

## Notice of Meeting and Agenda Local Review Body.

Date	Time	Venue
Tuesday, 28 June 2022	14:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

MARK CONAGHAN  
Head of Corporate Governance

### Membership

Councillor Neill Graham: Councillor John Hood: Councillor John McNaughtan:  
Councillor Iain Nicolson: Councillor Jim Paterson:

### Hybrid Meeting

Please note that this meeting is scheduled to be held in the Council Chambers. However, it is a hybrid meeting and arrangements have been made for members to join the meeting remotely should they wish.

### Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

### Webcasting of Meeting

This meeting will be filmed for live or subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed. To find the webcast please navigate to

<https://renfrewshire.public-i.tv/core/portal/home>

## **Apologies**

Apologies from members.

## **Declarations of Interest**

Members are asked to declare an interest in any item(s) on the agenda and to provide a brief explanation of the nature of the interest.

- |             |  |                |
|-------------|--|----------------|
| <b>1</b>    | <b>Procedure Note</b>  | <b>3 - 4</b>   |
| <br>        |  |                |
| <b>2</b>    | <b>LRB03.22</b>  |                |
|             | <p>Review the Planning Authority's decision to refuse planning permission for the erection of a single storey rear extension and erection of replacement garage with studio above and installation of dormer windows to front and rear of 21 Thornly Park Avenue, Paisley. PA2 7SD (21/1473/PP)</p>  |                |
| <br>        |  |                |
| <b>2(a)</b> | <b>Planning Authority's Submission</b>   | <b>5 - 26</b>  |
|             | <p>Submit documentation on which the Planning Authority decided to refuse planning permission for the erection of a single storey rear extension and erection of replacement garage with studio above and installation of dormer windows to front and rear of 21 Thornly Park Avenue, Paisley, PA2 7SD.</p>  |                |
| <br>        |  |                |
| <b>2(b)</b> | <b>Appellant's Submission</b>  | <b>27 - 38</b> |
|             | <p>Submit documentation submitted in support of a review of the Planning Authority's decision to refuse planning permission for the erection of single storey rear extension, demolition of existing garage and erection of replacement garage with studio above and installation of dormer windows to front and rear of 21 Thornly Park Avenue, Paisley. PA2 7SD.</p> |                |

**A. At the meeting**

1. When a Notice of Review is submitted, the role of the Local Review Body (“the LRB”) is to consider the planning application afresh and reach a decision.
2. The planning officer’s original decision forms part of the documents before LRB when it is making its decision, however, the LRB is not reviewing the planning officer’s original decision. Although termed a ‘review’, the decision of the planning authority when acting as the LRB is still the decision of the authority on a planning application and the same considerations apply to the factors that must be taken into account when making a decision as they would in the case of a first determination.
3. Section 37(2) of the Town and Country Planning (Scotland) Act 1997 sets out that when the planning authority is dealing with an application for planning permission, the planning authority require to have regard to the provisions of the development plan and other material considerations. This applies to the decision of the LRB today.
4. The Planning Adviser to the LRB today is not here to speak on behalf of the Planning Service about the original decision. Their function is to provide impartial planning advice to the LRB.
5. There will be up to five Councillors on the panel, made up from members of the Planning & Property Policy Board..
6. No parties have the right to speak at the meeting.

**B. Procedural format**

1. The members are expected to have read the papers and documents relevant to the application and noted the relevant planning policies in advance of the meeting. The Convener will ask the members to confirm whether they have done so.
2. Members have the opportunity to ask the Planning advisor for advice in relation to planning matters that are relevant to the Notice of Review, but do not have to do so.
3. If new material has been submitted panel members will decide whether this new material can be accepted. The Legal Advisor will advise on the test to be applied when deciding whether new material can be accepted.
4. The panel will consider whether the applicant has asked for further procedure in this case and will take the decision whether they have sufficient information before them to determine the notice of review, or whether further procedure is required.
5. If the panel decide that they do not have enough information to determine the notice of review at the present time, then they will decide whether there is a requirement for:
  - a. Further written submissions
  - b. Site visit
  - c. Hearing

**Note:** Upon the decision being taken regarding the appropriate action (at a, b, and c above) today's meeting about this matter will be brought to a close, with further consideration of the notice of review continued to a future meeting of the LRB.

6. If the panel determine that there is sufficient information within the documentation to reach a decision on the Notice of Review today, the Local Review Body will consider the following points:
  - a. The planning policies that apply to the application - noting if the application was contrary to the Local Development Plan;
  - b. The applicant's reasons for requesting a review, as stated in the notice of review;
  - c. Any representations raised by other parties;
  - d. Any material considerations identified by the applicant in the notice of review documents to support a departure from the policy and details of what these are; and
  - e. Any material considerations not mentioned by the applicant which could justify a departure from the policy.

**C. Decision**

1. If the Local Review Body decides to grant planning permission, it will:
  - a. Specify the reasons for granting planning permission; and
  - b. Detail any conditions to be attached to that planning permission and the reasons for those conditions.
2. If the Local Review Body decides not to grant planning permission, it will:
  - a. Specify the reasons for refusing the application; and
  - b. If conditions were suggested to allow grant, confirm why they were not prepared to grant with those conditions.



# PLANNING AUTHORITY'S SUBMISSIONS

**My Ref:**  
**Contact:** Maria Porch  
**Telephone:** 07483 370672  
**Email:** dc@renfrewshire.gov.uk  
**Date:** 8 December 2021



Derek Thompson Architectural Services  
Morven House  
10 High Road  
Paisley  
PA2 6AR

**Proposal:** Erection of single storey rear extension, demolition of existing garage and erection of replacement garage with studio above and installation of dormer windows to front and rear  
**Location:** 21 Thornly Park Avenue, Paisley, PA2 7SD,  
**Application Type:** Planning Permission-Full  
**Application No:** 21/1473/PP

Dear Sir/Madam,

#### **NOTIFICATION OF REFUSAL OF CONSENT**

The Council has decided to refuse your application, details of which are given above. I enclose a Decision Notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to seek a review of this decision by submitting a Notice of Review within three months from the date of the decision notice to the Head of Corporate Governance, Renfrewshire House, Cotton Street, Paisley PA1 1TR. The Notice of Review form and guidance is available on the Council's website or by contacting Legal & Democratic Services.

Yours faithfully,

A black rectangular redaction box covering the signature of Alasdair Morrison.

Alasdair Morrison  
Head of Economy and Development

**REFUSE Consent subject to the reasons**

Ref. 21/1473/PP



## **DECISION NOTICE**

Town and Country Planning (Scotland) Act 1997

Planning etc. (Scotland) Act 2006

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

**TO**

Ms Claire Guthrie  
21 Thornly Park Avenue  
Paisley  
PA2 7SD

With reference to your application registered on 20 August 2021 for Planning Consent for the following development:-

**PROPOSAL**

Erection of single storey rear extension, demolition of existing garage and erection of replacement garage with studio above and installation of dormer windows to front and rear

**LOCATION**

21 Thornly Park Avenue, Paisley, PA2 7SD

**DECISION**

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

**REFUSE Consent subject to the reasons listed on the reverse/paper apart.**

**PLANS AND DRAWINGS**

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated: 08/12/2021

Signed ....  
Appointed Officer  
on behalf of Renfrewshire Council

Ref. 21/1473/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

**Reason for Decision**

**Conditions/Reasons**

Reason(s) for Refusal

1. The proposals are contrary to the provisions of Policy P1 'Renfrewshire's Places' and Policy ENV3 'Built Heritage' of both the Adopted (2014) and Proposed (as amended 2021) Local Development Plans, the Council's Delivering the Places Strategy 'Alterations and Extensions to Existing Properties' of the Proposed New Development Supplementary Guidance and Renfrewshire Householder Development Guidance Planning Advice Note 2016, in that the proposed dormer window to the front would dominate the roof space, impacting on the character of the original roof, within the conservation area.

### **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

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.

Applicant: Ms Claire Guthrie	Ref. No: 21/1473/PP
Site: 21 Thornly Park Avenue Paisley PA2 7SD	Officer: Maria Porch

## **Documents**

Document	Document Attached (Admin) ✓	Document Attached and Signed ✓
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

## **Plans to be stamped**

Drawing Number	Drawing Title	Checked Paper/DMS (Officer) ✓	Stamped DMS (BS) ✓
CSM/2822/1	Ground Floor Plan & Elevations as Existing	✓	✓
CSM/2822/2	Attic Floor Plan as Existing	✓	✓
CSM/2822/3	Ground Floor Plan as Proposed & Elevations Proposed	✓	✓
CSM/2822/4	Attic Floor Plan as Proposed and Elevations Proposed	✓	✓
CSM/2822/5	Plans & Elevations	✓	✓
CSM/2822/6	Locality Plan	✓	✓

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## Appendix 1

<b>RENFREWSHIRE COUNCIL</b>		<b>Application No:</b> 21/1473/PP
<b>CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION</b>		<b>Regd:</b> 20 August 2021
<b>Applicant</b>	<b>Agent</b>	
Ms Claire Guthrie 21 Thornly Park Avenue Paisley PA2 7SD	Derek Thompson Architectural Services Morven House 10 High Road Paisley PA2 6AR	
<b>Nature of Proposals</b> Erection of single storey rear extension, demolition of existing garage and erection of replacement garage with studio above and installation of dormer windows to front and rear		
<b>Site</b> 21 Thornly Park Avenue, Paisley, PA2 7SD		
<b>Description</b> <p>This application seeks consent for the erection of a single storey rear extension, demolition of an existing garage and the erection of a replacement garage with studio above, as well as the installation of dormer windows to the front and rear at 21 Thornly Park Avenue, Paisley.</p> <p>The site fronts the road to the south and is bound by a range of residential property types to all other sides. The property itself incorporates a pitched roof and is finished in grey wet cast render and concrete roof tiles.</p> <p>The proposed rear extension would extend to approximately 5 metres from the rear elevation by 14.8 metres in width. The proposal incorporates a pitched roof design which measures approximately 4.3 metres in height overall.</p> <p>The proposed garage with studio above would extend to an approximate length of 7 metres at a width of 6m, reaching an overall height of 5.7m, with finishing materials to include brick, roughcast and concrete roof tiles to match the existing dwelling. The rear dormer window would extend to a length of 12.8m at a height of 2.2m and projection of 3.7m, with the front dormer window extending to a length of 12.8m at a height of 3m and projection of 4.1m.</p>		
<b>History</b> No previous applications.		
<b>Policy and Material Considerations</b>  Adopted Renfrewshire Local Development Plan 2014 Policy P1: Renfrewshire's Places Policy ENV3: Built Heritage  New Development Supplementary Guidance Delivering the Places Strategy: Alterations and Extensions to Existing Properties Delivering the Environment Strategy: Built Heritage		

<p>Proposed Renfrewshire Local Development Plan (as modified) 2021  Policy P1: Renfrewshire's Places  Policy ENV3: Built and Cultural Heritage</p> <p>Proposed New Development Supplementary Guidance  Delivering the Places Strategy: Alterations and Extensions to Existing Properties  Delivering the Environment Strategy: Built and Cultural Heritage - Conservation Areas</p> <p>Material considerations  Renfrewshire Householder Development Guidance Planning Advice Note 2016</p> <p>Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. The proposal therefore requires to be assessed in terms of the policies and material considerations set out above.</p>
<p><b>Publicity</b></p> <p>An Advert was placed on the press on for the following reasons - Development within a Conservation Area</p>
<p><b>Objections/Representation</b></p> <p>One objections has been received, the substance of which can be summarised as follows:-</p> <ol style="list-style-type: none"> <li>1. The proposed extensions would constitute overdevelopment within the conservation area.</li> <li>2. The front dormer covers a significant portion of the roof area contrary to policy.</li> <li>3. The balcony and extensions will impact on the privacy of neighbouring properties.</li> <li>4. Due to the scale of the extensions proposed there is likely to be additional noise associated with the property.</li> </ol>
<p><b>Consultations</b></p> <p>None required.</p>
<p><b>Summary of Main Issues of:</b></p> <p><u>Environmental Statement</u> – n/a</p> <p><u>Appropriate Assessment</u> – n/a</p> <p><u>Design Statement</u> – n/a</p> <p><u>Access Statement</u> – n/a</p> <p><u>Other Assessments</u> – n/a</p>



Planning Obligation Summary – n/a

Scottish Ministers Direction – n/a

### **Assessment**

It is considered that the proposal complies with Policy P1 of the Local Development Plan because the development comprises of alterations to a residential property within a residential area.

The New Development Supplementary Guidance states that alterations and extensions to existing residential properties should be of an appropriate scale, size and massing which does not constitute over development, they should reflect the design and materials of the existing house and the character of the surrounding area, and they should not significantly reduce the amenity of the neighbouring residents or the surrounding area.

In order to determine whether the development complies with the above it is necessary to assess the proposal against the criteria set out in the Council's Householder Guidance. These are:

Design & Materials - In terms of design, the rear extension and replacement garage (with studio above) are considered to be of an acceptable design, reflecting the appearance of the original dwelling, in accordance with the provisions of Renfrewshire's Householder Guidance.

The 5 metre projection to the rear is also considered acceptable given the available rear garden space associated with the dwelling and the detachment of the property.

Materials to be used have not been fully detailed, however a condition attached to any consent given can ensure they are reflective of the original dwelling commensurate with policy and guidance.

Considering the design of the proposed dormer windows, these should generally be discrete additions which retain the character of the original roof, not dominating the roof space. External finishing materials and window detailing should also match the existing roof and windows.

In this regard, whilst the scale of the proposed dormer window to the rear could be considered acceptable on balance due to it's discreet location, the dormer to the front is considered to adversely dominate the dwelling's roof, within the conservation area. Despite requesting a reduction in the scale of this element during the assessment process the applicant has opted to make no alterations. As such, it is not considered that the application as a whole can be supported.

Scale & Positioning - With regard to scale and positioning the projection into the rear garden would be 5 m in length for the rear extension. Whilst this would marginally exceed the Council's Householder Guidance, given the available garden space to serve the dwelling, the position of the property within the plot and its proximity to neighbouring properties this is considered acceptable on this occasion.

The positioning of the proposed replacement garage also utilises the most appropriate area of the applicants garden space to achieve the requirements sought by the proposal. The height of the proposal is lower than the main dwelling which also reduces its impact on the wider area.

In terms of the dormer windows the scale of the front proposal, for the reasons stated above, is

considered unacceptable.

Privacy & Overlooking - The presence of boundary screening and the positioning of the proposed extensions would not give rise to concern in relation to impact on privacy or overlooking of the neighbouring properties.

Daylight & Overshadowing - No significant impact is considered likely to result in this instance given the position of the extension proposed and the layout of the residential development.

Considering the points made by the objector above which have not been addressed within the main body of the report, extensions to the dwelling area unlikely to cause such an increase in noise levels that an accompanying noise assessment would be required in support of the application.

**Recommendation and reasons for decision**

In light of the above assessment, the proposal is considered to suitably comply with the relevant policy and guidance of the Adopted Local Development Plan and New Development Supplementary Guidance, on balance. It is therefore recommended that planning permission be refused.

**Index of Photographs**

A site visit was undertaken for this application.

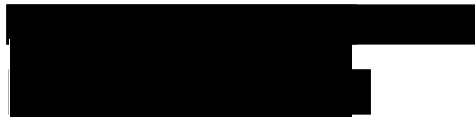
**RECOMMENDATION**

Refuse

**Reason for Decision**

The proposals are contrary to the provisions of Policy P1 'Renfrewshire's Places' and Policy ENV3 'Built Heritage' of both the Adopted (2014) and Proposed (as amended 2021) Local Development Plans, the Council's Delivering the Places Strategy 'Alterations and Extensions to Existing Properties' of the Proposed New Development Supplementary Guidance and Renfrewshire Householder Development Guidance Planning Advice Note 2016, in that the proposed dormer window to the front would dominate the roof space, impacting on the character of the original roof, within the conservation area.

Alasdair Morrison



-----Original Message-----

From: Georgine Doherty

Sent: 24 September 2021 12:49

To: DC <dc@renfrewshire.gov.uk>

Subject: Planning applications for extension and erection of replacement garage at 21 Thornly Park Avenue, Paisley

We respond to letter dated 2/9/21, received by ourselves and direct neighbours 8/9/21.

Letter states we have 21 days from receipt of same to respond - however, on attempting to do so on web page, the information stated consultation period had ended!! Today is 24/9/21, therefore well within the time scale allotted from receipt of letter.

Our comments are as follows:

Thornly Park Avenue is within a designated conservation area, as per Historic Scotland site denotes, and whilst number 21 is not a listed building it clearly remains within the conservation area.

This application is an over extension of the existing footprint of the building.

The proposed extension is more than 50% of the existing footprint, and the addition of decking results in another 50% of the extension. Therefore covering 175% of the original footprint.

The original dwelling consisted of two public rooms and four bedrooms. The proposed development will increase this to a minimum of three public rooms, with five bedrooms, three of which are planned to be en-suite and each with a dressing room.

The proposed dormer construction to front and rear appears to be much more than 50% of the original roof area, while the current regulations covering conservation areas states that no more than 50% should be allowed .

The inclusion of a Juliet balcony as part of the rear dormer construction which covers the entire length of the building (front and rear) will encroach on privacy of surrounding properties.

The demolition of the existing garage with a replacement garage including a 'studio' is a footprint of 42 square metres with possible accommodation above and as such is much larger than standard double garage at 34 square metres, and is much further to the rear of said property, again encroaching on privacy of abounding neighbours.

The much increased accommodation will respectively increase the possibility of noise nuisance to the surrounding properties, which has already been an issue from the current two public four bedroom dwelling.

We respectfully request that these comments, submitted within the time permitted from receipt of notification, are given full consideration during the preparation of your report on said application.

Yours faithfully,  
Georgine and David Doherty





















**Renfrewshire  
Council**

Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Fax: 0141 618 7935 Email: [dc@renfrewshire.gov.uk](mailto:dc@renfrewshire.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      100459116-001

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)

Rear Extension , Alterations and Dormers plus Garage with Studio above

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:	Derek Thompson Architectural Services		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Derek	Building Name:	Morven House
Last Name: *	Thompson	Building Number:	10
Telephone Number: *	0141 889 4468	Address 1 (Street): *	High Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Paisley
Fax Number:		Country: *	Scotland
		Postcode: *	PA2 6AR
Email Address: *	derek@thompsonarchitectural.co.uk		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

## Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Claire	Building Number:	21
Last Name: *	Guthrie	Address 1 (Street): *	Thornly Park Avenue
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Paisley
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA2 7SD
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:

Renfrewshire Council

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

Address 1:

21 THORNLY PARK AVENUE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PAISLEY

Post Code:

PA2 7SD

Please identify/describe the location of the site or sites

Northing

661926

Easting

248776

## 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: Derek Thompson

On behalf of: Ms Claire Guthrie

Date: 20/08/2021

☒ Please tick here to certify this Certificate. \*

## Checklist – Application for Householder Application

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

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

Continued on the next page

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

You can attach these electronic documents later in the process.

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

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

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

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

## Declare – For Householder Application

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

Declaration Name: Mr Derek Thompson

Declaration Date: 20/08/2021

**Payment Details**

Online payment: 819400  
Payment date: 20/08/2021 13:05:00

Created: 20/08/2021 13:05



# APPELLANT'S SUBMISSIONS



Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Fax: 0141 618 7935 Email: [dc@renfrewshire.gov.uk](mailto:dc@renfrewshire.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 100459116-003

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:	Derek Thompson Architectural Services		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Derek	Building Name:	Morven House
Last Name: *	Thompson	Building Number:	10
Telephone Number: *		Address 1 (Street): *	High Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Paisley
Fax Number:		Country: *	Scotland
		Postcode: *	PA2 6AR
Email Address: *			

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="Ms"/>	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="Claire"/>	Building Number: <input type="text" value="21"/>
Last Name: *	<input type="text" value="Guthrie"/>	Address 1 (Street): * <input type="text" value="Thornly Park Avenue"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Paisley"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Renfrewshire"/>
Mobile Number:	<input type="text" value=""/>	Postcode: * <input type="text" value="PA2 7SD"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value=""/>	

## Site Address Details

Planning Authority:	<input type="text" value="Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="21 THORNL PARK AVENUE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PAISLEY"/>
Post Code:	<input type="text" value="PA2 7SD"/>

Please identify/describe the location of the site or sites

Northng	<input type="text" value="661926"/>	Easting	<input type="text" value="248776"/>
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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)

Erection of single storey rear extension , demolition of existing garage and erection of replacement garage with studio above and installation of dormer windows to front and rear.

## 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 dormer is not detrimental to the look of this property and fits in well with the design and is within an area which has many sizeable dormers to the front of properties . See the house at 35 South Avenue (in Thornly Park) and the house at the corner of Moredun Road/Stanelly Road both of these permissions must have been in the relatively recent past. Other houses in Thornly Park where dormers take up a huge percentage of the front elevation can be found at 32 , 40 and 54 Thornly Park Avenue.

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)

Plans and Elevations plus Locality Plan all attached.

## Application Details

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

21/1473/PP

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

20/08/2021

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

29/11/2021

## 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**

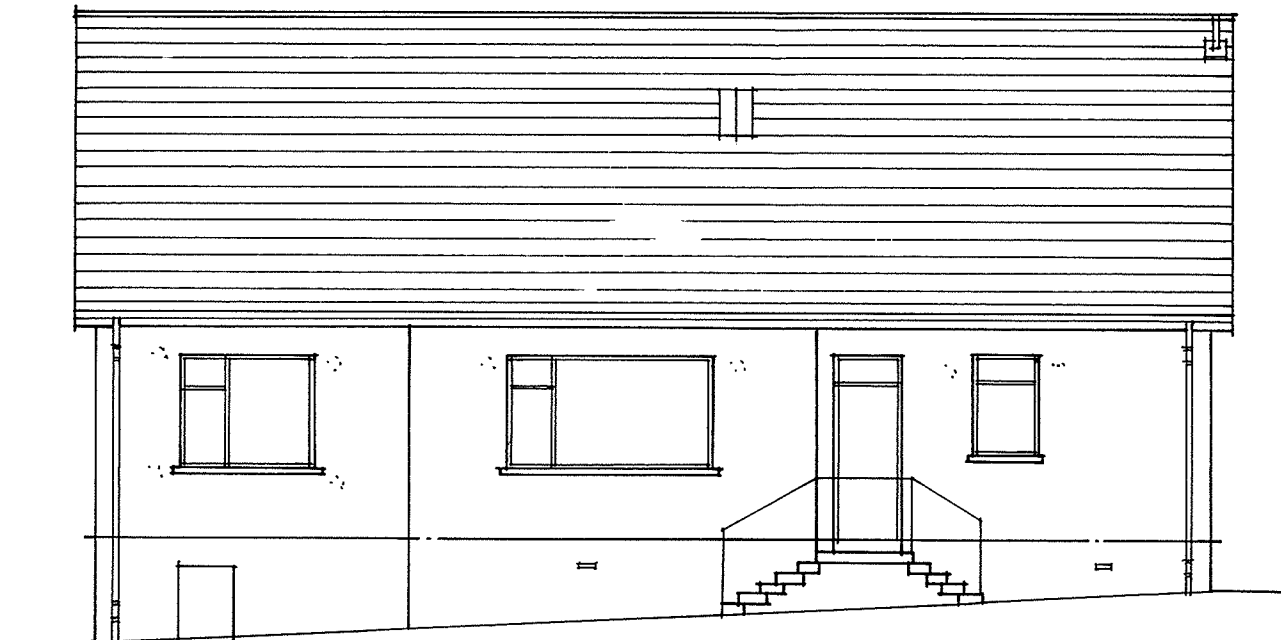
I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Derek Thompson

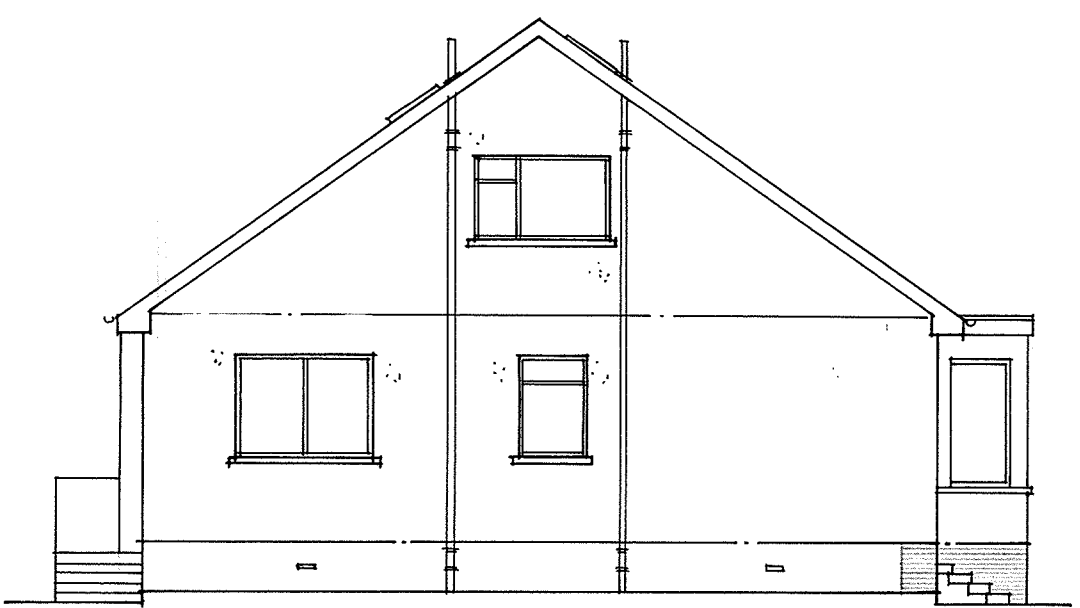
Declaration Date: 10/12/2021



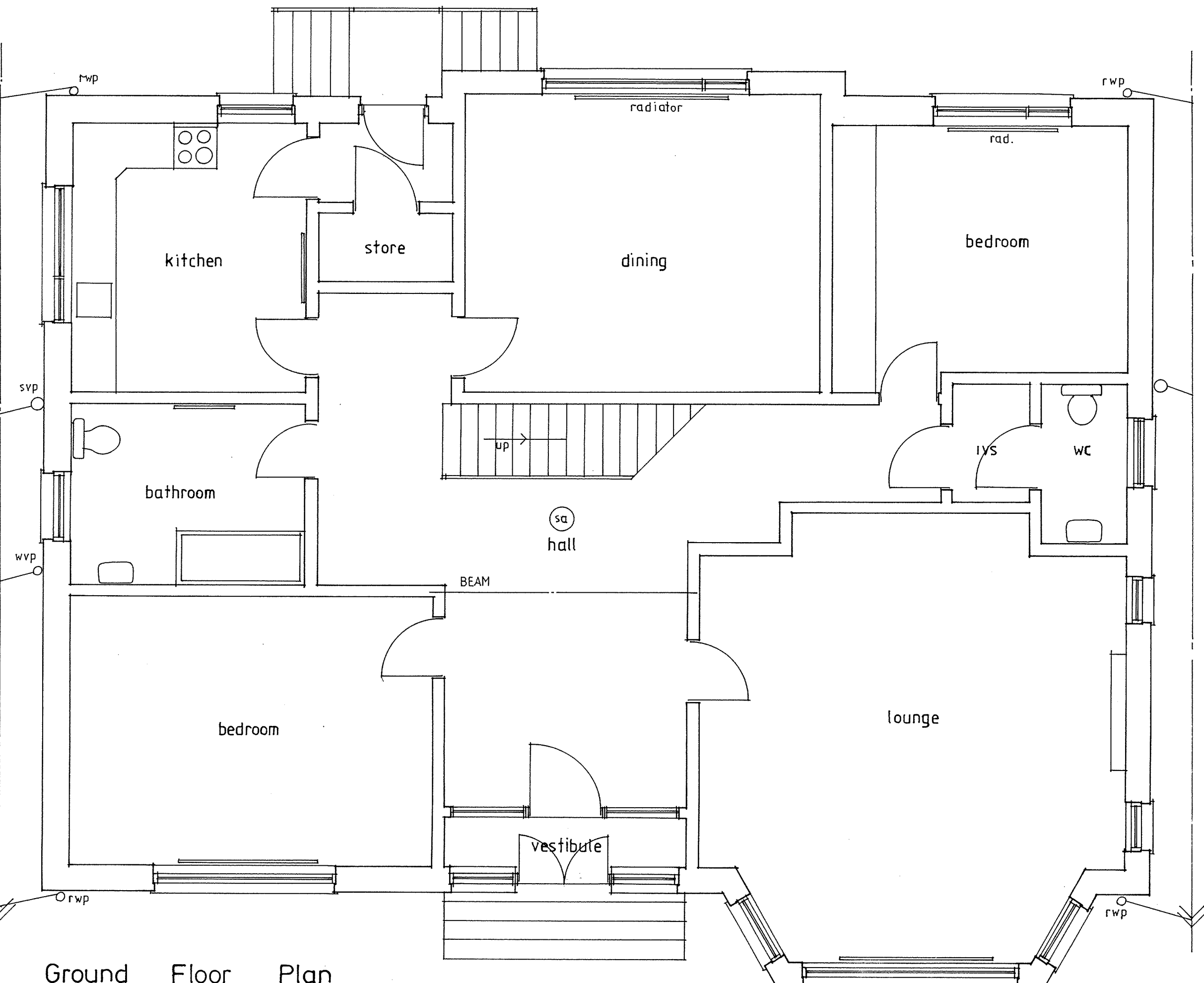
Front Elevation as Existing 1/100



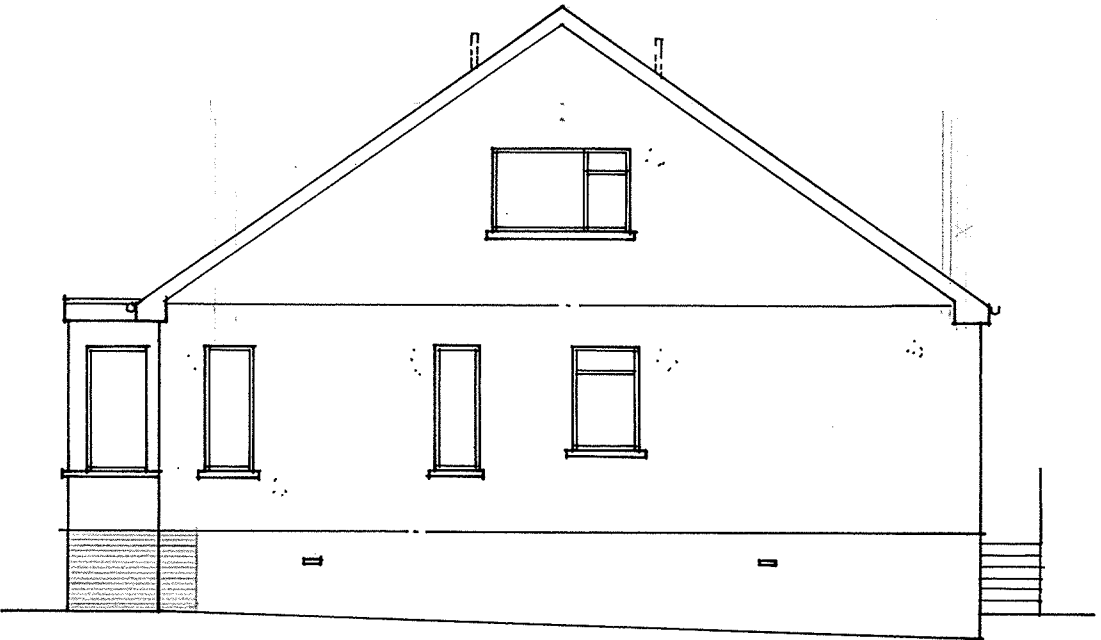
Rear Elevation as Existing



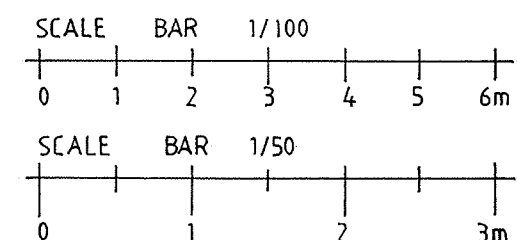
Side Elevation as Existing



Ground Floor Plan as Existing 1/50



Side Elevation as Existing



**Notes**  
 All works to comply with current building regulations. No high alumina cement to be used.  
 All drainage to satisfaction of local authority.  
 All electrics to comply with IEE regulation 16th edition.  
 Do not scale from the drawing check sizes on site.  
 Building Control to be notified in writing 7 days prior to commencement.

**DEREK THOMPSON**  
 Architectural Services

Telephone: 889 4468

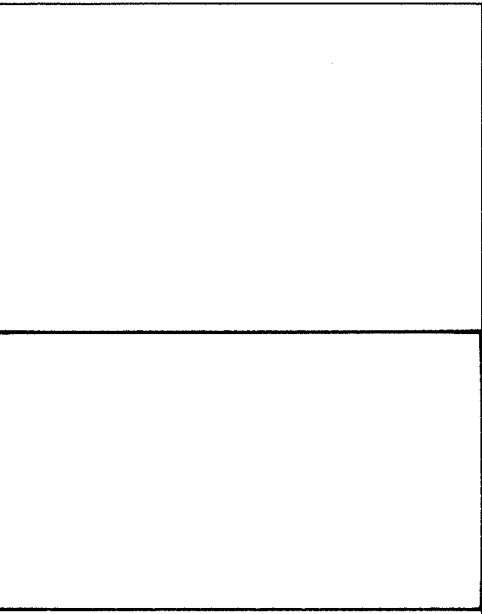
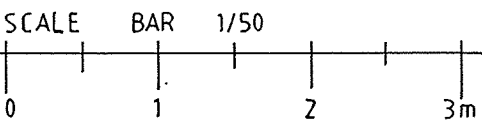
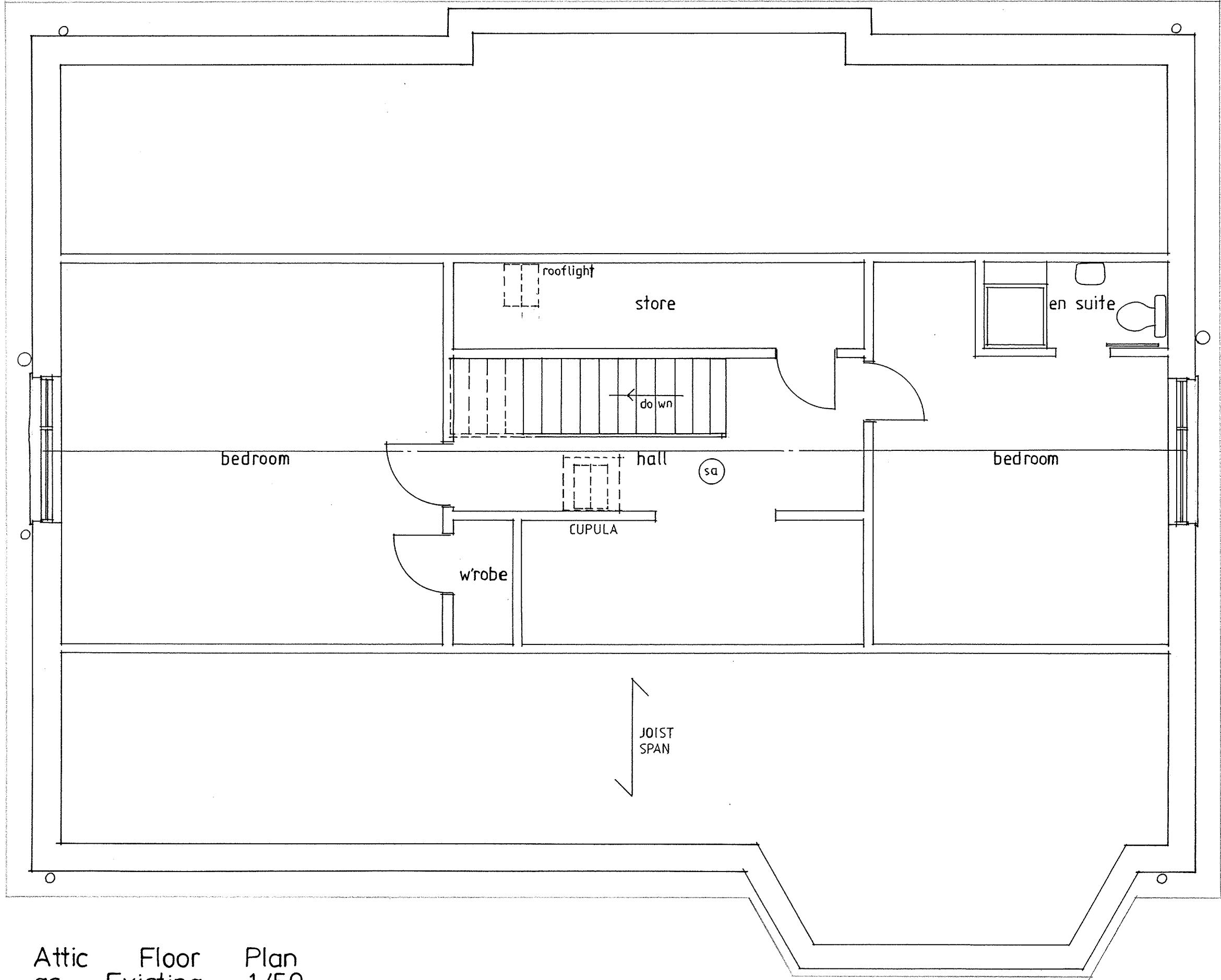
client  
**Ms Claire Guthrie**

address  
**21 Thornly Park Avenue  
 Paisley  
 PA2 7SD**

Project title  
**Rear Extension, Alterations and Dormers**

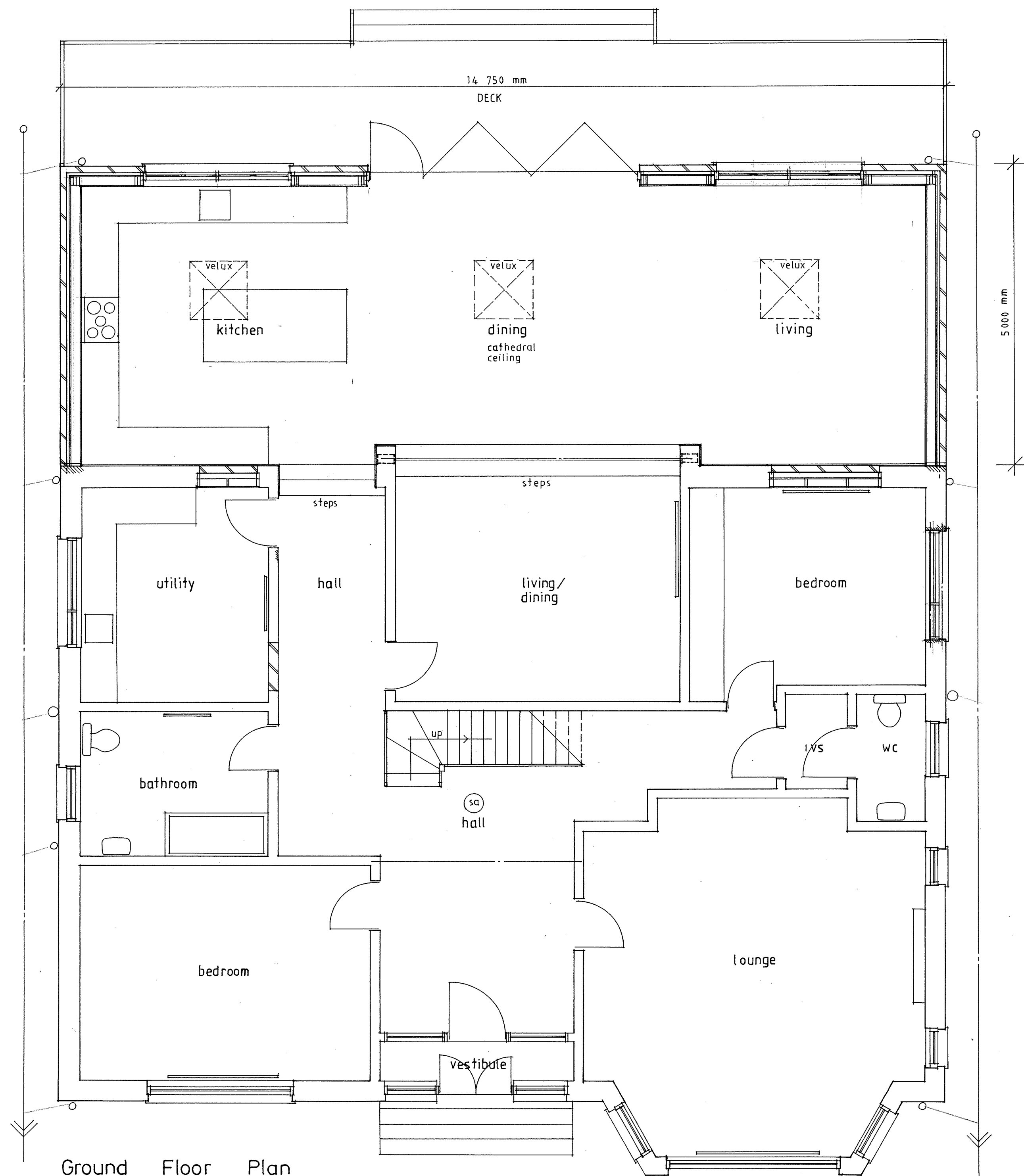
Ground Floor Plan and Elevations as Existing

SCALE 1/50 1/100 DATE MAY 2021  
 PAPER SIZE A2 Dwg CSM 2822/1



Ms Claire Guthrie			
21 Thornly Park Avenue Paisley PA2 7SD			
Rear Extension, Alterations and Dormers			
Attic Floor Plan as Existing			
SCALE 1/50 PAPER SIZE A2	DATE MAY 2021 Dwg CSM 2822/2		

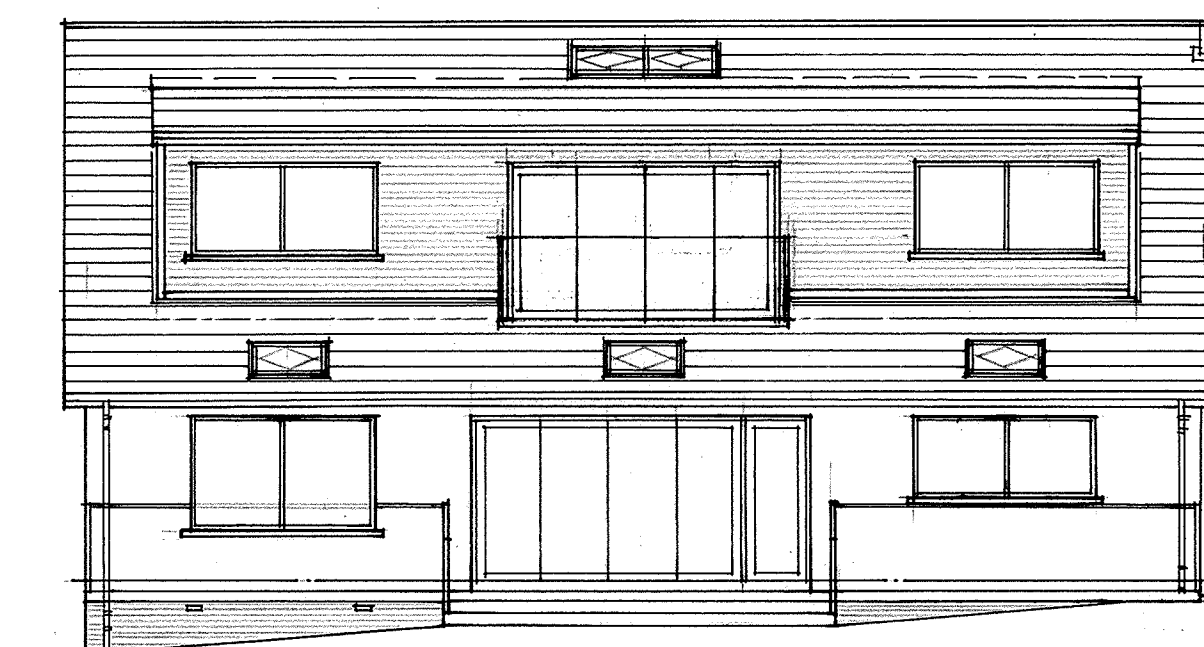
Attic Floor Plan  
as Existing 1/50



Ground Floor Plan  
as Proposed 1/50



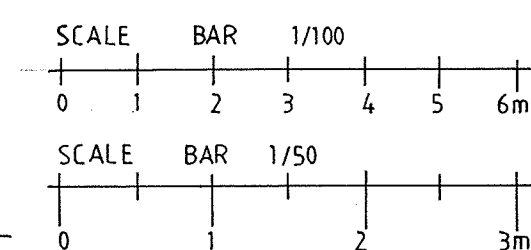
Side Elevation as Proposed



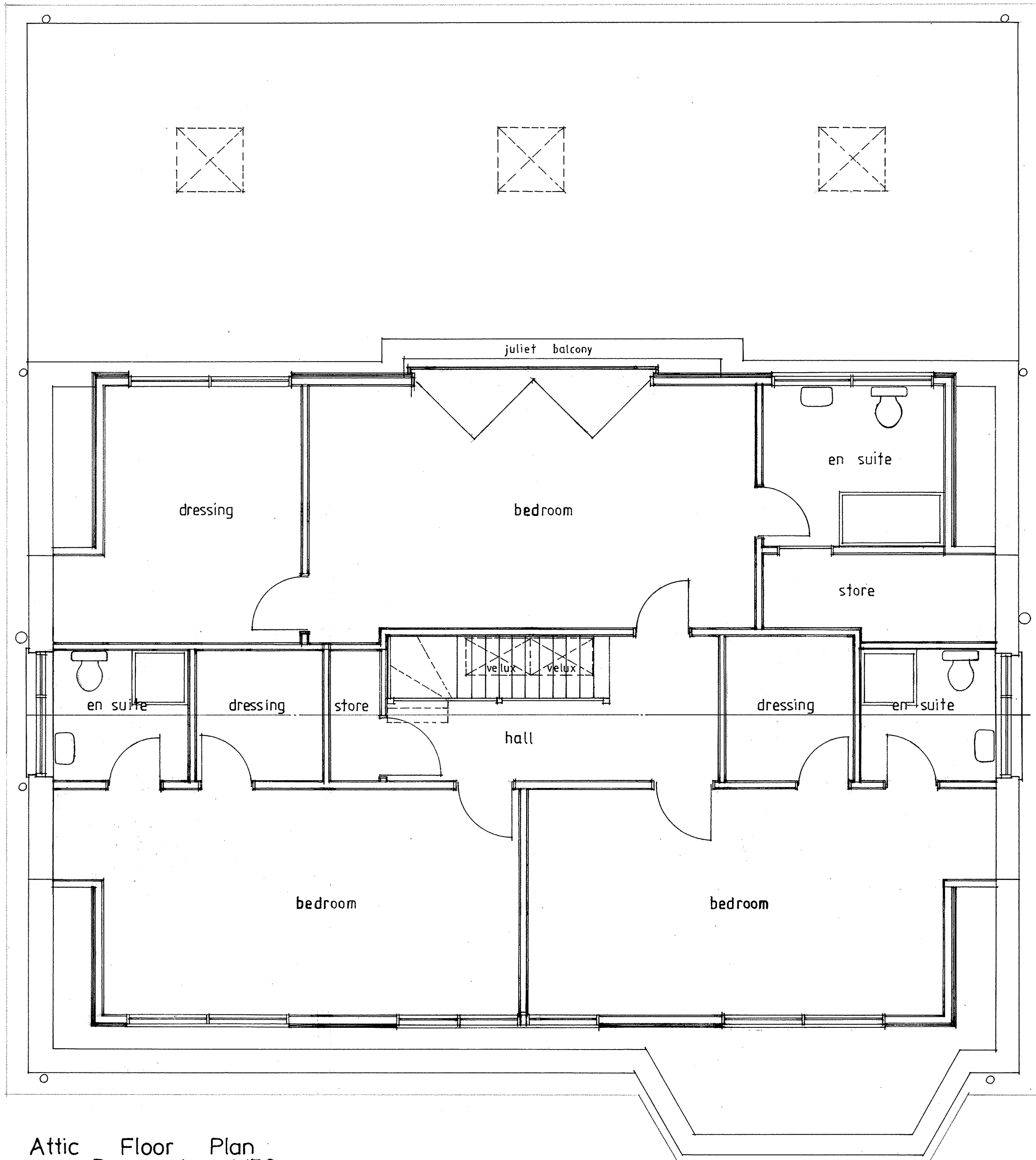
Rear Elevation as Proposed



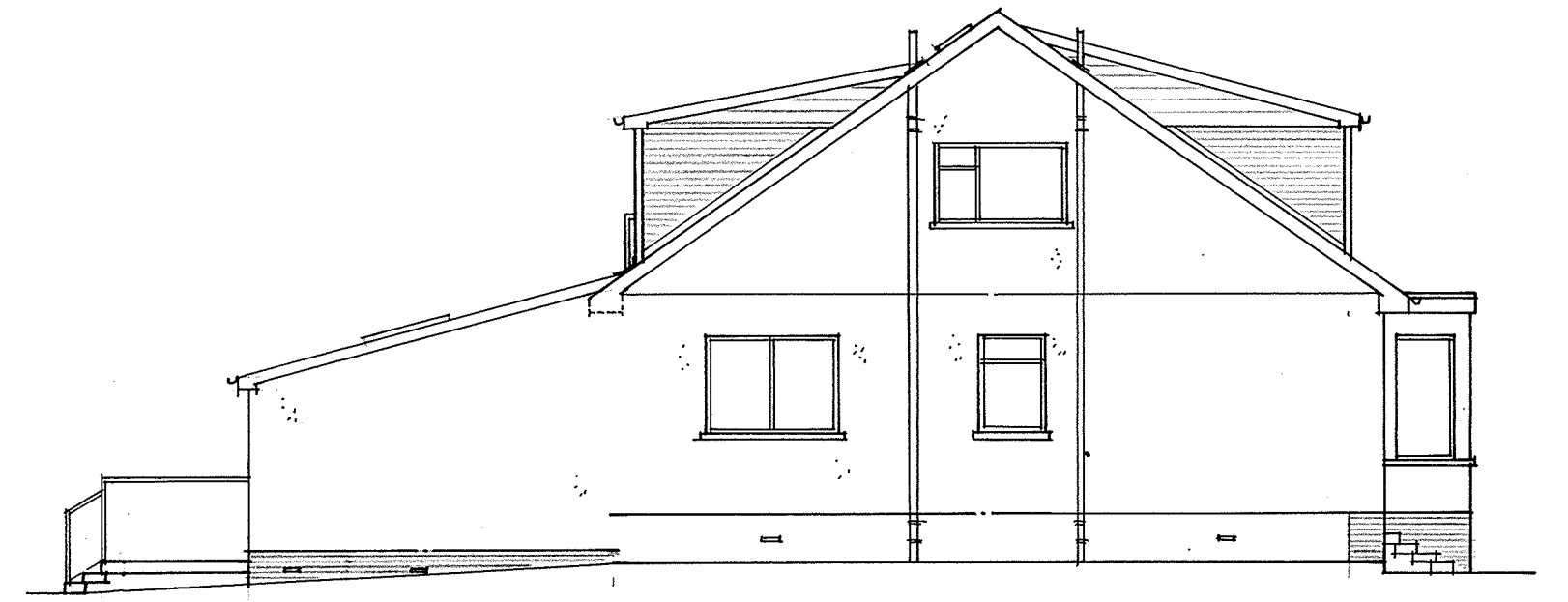
Front Elevation as Proposed 1/100



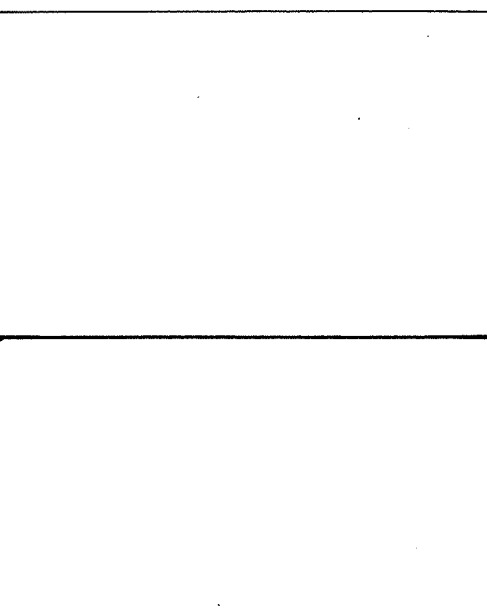
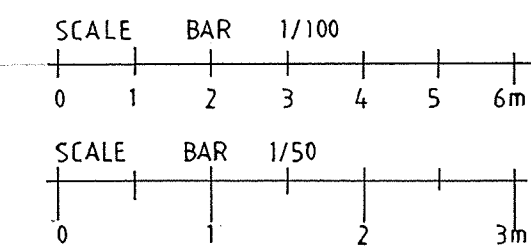
Ms Claire Guthrie			
21 Thornly Park Avenue			
Paisley			
PA2 7SD			
Rear Extension, Alterations and Dormers			
Ground Floor Plan as Proposed, Elevations Proposed			
SCALE	1/50, 1/100	DATE	MAY 2021
PAPER	SIZE A2	Dwg	CSM 2822/3



Attic Floor Plan  
as Proposed 1/50

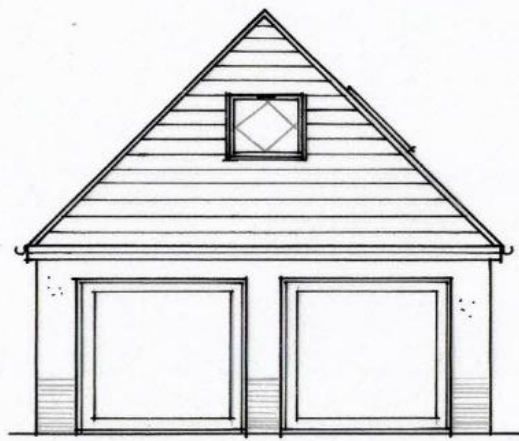


Side Elevation as Proposed 1/100

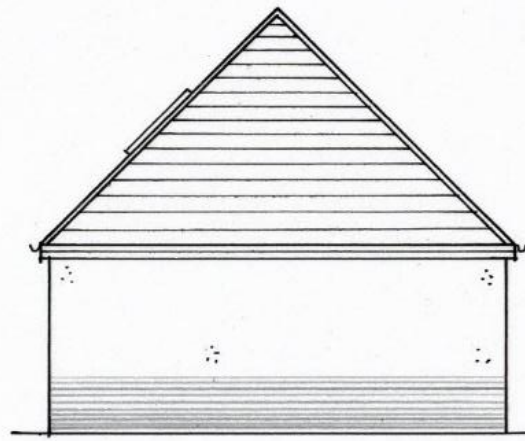


Ms Claire Guthrie		
21 Thornly Park Avenue Paisley PA2 7SD		
Rear Extension, Alterations and Dormers		
Attic Floor Plan as Proposed. Elevation Proposed.		
SCALE 1/50, 1/100	DATE MAY 2021	
PAPER SIZE A2	Dwg CSM 2822/4	

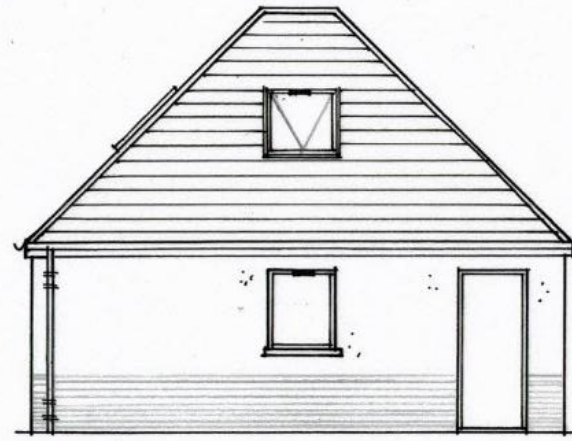




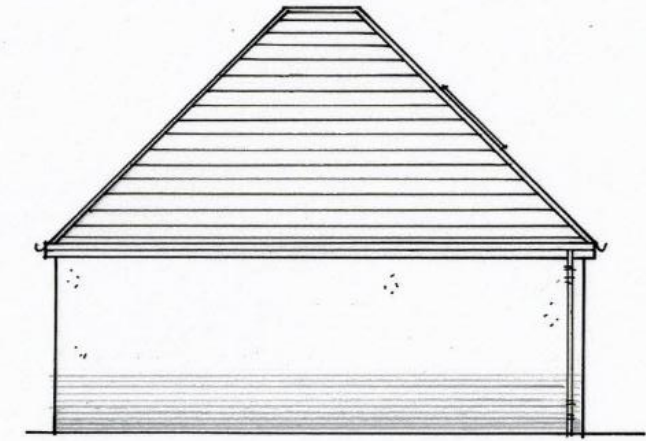
Front Elevation  
as Proposed 1/100



Rear Elevation  
as Proposed



Side Elevation  
as Proposed



Side Elevation  
as Proposed

GARAGE WITH STUDIO ABOVE

Roof - Concrete tiles to match

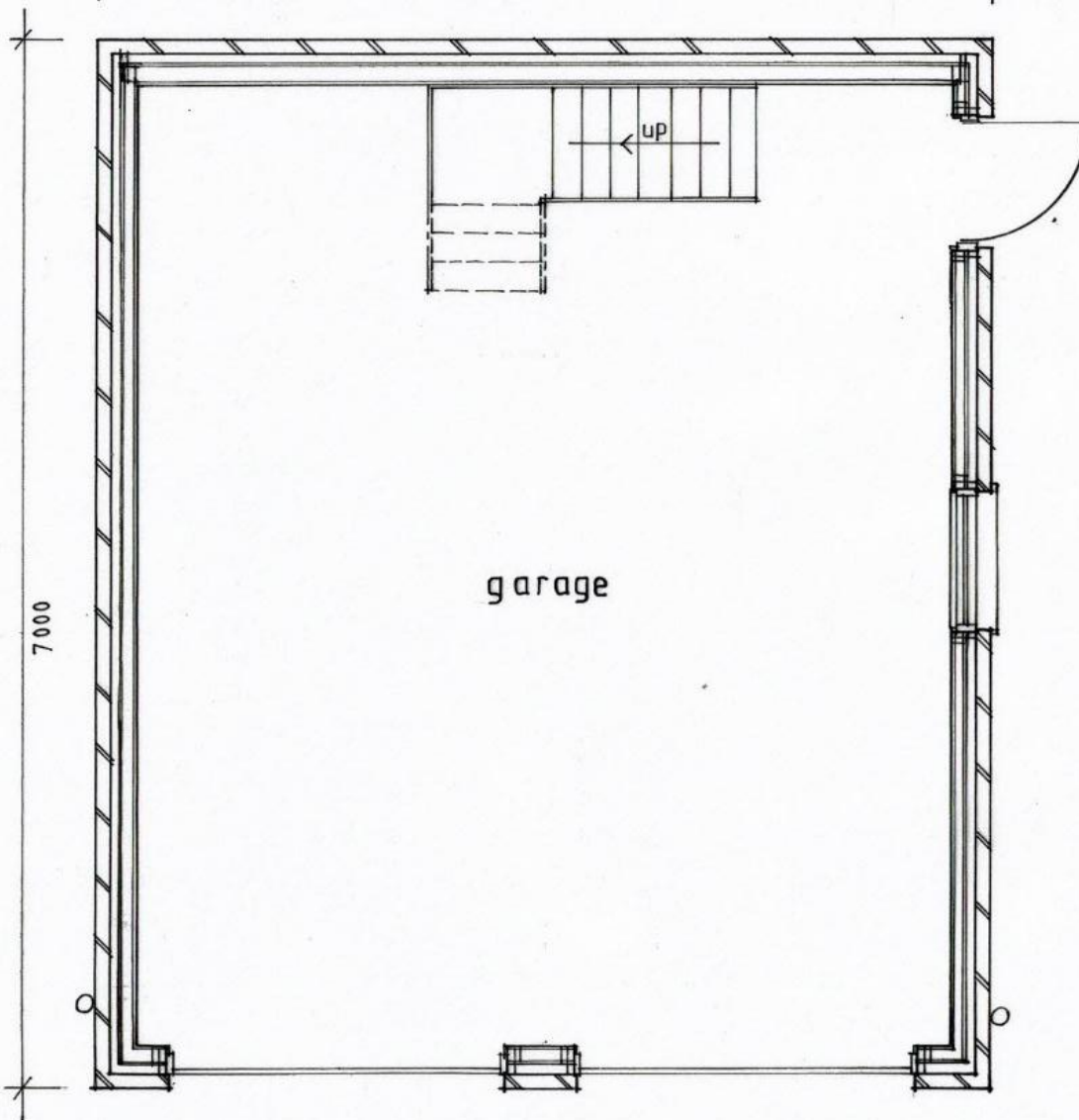
Walls - Facing brick / Common brick  
roughcast to match.

Window / Door -

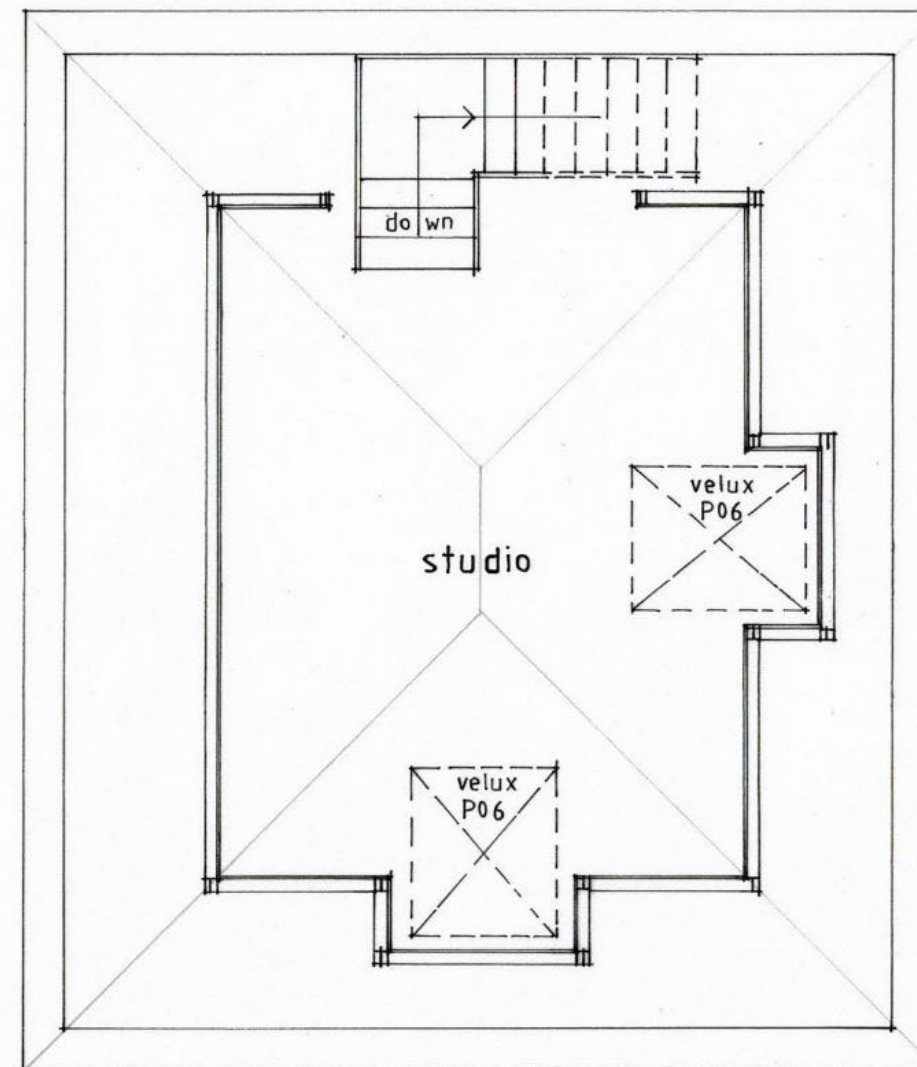
Woodgrain upvc dg.

Up and Over Garage Doors.

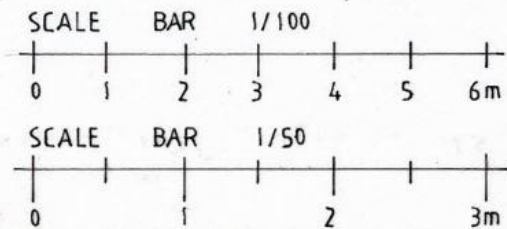
6000 mm



Garage Floor Plan  
as Proposed 1/50



Studio Floor Plan  
as Proposed



Notes

All works to comply with current building regulations. No high alumina cement to be used.  
All drainage to satisfaction of local authority.  
All electrics to comply with IEE regulation 17th edition.  
Do not scale from the drawing check sizes on site.  
Building Control to be notified in writing 7 days prior to commencement.

**DEREK THOMPSON**  
Architectural Services



Telephone: 889 4468

client

Ms Claire Guthrie

address

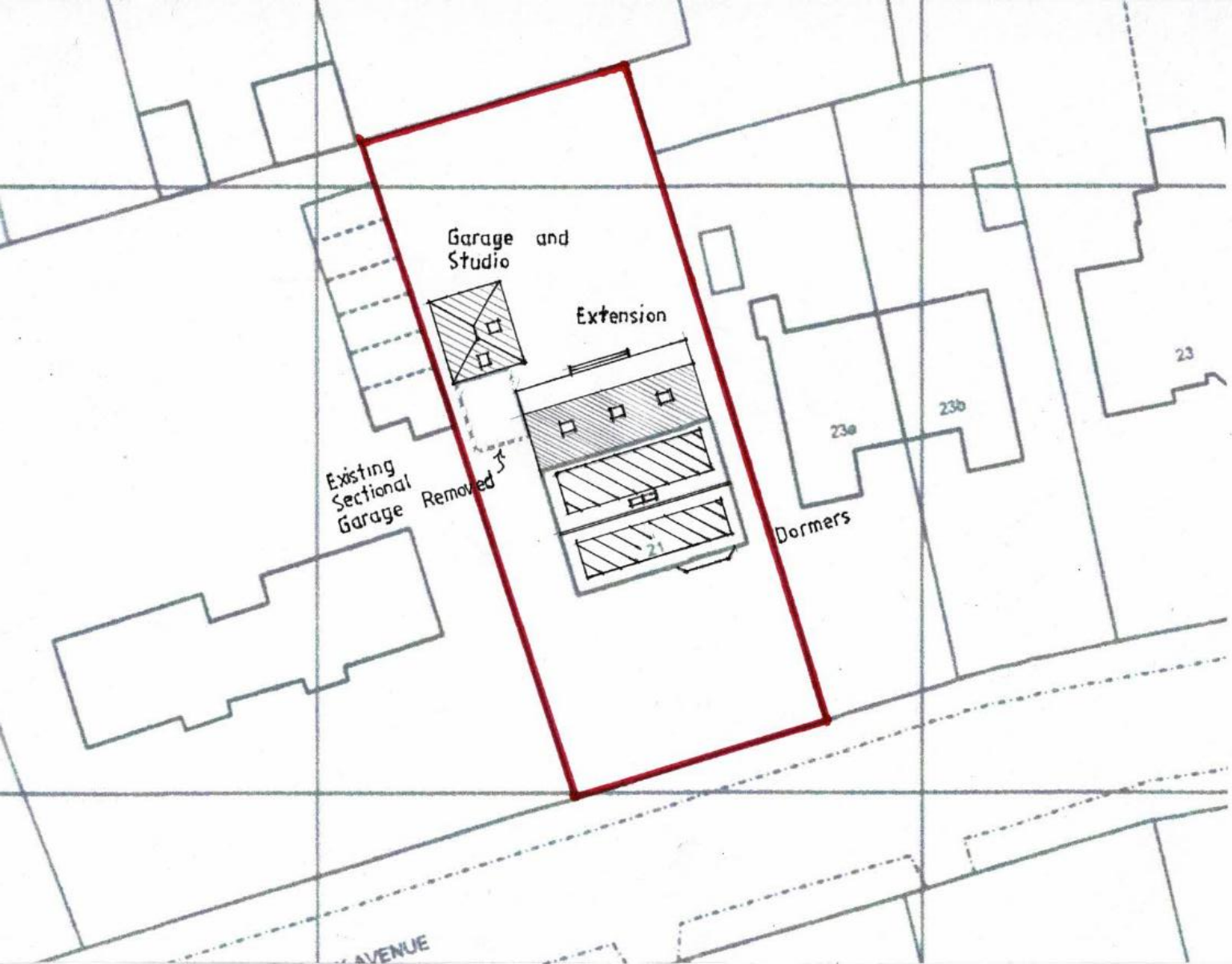
21 Thornly Park Avenue  
Paisley  
PA2 7SD

Garage with Studio  
Above

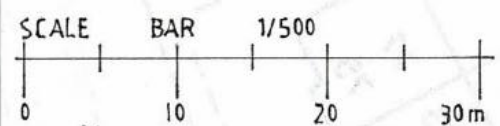
Plans and Elevations

SCALES 1/50, 1/100 DATE MAY 2021  
PAPER SIZE A3 Dwg CSM 2822/5

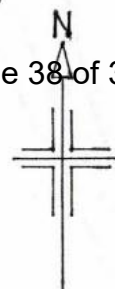




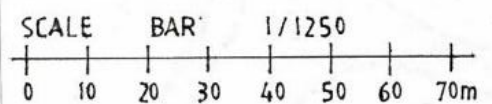
# Block Plan 1/500



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# Locality Plan 1/1250



SCALES 1/500 1/1250

PAPER SIZE A4

DATE MAY 2021

Dwg CSM 2822 / 6