

APPELLANT'S SUBMISSIONS

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS; THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008; AND THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Please use BLOCK CAPITALS if completing in ink

The completed notice of review and any supporting documents should be sent by e-mail to lrb-planning.cs@renfrewshire.gov.uk, or by mail or by hand to the Head of Corporate Governance, Finance & Resources, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1TR.



Applicant(s)

Name FAHID AMIN.

Address 45 BROOMLEA CRES
INCHINNAN
RENFREW.

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name STEPHEN MCQUISTON

Address 44 LAINSHAW AVE
KILMARNOCK
EAST AYRSHIRE
KA1 4RZ.

Postcode

Contact Telephone 1 07549931562

Contact Telephone 2

Fax No

E-mail* STEVENMCQUISTON@HOTMAIL.CO.UK.

Mark this box to confirm all contact should be through this representative: ☒

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority

Renfrewshire Council

Planning application reference number

18/0031/PP

Site address

45 BROOMLEA CRES, INCHINNAN, RENFREW

Description of proposed development

EXTEND BUILDING UPWARDS (1ST FLOOR) TO FORM STORAGE AREA.

Date of application

JAN 2018

Date of decision (if any)

7/6/18

Note. This notice must be served on the Council within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☐
2. Application for planning permission in principle ☒
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☒
2. One or more hearing sessions ☒
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☐

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

I WOULD LIKE THE LOCAL REVIEW BODY TO LOOK AT THIS APPLICATION ON ITS OWN MERITS. MY CLIENT HAS DONE EVERYTHING TO ENSURE THAT THE EXTENSION IS IN KEEPING WITH THE AREA.

Site inspection

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

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

List of documents and evidence

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.

MY CLIENT CANNOT EXTEND ON GROUND FLOOR DUE TO BOUNDARY POSITIONS & REQUIRES ACCESS TO REAR BECAUSE OF AIR CONDITIONING UNITS & DRAINAGE. HEALTH & SAFETY EXEC HAVE BEEN ON SITE AND STATED THAT MY CLIENT REQUIRES SEPARATE STORAGE. AT PRESENT HE IS USING KITCHEN AND TOILET AREAS FOR STORAGE. HE HAS TRIED TO KEEP THE EXTENSION IN KEEPING WITH SURROUNDING BUILDINGS.

1. DRAWINGS AND SPECIFICATION (EXIST & PROPOSED)

Note. The Council will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at Renfrewshire House, Cotton Street, Paisley until such time as the review is determined. It may also be available on the Council's website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the Council to review the application as set out on this form and in the supporting documents.

Please sign or type your name if sending by e-mail

Amir Hussain

Date

7/9/2018

For office use only:

LRB Reference No: 18/0031/PP.

Statement

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

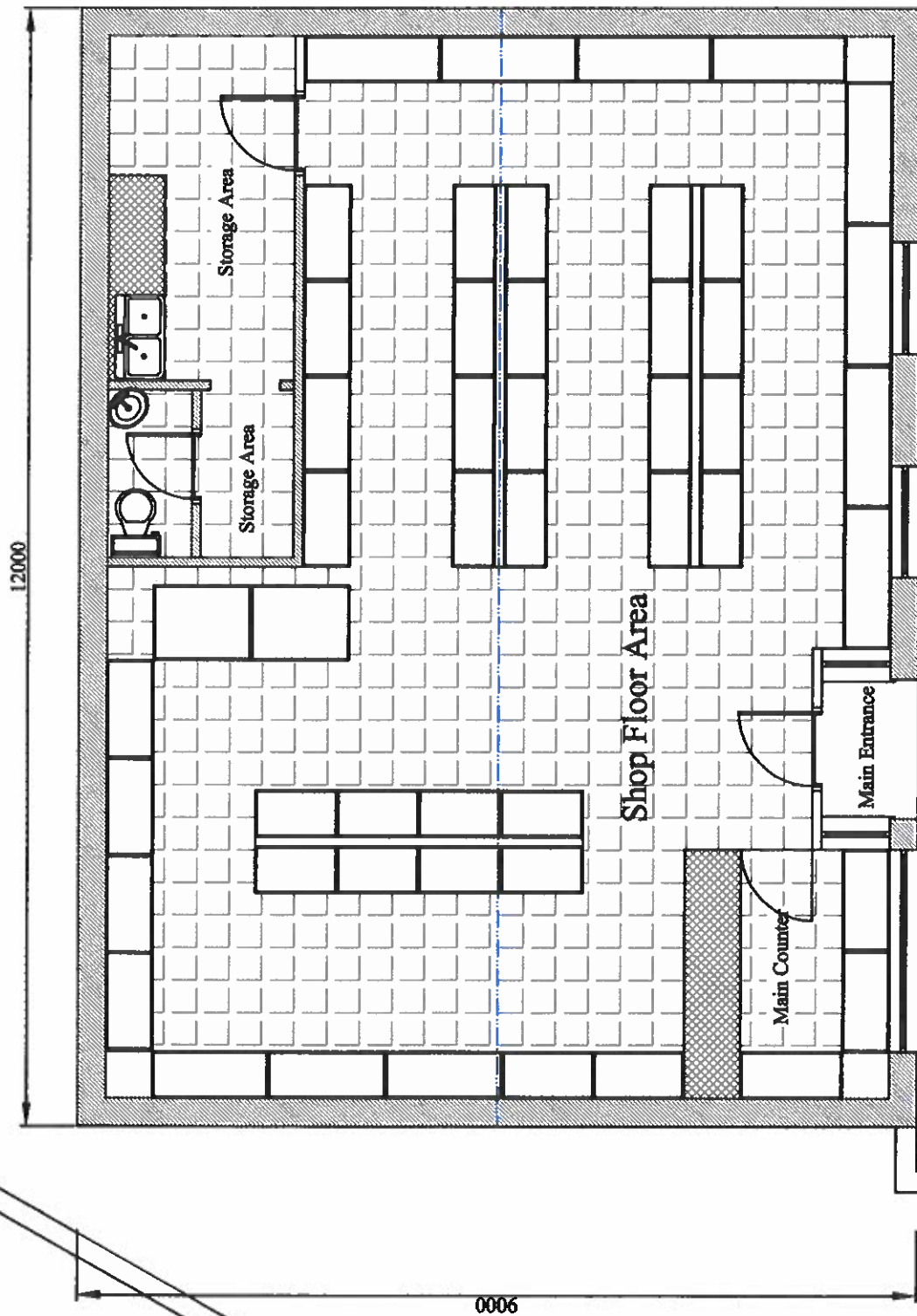
I HAVE PUT THESE DETAILS IN THE BOX FOR LIST OF DOCUMENTS & EVIDENCE.

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

THERE ARE EXTENSIONS & ALTERATIONS TO EXISTING BUILDINGS UP AND DOWN INCHINNAN THAT ARE NOT IN KEEPING WITH THE SURROUNDING BUILDINGS, MY CLIENT HAS TRIED TO MAKE HIS EXTENSION BLEND IN WITH THE SURROUNDING BUILDINGS.



Project:- Proposed Storage Extension to Shop

Address:- 45 Broomlea Crescent,
Lochinnan, Renfrew, PA4 9PJ

Client:- Mr. Fahid Amin.

Drawing Title:- Existing Ground Floor Layout

Scale:- 1 : 50 Dwg No:- FA/003

EXISTING GROUND FLOOR LAYOUT

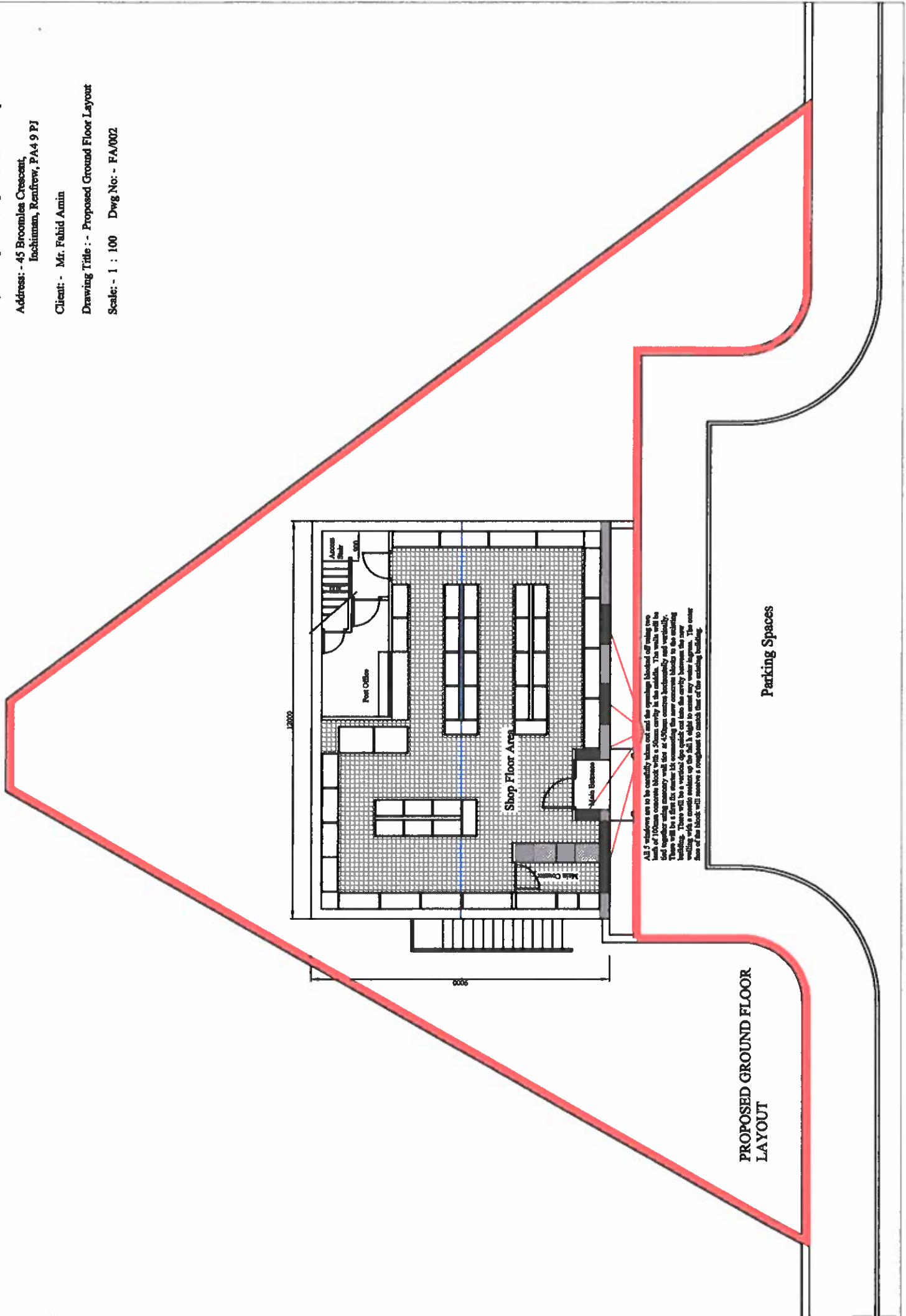
Project:- Proposed Storage Extension to Shop

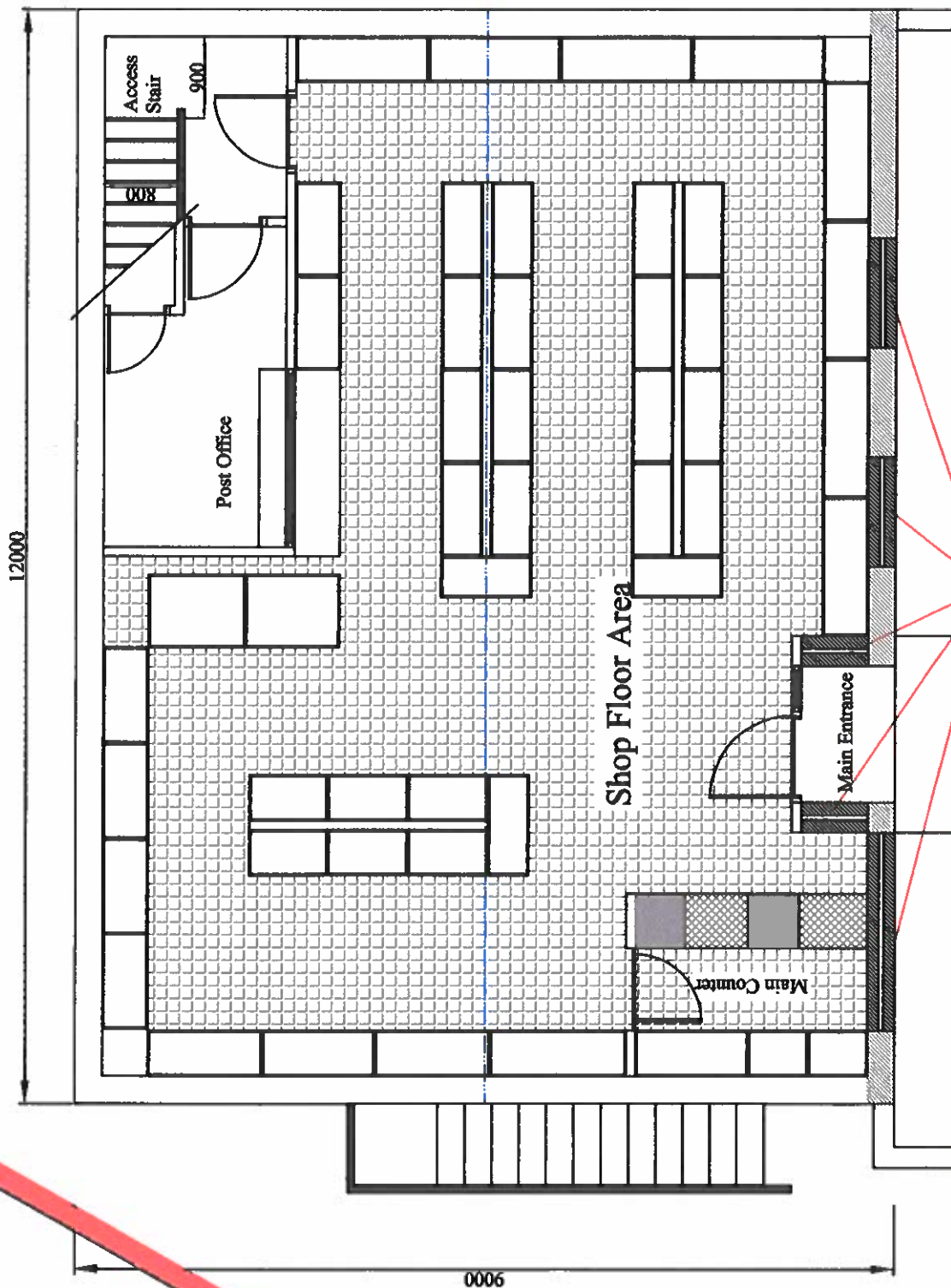
Address:- 45 Broomless Crescent,
Inchinnan, Renfrew, PA4 9 PJ

Client:- Mr. Fahid Amin

Drawing Title :- Proposed Ground Floor Layout

Scale:- 1 : 100 Dwg.No:- FA/002





Project:- Proposed Storage Extension to Shop

Address:- 45 Broomlea Crescent,
Inchinnan, Renfrew, PA4 9 PJ

Client:- Mr. Fahid Amin

Drawing Title:- Proposed Ground Floor Layout

Scale:- 1 : 100 Dwg No:- FA/002

All 5 windows are to be carefully taken out and the openings blocked off using two leafs of 100mm concrete block with a 50mm cavity in the middle. The walls will be tied together using masonry wall ties at 450mm centres horizontally and vertically. There will be a first fix starter kit connecting the new concrete blocks to the existing building. There will be a vertical dpc quick cut into the cavity between the new walling with a mastic sealant up the full height to arrest any water ingress. The outer face of the block will receive a roughcast to match that of the existing building.

Internal access stair is 800mm wide with risers of 200mm and goings of 250mm. The headroom over the stair and associated landings is 2000mm. There will be a landing at the top and bottom of the stair with minimum dimensions of 800 x 800mm. There will be a handrail on one side of the stair 900mm above the pitchline of the stair. There will be no opening greater than 99mm in the stair construction.

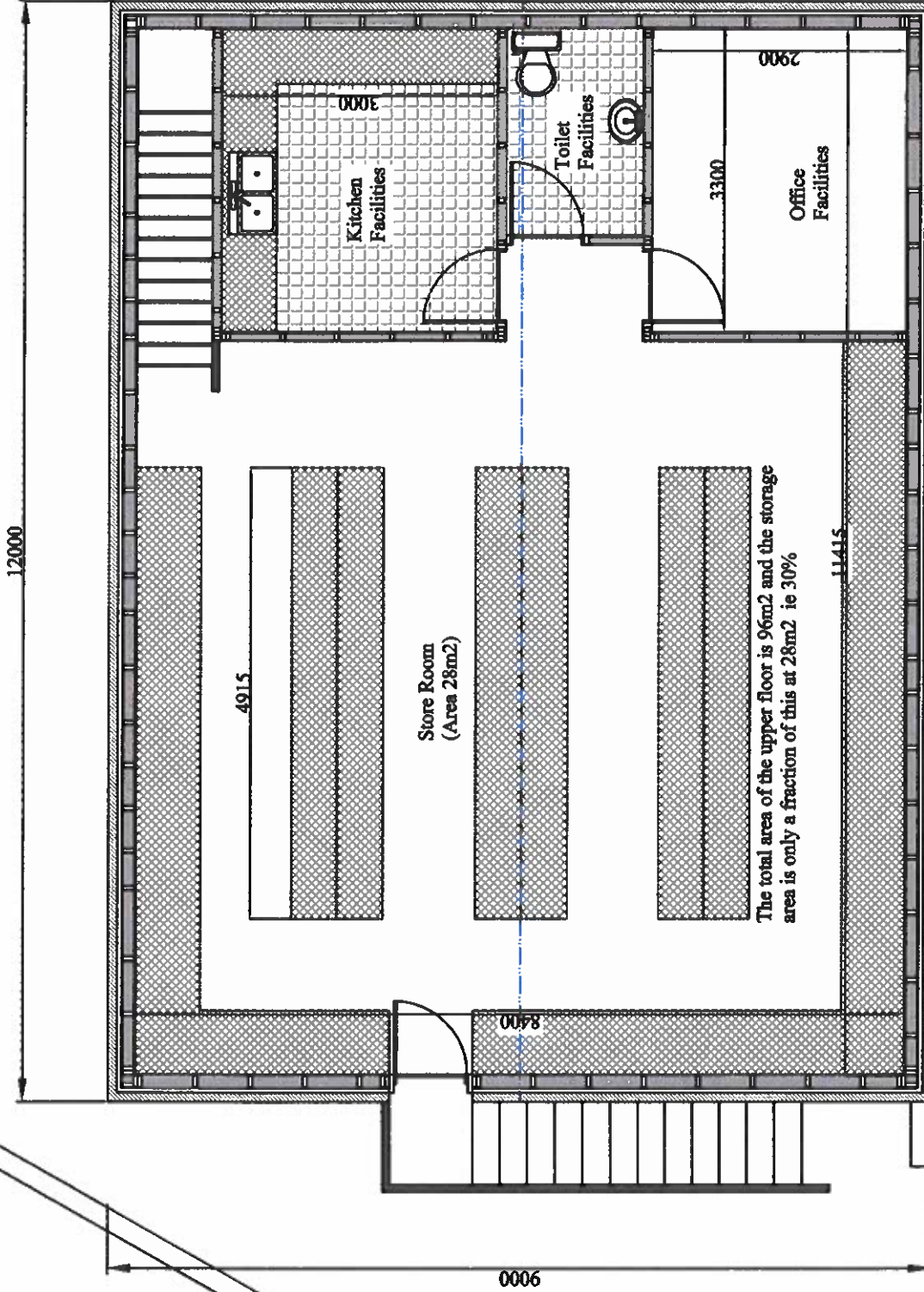
Project:- Proposed Storage Extension to Shop

Address:- 45 Broomlea Crescent,
Inchinnan, Renfrew, PA4 9 PJ

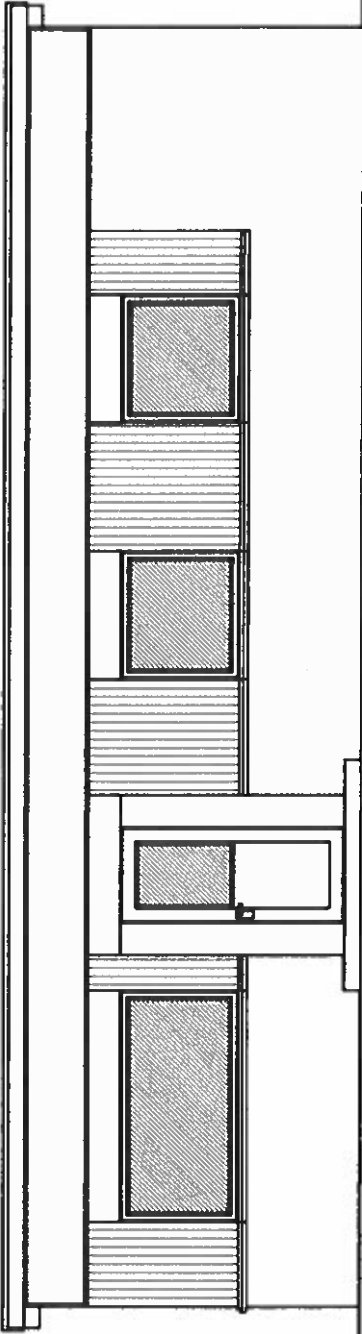
Client:- Mr. Fahid Amin

Drawing Title :- Proposed First Floor Layout

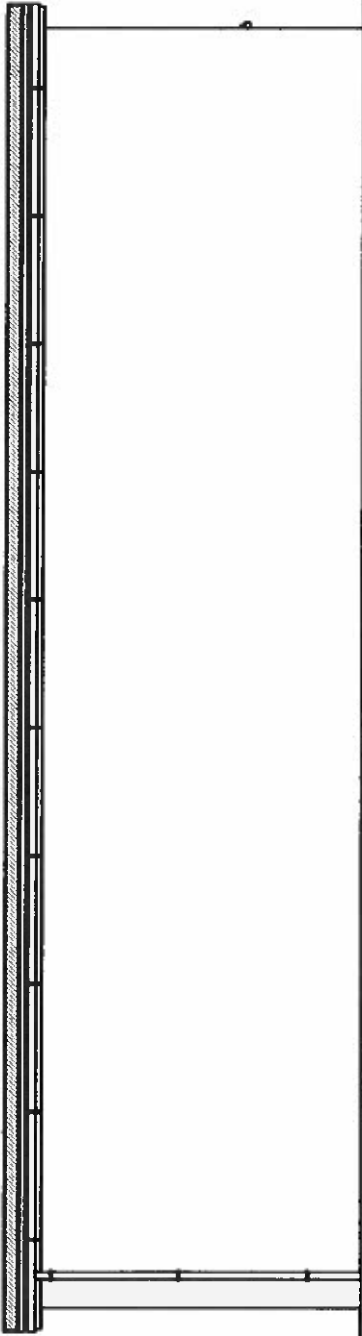
Scale:- 1 : 50 Dwg No:- FA/006A



Project: - Proposed Storage Extension to Shop
Address: - 45 Broomlea Crescent,
Inchinnan, Renfrew, PA4 9 PJ
Client: - Mr. Fahid Amin
Drawing Title : - Existing Elevations
Scale: - 1 : 50 Dwg No: - FA/007

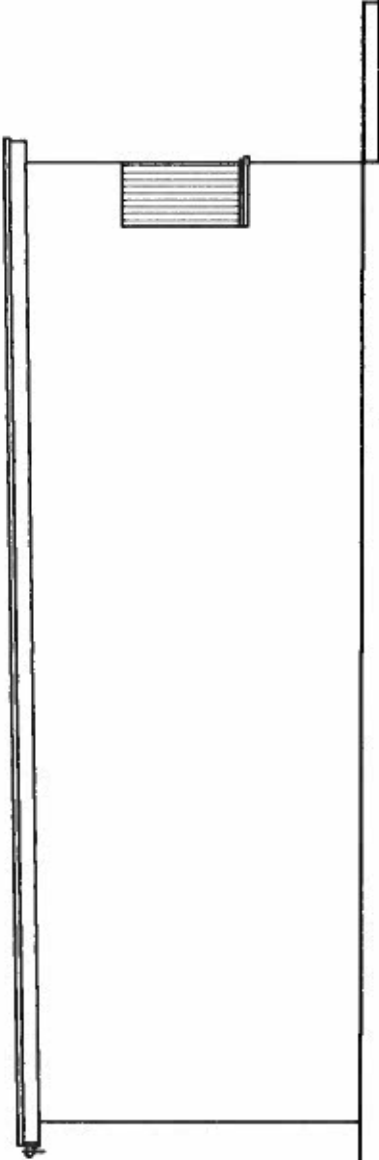


EXISTING FRONT ELEVATION
Scale: - 1 : 50

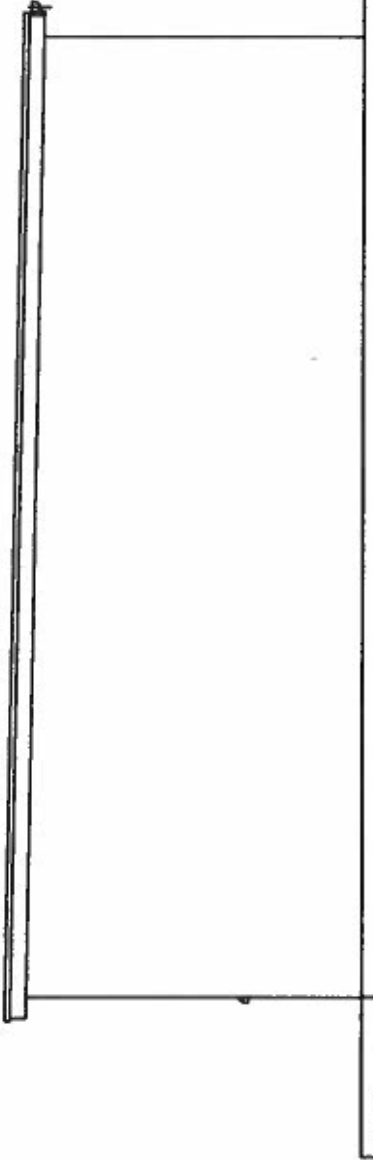


EXISTING REAR ELEVATION
Scale: - 1 : 50

Project:- Proposed Storage Extension to Shop
Address:- 45 Broomlea Crescent,
Inchinnan, Renfrew, PA4 9 PJ
Client:- Mr. Fahid Amin
Drawing Title :- Existing Elevations
Scale:- 1 : 50 Dwg No:- FA/008



EXISTING SIDE ELEVATION
Scale:- 1 : 50



EXISTING SIDE ELEVATION
Scale:- 1 : 50

12000

Normal profile gutter runs along the back of the roof.

Rwp o

The flat roof of the single storey building has a minimum run on it running to the back of the roof where it is at its lowest.

0006

Project:- Proposed Storage Extension to Shop

Address: - 45 Broomlea Crescent,
Inchinnan, Renfrew, PA4 9 PJ

Client: - Mr. Fahid Amin

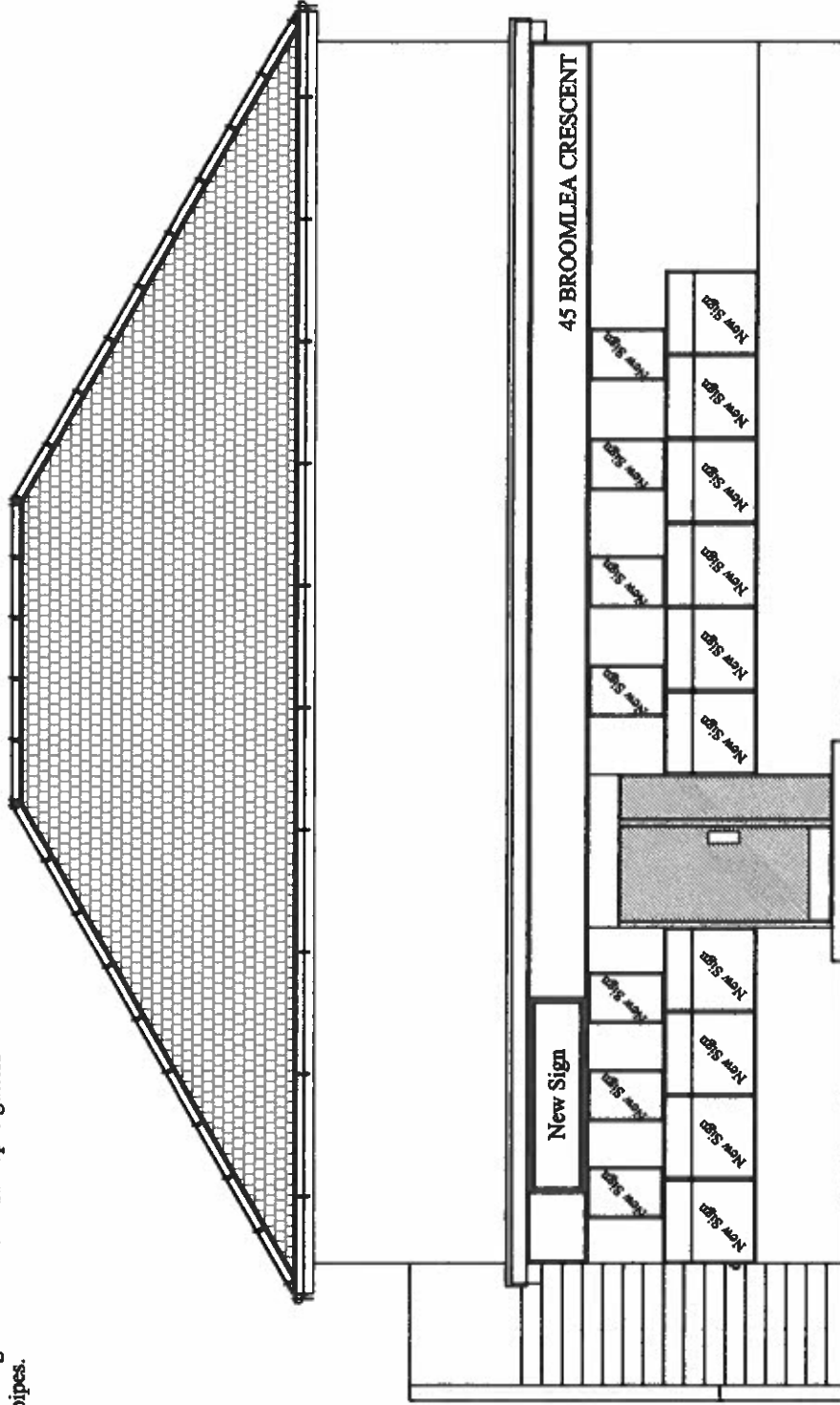
Drawing Title :- Proposed Roof Layout

Scale: - 1 : 50 Dwg No: - FA/005

EXISTING ROOF LAYOUT

Project:- Proposed Storage Extension to Shop
 Address: - 45 Broomlea Crescent,
 Inchinnan, Renfrew, PA4 9 PJ
 Client: - Mr. Fahid Amin
 Drawing Title : - Proposed Front Elevation Elevation
 Scale: - 1 : 50 Dwg No: - FA/012A

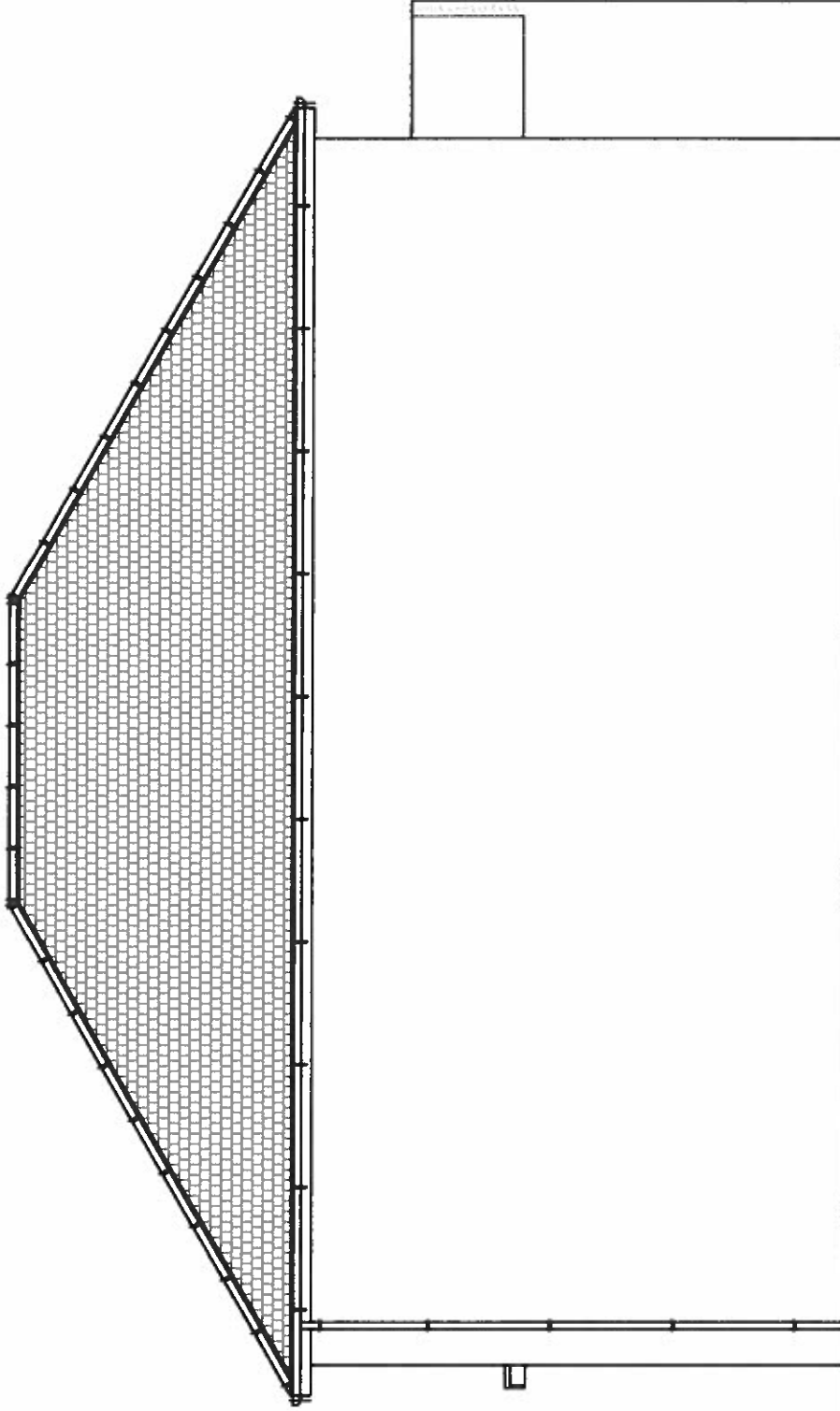
The new roof to the two storey building is to have a concrete tile finish "Marley" Mendip with a pavilion styled roof to match that of the surrounding houses.
 The external finish to the walls is to be a roughcast finish (White) to match that of the surrounding Houses.
 The rain water goods are to be white upvc gutters and downpipes.



PROPOSED FRONT ELEVATION (Showing New Signage TBD)
 Scale: - 1 : 50

The new roof to the two storey building is to have a concrete tile finish "Marley" Mendip with a pavilion styled roof to match that of the surrounding houses.
The external finish to the walls is to be a roughcast finish (White) to match that of the surrounding Houses.
The rain water goods are to be white upvc gutters and downpipes.

Project:- Proposed Storage Extension to Shop
Address:- 45 Broomlea Crescent,
Inchinnan, Renfrew, PA4 9 PJ
Client:- Mr. Fahid Amin
Drawing Title :- Proposed Rear Elevation Elevation
Scale:- 1 : 50 Dwg No:- FA/010



PROPOSED REAR ELEVATION
Scale:- 1 : 50

The new roof to the two storey building is to have a concrete tile finish "Marley" Mendip with a pavilion styled roof to match that of the surrounding houses.

The external finish to the walls is to be a roughcast finish (White) to match that of the surrounding Houses.

The rain water goods are to be white upvc gutters and downpipes.

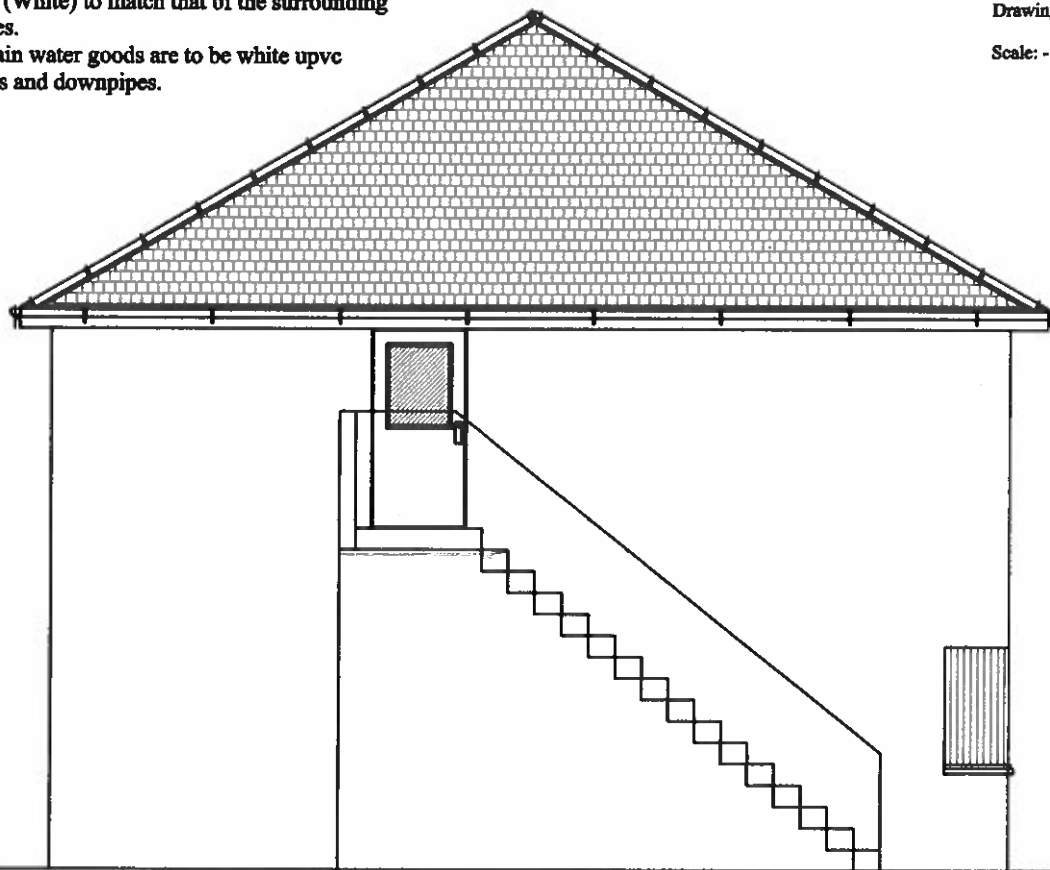
Project:- Proposed Storage Extension to Shop

Address:- 45 Broomlea Crescent,
Inchinnan, Renfrew, PA4 9 PJ

Client:- Mr. Fahid Amin

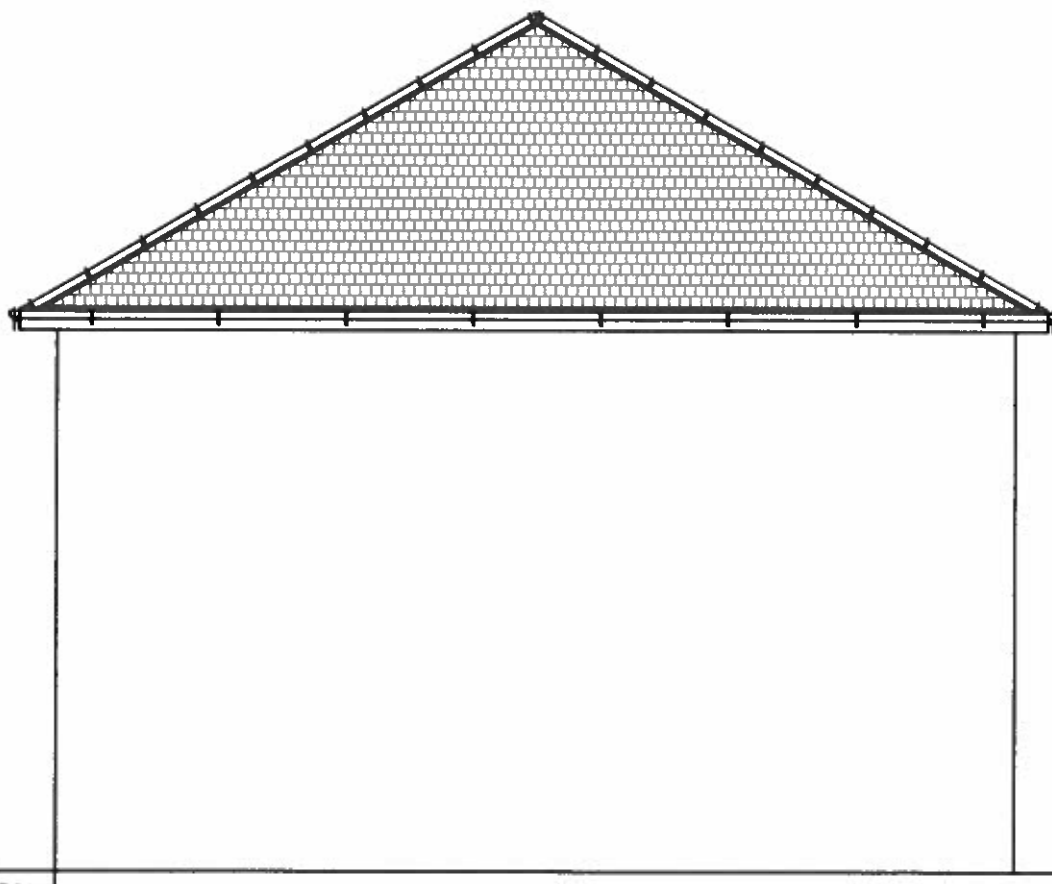
Drawing Title :- Proposed Side Elevation Elevations

Scale:- 1 : 50 Dwg No:- FA/011



PROPOSED SIDE ELEVATION

Scale:- 1 : 50



PROPOSED SIDE ELEVATION

Scale:- 1 : 50