

APPELLANT'S SUBMISSIONS

My Ref:
Contact: Fiona Knighton
Telephone: 07483 370674
Email: dc@renfrewshire.gov.uk
Date: 23 December 2021



Richardpearsarchitect
16 Kingsborough Gardens
Glasgow
G12 9QB

Proposal: Relocation, conversion and extension of stone byre to form dwellinghouse.
Location: Site 20 Metres West Of Greenhill Farm, Barochan Road, Houston, Johnstone, Renfrewshire, ,
Application Type: Planning Permission-Full
Application No: 21/1405/PP

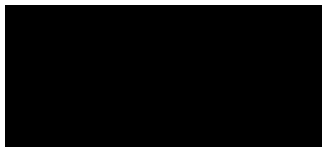
Dear Sir/Madam,

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,



Alasdair Morrison
Head of Economy and Development

REFUSE Consent subject to the reasons

Ref. 21/1405/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

Elderslie Estates

C/o Galbriath

Stirling Agricultural Centre

Stirling

FK9 4RN

With reference to your application registered on 23 July 2021 for Planning Consent for the following development:-

PROPOSAL

Relocation, conversion and extension of stone byre to form dwellinghouse.

LOCATION

Site 20 Metres West Of Greenhill Farm, Barochan Road, Houston, Johnstone, Renfrewshire,

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: 23/12/2021

Signed
Appointed Officer
on behalf of Renfrewshire Council

Ref. 21/1405/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

Conditions/Reasons

Reason(s) for Refusal

1. The proposal is contrary to Policy ENV 1 of the Renfrewshire Local Development Plan 2021 in that it would result in development within the designated Green Belt without appropriate justification and due to its location would not be commensurate with the aims of enhancing the character and landscape setting of an area.

2. The proposal is contrary to the Adopted and Proposed Renfrewshire Local Development Plan New Development Supplementary Guidance - Delivering the Environment Strategy as it does not require a specific green belt location and does not maintain or support an established activity which is suitable in the green belt. The proposal would thereby introduce an inappropriate form of development into the Green Belt, result in an unacceptable erosion of the Green Belt and result in an adverse and detrimental impact on its character.

My Ref: N/A
Contact: Fiona Knighton
Telephone: 0141 618 3012
Email: dc@renfrewshire.gov.uk
Date: 26/05/2020



richardpearsarchitect
16 Kingsborough Gardens
Glasgow
G12 9QB

Proposal: Conversion and extension of stone byre to form detached dwellinghouse.
Location: Site 20 metres West of Greenhill Farm, Barochan Road, Houston,
Johnstone
Application No. 20/0209/PP
Email:

Dear Sir/Madam,

NOTIFICATION OF CONSENT

The Council has approved your application, details of which are given above. I enclose a consent notice, which also lists the conditions attached to the approval, together with a copy of your submitted plans duly endorsed and the Report of Handling.

Yours faithfully,



Fraser Carlin
Head of Planning and Housing

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: Elderslie Estates	Ref. No: 21/1405/PP
Site: Site 20 Metres West Of Greenhill Farm, Barochan Road, Houston	Officer: Fiona Knighton

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	Paper & Anite Set (Officer) ✓	Stamped on anite (Admin) ✓
	Location Plan	✓	✓
AE(0)105	Context Plan as Existing	✓	✓
AE(0)106	Context Plan as Existing (public utilities)	✓	✓
AE(0)110	Site Plan as Existing	✓	✓
AL0150 A1	Existing Elevations	✓	✓
AL0105 A0	Context Plan as Proposed	✓	✓
AL0110 A0	Site Plan as Proposed	✓	✓
AL0120	Ground Floor Plan as Proposed	✓	✓
AL0130	First Floor Plan as Proposed	✓	✓
AL0150 A1	Elevations as Proposed	✓	✓
AL21101	Sections as Proposed	✓	✓
AL21105	Sections as Proposed	✓	✓
	Courtyard View	✓	✓
A0	Floor Plan Survey	✓	✓
	Roadside View in Existing Location	✓	✓
A0	Topographical Survey	✓	✓

Officers Initials: FK

Admin Initials: NS

RENFREWSHIRE COUNCIL	
Town and Country Planning (Scotland) Act 1997	
Application No. 21/1405/PP	
REFUSED on	23.12.2021
Signed by 	
On behalf of Renfrewshire Council	

Appendix 1

REFREWSHIRE COUNCIL		Application No: 21/1405/PP
CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION		Regd: 28 July 2021
Applicant	Agent	
Elderslie Estates C/o Galbriath Stirling Agricultural Centre Stirling FK9 4RN	Richardpearsarchitect 16 Kingsborough Gardens Glasgow G12 9QB	
Nature of Proposals Relocation, conversion and extension of stone byre to form dwellinghouse.		
Site Site 20 Metres West Of Greenhill Farm, Barochan Road, Houston, Johnstone, Renfrewshire,		
Description <p>This application seeks planning permission for the relocation, conversion and extension of a stone byre to form a 4 bedroom dwellinghouse at Greenhill Barn, Barochan Road, Houston.</p> <p>Planning permission was approved in May 2020 for the conversion and extension of the existing stone byre to form a dwellinghouse (Ref: 20/0209/PP). Since planning permission was granted, it has been discovered that there are Scottish Water pipes underneath the site. Scottish Water have also advised that there requires to be a 10m stand off distance and that nothing can be built and no existing buildings can be occupied. As such, planning permission 20/0209/PP cannot be implemented.</p> <p>The applicant's agent has explained that following discussions with Scottish Water, since the pipes were laid under statutory powers, there is no obligation to remove them without cost and that it would cost approx. £160,000-170,000 plus vat to do this. With the scale of the development, this cost renders the consent unimplementable. It is also explained that there are also overhead electrical cables and after discussions with SP Energy Networks, any new building should be an absolute minimum of 11-12m from the overhead cables, preferably 15m to ensure a safe working distance during construction.</p> <p>The current application proposes to relocate the barn and build an equivalent conversion approx.52m north-west of the existing barn. The orientation would remain the same to maintain as much of a relationship with the original proposal.</p> <p>The original proposal comprised of the erection of a 1 1/2 storey extension to the rear of the property which would project approx. 8.5m from the rear elevation of the byre. The extension would have a pitched roof and would have a small flat roofed zinc clad dormer on each side. The north elevation would have a large window and the south elevation would incorporate glazed sliding doors. The extension would also wrap around the rear elevation for a small section with a flat roof and glazed sliding doors.</p> <p>It is also proposed to erect a side extension to incorporate a double garage. The extension would project approx. 5.7m from the side elevation of the building and would have a pitched roof.</p>		

The extensions to the side and rear would be finished with Siberian cladding to the walls with a corrugated roof. The stone walling to the byre would be repaired and repointed and the corrugated roof would be replaced with slate. There would be no new openings to the existing byre on east elevation (road facing) and where new elements have been introduced (extensions/doors/screens), contemporary materials have been applied to articulate these proposals.

Vehicular access to the property would be immediately to the south of the building from Barochan Road with parking and turning to the rear. There would also be a courtyard to the rear.

The application property relates to an existing stone byre approximately 230m north of Houston on the west side of Barochan Road and is immediately adjacent to the farmstead at Greenhill Farm. The building is considered to be a simple, plain, single storey agricultural building set back approx. 2.6m from the public road. The building is formed in natural stone, with modern profiled sheet roofing.

History

Application No: 20/0209/PP

Description: Conversion and extension of stone byre to form detached dwellinghouse.

Decision: Grant subject to conditions.

Policy and Material Considerations

Renfrewshire Local Development Plan (2021)

Policy ENV1 - Green Belt

Draft New Development Supplementary Guidance

Green Belt

Housing in the Green Belt

Material considerations

Design Guide for Conversion of Existing Buildings and for New Buildings in the Countryside.

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of legislation.

An Advert was placed on the press on 4 July 2021 for the following reasons - Neighbour Notification.

Objections/Representation

No objections or representations have been received.

Consultations

Environment and Infrastructure (Roads) were consulted on the previous application and had no objections. The current application does not propose any changes to the access.

Environmental Protection Section: - No objections. An advisory should be attached to advise the applicant to seek professional advice with regards to potential contaminated land.

Scottish Water: - Any work near portable water mains requires permission under Scottish Water's DOMS procedures and requires approval from Scottish Water.

West of Scotland Archaeology (WOSAS): - No objections subject to a condition being attached to secure a programme of archaeological works.

Summary of Main Issues of:

Environmental Statement – n/a

Appropriate Assessment – n/a

Design/Planning Statement – A design/planning statement has been submitted which provides an overview of the policy considerations, design concepts and proposals.

Access Statement – n/a

Other Assessments – n/a

Planning Obligation Summary – n/a

Scottish Ministers Direction – n/a

Assessment

Policy ENV1 of both Renfrewshire Local Development Plan 2021 supports suitable and appropriate development within the Greenbelt, as set out in the associated New Development Supplementary Guidance.

The SG states that development can be acceptable in principle where it is for a purpose in support of acceptable green belt uses including agriculture and forestry, essential infrastructure, and tourism amongst others.

The application proposal is not required to support an acceptable green belt use.

The New Development Supplementary Guidance also sets out guidance specifically relating to housing in the green belt and considers that it will only be acceptable where:

- it is required to maintain and support an established activity that is suitable in the green belt;
- it is demonstrated that there is a need for the residential use to be located out with the settlement;
- that the residential use would constitute the conversion of a building which has special architectural, traditional or historic character;
- that the proposal demonstrates outstanding quality of design and; that the proposal integrates with, complements and enhances the established character of the area.

When assessed against these criteria it can be concluded that, the proposal does not require a specific green belt location in support of an acceptable green belt use, does not justify the requirement for a residential use outwith the settlement and does not comprise the conversion of a historic building.

Although an application was previously approved for the conversion of the existing barn (20/0209/PP) as it complied with local development plan policy, it is not considered that the relocation of the building at a distance in excess of 50m would retain the same character and appearance of the previously approved building. This proposal is no longer a conversion of an existing vacant and derelict building.

This proposal presented in this application is to demolish the existing building and located it in the middle of a field where it has no relationship with site or surroundings. It would not share the common feature of the road where the building and associated farmhouse buildings are currently situated and are identified as a grouping of buildings.

The proposed dwelling would be located within an open field, would be some distance from and would not have a relationship with neighbouring buildings and as such, would not integrate and enhance the established character of the area. It is also considered that whilst the design of the previously approved proposal (20/0209/PP) was considered to be acceptable for a conversion, given that this proposal is no longer the conversion of an existing structure, it is not considered that the proposal has demonstrated outstanding quality of design and fails every test in Policy ENV1 related to housing in the green belt.

It is therefore considered that the erection of a residential dwelling in this location is contrary to Policy ENV 1 of the Renfrewshire Local Development Plan (2021) and associated New Development Supplementary Guidance.

Recommendation and reasons for decision

The proposal is contrary to the relevant policies of the Local Development Plan and the criteria defined in the new development supplementary guidance and therefore is not an acceptable form of development, in relation to the site's location in the Green Belt.

Index of Photographs

A site visit was undertaken as part of application.

RECOMMENDATION

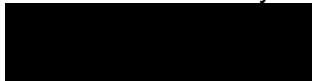
Refuse

Reason for Decision

1. The proposal is contrary to Policy ENV 1 of the Renfrewshire Local Development Plan 2021 in that it would result in development within the designated Green Belt without appropriate justification and due to its location would not be commensurate with the aims of enhancing the character and landscape setting of an area.
2. The proposal is contrary to the Renfrewshire Local Development Plan 2021 and the Draft New Development Supplementary Guidance (2019) - Delivering the Environment Strategy as it does not require a specific green belt location and does not maintain or support an established activity which is suitable in the green belt. The proposal would thereby introduce an inappropriate form of development into the Green Belt, result in an unacceptable erosion of the Green Belt and result in an adverse and detrimental impact on its character.

Alasdair Morrison

Head of Economy and Development





Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Fax: 0141 618 7935 Email: 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 100530871-001

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Jigsaw Planning		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Katherine	Building Name:	PO Box 2844
Last Name: *	Sneeden	Building Number:	
Telephone Number: *		Address 1 (Street): *	PO Box 2844
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G61 9DG
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"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="c/o agent"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Jigsaw Planning,"/>
Company/Organisation	<input type="text" value="Elderslie Estates"/>	Address 2:	<input type="text" value="PO Box 2844"/>
Telephone Number: *	<input type="text" value=""/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G61 9DG"/>
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"/>
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"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="Greenhill Barn - 20 metres West of Greenhill Farm, Barochan Road, Houston, Johnstone"/>

Northing	<input type="text" value="667527"/>	Easting	<input type="text" value="240595"/>
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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)

Relocation, conversion and extension of stone byre to form dwellinghouse.

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.

See attached Review Statement

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)

Review Statement and appendices JIG1 - JIG22 listed therein

Application Details

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

21/1405/PP

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

22/07/2021

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

23/12/2021

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: Mrs Katherine Sneedden

Declaration Date: 09/02/2022

21/1405/PP

**Relocation, conversion and extension of stone byre
to form dwellinghouse**

Site 20 m West of Greenhill Farm, Barochan Road, Houston

Review Statement

February 2022



jigsaw
planning

This review statement has been prepared by Jigsaw Planning.

Katherine Sneedden BA (Hons) Dip TP MRTPI
Jigsaw Planning
PO Box 2844
Glasgow
G61 9DG

www.jigsawplanning.co.uk



Appeal to Renfrewshire Council's Local Review Body

Against the Decision of the Planning Officer to refuse planning permission for the relocation, conversion and extension of stone byre to form dwellinghouse

At site 20m west of Greenhill Farm, Barochan Road, Houston

1. This review statement has been prepared by Jigsaw Planning, Chartered Planning Consultancy, on behalf of our clients, Elderslie Estates. The applicants are appealing against the decision taken by Renfrewshire Council through the delegated decision of the Planning Officer. We dispute the Planning Officer's reasons for refusing the application and respectfully request that Renfrewshire Council's Local Review Body review that decision.

Summary of applicants' reasons for review

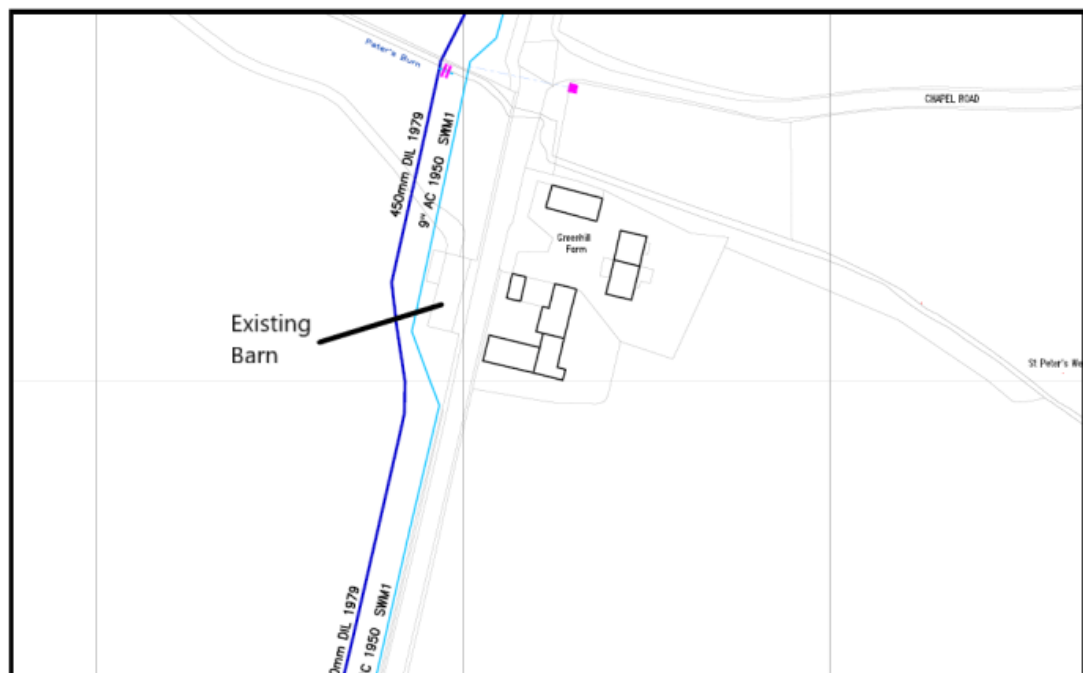
- The existing barn is subject to planning permission for its conversion and extension to form a dwellinghouse. This has established that the site is suitable for development and that the design, scale, access and layout of the dwelling are acceptable.
- It has been deemed that the approved dwelling cannot be implemented due to Scottish Water infrastructure being located beside the barn. Scottish Water advised that these pipes have a stand-off distance of 10m, and that within this distance nothing can be built, and no existing buildings can be occupied. As the barn is within 10m of the pipes, even if not extended, it cannot be inhabited.
- Both the applicant & potential purchaser are keen to find a way forward that provides a sustainable future for the barn, thus preserving this historic agricultural building.
- We have acknowledged above that the proposed relocation of the barn and its redevelopment may not strictly be in accordance with planning policy however there are significant material considerations which need to be given consideration in this case. There were no objections to the planning application.
- The Council's Roads Team are content with the proposed access and the Environmental Protection Section had no objection to the proposal.

Site Background

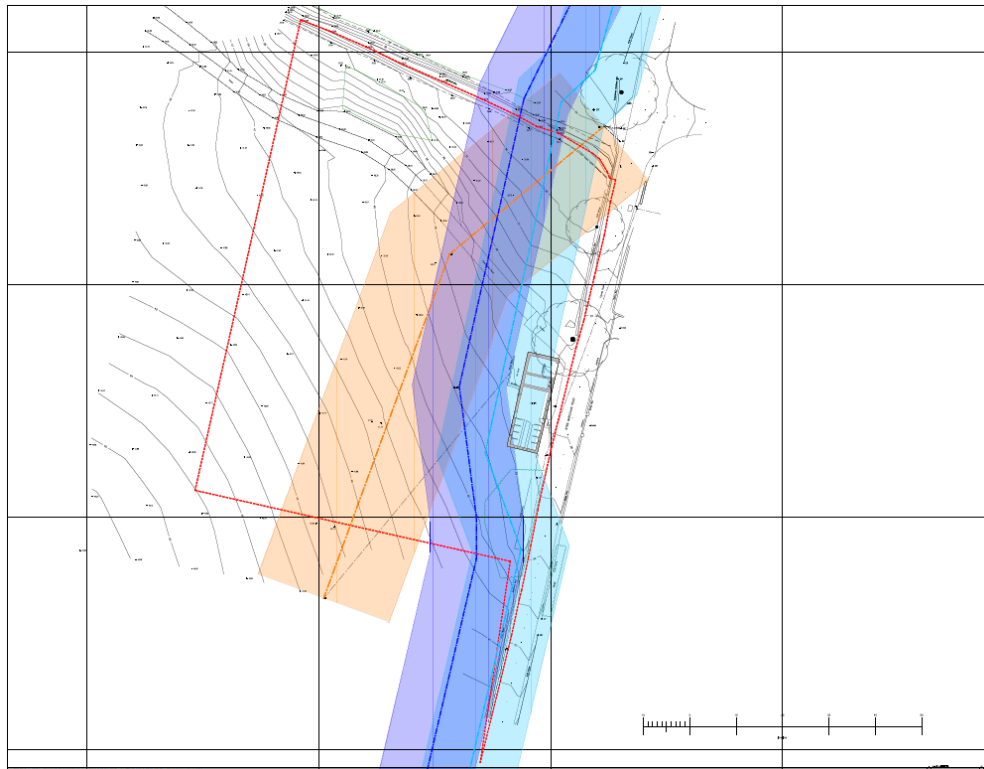
2. Planning Permission was granted in May 2020 for the conversion and extension of the stone byre to form a detached dwellinghouse (reference 20/0209/PP).
3. The site lies within the Green Belt and planning permission for the conversion and extension was granted under Policy ENV1 and the supporting New Development Supplementary Guidance as a conversion of an existing building.



4. Following the approval of Planning Consent 20/0209/PP the applicant marketed the property, and in turn accepted an offer from third party who wanted to implement the consent, such as to create a new home for their family.
5. During the due diligence associated with this sale it was noted that two Scottish Water pipes (a 9-inch asbestos cement pipe and a 450mm diameter ductile iron pipe) passed close to the West of the existing barn, possibly below the proposed extension (see below Scottish Water's record plans). Scottish Water attended site and marked the position of the pipes. This identified that they were closer to the barn than shown on the record plans, and were below the site of the proposed extension.



6. Scottish Water advised that these pipes have a stand-off distance of 10m, and that within this distance nothing can be built, and no existing buildings can be occupied. As the barn is within 10m of the pipes, even if not extended, it cannot be inhabited. It is therefore not possible to implement permission 20/0209/PP.
7. The no-build zones are shown on the below plan extract (JIG22).



8. As Scottish Water used statutory powers when laying the pipes, they have no obligation to move them without cost. The option of relocating the pipes at the applicant's cost, such that they were more than 10m from the proposed extension was therefore explored. This identified a cost of circa £160-170,000 + VAT to do this. With the scale of the development this cost is not sustainable.
9. Both the applicant & potential purchaser are keen to find a way forward that provides a sustainable future for the barn, thus preserving this historic agricultural building. They accordingly instructed richardpearsarchitect to prepare proposals for relocating the barn, in its existing form, to outwith Scottish Water's stand-off distance.
10. As well as the Scottish Water pipes to the West of the barn, there are also overhead electrical cables. Consultation with SP Energy Networks identified that any new (or relocated) building should be an absolute minimum of 11-12m from the overhead cables, and preferably 15m to ensure a safe working distance during the construction operations.

11. Drawing AE(0)106 (JIG09 and JIG22) shows the Scottish Water pipes, the SP Energy Networks overhead cables, and the associated no-build zones. While the premise is to relocate the barn as close to its existing location as possible, it is clear from this drawing that the public utilities dictate matters.
12. The revised scheme, subject of this Review, seeks to relocate the existing barn, and thereby the proposed house, to a site 45m WNW & 27m NNE to be outwith the 'nobuild' zone and to allow the project to move forward and the barn to be repurposed. All other elements of the proposal remain the same i.e. the access, the design and materials.
13. While the site rises to the South-West, the extended topographical survey identifies that the mostly gently sloping part of the site, that is out with the no-build zones, is adjacent to the track to the North-West of the barn. Relocating the barn there moves it 45m WNW & 27m NNE (a net result of it moving 52.5m NW).
14. The Planning Officer had asked the architect to look at moving the building outwith the existing site, such as to maintain the building line. However it would essentially need to move north or south, parallel with the road but the barn would remain in the no build zone associated with these pipes even if moved a considerable distance along the road in either direction.
15. While it is proposed that the building will sit further back from the road than it does currently, it will remain directly opposite the buildings on the other side of the road (one of which sits relatively far back from the road) and therefore will still relate well to the group setting.
16. The orientation is unchanged from the existing to maintain as much of a relationship with the existing footprint as possible. The design and access, being accepted under the previous application and still appropriate to the new location, are also unchanged. The driveway from the access to the proposed house runs across the contours to minimize the gradient.
17. The diagram below has been prepared to show the approved and proposed locations, the no-build zone and the existing building group for comparison purposes:



Grounds of Appeal

18. This appeal is submitted as the applicant disagrees with the Planning Officer's decision to refuse planning permission. We set out below how the refused dwelling does not undermine the aims of the relevant policies and as such how planning permission should be granted.

Reason for refusal 1 - "The proposal is contrary to Policy ENV 1 of the Renfrewshire Local Development Plan 2021 in that it would result in development within the designated Green Belt without appropriate justification and due to its location would not be commensurate with the aims of enhancing the character and landscape setting of an area."

Reason for refusal 2 – "The proposal is contrary to the Adopted and Proposed Renfrewshire Local Development Plan New Development Supplementary Guidance – Delivering the Environment Strategy as it does not require a specific green belt location and does not maintain or support an established activity which is suitable in the green belt. The proposal would thereby introduce an inappropriate form of development into the Green Belt, result in an unacceptable erosion of the Green Belt and result in an adverse and detrimental impact on its character."

19. Given all other elements remain the same as the permitted scheme, the key issue is whether the principle of relocating the proposal is in accordance with planning policy and, if not, whether there are any material considerations which mean the policy could be set aside.

20. Since the original submission of the application the new Renfrewshire Local Development Plan has been adopted. The purpose of the Green Belt remains the same and is to identify appropriate locations to support planned growth, as well as maintaining the identity of settlements, protecting and enhancing the landscape setting and protecting and promoting access to open space.
21. Appropriate development within the green belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the 'New Development Supplementary Guidance.'
22. As identified in the Planning Officer's Delegated Report for the approved scheme, the adopted New Development Supplementary Guidance *"specifies two primary requirements with respect to conversion of buildings within the countryside. Firstly the Green Belt Development Criteria states that all buildings for conversion are to be structurally sound and capable of conversion without substantial rebuilding. Further to this, the Housing in the Green Belt criteria states that buildings which have a special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purpose originally intended, with the original building forming the main part of the development."* It was on this basis that the Planning Officer felt that planning permission was previously justified in being granted.
23. The position is now that it is clearly not possible to convert the barn to residential use not due to any structural or material issue with the building itself but based on external factors resulting from infrastructure provision. As it stands the barn cannot be converted to residential use and would therefore be left to over time to stand idle and ultimately it will deteriorate in condition. It is our position that the preservation of this barn adds to the character and visual contribution to the character of the Green Belt, as acknowledged by the Planning Officer in their delegated report.
24. Whilst the proposal for a new dwelling in this proposed new location would not strictly be supported by planning policy, there is a material consideration in this case which overrides that potential non-compliance. The principle of the conversion of the barn and its substantial extension has been granted by the Council. The design, scale and access have all been deemed acceptable. Therefore the only difference with the current proposal is the relocating of the barn. Ultimately this proposal facilitates its active reuse and secures its future.
25. The proposal still meets the objectives of the Green Belt through meeting most of the criteria set out on page 39 of the Draft New Development Supplementary guidance, namely:

- Buildings which have special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purpose originally intended, with the original building forming the main part of the development;
- The proposal demonstrates outstanding quality of design, is of an appropriate scale within its setting and makes a positive contribution to the site and surrounding area;
- The proposal integrates with, complements and enhances the established character of the area and has no significant detrimental impact on the landscape character;
- Replacement dwellings should reflect the specific character of the location, fit well with the surrounding landscape and achieve a high design standard and environmental quality. Replacement dwelling(s) should be of a similar scale, character and massing to other residential units in the surrounding area.

26. In refusing planning permission for the amended scheme, the Planning Officer has commented that the proposal has not demonstrated outstanding quality of design. This is at odds with the comments made in the approval where the Officer stated *“the proposal is of a high quality contemporary design.”* As confirmed above, the design of the scheme has not changed.

Conclusions

27. To summarise, the decision taken by the Planning Officer is appealed based on the applicant’s position that there are material considerations which should be taken into account. The design, layout and principle of converting the barn have been found acceptable in the 2020 approval. The proposal now is simply to ensure the future of the barn by relocating it due to the presence of the Scottish Water pipes. If planning permission is not granted then the barn will ultimately fail.

28. On behalf of our clients, we therefore respectfully request that this Review be granted.

Documents submitted in support of the Review

JIG01	Decision Notice and Officer’s Report
JIG02	Application Form
JIG03	Design Statement, April 2020
JIG04	Planning Statement, July 2021
JIG05	Courtyard View
JIG06	Roadside View in Existing Position
JIG07	Location Plan
JIG08	AE(0)105 Context Plan as Existing
JIG09	AE(0)106 Context Plan as Existing (public utilities)

JIG10	AE(0)110 Site Plan as Existing
JIG11	AE(0)150 Existing Elevations
JIG12	AL(0)105 Context Plan as Proposed
JIG13	AL(0)110 Site Plan as Proposed
JIG14	AL(0)120 Ground Floor Plan as Proposed
JIG15	AL(0)130 First Floor Plan as Proposed
JIG16	AL(0)150 Elevations as Proposed
JIG17	AL(21)101 Sections as Proposed
JIG18	AL(21)105 Sections as Proposed
JIG19	Topographical Survey
JIG20	Floor Plan Survey
JIG21	Decision Notice and Officer's Report for Permission 20/0209/PP
JIG22	Drawing submitted to Planning Officer on 26.10.21, to highlight the no-build areas

Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Fax: 0141 618 7935 Email: 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 100447605-001

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

Type of Application

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

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

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

Relocation, conversion and extension of stone byre to form dwellinghouse.

Is this a temporary permission? *

☐ Yes ☒ No

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

☐ Yes ☒ No

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

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	richardpearsarchitect		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Richard	Building Name:	
Last Name: *	Pears	Building Number:	16
Telephone Number: *		Address 1 (Street): *	Kingsborough Gardens
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G12 9QB
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	c/o Galbriath
First Name: *		Building Number:	
Last Name: *		Address 1 (Street): *	Stirling Agricultural Centre
Company/Organisation	Elderslie Estates	Address 2:	
Telephone Number: *		Town/City: *	Stirling
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	FK9 4RN
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Renfrewshire Council

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

Greenhill Barn - 20 metres West of Greenhill Farm, Barochan Road, Houston, Johnstone

Northing

667527

Easting

240595

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☐ Letter ☒ Email

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

-

Title:

Other

Other title:

-

First Name:

Fiona

Last Name:

Knighton

Correspondence Reference
Number:

Greenhill Barn

Date (dd/mm/yyyy):

07/05/2021

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

Site Area

Please state the site area:

7166.00

Please state the measurement type used:

☐

Hectares (ha)

☒

Square Metres (sq.m)

Existing Use

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

Redundant barn & farmland.

Access and Parking

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

☒

Yes

☐

No

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

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

☐

Yes

☒

No

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

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

0

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

5

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

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☒

Yes

☐

No

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

☐

Yes – connecting to public drainage network

☒

No – proposing to make private drainage arrangements

☐

Not Applicable – only arrangements for water supply required

As you have indicated that you are proposing to make private drainage arrangements, please provide further details.

What private arrangements are you proposing? *

☐

New/Altered septic tank.

☒

Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).

☐

Other private drainage arrangement (such as chemical toilets or composting toilets).

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: *

On site sewerage treatment system (e.g. Klargestor Biodisc) with outfall to Peter's Burn to the North of the site.

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

☒ Yes ☐ No

Note:-

Please include details of SUDS arrangements on your plans

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

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

☒ Yes

☐ No, using a private water supply

☐ No connection required

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

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

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

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

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

☒ Yes ☐ No

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

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☒ Yes ☐ No

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

Refer to Design Statement attached.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☒ Yes ☐ No

How many units do you propose in total? *	<div style="border: 1px solid black; width: 50px; height: 20px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">1</div>	Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.
---	---	--

All Types of Non Housing Development – Proposed New Floorspace

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

Schedule 3 Development

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

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

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

Planning Service Employee/Elected Member Interest

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

Certificates and Notices

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

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

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

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

Do you have any agricultural tenants? * ☐ Yes ☒ No

Certificate Required

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

Certificate E

Land Ownership Certificate

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

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

Signed: Richard Pears

On behalf of: Elderslie Estates

Date: 22/07/2021

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☒ Yes ☐ No ☐ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☒ Site Layout Plan or Block plan.

☒ Elevations.

☒ Floor plans.

☒ Cross sections.

☐ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☐ Photographs and/or photomontages.

☐ Other.

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

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☒ Yes ☐ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

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

Planning Statement.

Declare – For Application to Planning Authority

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

Declaration Name: Mr Richard Pears

Declaration Date: 22/07/2021

Payment Details

Online payment: 011081

Payment date: 22/07/2021 20:17:00

Created: 22/07/2021 20:23

reference L19006 / Greenhill / RP
date 10 April 2020

 **Repair, Residential Conversion & Extension**
Greenhill Barn, Barochan Road, Houston

Elderslie Estates

Design Statement

Rev	Date	Notes
-	10.04.20	Planning Application

address **16 Kingsborough Gardens**
Glasgow
G12 9QB

phone 

email 

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1.00 INTRODUCTION

- 1.01 This Design Statement accompanies an Application for Full Planning Permission for the Repair, Residential Conversion & Extension of Greenhill Barn, Barochan Road, Houston.
- 1.02 It has been prepared by richardpearsarchitect based on the scope and content of the Scottish Government's Planning Advice Note (PAN) 68 – Design Statements.

2.00 BACKGROUND INFORMATION

2.01 Description of the Scheme

The description of the proposal within the application form is "Repair, conversion & extension of redundant traditional stone barn to form new detached dwelling house."

2.02 Applicant

Elderslie Estates.
c/o Galbraith, Stirling Agricultural Centre, Stirling, FK9 4RN
[REDACTED]

2.03 Architect/Agent

richardpearsarchitect
16 Kingsborough Gardens, Glasgow, G12 9QB
[REDACTED]

2.04 Client Brief

Obtain Planning Consent for a residential use of the existing redundant traditional stone barn in order that it has a sustainable future.

3.00 SITE DETAILS

3.01 Location & Site Plan

Greenhill Barn is located to the North of the village of Houston, to the west of Barochan Road.



3.02 Description

- 3.02.1 Greenhill Barn is a simple, plain, single storey agricultural building, set back from the road by circa 2.6m. Formed in natural stone, with modern profiled steel sheet roofing.



Greenhill barn from north-east @ Entrance to Peterswell



Greenhill barn from north-west

It is split internally into three spaces. The largest is to the south, with original modest doors opening to the west & east elevations and a series of very narrow unglazed slot windows. Internally it has a series of pens formed in masonry

The other two spaces are within the section to the north which has a single large opening to the east elevation. Based on the stone quoin arrangement to the front elevation, and the patched brickwork & render around the opening, it appears that this portion of the barn has been altered.

The barn is in generally reasonable condition, with the timber roof structure & roof coverings having been replaced relatively recently.



Southern section of barn looking towards south gable

3.02.2 The agricultural land around the barn generally rises from Peter's Burn to the north of the site, towards the south-west.

3.03 History

3.03.1 It is understood that the barn was originally part of Greenhill Farm. It formed the west side of a courtyard, with the buildings on the east side of Barochan Road directly opposite, forming the north, east & south sides. The building to the north of the courtyard was built at a later date, between 1857 & 1895.



*Renfrewshire VII.11 (Houston) - Ordnance Survey 25 inch to mile, 1st edition, 1855 - 1882
(courtesy of National Library of Scotland)
1857 map showing Greenhill Barn and South & East sides of Greenhill Farm*



*Renfrewshire VII.11 (Houston) - Ordnance Survey 25 inch to mile, 2nd and later editions, 1892-1949
(courtesy of National Library of Scotland)
1895 map showing Greenhill Barn, South, East & North sides of Greenhill Farm & Barn to North*

- 3.03.2 Planning Consent for the balance of the courtyard buildings to be converted to residential use was approved by Renfrewshire Council in 1993, with consent for the conversion of a byre to form an extension following in 1995.

93/0659/PP – 'Change of use of existing farm building to form dwelling house.'

94/1242/PP – 'Alterations and change of use of byre to form extension to dwelling house.'

- 3.03.3 Two applications for 'Greenhill Barn' were submitted in September 1994.

94/0977/PP – 'Conversion of barn to form dwelling unit.' This was subsequently refused.

94/1045/PP – 'Conversion of existing stone barn to dwelling house and conversion of Dutch barn to form loose box and store.' This was approved. We understand this relates to the dwelling known as Peterswell to the north of the original Greenhill Farm, between it and Peter's Burn.

- 3.03.4 A further Planning Application for Greenhill Barn was submitted to Renfrewshire Council in 2017 (17/0299/PP) 'To remove existing metal roof sheets from building and re-roof with welsh slate. Building to remain in agricultural use.' This was withdrawn prior to a decision being issued.

3.04 Ownership

The site is owned by the applicant. There are no tenants.

4.00 SITE AND AREA APPRAISALS

4.01 Context

- 4.01.1 Houston is a commuter village approximately 5 miles west of Paisley. The village, as it is today, is a result of rebuilding in the 18th and 19th centuries when it was laid out by the owner of Houston House.

- 4.01.2 Barochan Road (B789) runs from the north end of Main Street, through the hamlet of Barochan, to Old Greenock Road at Langbank.

4.02 Identity / Existing Buildings

- 4.02.1 Greenhill Farm & Peterswell, to the east of Barochan Road are each formed around a west facing courtyard, with walling and vehicle gates to Barochan Road.

- 4.02.2 Greenhill Farm has the appearance of a traditional stone farmhouse & courtyard, being two storey in part to the south wing and otherwise single storey. It has natural stone walling (painted to the north wing), natural slate roof coverings and sash and case windows.



Greenhill Farm viewed from west

- 4.02.3 Peterswell is more eclectic in its appearance. The original stone walled, slate roofed barn, which has been converted to a 1.5 storey dwelling with rooflights, is evident, but it has been extended in a number of locations with areas of cream rendered walling. To the west of the dwelling, to the north edge of the courtyard, is a cream rendered, slate roofed outbuilding.

5.00 DESIGN PRINCIPLES

5.01 National Guidance

Scottish Planning Policy (23 June 2014).

5.02 Local Authority Development Plan Design Policies

- 5.02.1 Renfrewshire Local Development Plan (adopted August 2014) - policy ENV1 (Greenbelt).
- 5.02.2 Renfrewshire Local Development Plan New Development Supplementary Guidance (adopted November 2014) – Housing in the Greenbelt, Design & Access Statements.

5.03 Pre-Application Consultation with Local Authority – Development Management

- 5.03.1 Initial pre-application guidance was sought from Renfrewshire Council 18th August 2019:

Our client wishes to obtain Planning Consent for its conversion to a single dwelling, including an extension to the rear, in line with the 'Housing in the Green Belt' section of the Renfrewshire Council Local Development Plan – New Development Supplementary Guidance. The development would ensure that this traditional historic building, that is no longer suitable for the purpose originally intended, has a sustainable use while enhancing its contribution to the established character of the settlement at Greenhill Farm.

Drainage would be by way of an on-site treatment plant with an outflow to Peter's Burn to the North of the site.

We would be grateful if you could provide pre-application advice on the principle of this proposal.

- 5.03.2 Fiona Knighton of Renfrewshire Council Development Management responded 18th September 2019:

Following on from our discussion, I can confirm that the principle of conversion would be acceptable subject to any extension/alteration being subservient to the existing building.

- 5.03.3 Outline plan & section proposals were submitted 8th January 2020:

We have proposed a family home that retains the original form & character of existing barn, with subservient extensions to the south & west.

Key points to note:

- *Access to south of barn, as required by roads, with parking, turning and garage extension to south of site*

- Public rooms orientated towards south facing courtyard
- No new apertures to east (road facing) elevation of barn to retain its original outward appearance as much as possible
- Kitchen/dining/living in existing barn with cathedral ceiling in order that original volume remains legible
- Family accommodation at first floor level - three bedrooms, en-suite & bathroom
- West facing balcony to master bedroom
- Feature gallery from bedroom 3 into kitchen/dining/living
- Top lit double height space to entrance hall & stair
- Dormers limited to rear extension (bathroom & en-suite) in order that profile of existing barn is unaltered / not visible from road
- Extensions to be clad in contemporary materials in order that they are legible as new interventions, contrasting with the solidity of the stone walls to the barn

While we have yet to progress the elevations, do you have any comments at this stage?

5.03.4 Fiona Knighton responded 5th February 2020:

The proposed extension appears to be modest in size as do the dormers from the sections.

From the information provided I would advise that the building appears to be suitable for conversion and that any external alterations should be sensitive to its rural character. Windows and door openings should largely reflect the existing openings and materials should be sympathetic to the building.

I note that parking will be screened to the public road as it is situated at the rear of the property. There also appears to be adequate curtilage associated with the proposed dwelling.

5.03.5 Proposed elevations were submitted 5th March 2020:

To the front elevation no new openings are proposed. To the rear, given the extremely narrow existing windows not being suitable for a domestic property, a single new opening is proposed. The roof to the existing barn is to be replaced with natural slate in order that it is traditional and robust in appearance.

The extensions are designed using an agricultural derived language and materiality. It is proposed that the walls are clad in Siberian larch and the roof in sinusoidal composite panels (to give the appearance of corrugated sheeting). This serves to contrast with the original building giving a clear legibility to the additions.

5.03.6 Fiona Knighton responded 27th March 2020:

In response to your email, I can advise you that I have reviewed your elevations and can advise as follows: -

The application site is located within the Greenbelt as identified within the Adopted Renfrewshire Local Development Plan (LDP) and as such, requires to be assessed against Policy ENV1 (Green Belt) which states that appropriate development within the greenbelt will be considered acceptable where it can be demonstrated that it is compatible within the provisions of the New Development Supplementary Guidance (SG).

The SG supports the conversion and rehabilitation of redundant buildings to residential use where the building has special architectural, traditional or historic character, with the original building forming the main part of the development.

I can advise you that I consider that the building you propose to convert has a traditional character and appearance and would be suitable for conversion. I would also advise you that the proposed alterations and extension appear to be sympathetic with the traditional rural appearance in terms of the window and door openings. The proposed extension, although large in size, does not dominate or detract from the existing character of the building. Proposed finishes etc. can be discussed in more detail at application stage.

5.04 Pre-Application Consultation with Local Authority – Transportation

- 5.04.1 In parallel with the initial enquiry to Renfrewshire Council Development Management 18th September 2019, comment was sought from Renfrewshire Council Transportation:

Assuming the principle is acceptable, we would wish to agree with your Roads colleagues that access could be taken from Barochan Road, to the North of the existing building. The site would be configured in such a way as to allow access and egress in a forward gear. Attached is a panoramic photo showing the views from the proposed access/egress.

- 5.04.2 John Everett of Renfrewshire Council Transportation responded 8th October 2019:

I would say it could be developed for housing but would need careful consideration.

Speed of vehicles passing through twin sided developments in the country like this is often a frustration for those living there as they feel it's unsafe, cars pass through too fast and come to us later seeking solutions

If developed I would want the developer to recognise this and install measures to future proof the issue. I would want strong pedestrian connectivity between properties on both sides of the road so crossing is safe and easy but not necessarily direct so that drivers passing between get a chance to see peds and be seen by them.

Equally servicing (bins and dot com deliveries) and stopping a bus will need considered.

Lastly the speed of passing traffic needs considered with respect to cars emerging or turning into the new house. Sightlines will therefore need to be good and I suspect a new vehicle junction to the south of the barn will be safer than using the existing field access to the north particularly in winter because the current is steep

- 5.04.3 These points were discussed by richardpearsarchitect & John Everett by phone 10th January 2020. Revised proposals were submitted 14th February 2020:

Attached are revised drawings that show:

- 4.5 x 60 x 1.05m visibility splays
- a larger bellmouth to allow a bin lorry and other services vehicles to pull in when they are stopping
- a raised (100mm) kerb to the front boundary to prevent parking
- drop kerbs opposite the 2 accesses opposite

In terms of the visibility splays:

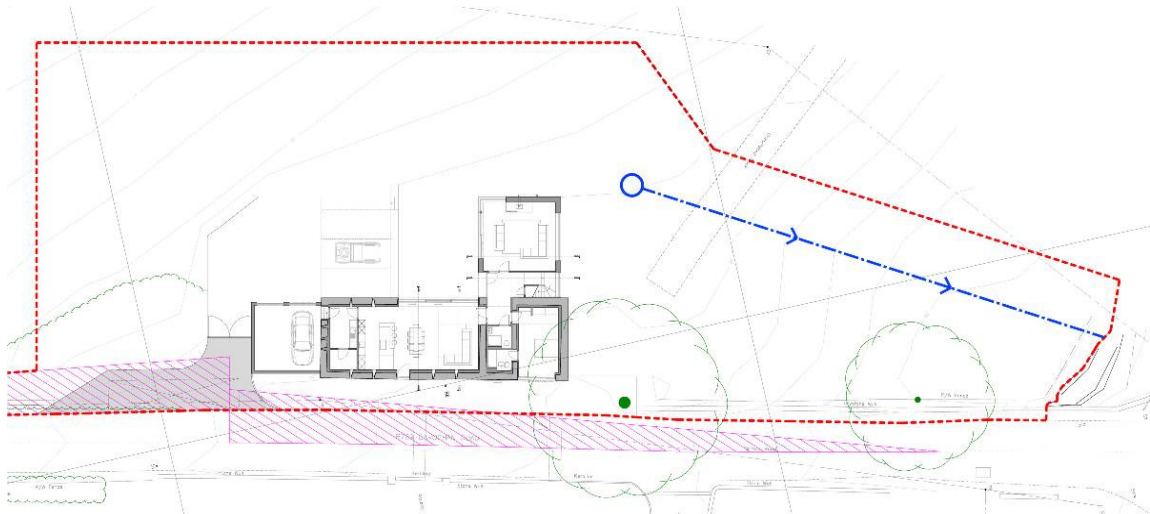
- there are 2 telegraph poles within them – can these remain given that they are relatively thin?
- to the south the visibility splay is based on 1.05m above ground level over the area of the visibility splay, rather than 1.05m above the ground level at the entrance, given that the ground rises to the south.

6.00 DESIGN SOLUTION

6.01 Layout / Scale / Massing

- 6.01.1 The proposals have been prepared based on an accurate topographic survey of the site & a measured survey of the existing building.
- 6.01.2 The design has been driven by the existing redundant building, its orientation, the brief, and the pre-application discussions with Renfrewshire Council. The proposals aim, through careful consideration of the treatment of the existing building, the interventions and the proposed extensions, to maintain and enhance the character of the existing barn and the wider rural landscape setting.
- 6.01.3 The proposed residential conversion will be compatible with the location and the existing adjoining residential uses.
- 6.01.4 Overall the approach is to minimise the extent of interventions to the existing building, and retain its internal volume where possible, thus maintaining the original fabric of the barn and preserving its character. Subservient extensions accommodate the spaces that are not suited to this approach.

- 6.01.5 Locating the access to the south of the barn, as discussed with Renfrewshire Council Transportation relative to visibility splays, is the foundation blocks of the site layout. The proposed parking, and turning area are in turn kept to the south of the barn. To provide garaging, rather than forming new openings in the barn for access, a modest extension is proposed to the south.



Site plan as proposed

- 6.01.6 While the existing subdivision at the north end of the barn accommodates smaller spaces well, the aim of maintaining as much of the southern space as a single volume as possible, led to an early decision to create a large kitchen/dining/living space with a gallery floor and cathedral ceiling over within it. As the existing windows are not suited to this residential use and avoiding new apertures to the east (road facing) elevation of the barn retains its original outward appearance, a single new opening to a south facing courtyard is proposed to the west facing rear elevation.



Front (east) elevation as proposed



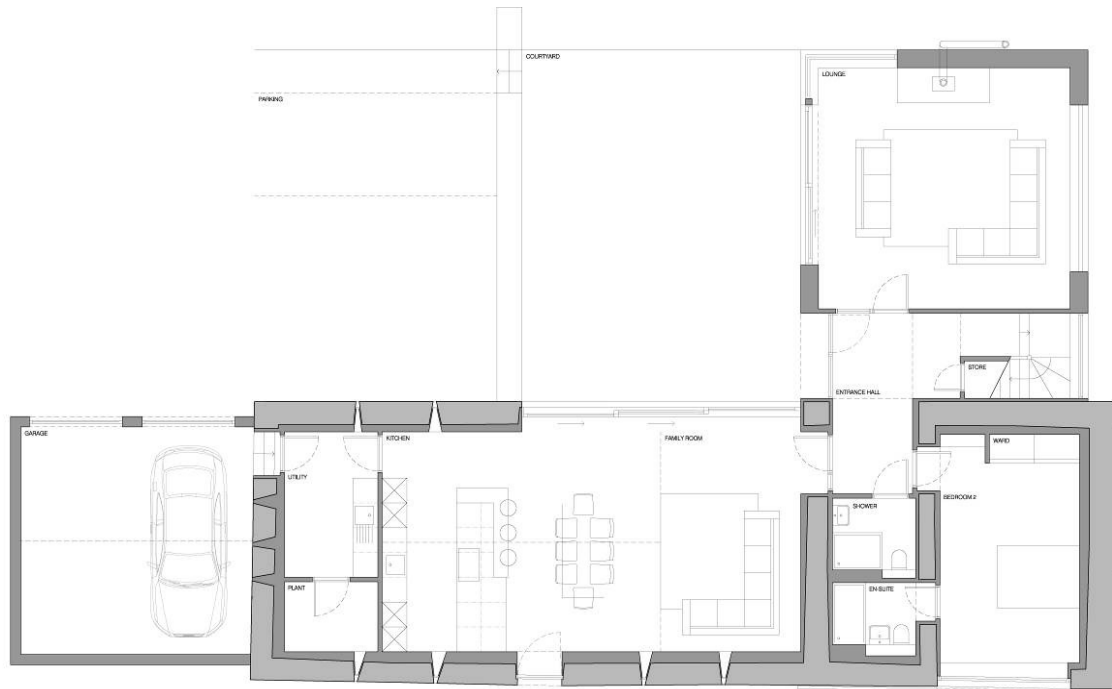
Rear (west) elevation as proposed

- 6.01.7 These decision, particularly that not to sub-divide the volume of the southern space (other than to create the utility room), together with the decision not to add dormers to the original roof in order to main the original profile of the barn, determine that a further extension is required to provide the balance of the accommodation required by a family home. It's location to the north of the rear elevation was driven largely by orientation, in order to create a south facing courtyard.
- 6.01.8 This extension, as with that forming the garage, is designed such that it does not dominate or detract from the existing character, allowing the original barn to clearly remain the main part of the development. The rear extension is set back from the north gable in order that it is clearly subservient to the original barn when viewed from the north. The garage extension is set in from the front and rear wall and down from the existing eaves & ridge.



Gable (north & south) elevations as proposed

- 6.01.9 At the junction of the barn and the rear extension, the principle entrance and stair, within a top lit double height space, give clear legibility to the plan diagram.



Ground floor plan as proposed

- 6.01.10 To the balance of the ground floor of the extension is a second living space. While primarily orientated toward the south facing courtyard, being dual aspect, it also benefits from views to the open landscape to the north.
- 6.01.11 At first floor, 3 bedrooms, a family bathroom and an en-suite complete the family accommodation. The limited height available and restricting dormers to the rear extension, determines the first floor layout. The master bedroom has a west facing balcony and bedroom 3 is open to the kitchen/dining/living space, to maintain the legibility of the original volume in the main space.



First floor plan as proposed

6.02 Landscape / Amenity

- 6.02.1 The key features of the existing landscape in the immediate vicinity of Greenhill Barn are the boundary treatments between the land to the south of the barn and Barochan Road and the mature tree to the North of the barn.



Road & verge to south of Greenhill Barn



Mature tree to north

- 6.02.2 The mature tree will be retained, with any arboricultural works required to protect its health carried out.
- 6.02.3 The boundary treatments to the south currently comprise a post & wire fence for circa 22m from the barn, and a dry stone wall thereafter. In both cases they are overgrown by varied and unstructured vegetation to the verge and the edge of the field. It is proposed that the dry stone wall will be retained, the post & wire fence will be removed, and the vegetation will be reduced in order that it doesn't compromise the visibility splay.
- 6.02.4 There are no existing physical features to determine the extent of the rear garden. Instead is defined such as to provide substantial useable garden ground commensurate with a rural family house of this size. Its boundaries will be marked by a post and wire fence, as is commonplace in an agricultural landscape.

6.03 Materials / Details

- 6.03.1 The simple palette of materials is driven by the existing building and the rural context.
- 6.03.2 The stone walling to the barn will be repaired and repointed and complemented by traditional natural slate roofing to give a robust appearance and reflect the existing buildings to the east of Barochan Road.
- 6.03.3 Where new openings are formed in the stone walling, exposed steel lintels are used to clearly express the modernity of the openings.
- 6.03.4 Where new elements have been introduced (extensions, windows/doors/screens) a contemporary agricultural derived architectural language & materiality has been adopted, in order that these modern interventions are clearly articulated.
- 6.03.5 The extensions are finished in Siberian larch cladding and corrugated metal roofing that is typical in this type of vernacular architecture, contrasting with the solidity of the original stone walls to reinforce the differentiation.
- 6.03.6 The proposed front elevation & garage doors are Siberian larch, to reflect the cladding. Otherwise the windows/doors/screen & have simple crisp aluminium frames to contrast with the natural stone & timber cladding.
- 6.03.7 The proposed zinc rainwater goods will give a qualitative solution in keeping with the balance of the material palette.

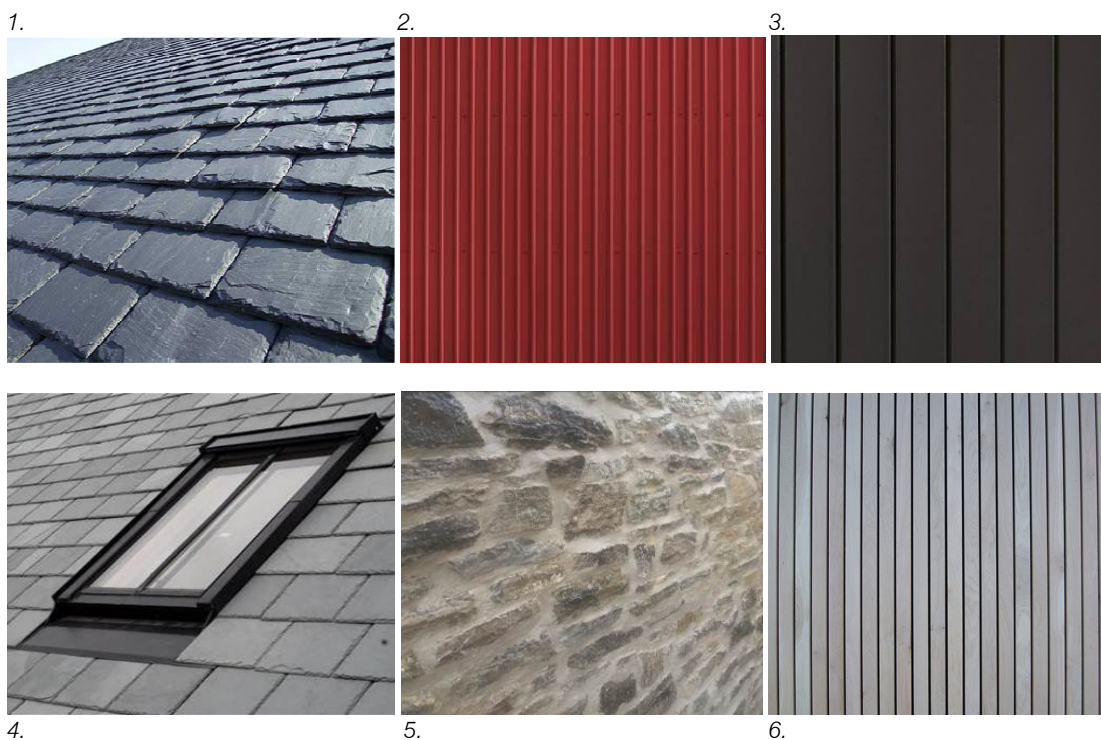
6.03.8 The exposed external flue to the woodburning stove reinforces the functional nature of the building.

Existing Building:

Roofs:	Natural Spanish slate with zinc ridging (1)
Rooflight:	Velux roof windows (4)
Rainwater goods:	Zinc
Walls:	Natural stone (5)
Windows / doors / screens:	Aluminium framed
Front elevation doors:	Siberian larch (6)

Extensions:

Roofs:	Corrugated metal (2)
Dormers:	Anthra-Zinc (3)
Rooflight:	Velux roof windows (4)
Rainwater goods:	Zinc
Walls:	Siberian larch cladding (6)
Windows / doors / screens:	Aluminium framed
Garage doors:	Siberian larch (6)
Flue:	Matt black paint finish



6.03.9 The proposal will generally adopt traditional detailing. E.g. clipped eaves and verges.

6.04 Roads / Access / Parking

- 6.04.1 The access and parking arrangement have been driven by the existing building, the buildings to the east of Barochan Road and the pre-application discussions with Renfrewshire Council.
- 6.04.2 Vehicle and pedestrian access is provided from Barochan Road through a single new access to the south of the existing building to allow the required visibility splays (4.5 x 60 x 1.05m) to be achieved. To the south there are 2 telegraph poles within the visibility splays, otherwise it is clear above 1.05m from the ground level over the area of the visibility splay, (rather than 1.05m above the ground level at the entrance given that the ground rises to the south).
- 6.04.3 The bellmouth and set back gates at the entrance are designed to allow a refuse lorry and other services vehicles to pull in when they are stopping, and for vehicles entering the site to be fully off the public road while the gates are opened.

- 6.04.4 Internally the site layout provides parking for at 5no. cars (2no. in the garage, and 3no. externally) as well as maneuvering space to allow them to leave in a forward gear.
- 6.04.5 Renfrewshire Council Transportation highlighted that the speed of vehicles passing through twin sided developments in the countryside like this is often a frustration for those living there as they feel it's unsafe, with cars pass through too fast. To address this issue, they are seeking strong pedestrian connectivity between the properties on both sides of the road so crossing is safe and easy. To this end a raised (100mm) kerb is proposed to the front boundary with drop kerbs directly across from the two accesses opposite. This will create to create a 2.6m zone where pedestrians can walk across the front of the property and strong pedestrian connectivity, while the raised kerb will also prevent parking that would compromise the visibility.



Barochan Road passing through twin sided development

6.05 Waste / Recycling

Provision for refuse & recycling storage will be made within the plot boundary, with bins being presented adjacent to the entrance bellmouth for collection.

6.06 Sustainability

The proposed dwelling will be designed to achieve a Bronze level of sustainability as set out by the Scottish Building Standards.

7.00 APPLICATION DRAWINGS

Dwg. No.	Rev	Drawing Title	Scale / Size
-	-	Greenhill Barn – Location Plan (CKD Galbraith)	1:3500 @ A4
AE(0)05	C	Context Plan as Existing	1:200 @ A0
AE(0)10	C	Site as Existing	1:100 @ A0
AE(0)50	-	Elevations as Existing	1:50 @ A1 / 1:100 @ A3

AL(0)05	C	Context Plan as Proposed	1:200 @ A0
AL(0)10	C	Site as Proposed	1:100 @ A0
AL(0)20	-	Ground Floor Plan as Proposed	1:50 @ A1 / 1:100 @ A3
AL(0)30	A	First Floor Plan as Proposed	1:50 @ A1 / 1:100 @ A3
AL(0)50	A	Elevations as Proposed	1:50 @ A1 / 1:100 @ A3
AL(21)01	-	Sections 1-1 & 2-2 as Proposed	1:50 @ A3
AL(21)05	-	Sections A-A & B-B as Proposed	1:50 @ A3
		Topo Survey (Pinnacle Phoenix)	1:200 @ A0
		Floor Plan (Pinnacle Phoenix)	1:50 @ A0

**Relocation, conversion and extension of stone byre
to form detached dwellinghouse**

Land to West of Greenhill Barn, Barochan Road, Houston

Planning Statement

July 2021

Contents

1. Context and Background
2. Proposed Development
3. Planning Assessment
4. Conclusions

This planning statement has been prepared by Jigsaw Planning.

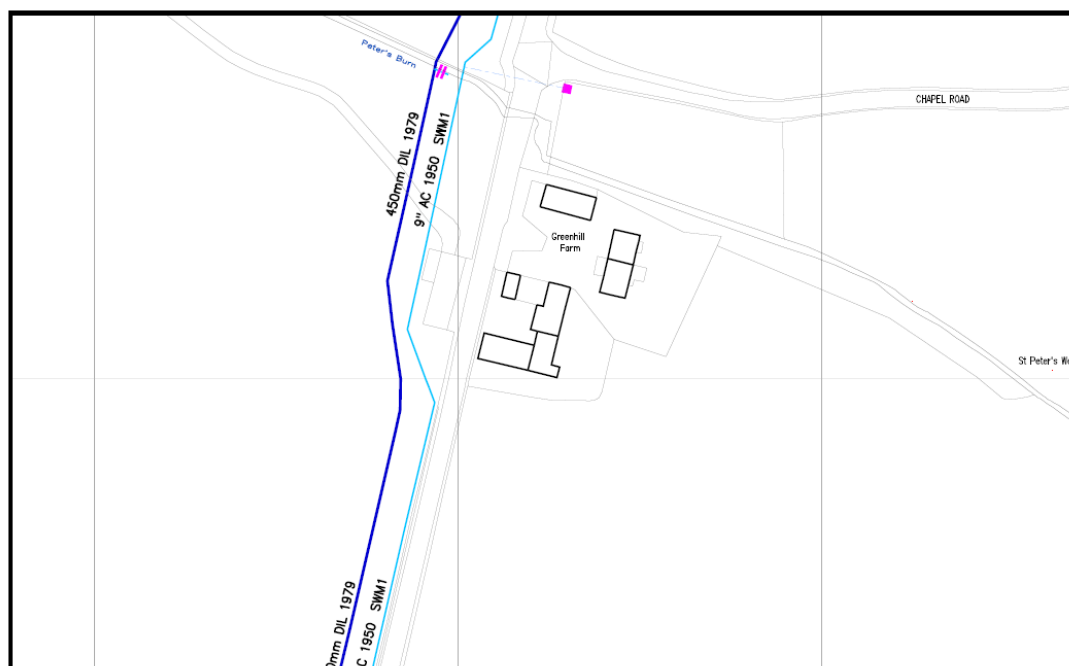
Katherine Sneedden BA (Hons) Dip TP MRTPI
Jigsaw Planning
PO Box 2844
Glasgow
G61 9DG

www.jigsawplanning.co.uk



1. Context and Background

- 1.1 This Planning Statement has been prepared to support proposals for the relocation, conversion and extension of a stone byre to form a detached dwellinghouse on land west of Greenhill Barn, Barochan Road, Houston ("The Application Site") on behalf of Elderslie Estates.
- 1.2 Planning Permission was granted in May 2020 for the conversion and extension of the stone byre to form a detached dwellinghouse (application reference 20/0209/PP).
- 1.3 The site lies within the Green Belt and planning permission for the conversion and extension was granted under Policy ENV1 and the supporting New Development Supplementary Guidance as a conversion of an existing building.
- 1.4 Following the approval of Planning Consent 20/0209/PP the applicant marketed the property, and in turn accepted an offer from third party who wanted to implement the consent, such as to create a new home for their family.
- 1.5 During the due diligence associated with this sale it was noted that two Scottish Water pipes (a 9-inch asbestos cement pipe and a 450mm diameter ductile iron pipe) passed close to the West of the existing barn, possibly below the proposed extension (see below Scottish Water's record plans). Scottish Water attended site and marked the position of the pipes. This identified that they were closer to the barn than shown on the record plans, and were below the site of the proposed extension.



- 1.6 Scottish Water advised that these pipes have a stand off distance of 10m, and that within this distance nothing can be built, and no existing buildings can be occupied. As the barn is within 10m of the pipes, even if not extended, it cannot be inhabited. It is therefore not possible to implement permission 20/0209/PP.
- 1.7 As Scottish Water used statutory powers when laying the pipes, they have no obligation to move them without cost. The option of relocating the pipes at the applicant's cost, such that they were more than 10m from the proposed extension was therefore explored. This identified a cost of circa £160-170,000 + VAT to do this. With the scale of the development this cost is not sustainable.
- 1.8 Both the applicant & potential purchaser are keen to find a way forward that provides a sustainable future for the barn, thus preserving this historic agricultural building. They accordingly instructed richardpearsarchitect to prepare proposals for relocating the barn, in its existing form, to outwith Scottish Water's stand off distance.
- 1.9 As well as the Scottish Water pipes to the West of the barn, there are also overhead electrical cables. Consultation with SP Energy Networks identified that any new (or relocated) building should be an absolute minimum of 11-12m from the overhead cables, and preferably 15m to ensure a safe working distance during the construction operations.
- 1.10 Drawing AE(0)106 shows the Scottish Water pipes, the SP Energy Networks overhead cables, and the associated no-build zones. While the premise is to relocate the barn as close to its existing location as possible, it is clear from this drawing that the public utilities dictate matters.

2. Proposed Development

- 2.1 The planning application now submitted is seeking permission to relocate the existing barn, and thereby the proposed house, to a site 45m WNW & 27m NNE to be outwith the 'nobuild' zone and to allow the project to move forward and the barn to be repurposed. All other elements of the proposal remain the same i.e. the access, the design and materials.
- 2.2 While the site rises to the South-West, the extended topographical survey identifies that the mostly gently sloping part of the site, that is out with the no-build zones, is adjacent to the track to the North-West of the barn. Relocating the barn there moves it 45m WNW & 27m NNE (a net result of it moving 52.5m NW).

- 2.3 The orientation is unchanged from the existing to maintain as much of a relationship with the existing footprint as possible. The design and access, being accepted under the previous application and still appropriate to the new location, are also unchanged. The driveway from the access to the proposed house runs across the contours to minimize the gradient.

The site boundaries are:

- North - on the edge of the burn
- East - on the edge of Barochan Road
- South - on the same line as before
- West - 10m from the rear of the building

3. Planning Assessment

- 3.1 Given all other elements remain the same as the permitted scheme, the key issue is whether the principle of relocating the proposal is in accordance with planning policy and, if not, whether there are any material considerations which mean the policy could be set aside.
- 3.2 The development plan for Renfrewshire comprises the Clydeplan which sets out strategic objectives for the Green Belt and the Renfrewshire Local Development Plan which sets out local policies. Given the nature of the proposal we have focused on assessing the proposal against the Local Development Plan.
- 3.3 At the time of writing the Council's new LDP has not yet been formally adopted. However, the adopted and proposed LDP policies on green belt are in principle the same, i.e. that the purpose of the green belt is to identify appropriate locations to support planned growth, as well as maintaining the identity of settlements, protecting and enhancing the landscape setting and protecting and promoting access to open space.
- 3.4 Appropriate development within the green belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the 'New Development Supplementary Guidance.'
- 3.5 As identified in the Planning Officer's Delegated Report for the approved permission, the adopted New Development Supplementary Guidance *"specifies two primary requirements with respect to conversion of buildings within the countryside. Firstly the Green Belt Development Criteria states that all buildings for conversion are to be structurally sound and capable of conversion without substantial rebuilding. Further to*

this, the Housing in the Green Belt criteria states that buildings which have a special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purpose originally intended, with the original building forming the main part of the development.” It was on this basis that the Planning Officer felt that planning permission was justified in being granted.

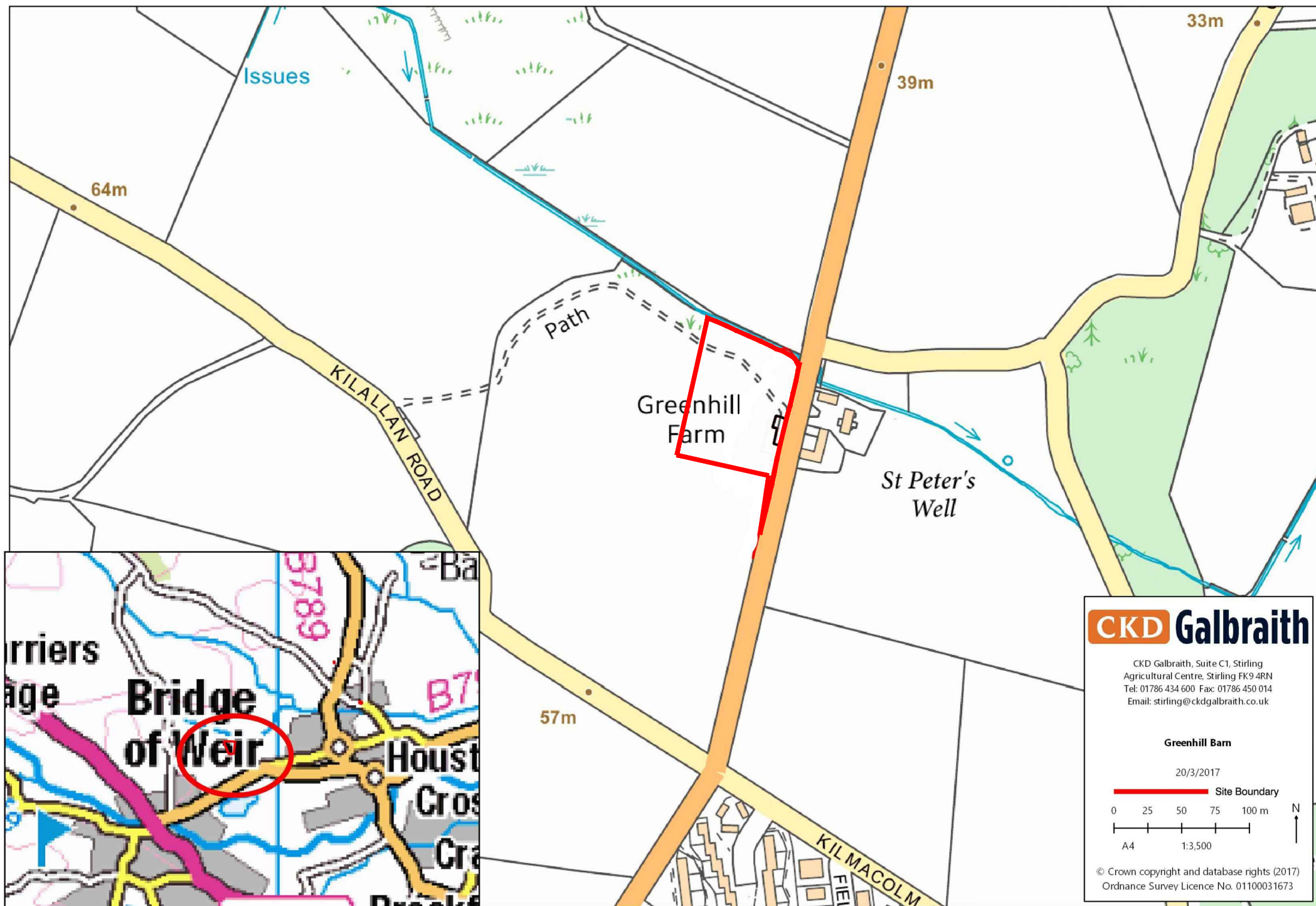
- 3.5 The position is now that it is clearly not possible to convert the barn to residential use not due to any structural or material issue with the building itself but based on a external factors resulting from infrastructure provision. As it stands the barn cannot be converted to residential use and would therefore be left to over time to stand idle and ultimately it will deteriorate in condition. It is our position that the preservation of this barn adds to the character and visual contribution to the character of the green belt, as acknowledged by the Planning Officer in their delegated report.
- 3.6 Whilst the proposal for a new dwelling in this proposed new location would not strictly be supported by planning policy, there is a material consideration in this case which overrides that potential non-compliance. The principle of the conversion of the barn and its substantial extension has been granted by the Council. The design, scale and access have all been deemed acceptable. Therefore the only difference with the current proposal is the relocating of the barn. Ultimately this proposal facilitates its active reuse and secures its future.
- 3.7 The proposal still meets the objectives of the Green Belt through meeting most of the criteria set out on page 39 of the Draft New Development Supplementary guidance, namely:
- Buildings which have special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purpose originally intended, with the original building forming the main part of the development;
 - The proposal demonstrates outstanding quality of design, is of an appropriate scale within its setting and makes a positive contribution to the site and surrounding area;
 - The proposal integrates with, complements and enhances the established character of the area and has no significant detrimental impact on the landscape character;
 - Replacement dwellings should reflect the specific character of the location, fit well with the surrounding landscape and achieve a high design standard and environmental quality. Replacement dwelling(s) should be of a similar scale, character and massing to other residential units in the surrounding area.

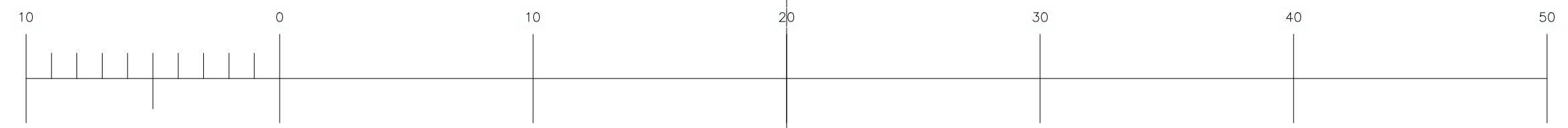
4. Conclusions

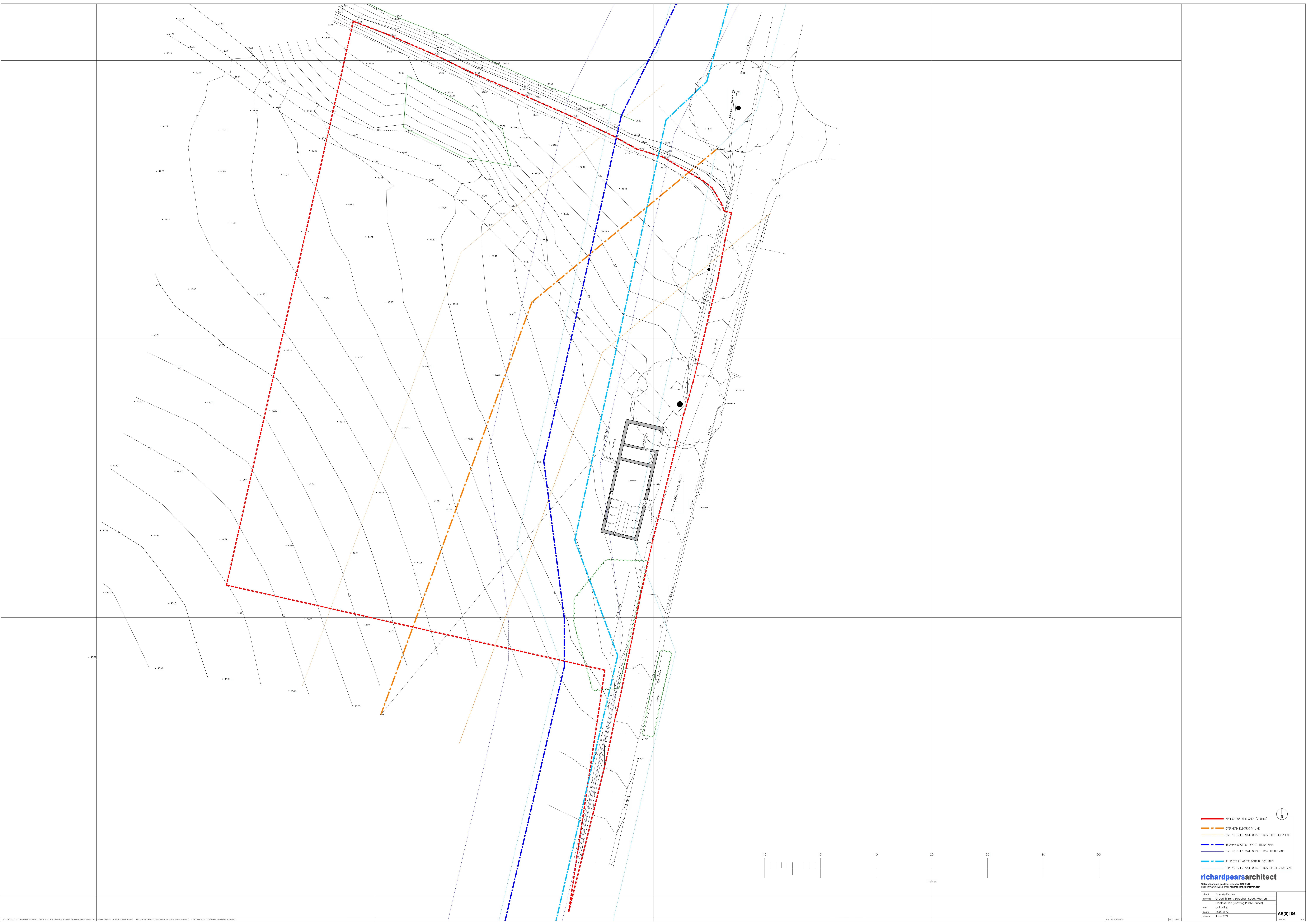
- 4.1 This Planning Statement has been prepared to support proposals for the relocation, conversion and extension of a stone byre to form detached dwellinghouse on land west of Greenhill Barn, Barochan Road, Houston on behalf of Elderslie Estates.
- 4.2 The existing barn is subject to planning permission for its conversion and extension to form a dwellinghouse. This has established that the site is suitable for development and that the design, scale, access and layout of the dwelling are acceptable.
- 4.3 As has been set out above, it has been deemed that the approved dwelling cannot be implemented due to Scottish Water infrastructure issues.
- 4.4 We have acknowledged above that the proposed relocation of the barn and its redevelopment may not strictly be in accordance with planning policy however there are significant material considerations which need to be given consideration in this case. The proposal still meets most of the criteria set out on page 39 of the Draft New Development Supplementary guidance and therefore the proposal is in line with objectives of the Green Belt policies.

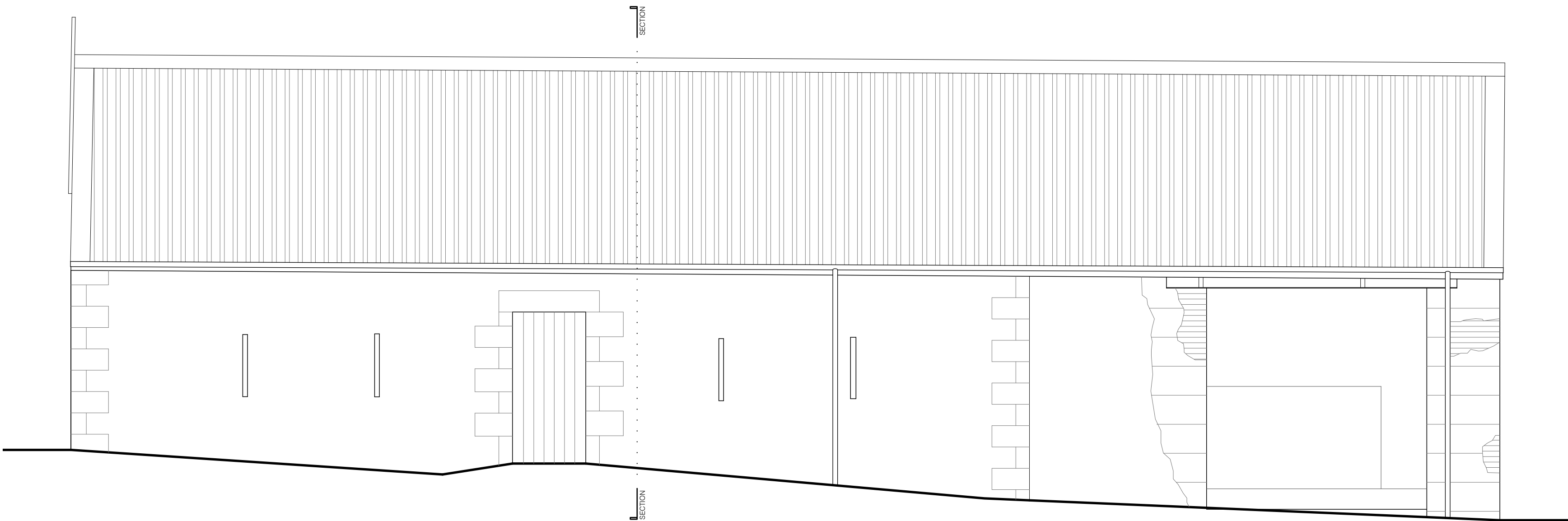




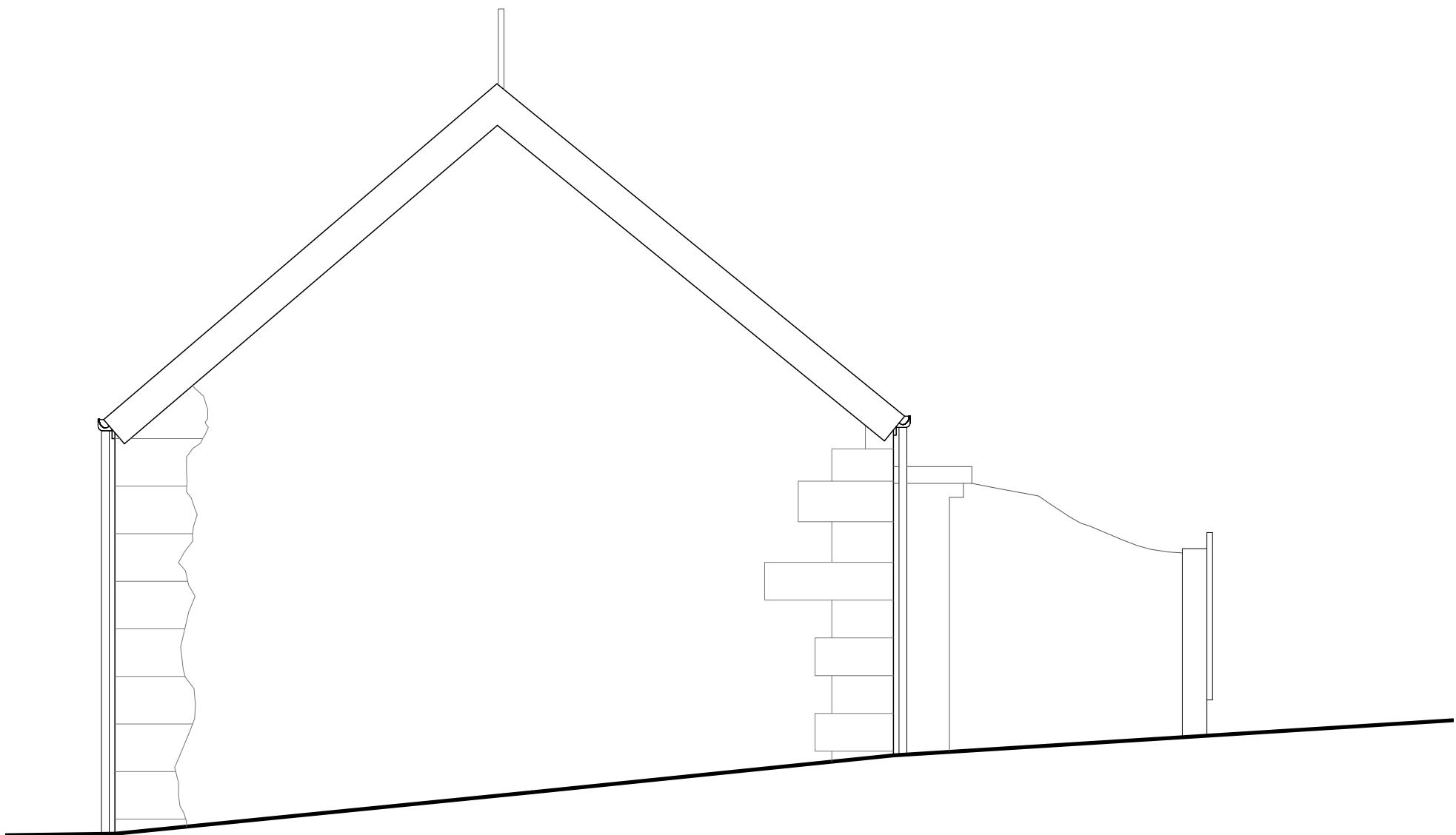




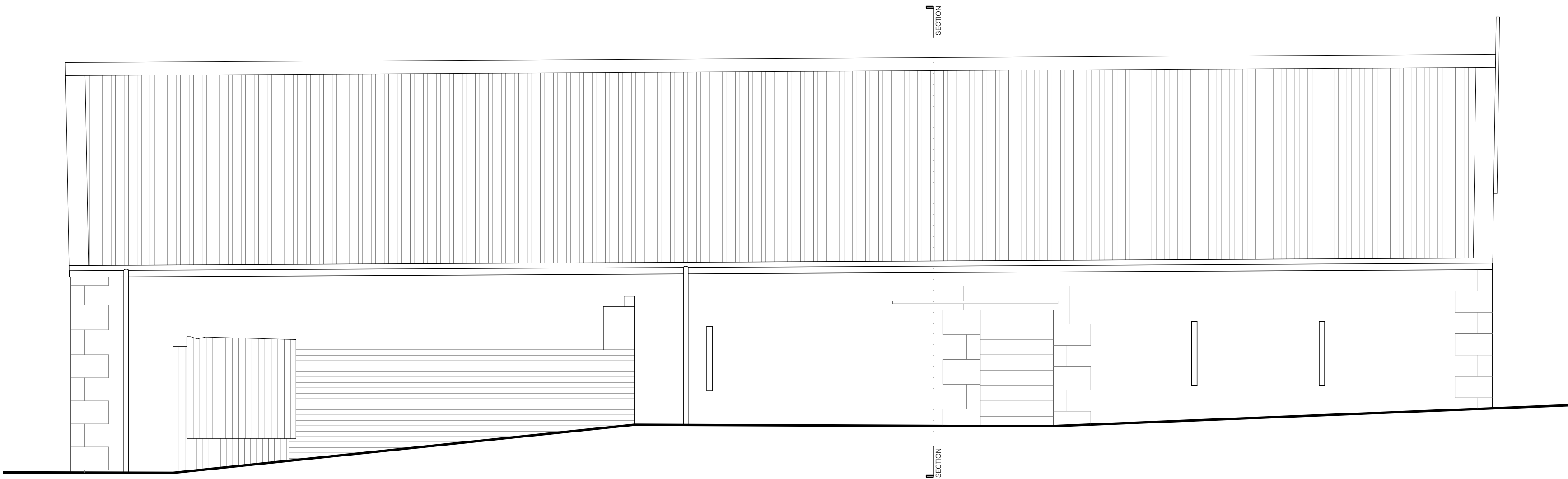




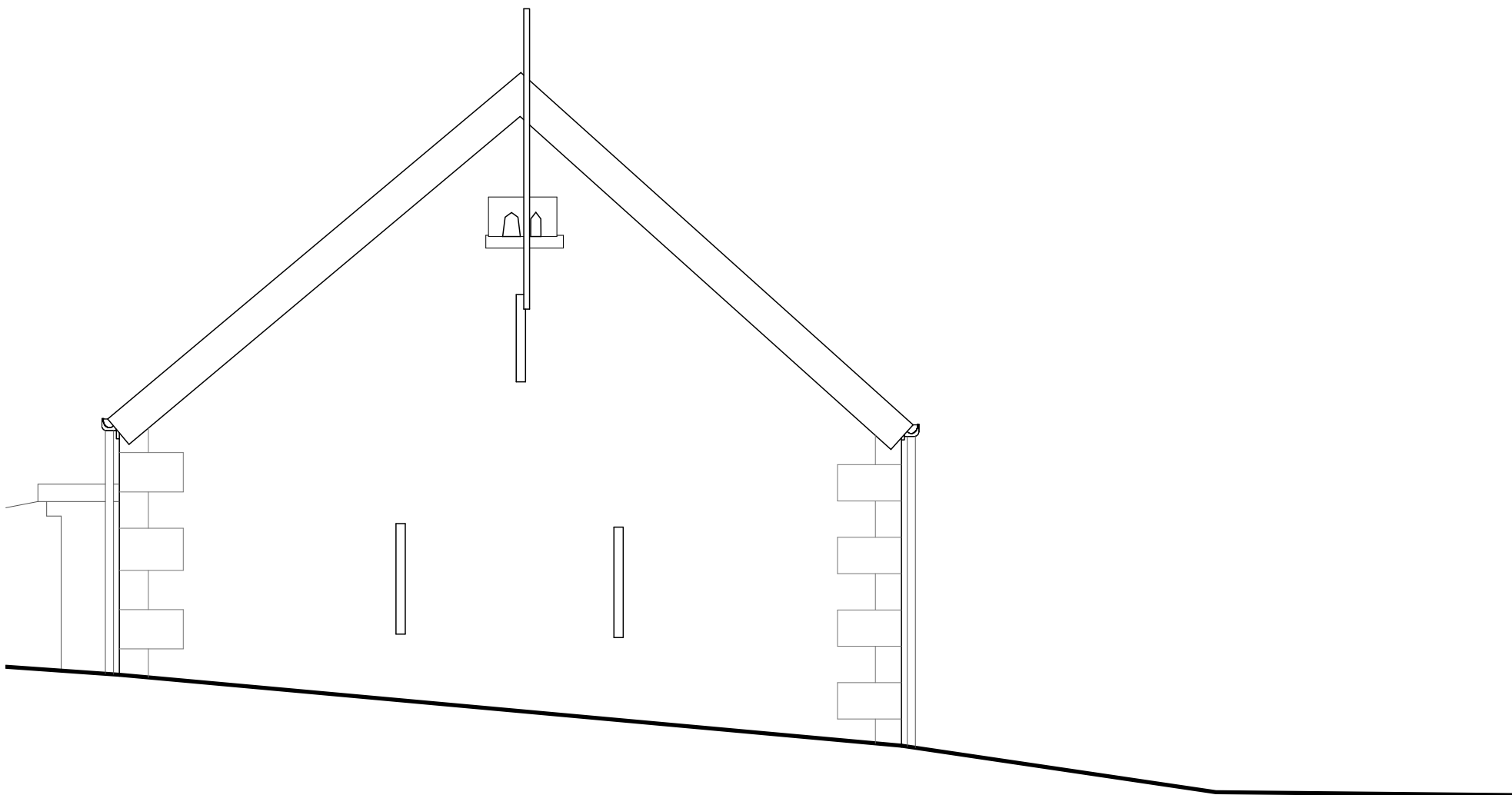
FRONT (EAST) ELEVATION AS EXISTING



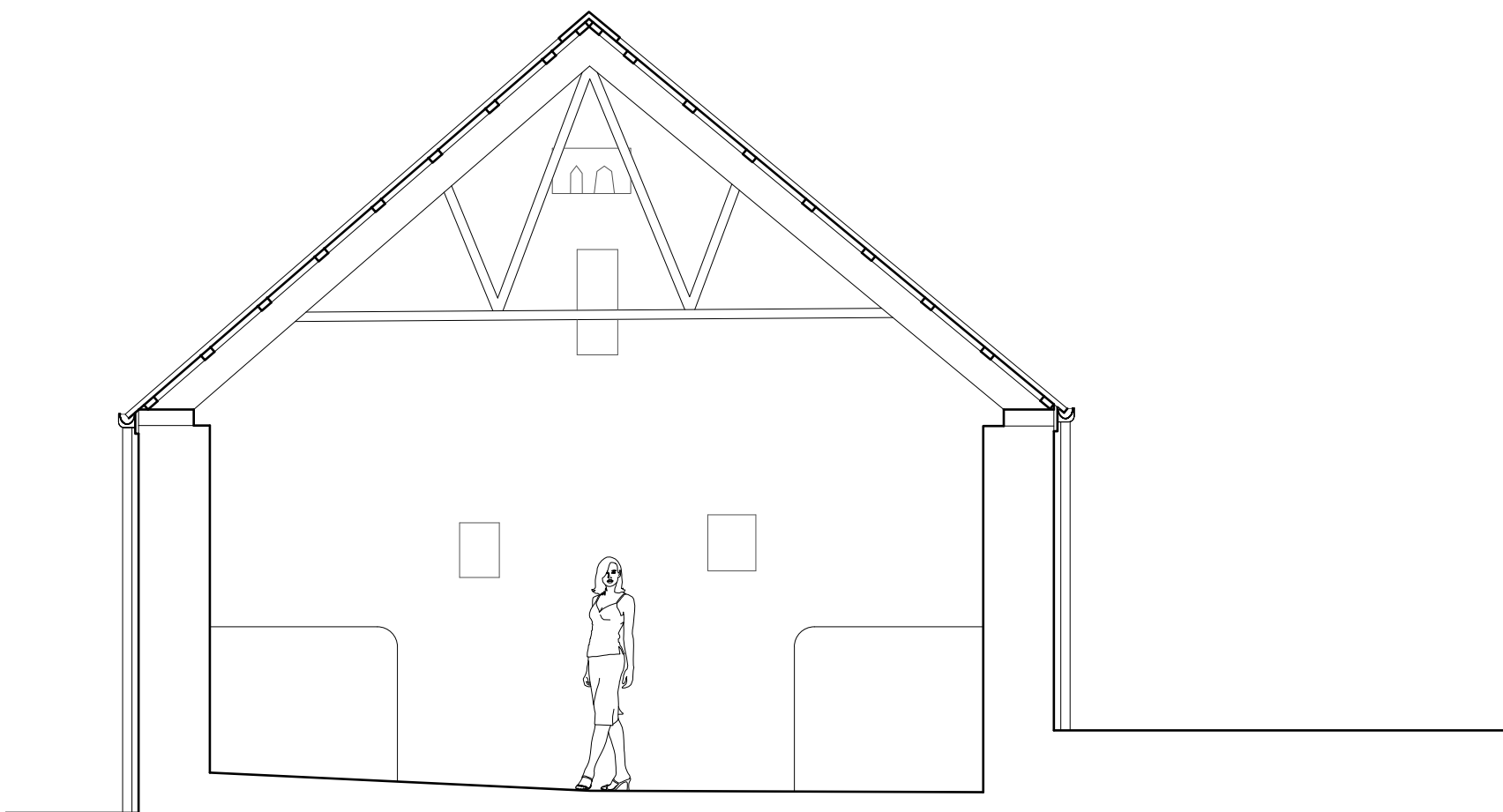
RIGHT GABLE (NORTH) ELEVATION AS EXISTING



REAR (WEST) ELEVATION AS EXISTING



LEFT GABLE (SOUTH) ELEVATION AS EXISTING



CROSS-SECTION AS EXISTING

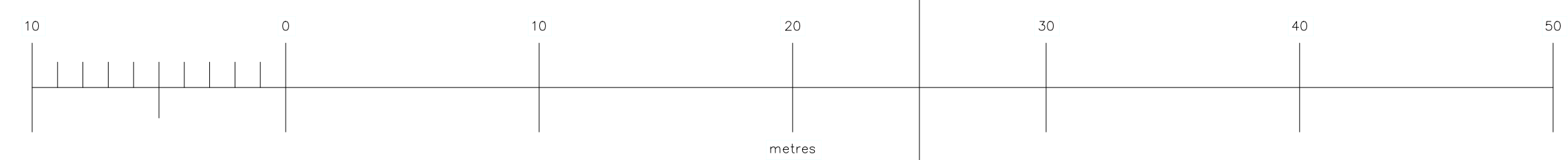
richardpearsarchitect

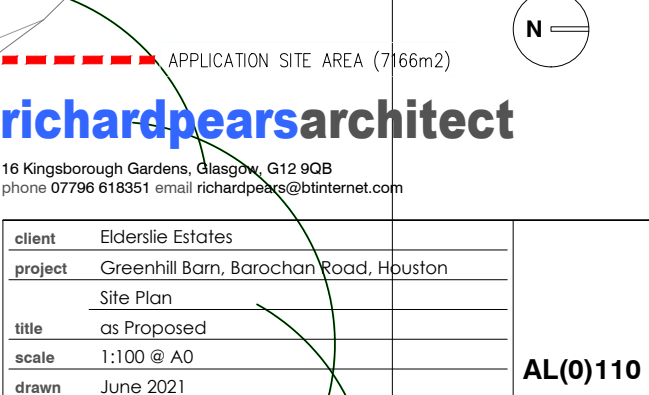
16 Kingsborough Gardens, Glasgow, G12 9QB
phone 07796 618351 email richardpears@btinternet.com

client	Elderslie Estates
project	Greenhill Barn, Barochan Road, Houston
title	Elevations
scale	1:50 @ A1 / 1:100 @ A3
drawn	June 2021

AE(0)150

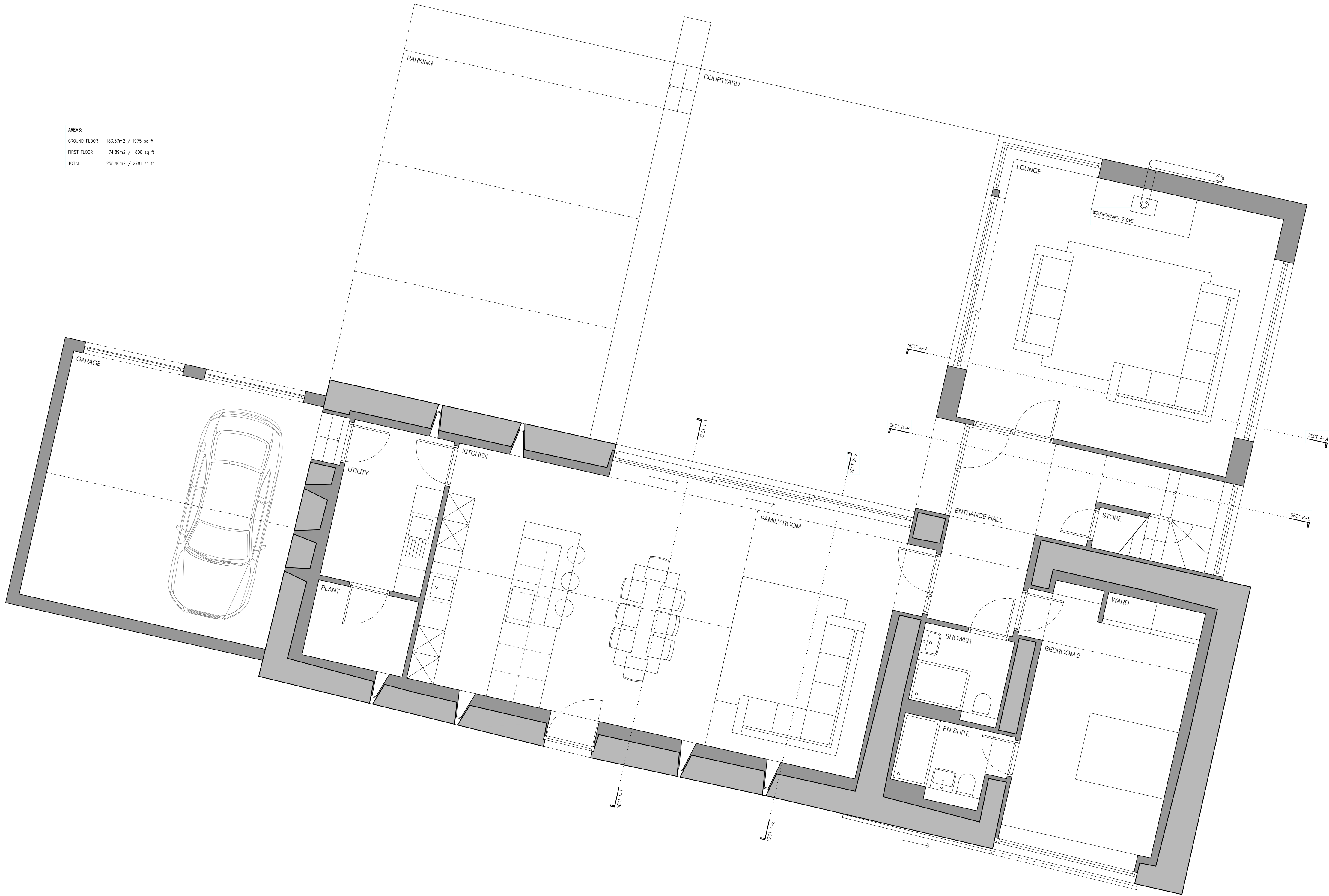
REV





AREAS:

GROUND FLOOR	183.57m ² / 1975 sq ft
FIRST FLOOR	74.89m ² / 806 sq ft
TOTAL	258.46m ² / 2781 sq ft



richardpearsarchitect

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client	Elderslie Estates
project	Greenhill Barn, Barochan Road, Houston
title	Ground Floor Plan
scale	1:50 @ A1 / 1:100 @ A3
drawn	June 2021

AL(0)120 -

KEY:

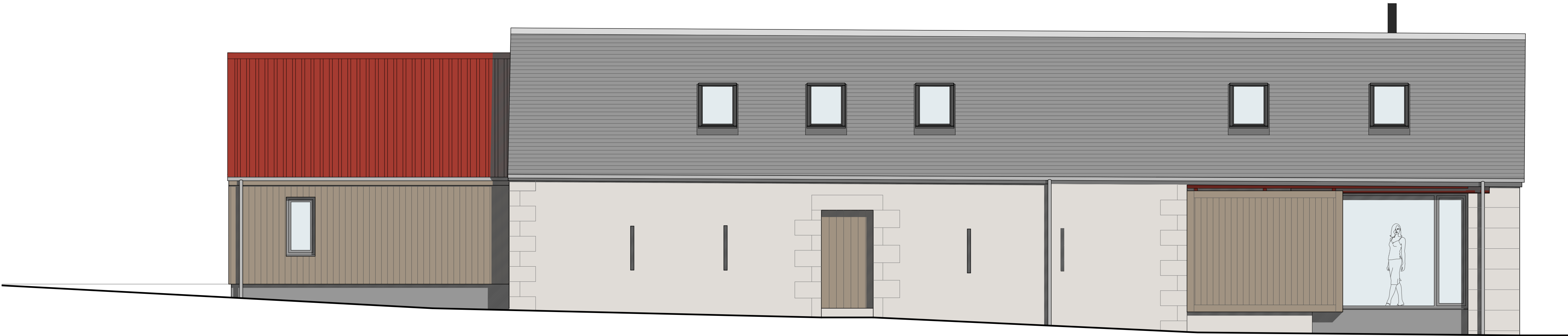
- EXTENT OF 2M HEADROOM
- EXTENT OF 1.5M HEADROOM



16 Kingsborough Gardens, Glasgow, G12 9QB
phone 07796 618351 email richardpears@btinternet.com

client	Elderslie Estates	AL(0
project	Greenhill Barn, Barochan Road, Houston	
	First Floor Plan	
title	as Proposed	
scale	1:50 @ A1 / 1:100 @ A3	
drawn	June 2021	

-(0)130 -



PROPOSED MATERIALS:

EXISTING BUILDING:

ROOF - NATURAL SLATE

ROOFLIGHTS - VELLUX ROOF WINDOWS

RAINWATER GOODS - HALF ROUND ZINC

WALLS - NATURAL STONE

WINDOWS/GLIDING DOORS - ALUMINUM FRAMED

DOORS TO FRONT ELEVATION - TIMBER

EXTENSIONS:

ROOF - CORRUGATED METAL

DORMERS - ANTHRAX-ZINC

ROOFLIGHTS - VELLUX ROOF WINDOWS

RAINWATER GOODS - HALF ROUND ZINC

WALLS - SIBERIAN LARCH CLADDING

WINDOWS/GLIDING DOORS - ALUMINUM FRAMED

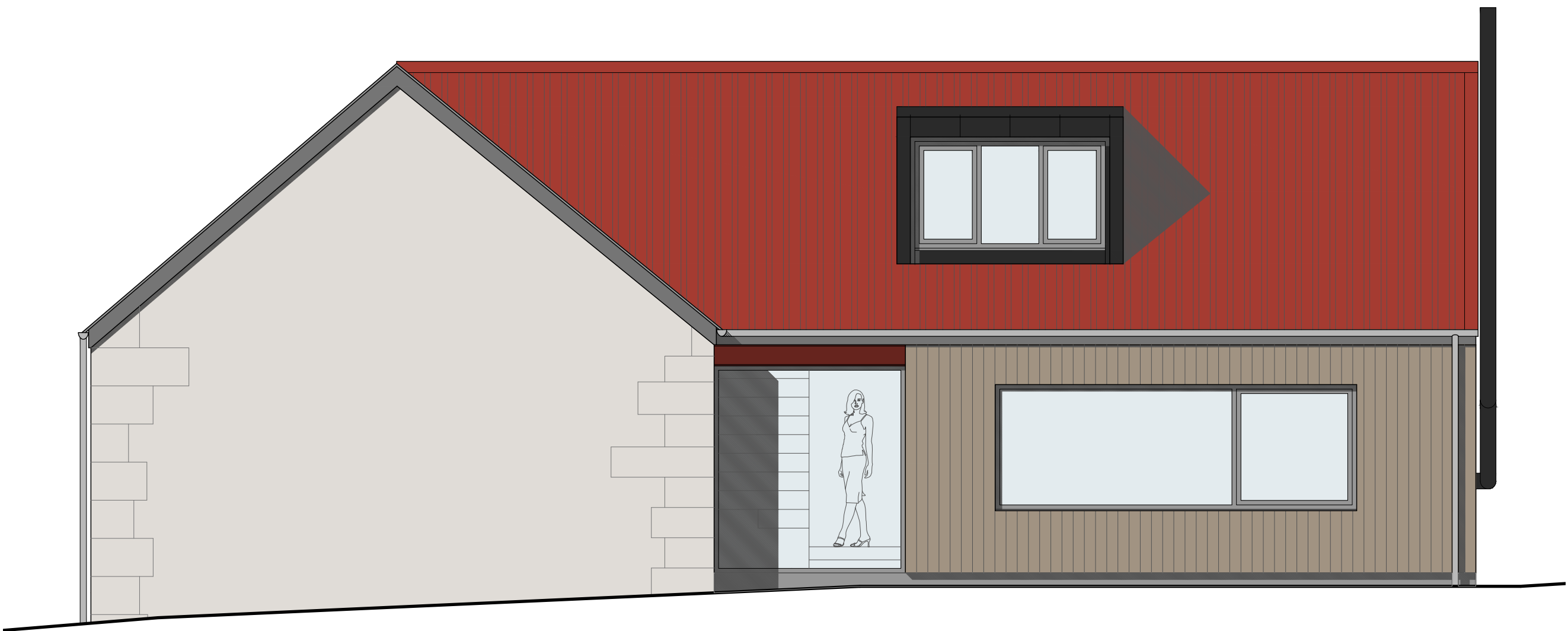
GARAGE DOORS - SIBERIAN LARCH

FLUE - MATT BLACK PAINT FINISH

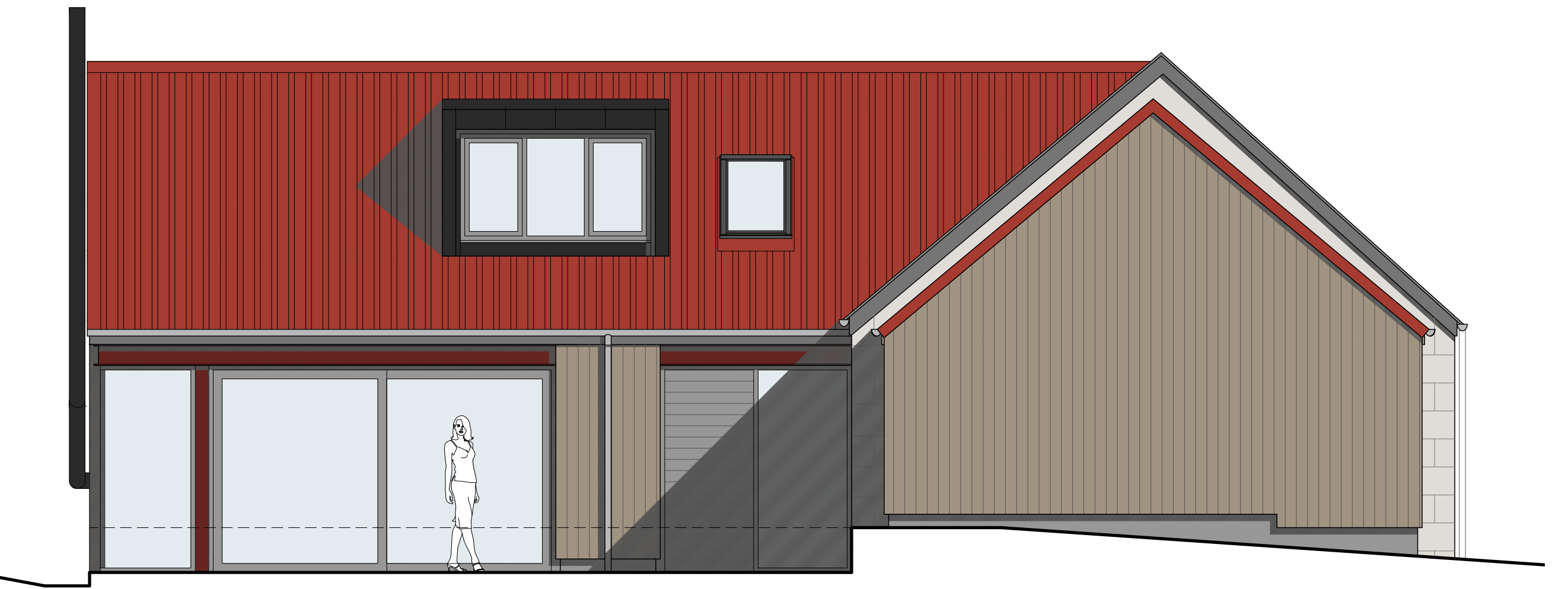
FRONT (EAST) ELEVATION AS PROPOSED



REAR (WEST) ELEVATION AS PROPOSED



RIGHT GABLE (NORTH) ELEVATION AS PROPOSED



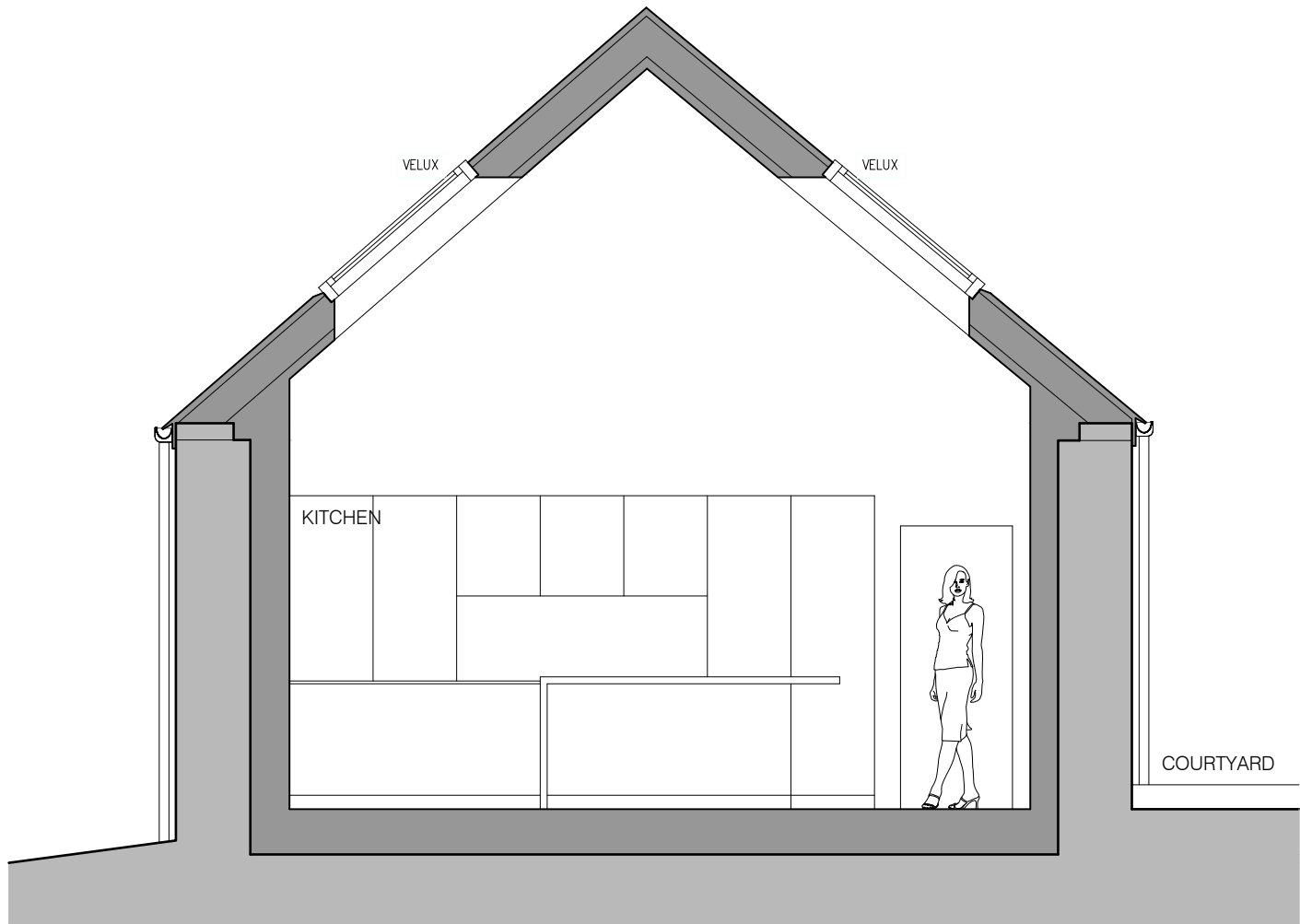
LEFT GABLE (SOUTH) ELEVATION AS PROPOSED

richardpearsarchitect

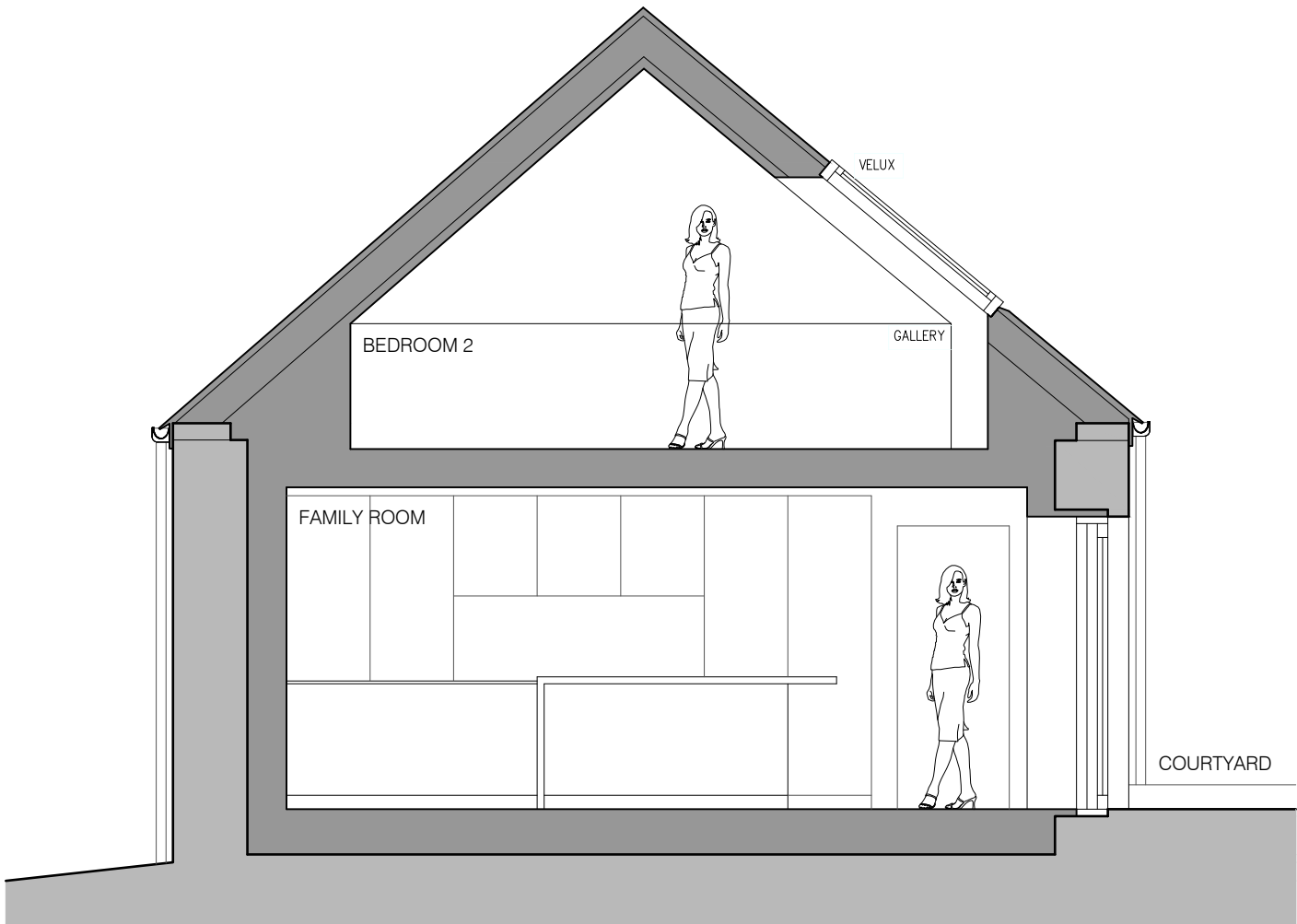
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client	Elderslie Estates
project	Greenhill Barn, Barochan Road, Houston
title	Elevations
scale	1:50 @ A1 / 1:100 @ A3
drawn	June 2021

AL(0)150 -



SECTION 1-1



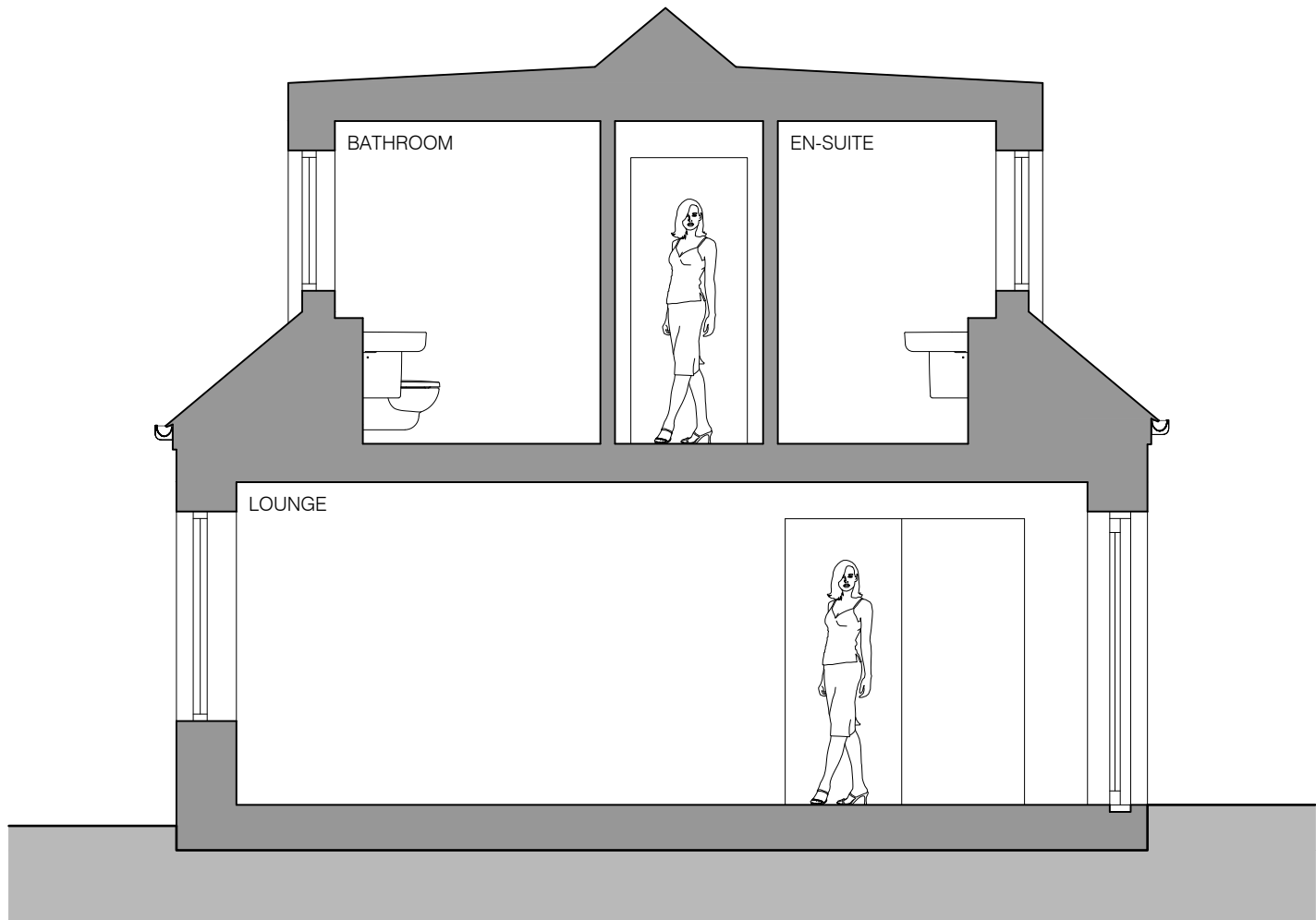
SECTION 2-2

richardpearsarchitect

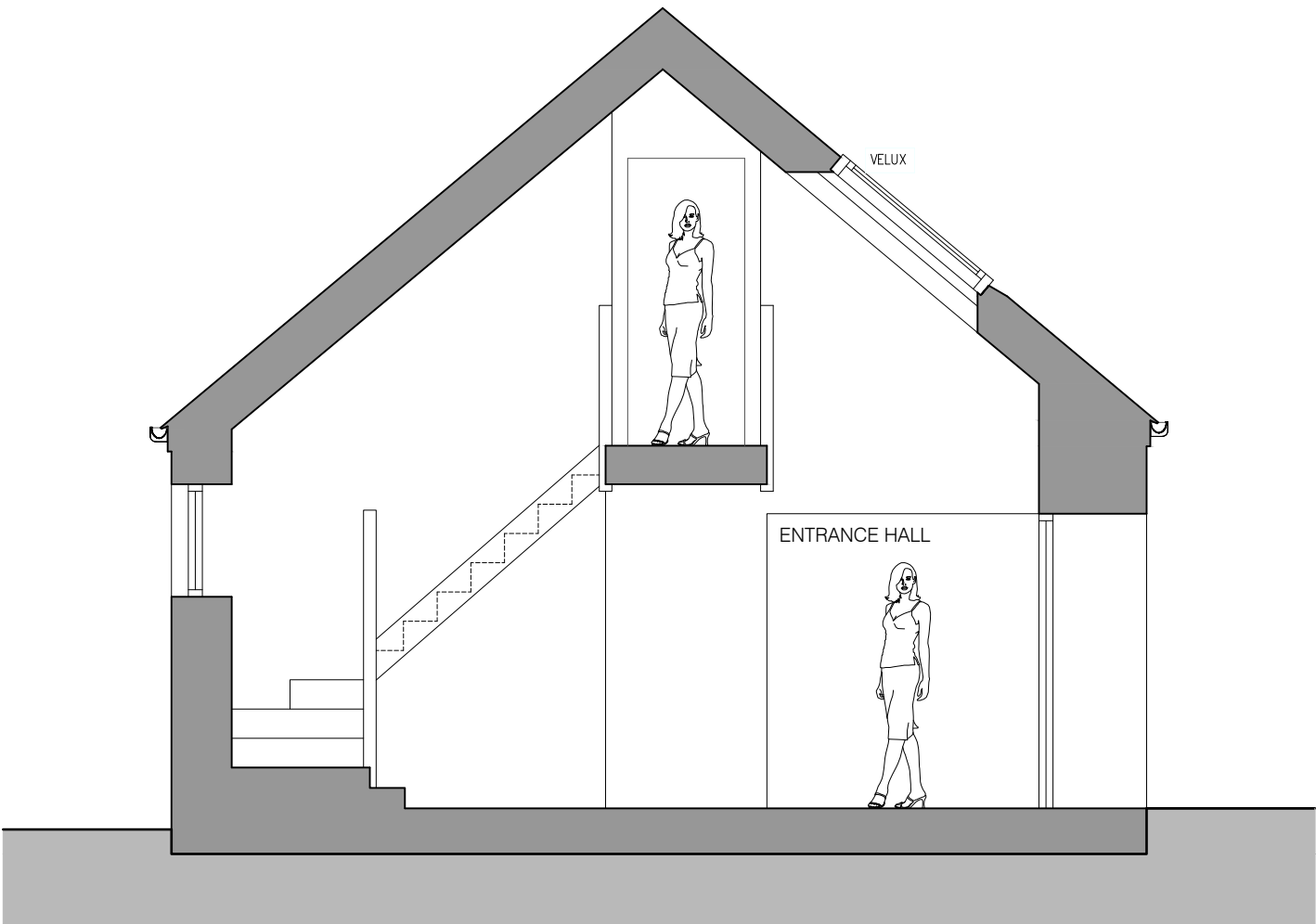
16 Kingsborough Gardens, Glasgow, G12 9QB
phone 07796 618351 email richardpears@btinternet.com

client	Elderslie Estates
project	Greenhill Barn, Barochan Road, Houston
title	Sections 1-1 & 2-2
scale	as Proposed
drawn	1:50 @ A3
	June 2021

AL(21)101 -



SECTION A-A



SECTION B-B

richardpearsarchitect

16 Kingsborough Gardens, Glasgow, G12 9QB
phone 07796 618351 email richardpears@btinternet.com

client	Elderslie Estates
project	Greenhill Barn, Barochan Road, Houston
title	Sections A-A & B-B
scale	as Proposed
drawn	1:50 @ A3
	June 2021

AL(21)105 -



Legend

- Road Channels
- Buildings
- Roadline
- Verge
- Fences
- Waterline
- Banking
- Open Drain
- Hedge
- Fencing
- Roadline
- Slopes

- LP Lamp Post
- TP Telephone Pole
- EP Electricity Pole
- SV Stop Valve
- DV Gas Valve
- R5 Road Sign
- FL Fire Hydrant
- TL Traffic Light
- RE Redding Eye
- RB Bollard
- OPR Post Box
- ER Earthing Rod
- MP Marker Post
- CS Control Station
- VP Vent Pipe
- DP Drain Pipe
- WM Water Meter
- DR Drain
- KO Kerk Offset
- REF Reflector Post
- BS Bus Stop
- Tel British Telecom
- CTV Cable Television
- BB Bed Level
- TH Threshold
- TM Top Of Wall
- S Gully
- GP Gate Post

- Top Of Fence
- Top Of Slope
- Gutter
- Top Of Churney
- Top Of Roadline
- Electric Cable Marker

Internals Legend

- FL Floor Level
- BL Beam Level
- WS Window Sill
- WH Window Head
- F - S Floor - Soffit
- F - B Floor - Beam
- F - C Floor - Ceiling
- F - FC Floor - False Ceiling

NOTE :- This Survey Has Been Carried Out In Line With The Standard 1:200 Specification, And Is Suitable For Design And Construction Works.

Signed Paul Hunter

Pinnacle Phoenix
Buildings Specialists
Land Surveys
Setting Out/Monitoring

Richard Pears
Architect
16 Kingborough Gardens
Glasgow
G12 9QB
Tel No. 07796 618 351

Topo Survey
Greenhill Barn
Houston
December 2019
Contract No. 7690
Scale 1:200@A0

Pinnacle Phoenix Surveys Ltd
Suite 5, Academy House
1346 Shettleston Road
Glasgow G32 9AT
TEL 0141 573 8640
DD 07876 741 710
info@phoenixsurveys.co.uk



My Ref: N/A
Contact: Fiona Knighton
Telephone: 0141 618 3012
Email: dc@renfrewshire.gov.uk
Date: 26/05/2020



richardpearsarchitect
16 Kingsborough Gardens
Glasgow
G12 9QB

Proposal: Conversion and extension of stone byre to form detached dwellinghouse.
Location: Site 20 metres West of Greenhill Farm, Barochan Road, Houston,
Johnstone
Application No. 20/0209/PP
Email:

Dear Sir/Madam,

NOTIFICATION OF CONSENT

The Council has approved your application, details of which are given above. I enclose a consent notice, which also lists the conditions attached to the approval, together with a copy of your submitted plans duly endorsed and the Report of Handling.

Yours faithfully,



Fraser Carlin
Head of Planning and Housing



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

Elderslie Estates
c/o Galbraith
Stirling Agricultural Centre
Stirling
FK9 4RN

With reference to your application registered on 13/04/2020 for Planning Consent for the following development:-

PROPOSAL

Conversion and extension of stone byre to form detached dwellinghouse.

LOCATION

Site 20 metres West of Greenhill Farm, Barochan Road, Houston, Johnstone

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:-

GRANT Planning Consent subject to the conditions listed on the paper apart. Please note that the full reasons as to whether the above Proposal is in accordance with the Development Plan (as required by section 37(2A) of the Town and Country Planning (Scotland) Act 1997) are found in the Report of Handling for your application which is attached as Appendix 1 and referred to for its terms which are deemed to be repeated, incorporated and forming part of this Decision Notice.

PLANS AND DRAWINGS

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

Dated: [REDACTED]

[REDACTED] ..
Appointed Officer

on behalf of Renfrewshire Council

PAPER APART

TERMS AND CONDITIONS

1 Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material consideration which outweighed the presumption in favour of development according with the Development Plan.

- 2 That prior to the commencement of development, full details of external finishes shall be submitted to, and approved in writing by Renfrewshire Council as Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

- 3 That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority ; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

- 4 That prior to occupation of the dwellinghouse hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 3 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

Note: This decision notice includes conditions which are suspensive in nature. Should development commence without compliance with these suspensive conditions, the development will be unauthorised and the Council, as planning authority, is entitled to take enforcement action under Part VI of the Town and Country Planning (Scotland) Act 1997.

NOTE: It should be understood that this permission does not carry with it any necessary consent or approval for the proposed development under any other statutory enactments, for example Building (Scotland) Acts, Roads (Scotland) Act 1984 etc.

Notification of initiation of development**Notice under Section 27A(1) Town and Country Planning (Scotland) Act 1997**

1. A person who intends to carry out development for which planning permission has been given must, as soon as practicable after deciding on a date on which to initiate the development and in any event before commencing the development, give notice to the planning authority as to that date.

2. The notice to be given in accordance with section 27A(1) of the Act by a person intending to carry out development must—

- (a) include the full name and address of the person intending to carry out the development;
- (b) state if that person is the owner of the land to which the development relates and if that person is not the owner provide the full name and address of the owner;
- (c) where a person is, or is to be, appointed to oversee the carrying out of the development on site, include the name of that person and details of how that person may be contacted; and
- (d) include the date of issue and reference number of the notice of the decision to grant planning permission for such development.

3. Your attention is drawn to Section 123(1) of the Town and Country Planning (Scotland) Act 1997 set out below.

“123 Expressions used in connection with enforcement

(1) For the purposes of this Act—

(a) carrying out development without the required planning permission, or

(b) failing to comply with any condition or limitation subject to which planning permission has been granted,

constitutes a breach of planning control.”

NB Failure to comply with the requirements of this Notice constitutes a breach of planning control.

Attention is also drawn to Section 27B of the Town and Country Planning (Scotland) Act 1997 as set out below:

“27B Notification of completion of development

(1) A person who completes development for which planning permission has been given must, as soon as practicable after doing so, give notice of completion to the planning authority.

(2) If an application to a planning authority for planning permission discloses, in the opinion of the authority, that the development in question is to be carried out in phases then any such permission granted is to be granted subject to a condition, imposed under section 37(1)(a) in respect of each phase except the last (notice of the completion of which is to be given under subsection (1)), that as soon as practicable after the phase is completed the person carrying out the development is to give notice of that completion to the planning authority”

Advisory regarding the Duration of Planning Permission in Principle, Planning Permission and Listed Building Consent.

The following is advisory only and developers should satisfy themselves by reference to the relevant legislation if they are in any doubt regarding the duration of the permission

Planning Permission in Principle - Section 59 of the Town and Country Planning (Scotland) Act 1997 generally specifies that an application for approval of matters specified in conditions (requisite approval) must be made before the latest of (i) the expiration of 3 years from the date of grant of permission; (ii) the expiration of 6 months from the date an application for the requisite approval was refused; and (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed. A planning permission in principle generally lapses on the expiration of 2 years from the date of the requisite approval being obtained unless the development to which the permission relates is begun before that expiration.

Planning Permission and Listed Building Consent - Sections 58(1) and (3) of the Town and Country Planning (Scotland) Act 1997 generally specify that planning permission and listed building consent will expire after 3 years from the date on which it is granted unless the development to which it relates has been started, or that a different period has been specified in any condition attached to the permission.

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: Elderslie Estates	Ref. No: 20/0209/PP
Site: Site 20 metres West of Greenhill Farm, Barochan Road, Houston, Johnstone	Officer: Fiona Knighton

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	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
	Location Plan	x		x
	Existing Plan	x		x
	Existing Floor Plan	x		x
AE(0)05C	Block Plan	x		x
AE(0)10C	Block Plan	x		x
AE(0)50	Existing Elevations	x		x
AL(0)05C	Proposed Elevations	x		x
AL(0)10B	Block Plan	x		x
AL(0)20	Proposed Floor Plan	x		x
AL(0)30A	Proposed Floor Plan	x		x
AL(0)50A	Proposed Elevation	x		x
AL(21)01	Section	x		x
AL(21)05	Section	x		x

Officers 

Admin Initials: _____JA_____





RENFREWSHIRE COUNCIL

Application No: 20/0209/PP

COMMUNITIES, HOUSING AND PLANNING SERVICES
RECOMMENDATION ON PLANNING APPLICATION

Regd: 13/04/2020

Applicant

Agent

Elderslie Estates
c/o Galbraith
Stirling Agricultural Centre
Stirling
FK9 4RN

richardpearsarchitect
16 Kingsborough Gardens
Glasgow
G12 9QB

Nature of proposals:

Conversion and extension of stone byre to form detached dwellinghouse.

Site:

Site 20 metres West of Greenhill Farm, Barochan Road, Houston, Johnstone

Application for:

Planning Permission-Full

Description

This application seeks planning permission for the conversion and extension of a stone byre to form a 4 bedroom dwellinghouse at Greenhill Barn, Barochan Road, Houston.

It is proposed to erect a 1 1/2 storey extension to the rear of the property which would project approx. 8.5m from the rear elevation of the byre. The extension would have a pitched roof and would have a small flat roofed zinc clad dormer on each side. The north elevation would have a large window and the south elevation would incorporate glazed sliding doors. The extension would also wrap around the rear elevation for a small section with a flat roof and glazed sliding doors.

It is also proposed to erect a side extension to incorporate a double garage. The extension would project approx. 5.7m from the side elevation of the building and would have a pitched roof.

The extensions to the side and rear would be finished with Siberian cladding to the walls with a corrugated roof. The stone walling to the byre would be repaired and repointed and the corrugated roof would be replaced with slate. There would be no new openings to the existing byre on east elevation (road facing) and where new elements have been introduced (extensions/doors/screens) , contemporary materials have been applied to articulate these proposals.

Vehicular access to the property would be immediately to the south of the building from Barochan Road with parking and turning to the rear. There would also be a courtyard to the rear.

The application property relates to an existing stone byre approximately 230m north of Houston on the west side of Barochan Road and is immediately adjacent to the farmstead at Greenhill Farm. The building is considered to be a simple, plain, single storey agricultural building set back approx. 2.6m from the public road. The building is formed in natural stone, with modern profiled sheet roofing.

The building appears to have been extensively repaired from a ruinous state.

History

N/A

Adopted Renfrewshire Local Development Plan August 2014

Policy ENV1 - Green Belt

New Development Supplementary Guidance

Green Belt

Housing in the Green Belt

Renfrewshire Local Development Plan (Proposed) 2019

Policy ENV1 - Green Belt

New Development Supplementary Guidance (Proposed)

Green Belt

Housing in the Green Belt

Material considerations

Design Guide for Conversion of Existing Buildings and for New Buildings in the Countryside

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out above, and any other material considerations.

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of the legislation. The application was also advertised in the local press for neighbour notification purposes with a deadline for submission of representations on 13 May 2020.

Objections/Representations

No objections or representations have been received.

Consultations

Houston Community Council: - No objections to the principal of conversion. Concerns over pedestrian access as this is a 60mph area. An extension to the 30mph area and traffic calming should be considered.

Response: - Environment and Infrastructure (Roads) were consulted and have no objections to the proposal. Whilst it is noted that the road is 60mph at this point, the issue of speed limitations is a matter for the police to consider. Notwithstanding this, there is already a residential property immediately adjacent to the site and rural dwellings are often accessed from roads which are at national speed limit.

Environment and Infrastructure (Roads): - No objections.

Response: Noted.

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - A design statement has been submitted which provides an overview of the design concepts and proposals.

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

Policy ENV1 states that the purpose of the green belt is to identify appropriate locations to support planned growth, as well as maintaining the identity of settlements, protecting and enhancing the landscape setting and protecting and promoting access to open space. Appropriate development within the green belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.

The New Development Supplementary Guidance specifies two primary requirements with respect to conversion of buildings within the countryside. Firstly the Green Belt Development Criteria states that all buildings for conversion are to be structurally sound and capable of conversion without substantial rebuilding. Further to this, the Housing in the Green Belt criteria states that buildings which have a special architectural, traditional or historic character which contribute to the setting of the area may be converted or re-used for residential where it can be demonstrated that it is no longer suitable for the purpose originally intended, with the original building forming the main part of the development. To establish the principle of converting the buildings into residential units, it must be demonstrated that they meet the above criteria.

The building appears to be in good condition (appears to have been substantially repaired) and is in its complete form with no obvious signs of deterioration. The application property is associated in a grouping with the original farmhouse adjacent to the site. It is considered that farmsteads and their buildings make a valuable contribution to the character of the greenbelt and any conversion including extensions, should be sympathetic to the original buildings in scale, design and form.

The principle of conversion is to provide opportunities for residential development and to utilise rural buildings for the architectural and historic interest and the contribution they make on visual impact.

In this respect, there has been extensive pre-application discussions prior to the submission of the current proposal. Existing openings would be respected on the principle elevation. There would be no raising of the wallhead and the roof would retain be finished in slate. Although there would be an extension to the side, the main extension would be to the rear and has also be designed to minimise any disruption to the character and appearance of the existing building. The extension would sit level with the height than the existing building.

It is considered that the proposal is of a high quality contemporary design and intrusion to the existing byre has been kept to a minimum. The massing and design is also considered to be of appropriate rural proportions such that its character and appearance would be acceptable within the greenbelt.

It is also considered that the proposed dwelling would have generous amenity space with adequate parking provision as well as the provision to safely manoeuvre vehicles within the site.

It is considered that the development would not have a significant adverse impact on amenity of existing properties with respect to privacy, shadowing etc.

It is considered appropriate to attach a condition with respect to landscaping and finishing materials would be appropriate to ensure there is a good quality exterior at the site.

For these reasons, it is considered that the proposal would accord with the relevant provisions of the Local Development Plan.

Proposed Local Development Plan and New Supplementary Guidance 2019

Policy ENV1 contained within the emerging Local Development Plan and the Proposed New Development Supplementary Guidance 2019 is similar to the requirements of the Adopted Local Development Plan and for the reasons set out above, it is considered that the proposal would accord with the provisions of the emerging plan.

It is considered that the proposal would comply with Policy ENV1 in that it would be of an acceptable, size, scale and finish such that it would not have a significant adverse impact on the character, appearance and residential amenity of the surrounding area.

Recommendation and reasons for decision

In view of the above, it is considered that the proposal would accord with the relevant provisions of the Local Development Plan and the Proposed Local Development Plan. There are no other material considerations. Planning permission should therefore be granted .

Index of Photographs

Photographs relevant to the application are contained within the Design Statement.

RECOMMENDATION

GRANT subject to conditions

Other Action

Conditions and Reasons

1 **Reason for Decision**

The proposal accords with the provisions of the Development Plan and there were no material consideration which outweighed the presumption in favour of development according with the Development Plan.

- 2 That prior to the commencement of development, full details of external finishes shall be submitted to, and approved in writing by Renfrewshire Council as Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

- 3 That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority ; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

- 4 That prior to occupation of the dwellinghouse hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 3 above, shall be completed; and any trees,

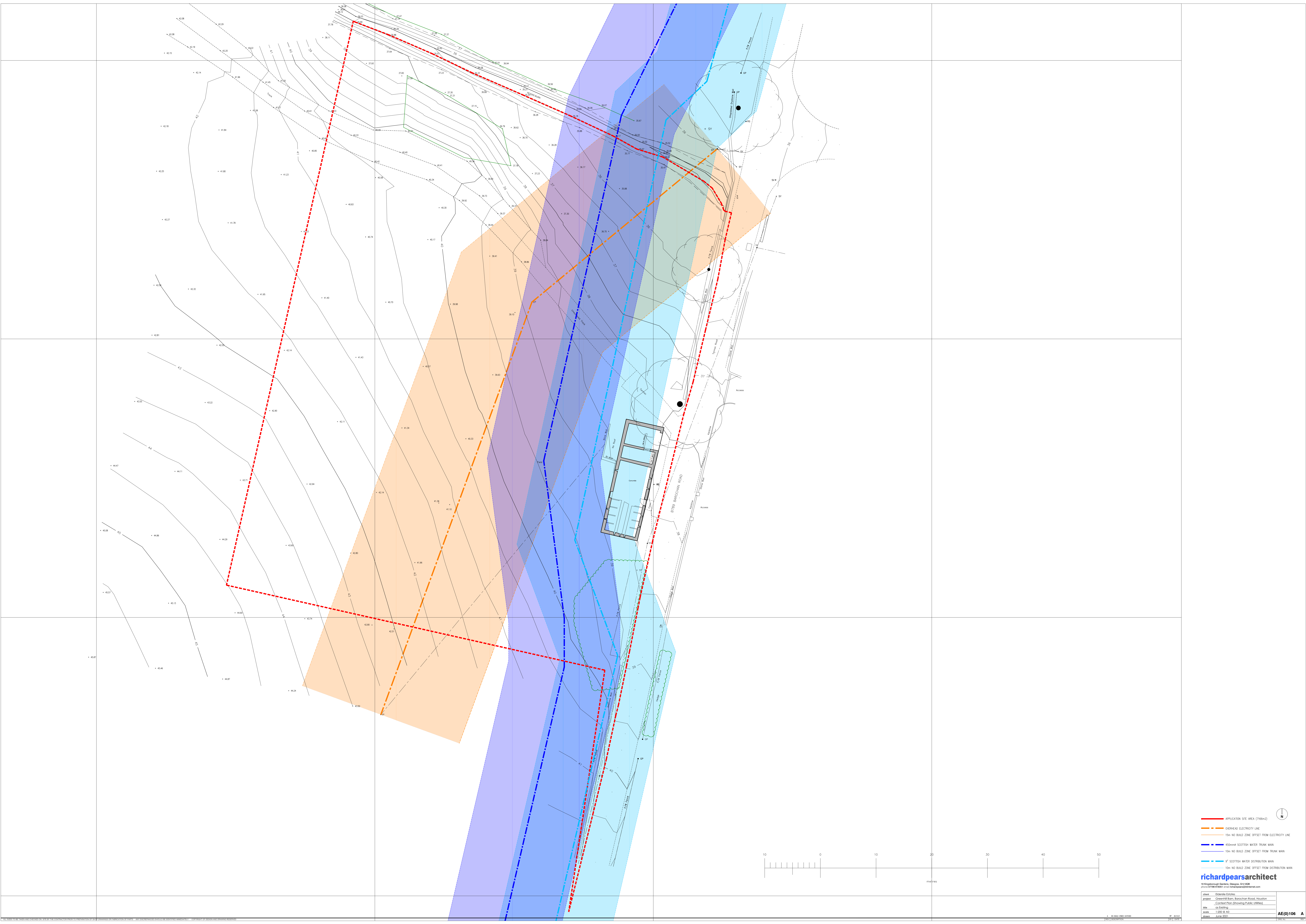
shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers,

[REDACTED]
[REDACTED]
[REDACTED]



- APPLICATION SITE AREA (7166m²)
- OVERHEAD ELECTRICITY LINE
- 15m NO BUILD ZONE OFFSET FROM ELECTRICITY LINE
- 450mm SCOTCH WATER TRUNK MAIN
- 15m NO BUILD ZONE OFFSET FROM TRUNK MAIN
- 9" SCOTCH WATER DISTRIBUTION MAIN
- 10m NO BUILD ZONE OFFSET FROM DISTRIBUTION MAIN

richardpearsarchitect

18 Kingsborough Gardens, Glasgow, G13 6DB
0141 277 66 66 and richard@richardpears.com

client	Eslander Estates
project	Greenhill Farm, Kingsborough Road, Houston
site	on building
scale	1:200 @ A3
date	June 2021

AE(0)106 A