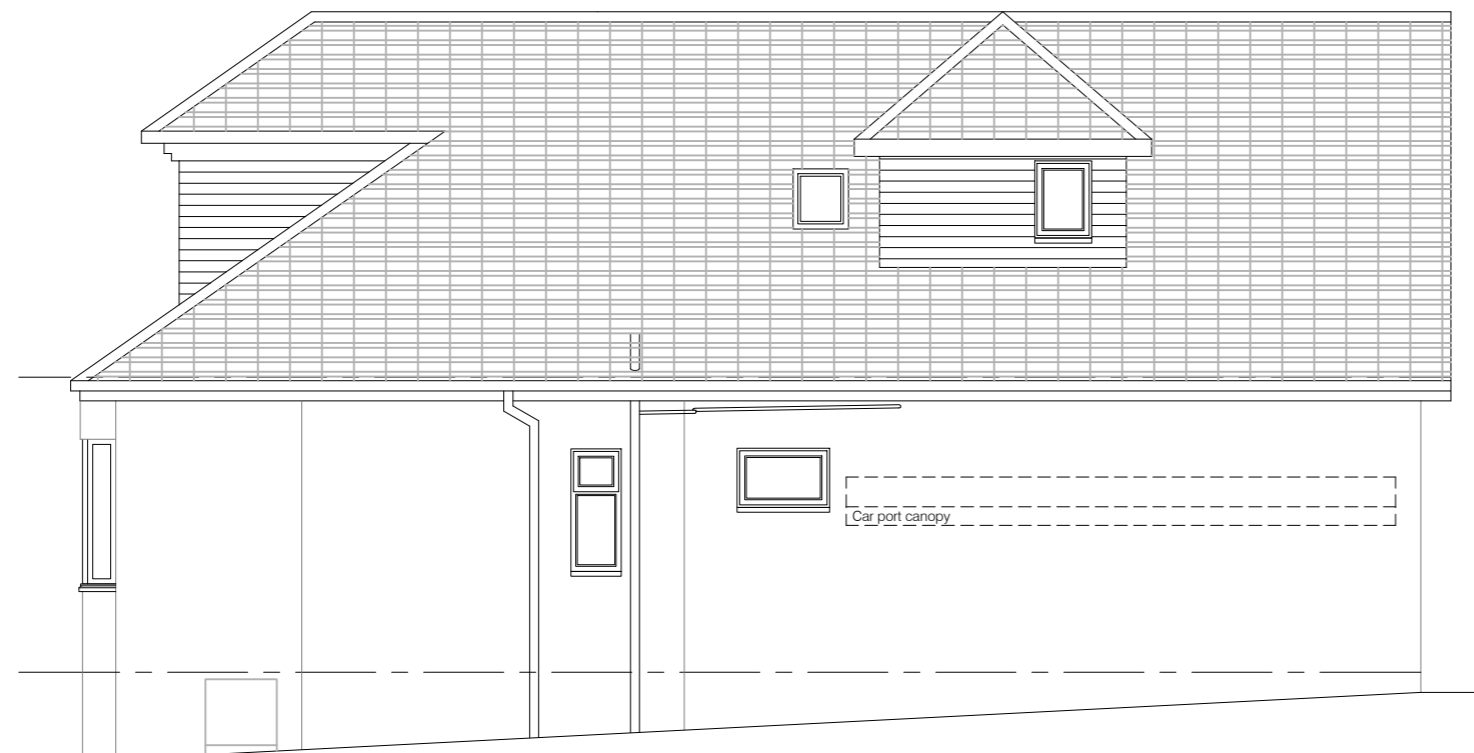
Please do not scale from this drawing.
All dimensions should be checked on site prior to commencing construction work.
If in doubt please ask.



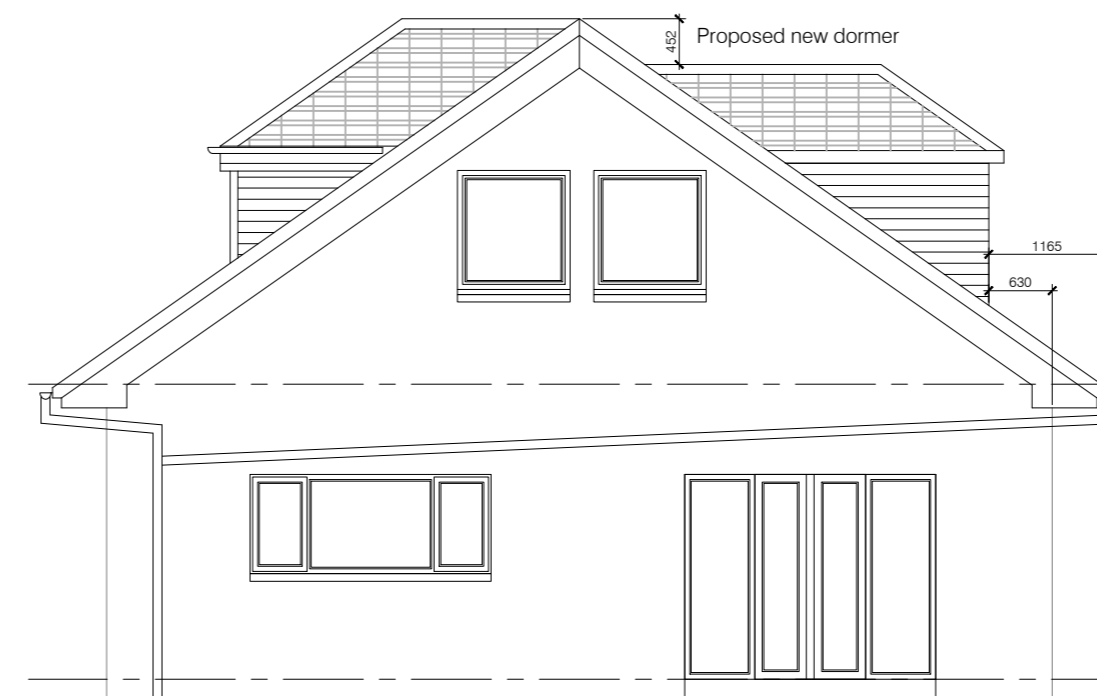
PROPOSED FRONT ELEVATION



PROPOSED SOUTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH ELEVATION

Rev No	Description	Date
A	Dormer size increased	Feb 23

REVISIONS

Client
Mr Andrew McLean

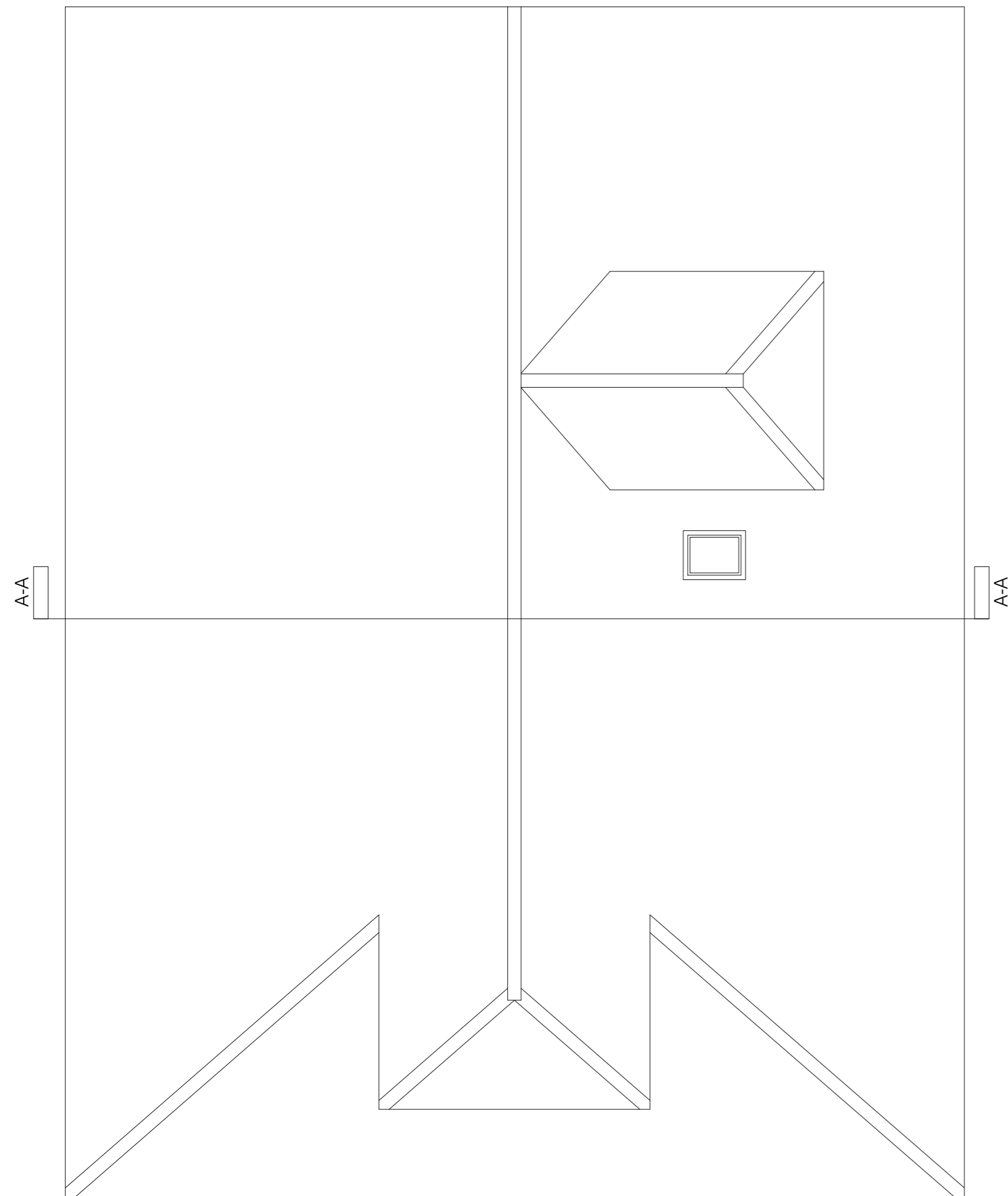
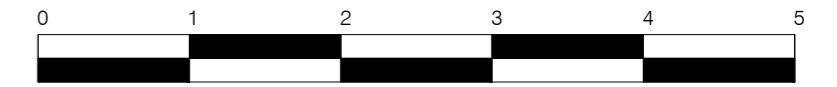
Job Title
25 Polbae Crescent
Eaglesham
G76 0LW

Drawing Title
Proposed Elevations

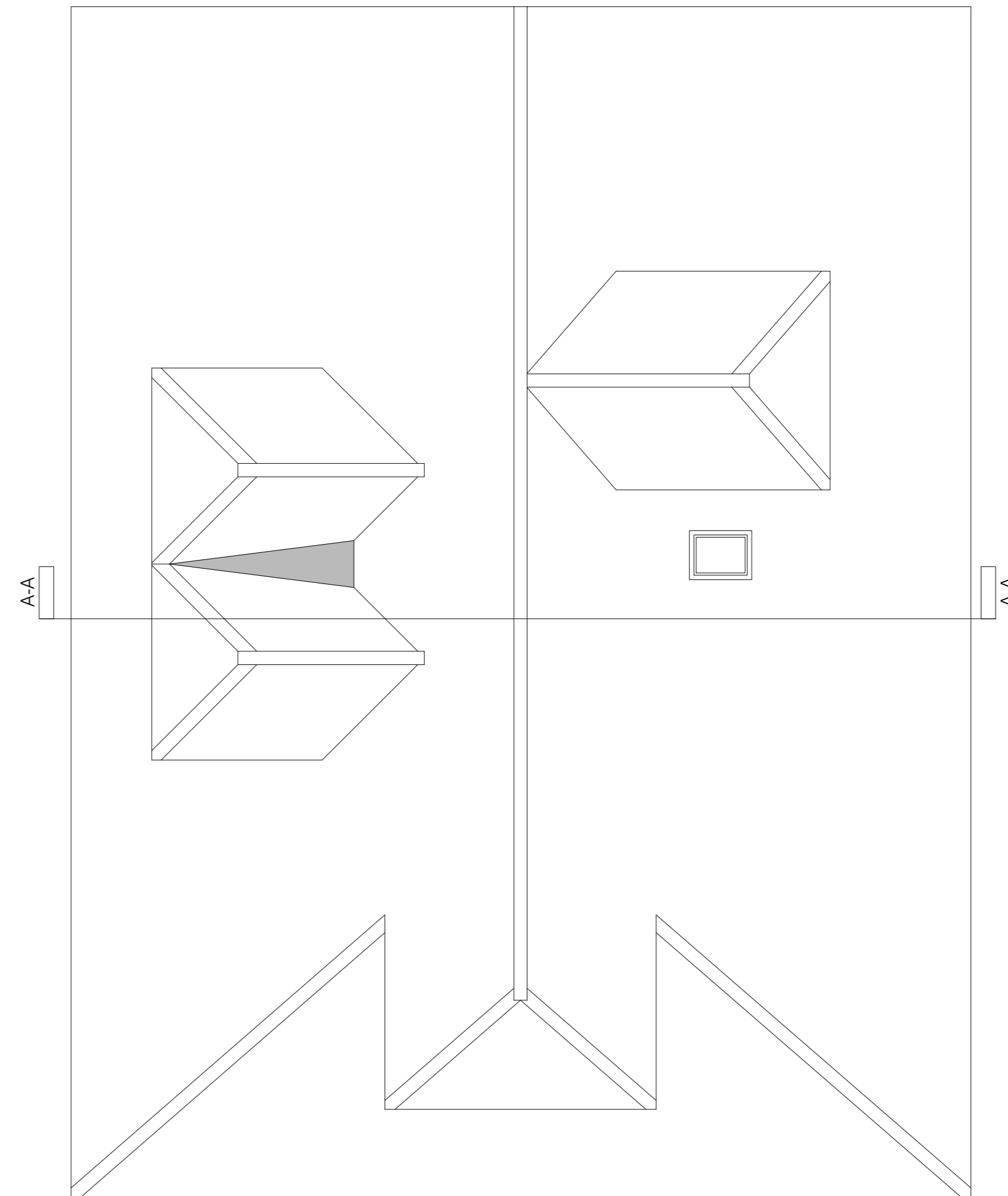
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1:75	Sept 22	
Job No	Drawing No	Checked
	AL(00)004	

INFORMATION

Please do not scale from this drawing.
 All dimensions should be checked on site prior to commencing construction work.
 If in doubt please ask.



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

Rev No	Description	Date
A	Dormer size increased	Feb 23

REVISIONS

Client
 Mr Andrew McLean

Job Title
 25 Polbae Crescent
 Eaglesham
 G76 0LW

Drawing Title
 Existing & Propopsed Roof Plans

Scale @ A2
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Date
 Oct 22

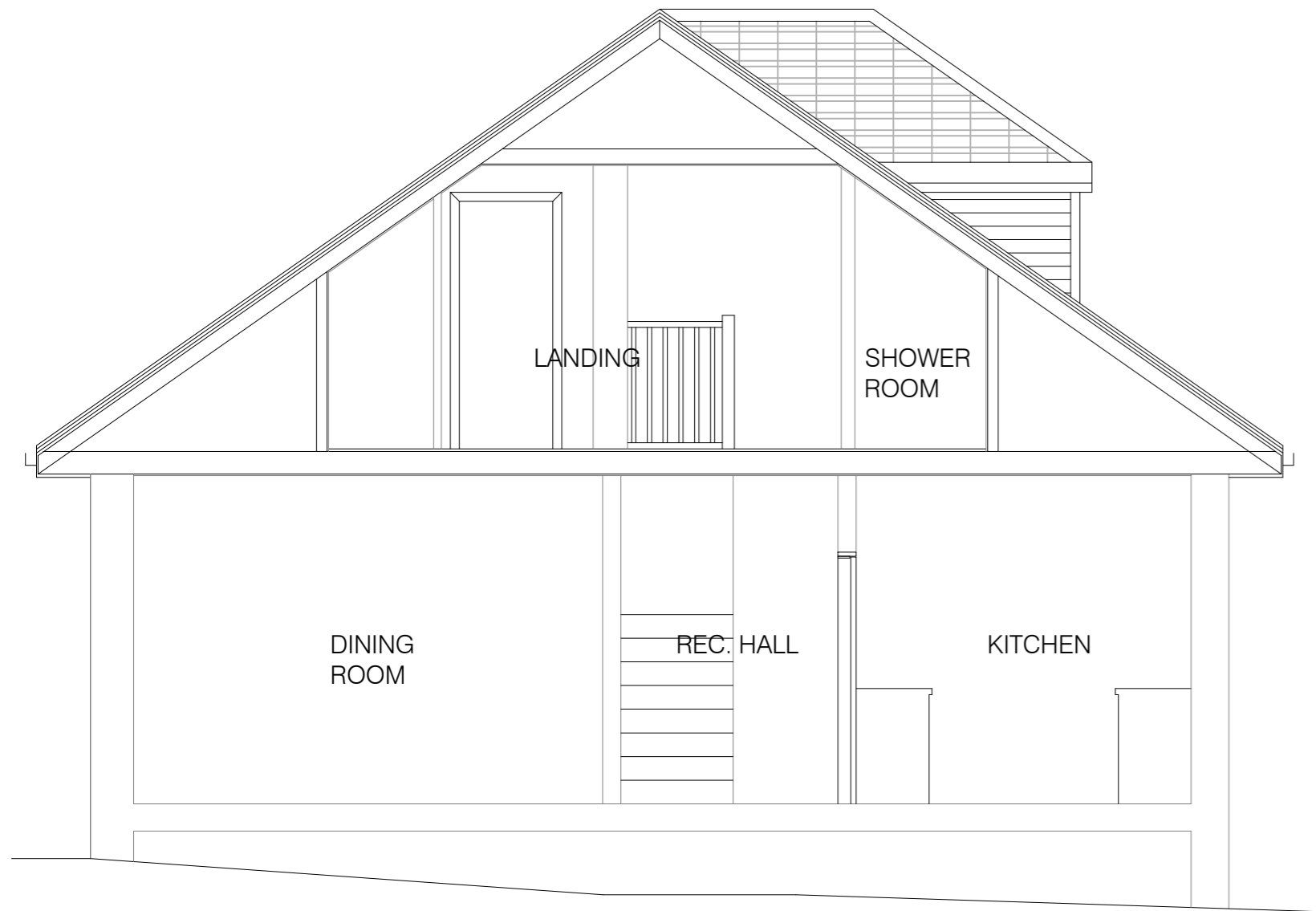
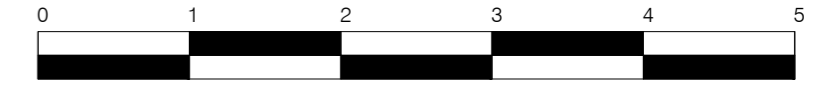
Drawn By

Job No
 Drawing No
 AL(00)005

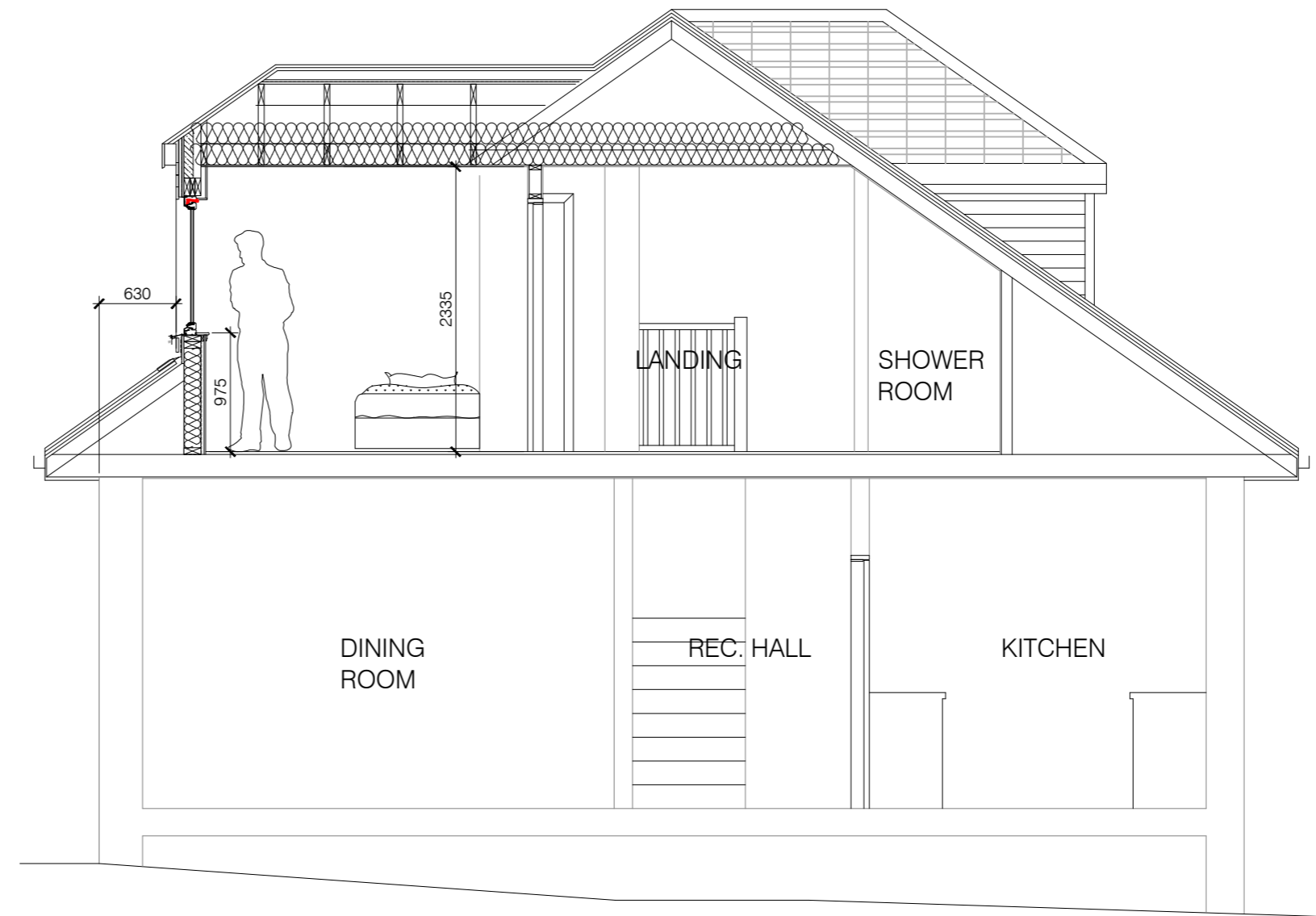
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INFORMATION

Please do not scale from this drawing.
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EXISTING SECTION ON A-A



PROPOSED SECTION ON A-A

Rev No	Description	Date
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REVISIONS

Client

Mr Andrew McLean

Job Title

25 Polbae Crescent
 Eaglesham
 G76 0LW

Drawing Title

Existing & Propopsed Sections on A-A

Scale @ A2

1:50

Date

Oct 22

Drawn By

Job No

AL(21)001

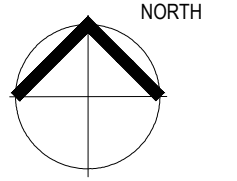
Drawing No

Checked

Checked

INFORMATION

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Rev No	Description	Date
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REVISIONS

Client	Mr Andrew McLean
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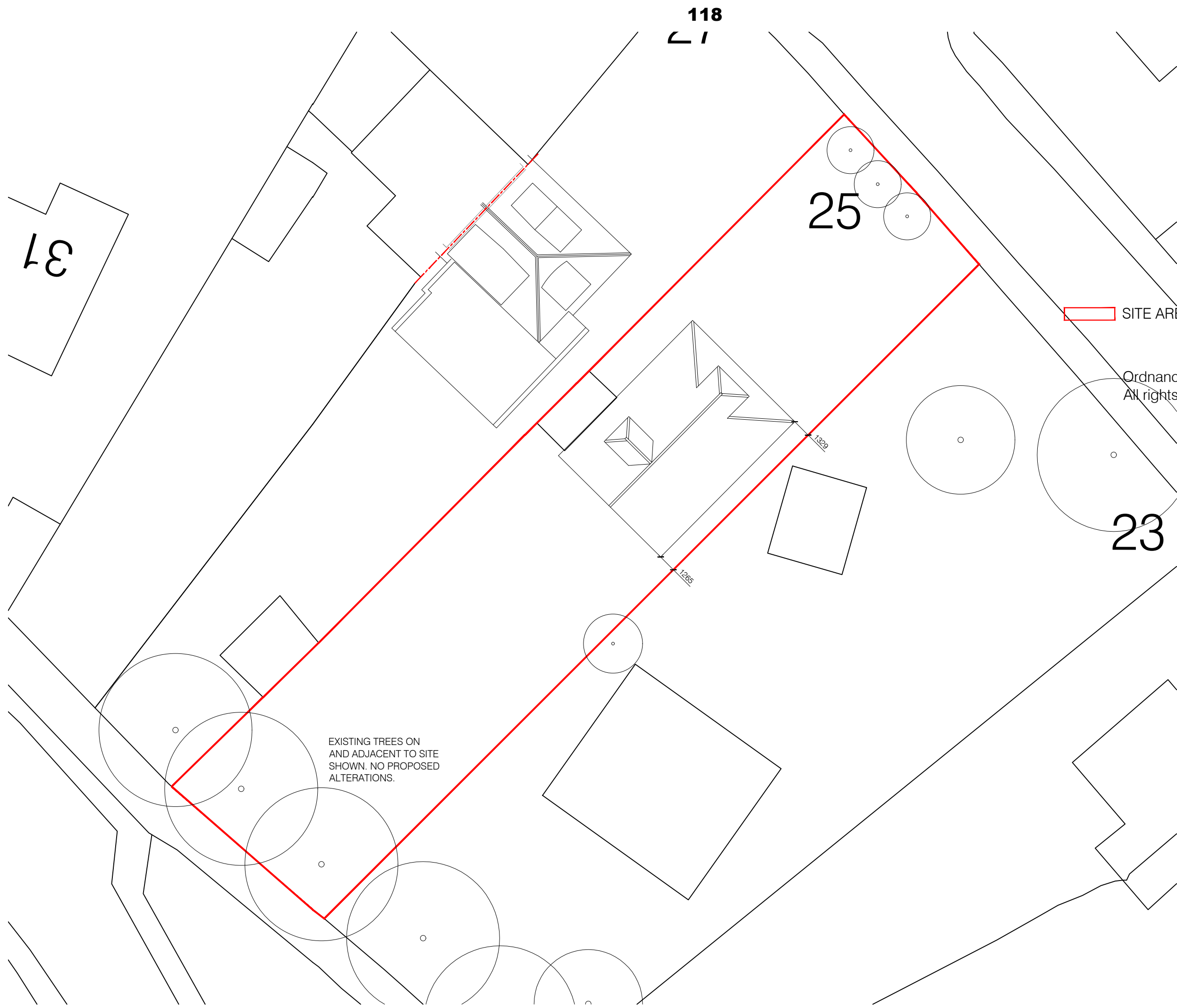
Job Title	25 Polbae Crescent Eaglesham G76 0LW
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Drawing Title	Location Plan
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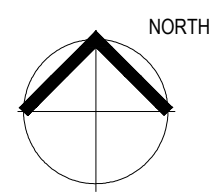
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1:1250	Feb 23	

Job No	Drawing No	Checked
	AL(90)001	

PLANNING



Please do not scale from this drawing.
 All dimensions should be checked on site prior to commencing construction work.
 If in doubt please ask.

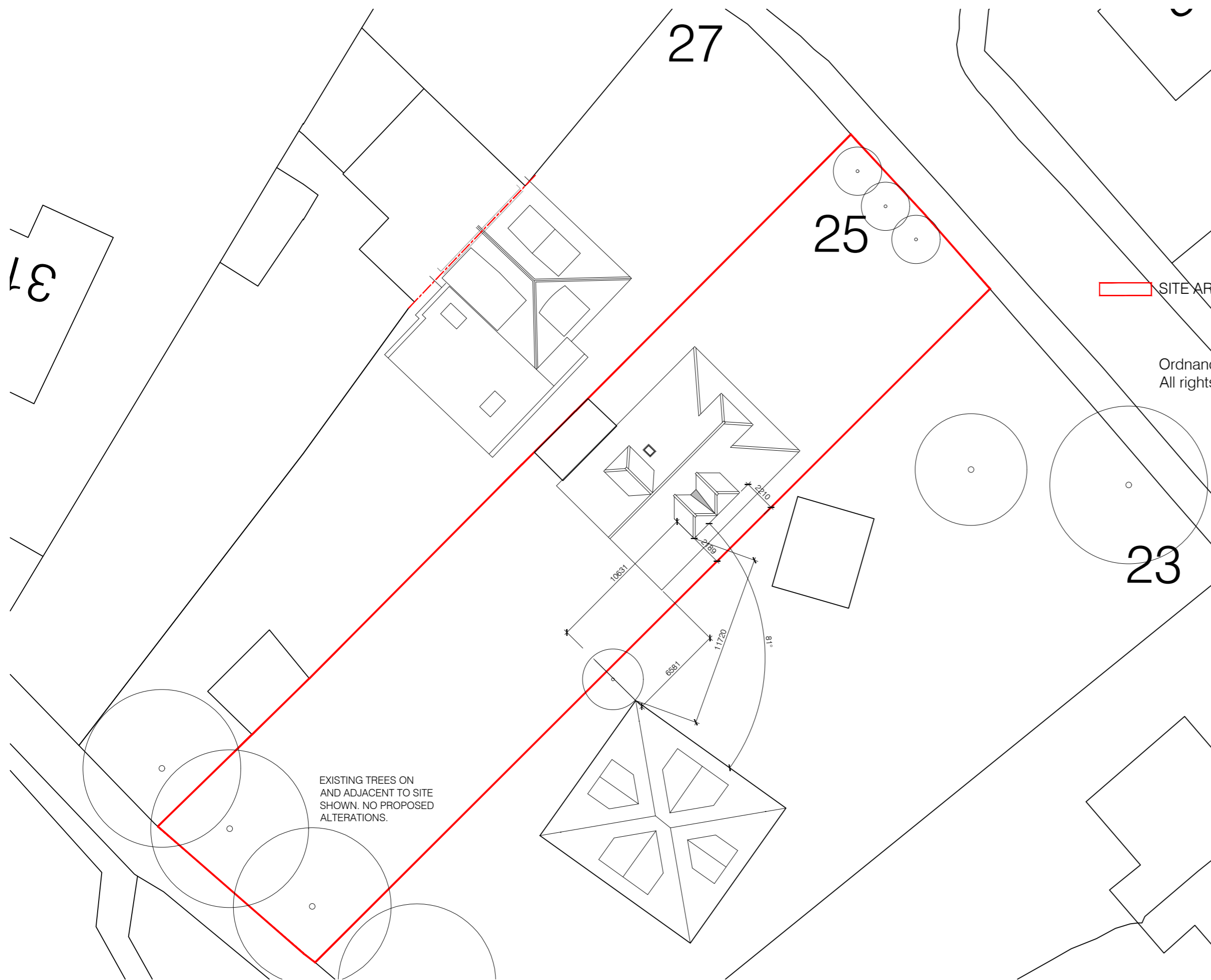


SITE AREA: 922m²

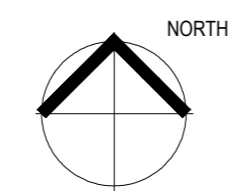
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EXISTING TREES ON
 AND ADJACENT TO SITE
 SHOWN. NO PROPOSED
 ALTERATIONS.

Rev No	Description	Date
REVISIONS		
Client		
Mr Andrew McLean		
Job Title		
25 Polbae Crescent Eaglesham G76 0LW		
Drawing Title		
Existing Block Plan		
Scale @ A3	Date	Drawn By
1:250	Feb 23	
Job No	Drawing No	Checked
	AL(90)002	
PLANNING		



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If in doubt please ask.



SITE AREA: 922m²

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Rev No	Description	Date
A	Further dims added.	Jun 23

REVISIONS

Client
Mr Andrew McLean

Job Title
25 Polbae Crescent
Eaglesham
G76 0LW

Drawing Title
Proposed Block Plan

Scale @ A3 Date Drawn By
1:250 Feb 23

Job No Drawing No Checked
AL(90)003

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