

Notice of Meeting and Agenda Local Review Body

Date	Time	Venue
Tuesday, 20 November 2018	14:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

KENNETH GRAHAM
Head of Corporate Governance

Membership

Councillor Bill Binks: Councillor Stephen Burns: Councillor John Hood: Councillor John McNaughtan:
Councillor Marie McGurk (Convener):

Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>
For further information, please either email democratic-services@renfrewshire.gov.uk or telephone 0141 618 7112.

Members of the Press and Public

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

Items of business

Declarations of Interest

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

Apologies

Apologies from members.

- | | | |
|----------|--|----------------|
| 1 | Procedure Note | 3 - 4 |
| | Procedural note for Member's information. | |
| 2 | Planning Authority's Submission | 5 - 68 |
| | Documentation submitted by Planning Authority on which the decision to refuse planning permission for the erection of first floor extension over shop at 45 Broomlea Crescent, Inchinnan, Renfrew to accommodate storage area with associated stair access and alterations to frontage was based. | |
| 3 | Appellant's Submission | 69 - 84 |
| | Documentation submitted in appeal against the decision of the Planning Authority to refuse planning permission for the erection of first floor extension over shop at 45 Broomlea Crescent, Inchinnan, Renfrew to accommodate storage area with associated stair access to side and alterations to frontage. | |
| 4 | Further Representations | 85 - 94 |
| | Submit copies of further representations received from interested parties following notification of the date of the Local Review Body. The appellant was provided with copies of the further representations and invited to comment. No response has been received. | |

A. At the meeting

1. When a Notice of Review is submitted, the role of the Local Review Body ("the LRB") is to consider the planning application afresh and reach a decision.
2. Section 37(2) of the Town and Country Planning (Scotland) Act 1997 sets out that when the planning authority is dealing with an application for planning permission, the planning authority require to have regard to the provisions of the development plan and other material considerations. This applies to the decision of the LRB today.
3. The Planning Adviser to the LRB today is not here to speak on behalf of the Planning Service about the original decision. Their function is to provide impartial planning advice to the LRB.
4. There will be up to five Councillors on the panel, made up from members of the Planning & Property Policy Board.
5. No parties have the right to speak at the meeting.

Procedural format**B.**

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

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

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

C. Decision

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

PLANNING AUTHORITY'S SUBMISSIONS



Renfrewshire
Council

My Ref:
Contact: Andrew Mackenzie
Telephone: 0141 618 7889
Email: dc@renfrewshire.gov.uk
Date: 07/06/2018

Mr McQuiston
44 Lainshaw Avenue
Shortlees
Kilmarnock
KA1 4RZ

Proposal: Erection of first floor extension over shop to accommodate storage area with associated stair access to side and alterations to frontage.
Location: 45 Broomlea Crescent, Inchinnan, Renfrew, PA4 9PJ
Application No. 18/0031/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,

Fraser Carlin
Head of Planning and Housing

Director of Development and Housing Services: Mary Crearie
Renfrewshire House, Cotton Street, Paisley PA1 1JD
www.renfrewshire.gov.uk

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

Mr Amin
45 Broomlea Crescent
Inchinnan
PA4 9PJ

With reference to your application registered on 21/02/2018 for Planning Consent for the following development:-

PROPOSAL

Erection of first floor extension over shop to accommodate storage area with associated stair access to side and alterations to frontage.

LOCATION

45 Broomlea Crescent, Inchinnan, Renfrew, PA4 9PJ

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 Planning Consent for the reasons given 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 07/06/18

Signature [Redacted] ...
Appointed Officer
on behalf of Renfrewshire Council

PAPER APART

TERMS AND CONDITIONS

- 1 The proposed development would result in an increase in the floorspace of a commercial use which, as a result, would be over-dominant rather than complementary to the primary use in the area of residential. The scale of the development would in this respect be detrimental to the function and character of the residential area and therefore be contrary to Policies P1 and C2 of the Renfrewshire Local Development Plan.

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: Mr Amin	Ref. No: 18/0031/PP
Site: 45 Broomlea Crescent, Inchinnan, Renfrew, PA4 9PJ	Officer: Andrew Mackenzie

Plans to be stamped

Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
Not numbered	Site Location Plan	✓		✓
Not numbered	Proposed Block Plan	✓		✓
FA/001	Existing Ground Floor Layout	✓		✓
FA/002	Proposed Ground Floor Layout	✓		✓
FA/003	Existing Ground Floor Layout	✓		✓
Not numbered	Proposed Ground Floor - Close up.	✓		✓
FA/005	Proposed Roof Layout	✓		✓
FA/006A	Proposed First Floor Layout	✓		✓
FA/007	Existing Elevations	✓		✓
FA/008	Existing Elevations	✓		✓
FA/010	Proposed Rear Elevation	✓		✓
FA/011	Proposed Side Elevations	✓		✓
FA/012A	Proposed Front Elevation	✓		✓

Officers Initials: AJM

Admin Initials: JA

Checked by : [REDACTED]

RENFREWSHIRE COUNCIL	
Town and Country Planning (Scotland)	
Act 1997	
Application No	18/0031/PP
REFUSED on	19 JUN 2018
Signed by	[REDACTED]
On behalf of Renfrewshire Council	

RENFREWSHIRE COUNCIL

Application No: 18/0031/PP

DEVELOPMENT AND HOUSING SERVICES
RECOMMENDATION ON PLANNING APPLICATION

Regd: 21/02/2018

Applicant

Mr Amin
45 Broomlea Crescent
Inchinnan
PA4 9PJ

Agent

Mr McQuiston
44 Lainshaw Avenue
Shortlees
Kilmarnock
KA1 4RZ

Nature of proposals:

Erection of first floor extension over shop to accommodate storage area with associated stair access to side and alterations to frontage.

Site:

45 Broomlea Crescent, Inchinnan, Renfrew, PA4 9PJ

Application for:

Planning Permission-Full

Description

Planning permission is sought for the erection of a first floor extension over a single storey shop unit at Broomlea Crescent, Inchinnan in order to create a storage area. The application also seeks consent for the formation of an associated external stairway to the side of the unit and alterations to the unit frontage.

The shop is an existing standalone commercial unit in a residential area which operates as a convenience store serving the local area. The shop has its principal frontage facing Broomlea Crescent to the south-east, alongside a parallel section of Luckingsford Road beyond. The shop is located within an irregular shaped plot which is bounded by the gardens of neighbouring two storey semi-detached houses on either side and at the rear.

The existing shop is of a rectangular footprint measuring some 12 metres width by 9 metres depth. The shop currently features a flat roof which reaches a height of some 3.35 metres.

Consent is sought for the addition of a first floor over the entire footprint of the building. This would be contained underneath a hipped roof which would reach a maximum height of approximately 8.5 metres. The storage area would be accessed via an internal stairway and also by the proposed external stairway which would serve as a fire exit. The external stairway would be erected against the south-west elevation of the building where it would provide access to the first floor via a door on the side elevation of the extension. The extension would also contain office, kitchen and WC facilities.

The alterations to the frontage of the existing building include the replacement of the door and the infilling of its windows. A site inspection has established that these elements have already been undertaken and consent is therefore sought for these aspects retrospectively.

Advertising panels have been applied to the shopfront but as these constitute advertisements they come under separate planning legislation (The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984) and require consideration in terms of advertisement consent rather than planning permission.

History

None.

Policy & Material Considerations

Development Plan

Renfrewshire Local Development Plan 2014

Policy P1 - Renfrewshire's Places.

Policy C2 - Development Outwith the Network of Centres.

New Development Supplementary Guidance

Places Development Criteria.

Places Checklist.

Meeting Local Neighbourhood Demand.

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposals require to be assessed against the above policies and guidance and the comments of any representees and consultees.

Publicity

The Council has undertaken statutory neighbour notification procedures.

Objections/Representations

6 letters of representation, one from an elected member for the area, have been submitted. The substance of the objections raised are:

- The purpose of the proposal being the provision of a domestic flat, taking into consideration the scale of the development, the incorporation of first floor windows and the inclusion of shower and WC facilities (when a WC already exists at ground floor level);
- The ground floor windows having already been infilled without consent, to the visual detriment of the streetscene;
- The pitch and height of the roof in relation to neighbouring houses potentially being excessive and incongruous on the surrounding built environment;
- The impact of the proposal on the outlook of neighbouring dwellinghouses;
- The impact of the proposal on sunlight afforded to neighbouring dwellinghouses;
- The potential for the first floor windows to encourage break-ins;
- Overlooking from the first floor windows;
- Overlooking from the external staircase;
- The visual impact of the external staircase;
- The safety of the external staircase and whether there are alternative provisions in the event of fire;
- The proposals adding to existing problems regarding the storage of vehicles and other items outside the shop which impede access for residents and other necessary transport such as emergency vehicles and bin lorries;
- Noise and disturbance resulting from the proposed development, including the effects of increased loading or unloading of vehicles;
- Noise during construction;
- The impact on property values in the area.

Consultations

Glasgow Airport Safeguarding - No objection.

NATS - No objection.

Summary of Main Issues

Environmental Statement - Not applicable.

Appropriate Assessment - Not applicable.

Design Statement - Not applicable.

Access Statement - Not applicable.

Other Assessments - Not applicable.

Planning Obligation Summary - Not applicable.

Scottish Ministers Direction - Not applicable.

Assessment

The application site is located within an area which is primarily residential in nature, where Policy P1 of the Renfrewshire Local Development Plan applies. The policy states that there will be a presumption in favour of a continuance of the built form in the area, subject to new developments being compatible and complementary to other uses in the area and demonstrating no significant harm to these uses as set out by criteria outlined in the New Development Supplementary Guidance.

Policy C2, which refers to retail and commercial developments outwith the Council's "Network of Centres", is also relevant given the location of the application site within a residential area.

The extension would add to the floorspace of an established commercial outlet within an area which is otherwise dominated by residential use. While the outlet is long-established, consideration is required regarding the impact on the amenity of the surrounding residential environment as a result of the additional floorspace created and the associated intensification of the existing business that this may be anticipated to generate.

The applicant has advised that the extension is necessary in order to provide additional storage to support their business, as well to make provision for post office facilities within the shop. They have advised that storage within the building is currently limited to a small partitioned area at the rear containing a kitchenette and WC but this cannot be continued on account of environmental health regulations, as well as reasons of practicality. The storage of vehicles outside the premises is also attributed to the lack of storage within the building, while the applicant has also cited a decrease in the frequency that suppliers undertake deliveries, which means taking on greater levels of stock between deliveries.

While the current lack of room for storage within the building is evident, concern is raised that the effective doubling of the floorspace of the development would make provision for a greater intensity of activity at the premises which would be out of keeping with the character of the surrounding residential environment.

This commercial activity would potentially include an increase in loading and unloading vehicles which would increase disturbance to neighbouring residents. While residents in the area may expect a degree of disturbance as a result of their proximity to an established shop, the increase in the scale of the development would take the building beyond the scale of a typical neighbourhood convenience store. In this regard, the surrounding area is principally residential in nature and any ancillary uses should be complementary to the housing rather than more dominant in nature.

It is considered that such an increase in the scale of a commercial use would impact on the residential character of the area. This would therefore be contrary to Policy P1, as well as to Policy C2, which states that retail and commercial proposals should be of an appropriate scale which does not significantly impact upon the function, character and amenity of the surrounding area.

The applicant has chosen to incorporate a hipped roof design over the extension in order to

accord with the surrounding housing. The neighbouring housing throughout Broomlea Crescent is dominated by two storey semi-detached properties with shared hipped roofs. The proposed hipped roof over the shop would reflect the approximate 30 degree pitch of these roofs, but with its apex marginally higher at approximately 8.5 metres instead of the approximate 8.2 metres height of the houses. The design of the extension is therefore in keeping with the character of the surrounding houses and the overall mass of the building itself would not appear out of context. However, the shop is set within a smaller curtilage than the neighbouring housing, particularly at the rear, and this would contribute to the sense of overdevelopment of the commercial use.

In terms of the effects of its scale and massing, the development would have some impacts on views from some of the neighbouring dwellinghouses. However, impact on private views is not a material planning consideration. However the scale and dominance of the proposal on the outlook of neighbouring properties is a relevant issue. The rear corners of the building in this case are in proximity to the side boundaries of the nearest dwellinghouses on either side; however the angling of the building in relation to the nearest houses mitigates any significant loss of outlook.

The nearest neighbouring gardens are also noted to be a suitable size that any overshadowing would be confined to relatively small portions of the gardens at certain times of day given the movement of the sun. The applicant has also chosen to remove the first floor windows in order to address any overlooking concerns from the windows.

Site inspection has noted that the ground floor windows have already been infilled without consent. The applicant has advised that these works were undertaken in the interests of security following previous break-ins. The infilled windows have been covered with panelling containing adverts but the incorporation of a glazed door still allows visibility into the shop when it is operating. The windows had previously been largely obscured by advertisements for some years and given the security reasons for undertaking these works and the suitable appearance of the glazed door, I do not consider the frontage alterations by themselves to be significantly detrimental to the surrounding streetscene.

The proposed stair is set back from the front building line and would not appear overtly dominant on the streetscene, although it would add to the overall mass of the proposed development. There would also be a degree of overlooking from the stairs towards the neighbouring house and garden to the west, although the impact on any 'habitable' windows would be at oblique angles only, including a conservatory at the rear of the neighbouring house to the west.

While an internal stair to the first floor is also proposed within the building, an external access from the first floor is also necessary in order to provide a fire exit. The proposals are also likely to require the felling of trees along the western and northern boundaries of the site. However, these are not covered by a Tree Preservation Order and are mostly coniferous species, with some younger deciduous trees, and are not of such value as to warrant protection.

In conclusion, it is considered that while the impact of the development on the outlook, privacy or light afforded to individual dwellinghouses would not be so significant as to warrant refusal of the development, the general impact of the development on the character of the residential area is considered adverse.

The proposals would result in the expansion of an existing commercial use to a scale that would be out of proportion with its original purpose as a local convenience store which should be complementary to the primary use in the area of residential. This would be to the detriment of the function and general character of the residential area.

In terms of the points of representation not addressed in the above assessment:

- Should the applicant wish to incorporate a flat on the first floor, they would have to apply for planning permission.
- Issues regarding the safety of the stairway would be an issue for any subsequent application for a building warrant rather than a material planning consideration;
- Noise disturbance during construction is not a material planning consideration;
- Impact on property values is not a material planning consideration.

Recommendation and reasons for decision

The proposed development is found to be contrary to the policies and guidance of the Council. It is therefore recommend that this application should be refused.

Index of Photographs

Site photographs have been taken and the images archived.

RECOMMENDATION

Refuse

Other Action**Conditions and Reasons**

- 1 The proposed development would result in an increase in the floorspace of a commercial use which, as a result, would be over-dominant rather than complementary to the primary use in the area of residential. The scale of the development would in this respect be detrimental to the function and character of the residential area and therefore be contrary to Policies P1 and C2 of the Renfrewshire Local Development Plan.

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, please contact Sharon Marklow on 0141 618 7835.



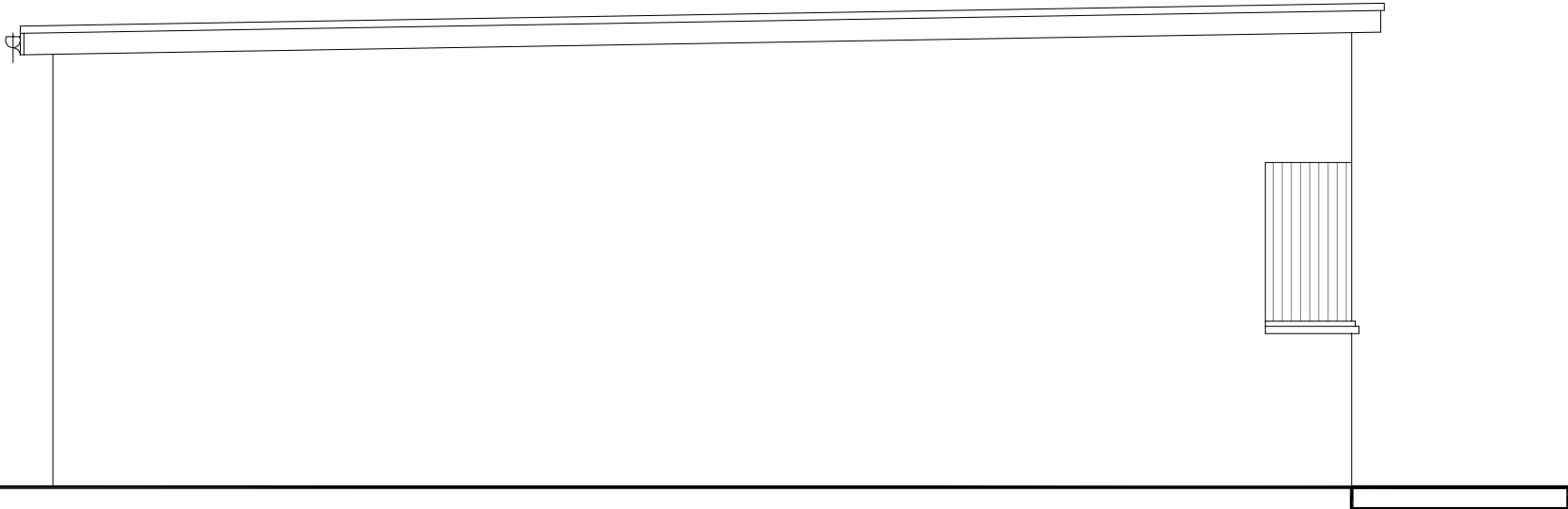
Project:- Proposed Storage Extension to Shop

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

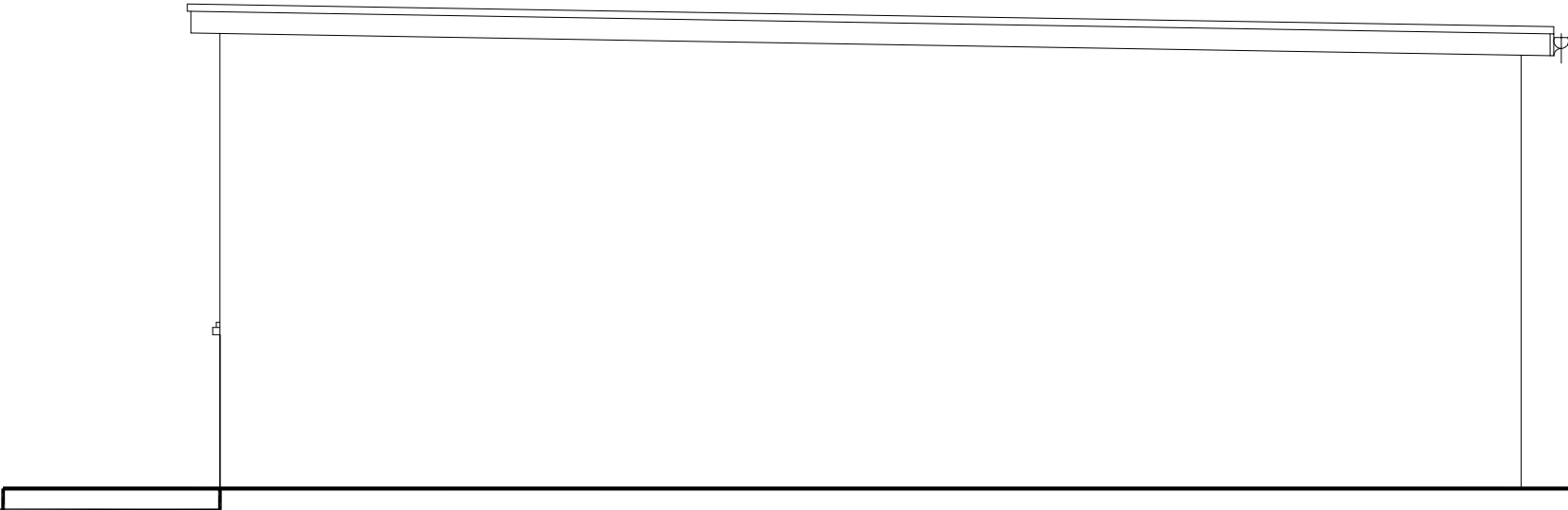
Client: - Mr. Fahid Amin

Drawing Title : - Existing Elevations

Scale: - 1 : 50 Dwg No: - FA/008



EXISTING SIDE ELEVATION
Scale: - 1 : 50



EXISTING SIDE ELEVATION
Scale: - 1 : 50

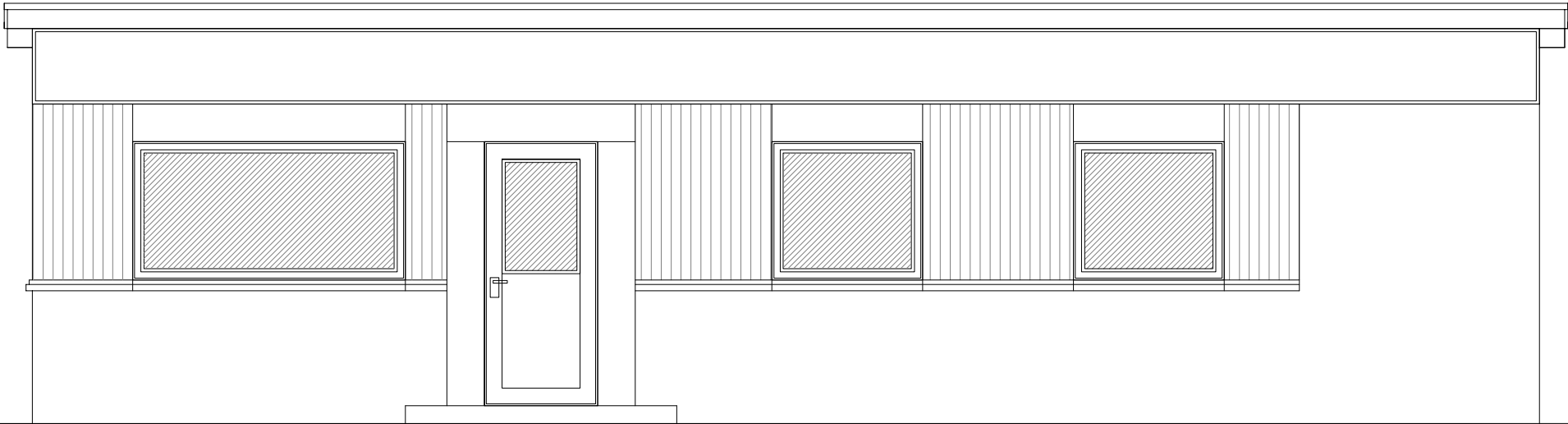
Project:- Proposed Storage Extension to Shop

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

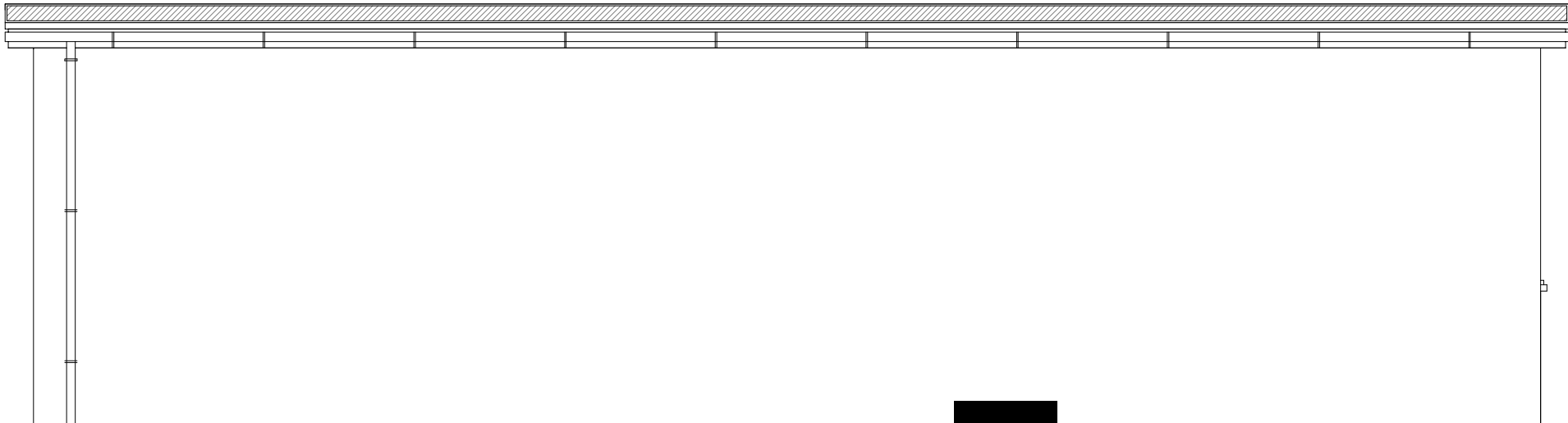
Client: - Mr. Fahid Amin

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 9PJ

Client: - Mr. Fahid Amin.

Drawing Title : - Existing Ground Floor Layout

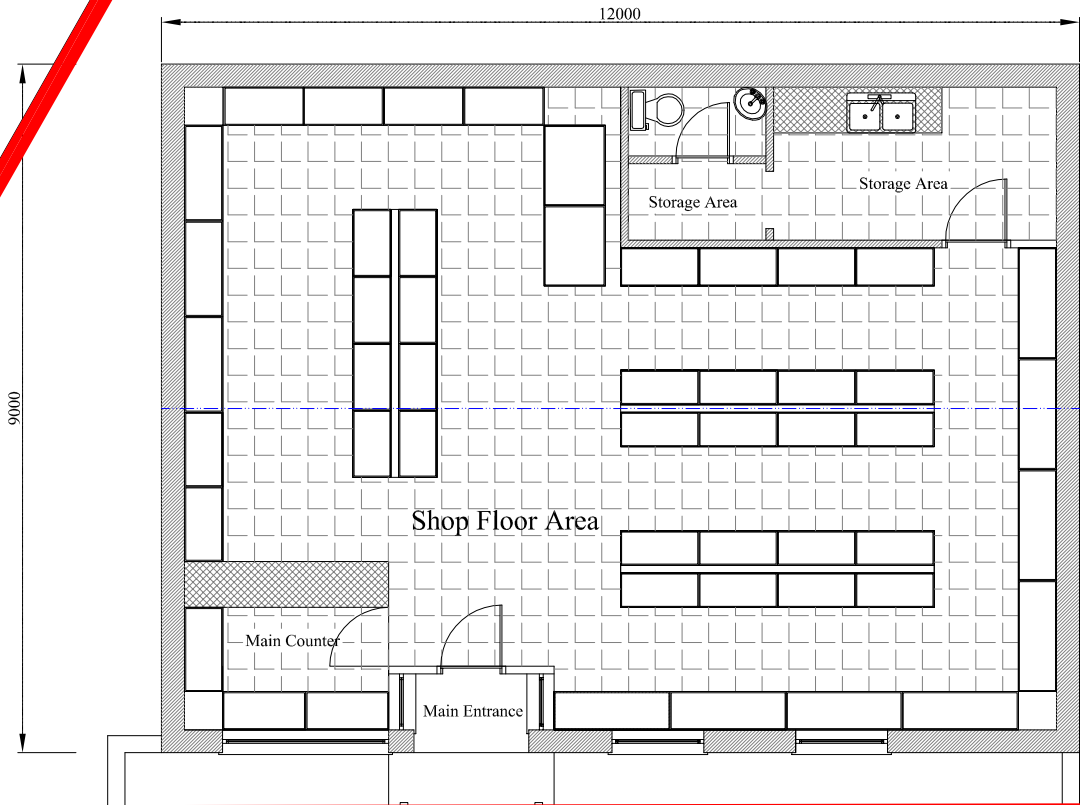
Scale: - 1 : 50 Dwg No: - FA/003

EXISTING GROUND FLOOR LAYOUT

Project:- Proposed Storage Extension to Shop
Address: - 45 Broomlea Crescent,
Inchinnan, Renfrew, PA4 9PJ
Client: - Mr. Fahid Amin.
Drawing Title : - Existing Ground Floor Layout
Scale: - 1 : 100 Dwg No: - FA/001

Red Line indicates the extent of the boundary of the shop.

EXISTING GROUND FLOOR
LAYOUT



Parking Spaces

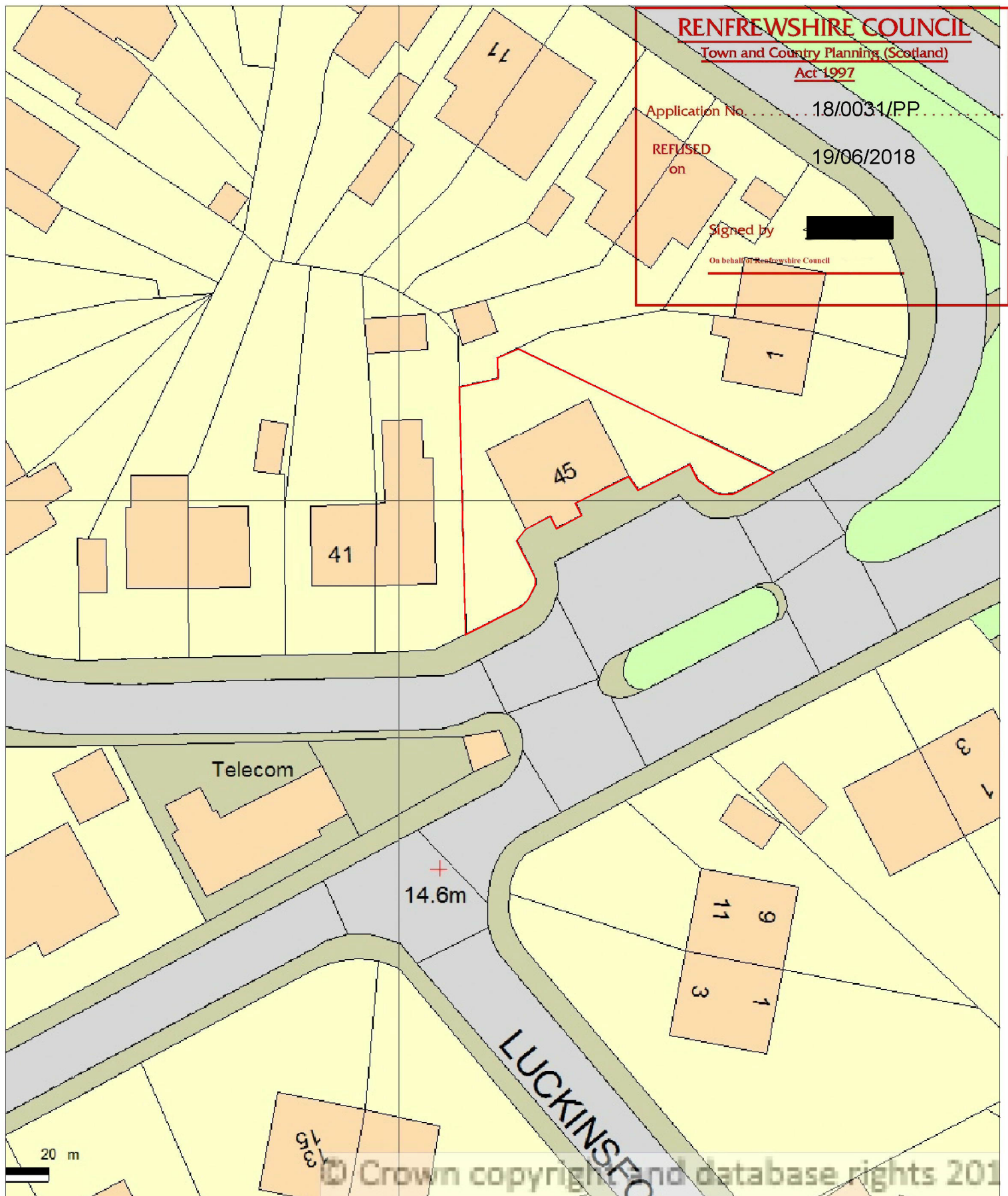
Application No. 18/0031/PP

REFUSED
on

19/06/2018

Signed by

On behalf of Renfrewshire Council

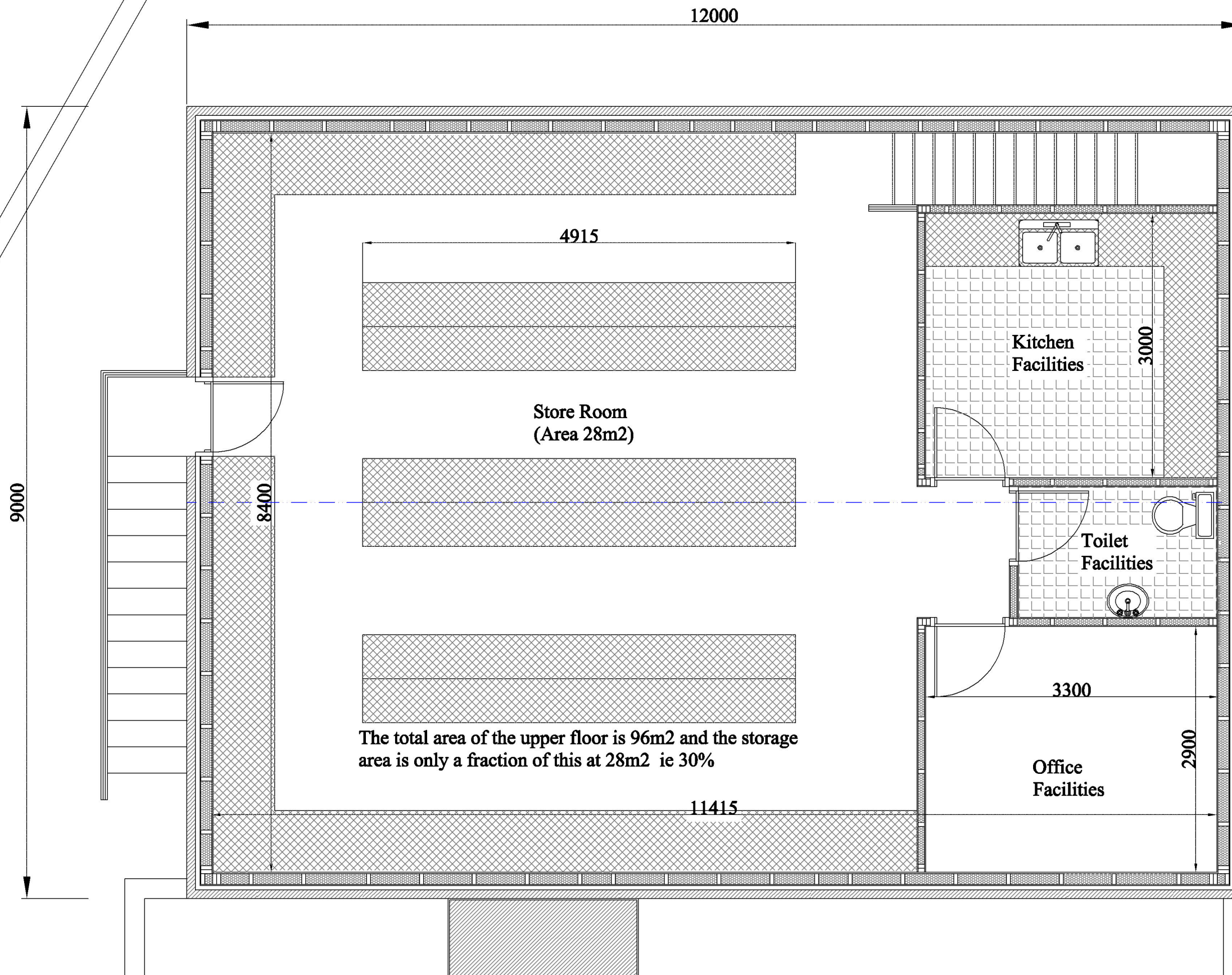


Proposed Block Plan at
45 Broomlea Crescent,
Inchinnan.
Renfrew, PA4 9PJ

Scale :- 1 : 500



0.0m 10.0m 20.0m



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

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.

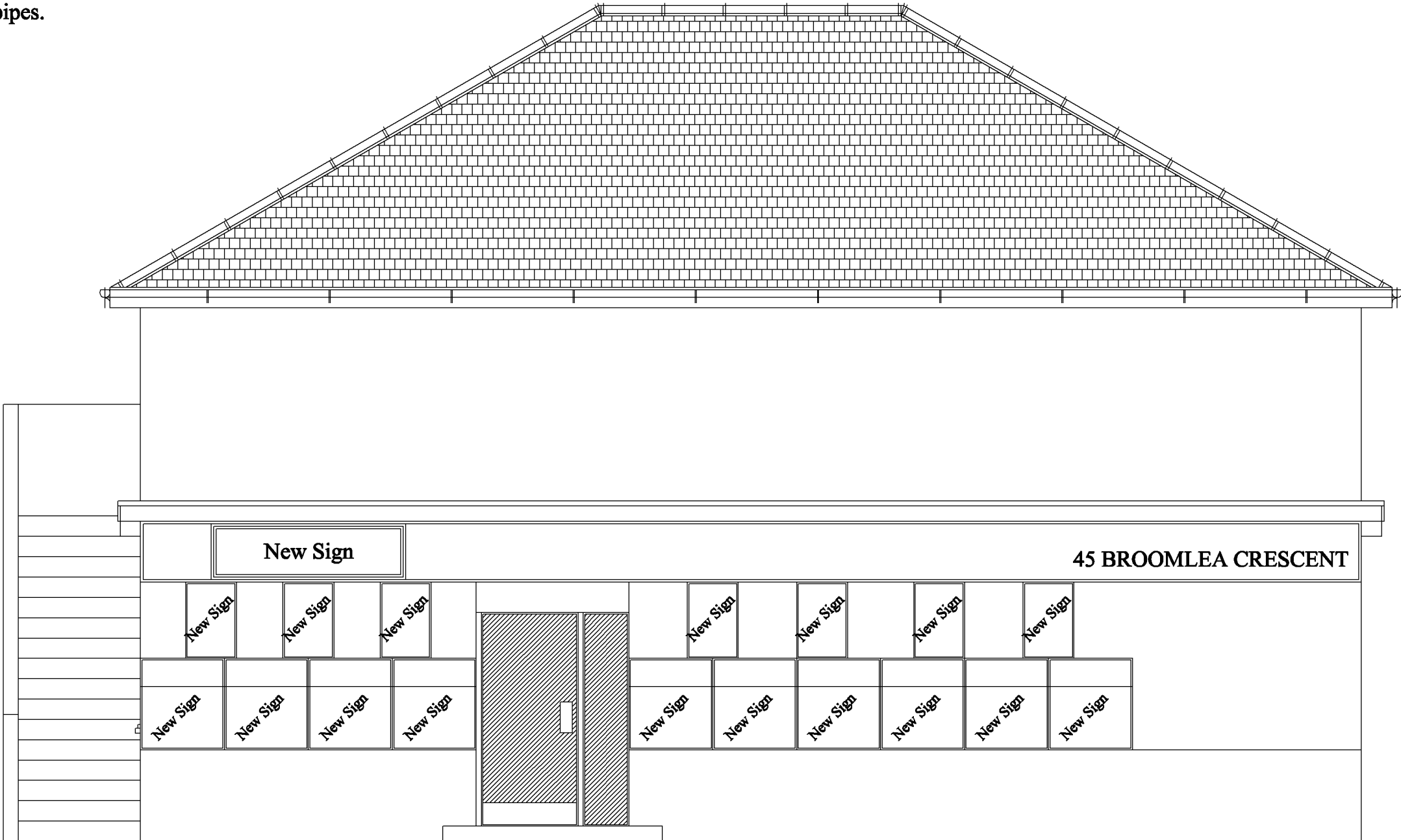
Project:- Proposed Storage Extension to Shop

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

Client: - Mr. Fahid Amin

Drawing Title : - Proposed Front Elevation Elevation

Scale: - 1 : 50 Dwg No: - FA/012A



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



RENFREWSHIRE COUNCIL

Town and Country Planning (Scotland)

Act 1997

Application No.18/0031/PP

REFUSED
on

19/06/2018

Signed by

On behalf of Renfrewshire Council

12000

9000



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.

RENFREWSHIRE COUNCIL

Town and Country Planning (Scotland)

Act 1997

Application No.

18/0031/PP

REFUSED

on

19/06/2018

Signed by

On behalf of Renfrewshire Council

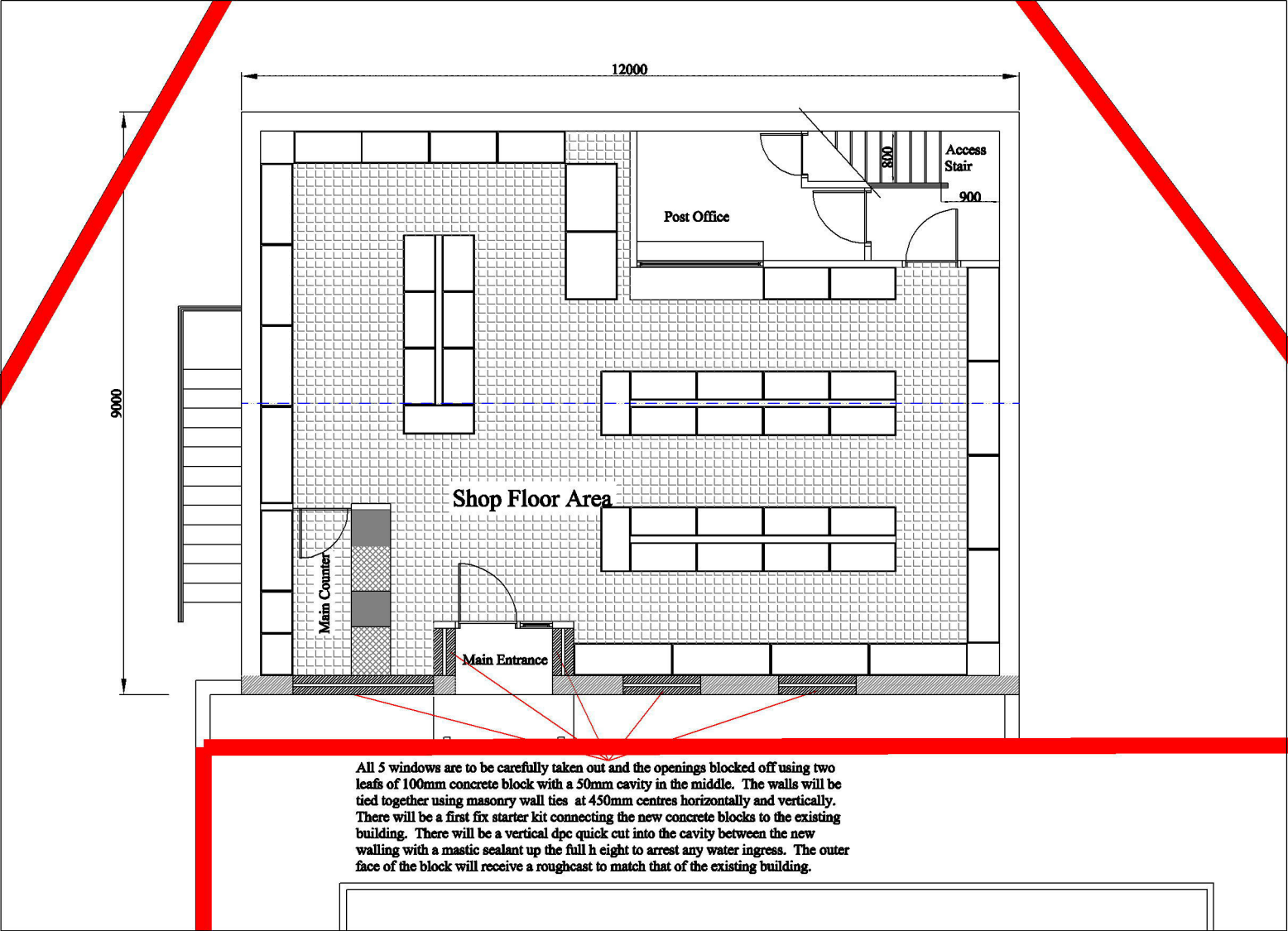
Project:- Proposed Storage Extension to Shop

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



PROPOSED GROUND FLOOR
LAYOUT

Parking Spaces

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

RENFREWSHIRE COUNCIL

Town and Country Planning (Scotland)

Act 1997

Application No.18/0031/PP

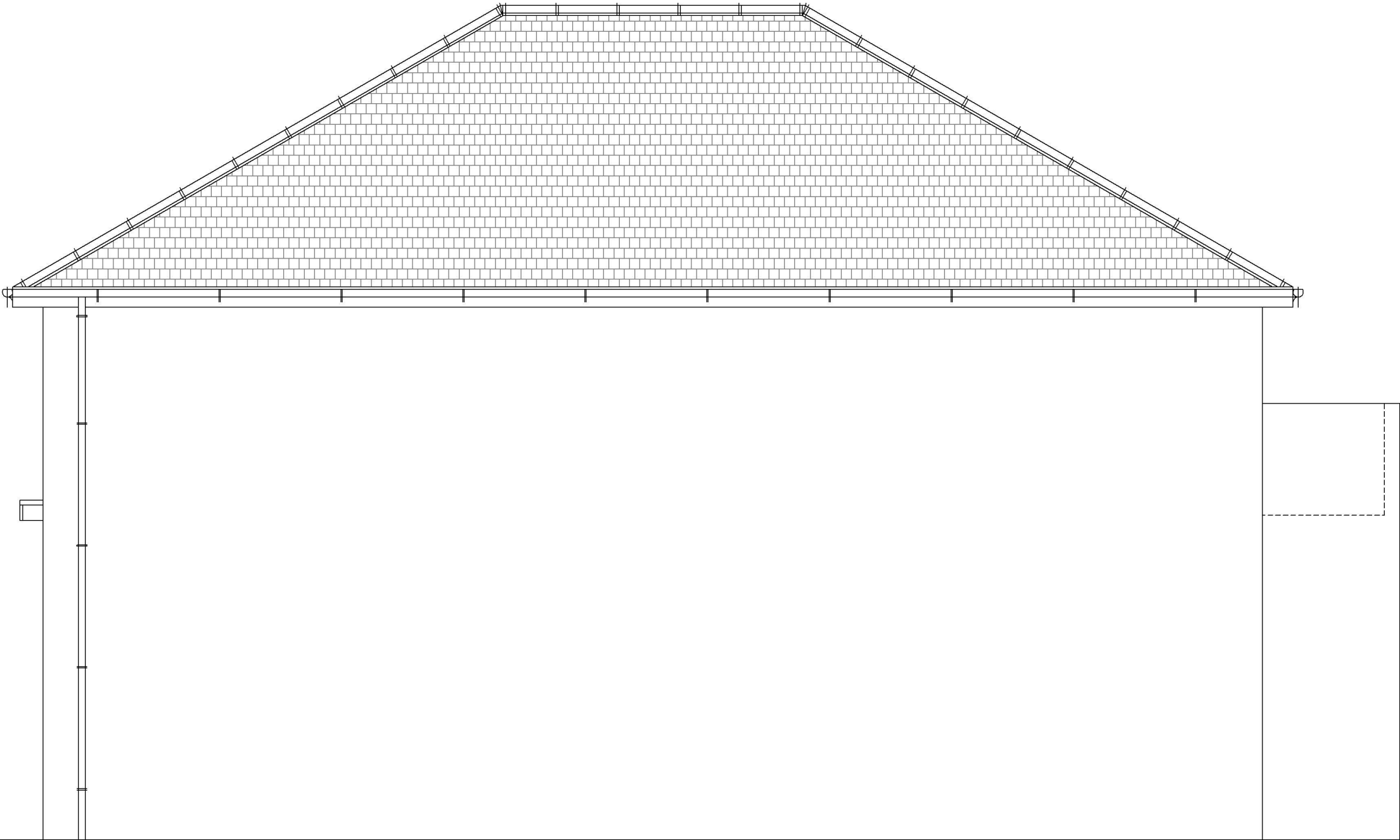
REFUSED

on

19/06/2018

Signed by

On behalf of Renfrewshire Council



PROPOSED REAR ELEVATION
Scale: - 1 : 50

9000

12000

Normal profile gutter runs along the back of the roof.

Rwp ○

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.

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

Location Plan at
45 Broomlea Crescent,
Inchinnan.
Renfrew, PA4 9PJ

Scale :- 1 : 1250

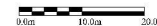
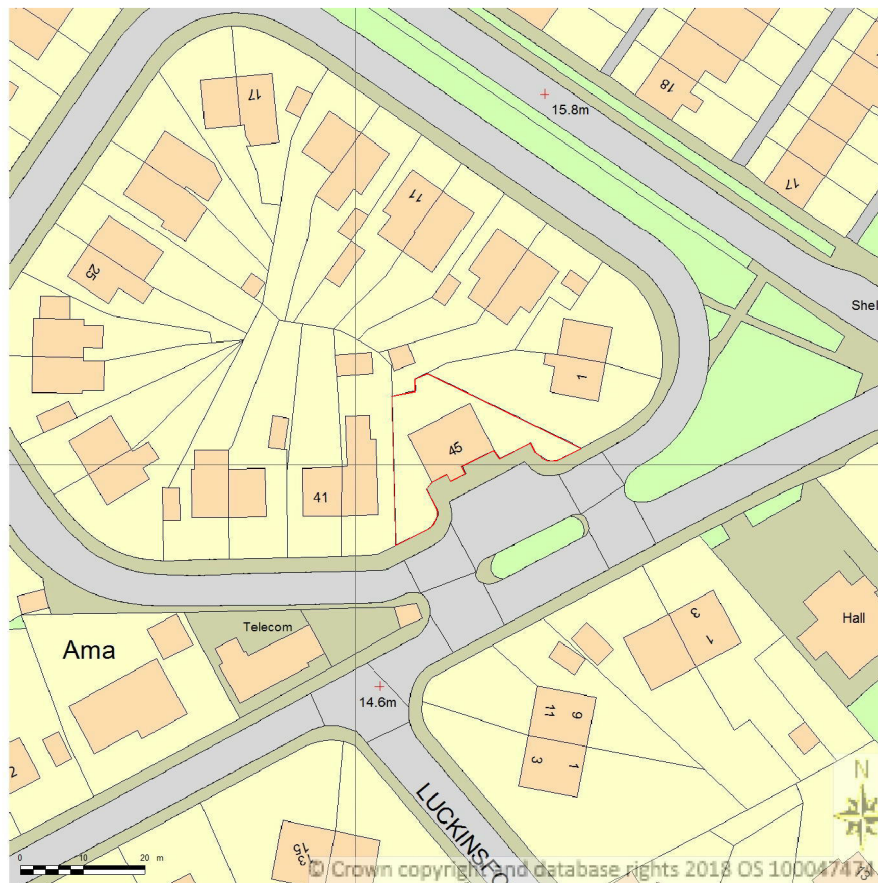


SITE LOCATION PLAN
AREA 2 HA

SCALE: 1:1250 on A4

CENTRE COORDINATES: 247515 669203,

RENFREWSHIRE COUNCIL	
Town and Country Planning (Scotland)	
Act 1997	
Application No.	18/0031/PP
REFUSED on	19/06/2018
Signed by	
On behalf of Renfrewshire Council	



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
12:44:47 21/02/2018

Online Comment



Representation: OBJ

Comment: I have been living in Inchinnan for over 21 years. We bought this home as part of a small village and it is no longer being treated this way as it has become very congested due to heavy goods vehicles entering a very small space. This is also a matter of safety as there are many young children playing in the area. Should the shop erect an extension, my privacy is being invaded (as I live directly next door to the shop). They are also putting stairs on the outside of the shop at my side of the building and erecting showers inside. To me this does not sound like the 1st floor is being used for storage purposes as stated in the planning permission. This sounds more like people may be living here. Also when the shop was previously renovated, it was very loud and continued throughout the night and early hours of the morning. As you can imagine I was very upset by this as I work long hours and also have children living in the house. Please appreciate this is a residential area.

Screen clipping taken: 20/03/2018 11:14

David Moffat

From: DC
Sent: 07 March 2018 09:15
To: David Moffat
Subject: FW: NOTICE OF PANNING APPLICATION : 18/0031/PP

REPS

David Bryce
Development Standards Manager
Development and Housing Services
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: 0141 618 7892 Fax: 0141 618 7935
Email: david.bryce@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

The Council are striving to deliver a more efficient, environmentally friendly service and therefore have replied to your enquiry electronically. Please consider the environment before printing this email.

From: [REDACTED]
Sent: 06 March 2018 14:44
To: DC <dc@renfrewshire.gov.uk>
Subject: Re: NOTICE OF PANNING APPLICATION : 18/0031/PP

No confirmation received from you . Will call at Cotton Street if required.

From: [REDACTED]
Sent: 05 March 2018 15:26
To: dc@renfrewshire.gov.uk
Subject: Re: NOTICE OF PANNING APPLICATION : 18/0031/PP

PLEASE ACKNOWLEDGE ARRIVAL OF THIS E-MAIL AS A CC / ARCHIVE COPY HAS BEEN KEPT.

From: [REDACTED]
Sent: 05 March 2018 14:54
To: dc@renfrewshire.gov.uk
Subject: NOTICE OF PANNING APPLICATION : 18/0031/PP

Dear Sir/ Madam

I refer to the planning application re : 18/0031/PP.

I strongly object to these alterations being carried out .

My reasons are as follows :

- 1 : The windows shown on the front elevation of the building were bricked up and have been roughcast and overpainted .
- 2 : The pitched roof shown on the drawings will exclude light from the neighbouring properties, thus having a detrimental effect on the outlook from the properties, occlusion of the rear gardens and the ultimate resale value of the properties affected .

3 : If the upper floor is to be used purely for storage purposes why is it necessary to have toilet provision when there is already a toilet on the ground floor.

4 : There is adequate space around the property to create a ground floor store , with a flat roof , which would be much less obstrusive and a safer option as there would be no longer a requirement to transport goods manually to the upper floor by an external exposed staircase .

5 : Is there any provision for an alternative means of escape from the first floor in the event of fire ? ? .

6 : The rear windows will overlook the adjacent properties and as such will impact on the privacy of those properties .

7: If the first floor is to be used only as storage space , why is it necessary to have windows front and rear as this will only encourage further break - ins to the property as has been evidenced in the past , and the reason for all the ground floor windows to be bricked up .

8 : Taking all of the above into account I would (will) object to the current plans together with thew suspicion that the ultimate intention is to occupy the upstairs area as domestic accommodation which would be in contravention of the planning application lodged .

Yours sincerely,

[REDACTED]

Director of Planning
Renfrewshire Council
Cotton Street
PAISLEY
PA1 1AN

09 MAR 2018

2nd March 2018

Dear Sirs,

Planning Application 18/0031/PP – 45 Broomlea Crescent, Inchinnan PA4 9PJ

I refer to the above planning application and to my recent visit to the Council Offices to examine the plans and would make the following observations.

- 1 – The windows shown on the front elevation of the building were bricked up some time ago and have been roughcast over and painted.
- 2 – The pitched roof shown on the drawings will exclude light from the neighbouring properties, thus having a detrimental affect on the outlook from the properties, occlusion of the rear gardens and the ultimate resale value of the properties affected.
- 3 – If the upper floor is to be used purely for storage purposes why is it necessary to have toilet provision when there is already a toilet on the ground floor?
- 4 – There is adequate space around the property to create a ground floor store, with a flat roof, which would be much less obtrusive and also a safer option as there would no longer be a requirement to transport goods manually to the upper floor by an external exposed staircase.
- 5 – Is there any provision for an alternative means of escape from the first floor in the event of fire?
- 6 – The rear windows will overlook the adjacent properties and as such will impact on the privacy of those properties.
- 7 – If the first floor is to be used only as storage space, why is it necessary to have windows front and rear as this will only encourage further break-ins to the property as has been evidenced in the past, and the reason for all ground floor windows to be bricked up?
- 8 – Taking all of the above into account I would object to the current plans together with the suspicion that the ultimate intention is to occupy the upstairs area as domestic accommodation which would be in contravention of the planning application lodged.

Yours sincerely



12/03/18

Planning Application 18/0031/PP – 45, Broomlea Crescent
Inchinnan PA4 9PJ.

Dear Sir/Madam

Re above application

After review of application plans, I wish to object to planning permission being granted, the basis of my objections are summarised below:

- 1- In my opinion, this extension will not be used for storage, the ultimate intention will be to occupy this area for domestic purposes which is in direct contravention to current planning arrangements IE Commercial/retail purpose for this property. Why is it necessary to have toilet facility for a storage area as there is already facility on ground floor?
- 2- At present, the parking of cars/vans/caravans (nearly 24/7) in front of the shop is causing problems for residents to gain safe access to their properties in Broomlea Crescent, the fact that if this application is successful it will only exacerbate this situation with an increase of loading/unloading traffic adding to the access issue for residents and emergency/environmental vehicles.
- 3- The pitched roof shown on the proposed extension will exclude light from neighbouring properties thus having a detrimental affect on the outlook from the properties, rear windows overlooking adjacent houses will have an impact on privacy and resale values.

- 4- Have proper risk assessments been carried out with regards to safety/security on external staircase?
- 5- Alterations to frontage have already been carried out, is this a contravention of application?
- 6- A current employee at the shop has confirmed to local customer that the extension will be **“ a flat for the use of employees of this business”**



Director of Planning
Renfrewshire Council
Cotton Street
PAISLEY
PA1 1AN

12 MAR 2018

1st March 2018

Dear Sirs,

Planning Application 18/0031/PP – 45 Broomlea Crescent, Inchinnan PA4 9PJ

I refer to the above planning application and to my recent visit to the Council Offices to examine the plans and would make the following observations.

- 1 – The windows shown on the front elevation of the building were bricked up some time ago and have been roughcast over and painted.
- 2 – The pitched roof shown on the drawings will exclude light from the neighbouring properties, thus having a detrimental affect on the outlook from the properties, occlusion of the rear gardens and the ultimate resale value of the properties affected.
- 3 – If the upper floor is to be used purely for storage purposes why is it necessary to have toilet provision when there is already a toilet on the ground floor.
- 4 – There is adequate space around the property to create a ground floor store, with a flat roof, which would be much less obtrusive and also a safer option as there would no longer be a requirement to transport goods manually to the upper floor by an external exposed staircase.
- 5 – Is there any provision for an alternative means of escape from the first floor in the event of fire ??
- 6 – The rear windows will overlook the adjacent properties and as such will impact on the privacy of those properties.
- 7 – If the first floor is to be used only as storage space, why is it necessary to have windows front and rear as this will only encourage further break-ins to the property as has been evidenced in the past, and the reason for all ground floor windows to be bricked up.
- 8 – Taking all of the above into account I would object to the current plans together with the suspicion that the ultimate intention is to occupy the upstairs area as domestic accommodation which would be in contravention of the planning application lodged.

Yours sincerely

David Ramsay

From: DC
Sent: 07 March 2018 09:57
To: David Ramsay
Subject: FW: Planning Application 18/0031/PP 45 Broomlea Cres Inchinnan.

[REDACTED]

David Bryce
Development Standards Manager
Development and Housing Services
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: 0141 618 7892 Fax: 0141 618 7935
Email: david.bryce@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

The Council are striving to deliver a more efficient, environmentally friendly service and therefore have replied to your enquiry electronically. Please consider the environment before printing this email.

From: Fraser Carlin
Sent: 07 March 2018 09:31

[REDACTED]

Subject: RE: Planning Application 18/0031/PP 45 Broomlea Cres Inchinnan.

[REDACTED] thank you for your comments in relation to the application 18/0031/PP.

This application is currently being assessed and your comments will be taken into consideration along with any other representations received in the determination of the application.

In this respect, I can confirm that you will receive a formal acknowledgment for your representation and confirmation of the decision taken on this application in due course.

Fraser Carlin
Head of Planning & Housing
Development & Housing Services
Renfrewshire Council
Paisley
PA1 1JB

0141 618 7933
0791 252 3418

Sent: 05 March 2018 22:40
To: Fraser Carlin <fraser.carlin@renfrewshire.gov.uk>

[REDACTED]

Subject: Planning Application 18/0031/PP 45 Broomlea Cres Inchinnan.

Fraser

Looking at the documents lodged can I ask how we determine that the ridge height or pitch of the roof is matching that of the surrounding housing?

I would also question the way this building would look on the street scene with concreted up windows and the need for external stair access to the side and not to the rear with rear door access or internal to the shop if its proposed use is ancillary to the operation of the shop.

I would in this instance request a site visit and plans that show the proposed height of the roof ridge in relation to its neighbours.

Regards



Get [Outlook for Android](#)

07 MAR 2018

AREPS
18/0031/PP

Director of Planning
Renfrewshire Council
Cotton Street
PAISLEY
PA1 1AN

7th March 2018

Dear Sirs,

Planning Application 18/0031/PP – 45 Broomlea Crescent, Inchinnan PA4 9PJ

I refer to the above planning application and to my recent visit to the Council Offices to examine the plans and would make the following observations.

- 1 – The windows shown on the front elevation of the building were bricked up some time ago and have been roughcast over and painted.
- 2 – The pitched roof shown on the drawings will exclude light from the neighbouring properties, thus having a detrimental affect on the outlook from the properties, occlusion of the rear gardens and the ultimate resale value of the properties affected.
- 3 – If the upper floor is to be used purely for storage purposes why is it necessary to have toilet provision when there is already a toilet on the ground floor.
- 4 – There is adequate space around the property to create a ground floor store, with a flat roof, which would be much less obtrusive and also a safer option as there would no longer be a requirement to transport goods manually to the upper floor by an external exposed staircase.
- 5 – Is there any provision for an alternative means of escape from the first floor in the event of fire ??
- 6 – The rear windows will overlook the adjacent properties and as such will impact on the privacy of those properties.
- 7 – If the first floor is to be used only as storage space, why is it necessary to have windows front and rear as this will only encourage further break-ins to the property as has been evidenced in the past, and the reason for all ground floor windows to be bricked up.
- 8 – Taking all of the above into account I would object to the current plans together with the suspicion that the ultimate intention is to occupy the upstairs area as domestic accommodation which would be in contravention of the planning application lodged.

In conclusion this is causing the following problems: This shop

Online Comment



Representation: OBJ

Comment: Further to my visit to the council to see the plans and place my objection is has been brought to my attention that a member of the shop staff at 45 broomlea has told that the extension that has been applied for WILL be used as a flat, dwelling not for storage this information is very very distressing I would like to stress that this is not what the application is for.

Screen clipping taken: 15/03/2018 10:49

Online Comment



Representation: OBJ

Comment: After review of application plans
In my opinion, this extension will not be used for storage, the ultimate intention will be to occupy this area for domestic purposes which I assume will contravene current planning arrangements IE Commercial/retail purpose for this property. There is a current issue with parking outside this shop cars/caravan/vans (nearly 24/7) causing problems for residents gaining safe access to their properties in Broomlea Crescent, the fact that if this application is successful it will only exacerbate this situation with increased loading/unloading traffic overnight parking adding to the access for residents/emergency/environmental vehicles.
Pitched roof will exclude light from neighbouring properties thus having detrimental affect on outlook from the properties, occlusion of the rear gardens, privacy and ultimate resale values.
Alteration to inside of shop and frontage(drags FA/009 & FA/012) have already been carried out, has this been approved by Council?

Screen clipping taken: 15/03/2018 09:25

18 0031 PP ▾

☒ Description

45 Broomlea Crescent, Inchinnan, Renfrew, PA4 9PJ

Online Comment

Contact Name:

Address:

Postcode:

Email Address:

Representation: OBJ

Comment:

I object to these plans for a number of reasons which I will be putting in writing, but to make you aware
 [REDACTED] the height is
 to high, why does a store room require windows when the shop its self has none, [REDACTED]
 [REDACTED] why does it require a toilet when the shop already has one,
 access stairs from the outside I feel that these plans are to allow a habitable dwelling not what is
 designated for. The shop has recently had a refit and we have rubbish i.e. a lge fridge on public path
 and rubbish everywhere. [REDACTED]
 [REDACTED]



FAO Andrew MacKenzie
Renfrewshire Council
By Email

15th March 2018

Dear Andrew

Re: 18/0031/PP Erection of first floor extension over shop to accommodate storage area with associated stair access to side and alterations to frontage at 45 Broomlea Crescent, Inchinnan, Renfrew
Our Ref: GLA3523

I refer to your consultation request received in this office on 22nd February 2018.

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicants' attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to the aerodrome.

Yours sincerely

Kirsteen MacDonald

Safeguarding Manager
Glasgow Airport

Glasgow Airport Limited, Erskine Court, St Andrews Drive, Paisley PA3 2SW
T +44 (0)844 481 5555 E info@glasgowairport.com
glasgowairport.com twitter.com/GLA_Airport

Glasgow Airport Limited. Registered in Scotland No: SC096624. Registered Office: St Andrews Drive, Glasgow Airport, Paisley, PA3 2SW.

Jack Arthur

From: DC
Sent: 01 March 2018 08:48
To: Jack Arthur
Subject: FW: Your Ref: 18/0031/PP (Our Ref: SG25905)

ACON-NATS

From: NATS Safeguarding [mailto:NATSSafeguarding@nats.co.uk]
Sent: 28 February 2018 12:45
To: DC <dc@renfrewshire.gov.uk>
Subject: Your Ref: 18/0031/PP (Our Ref: SG25905)

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours Faithfully



NATS Safeguarding

D: 01489 444687
E: natssafeguarding@nats.co.uk

4000 Parkway, Whiteley,
Fareham, Hants PO15 7FL
www.nats.co.uk



If you are not the intended recipient, please notify our Help Desk at Email Information.Solutions@nats.co.uk immediately. You should not copy or use this email or attachment(s) for any purpose nor disclose their contents to any other person.

NATS computer systems may be monitored and communications carried on them recorded, to secure the effective operation of the system.

Please note that neither NATS nor the sender accepts any responsibility for viruses or any losses caused as a result of viruses and it is your responsibility to scan or otherwise check this email and any attachments.

NATS means NATS (En Route) plc (company number: 4129273), NATS (Services) Ltd (company number 4129270), NATSNAV Ltd (company number: 4164590) or NATS Ltd (company number 3155567) or NATS Holdings Ltd (company number 4138218). All companies are registered in England and their registered office is at 4000 Parkway, Whiteley, Fareham, Hampshire, PO15 7FL.



































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 100081036-001

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)

Block off ground floor windows, internal alterations and a first floor extension to form storage area.

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:

Ref. Number:

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

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1
(Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

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



Individual



Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:

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

Other Title:

Building Name:

First Name: *

Building Number:

Last Name: *

Address 1
(Street): *

Company/Organisation

Address 2:

Telephone Number: *

Town/City: *

Extension Number:

Country: *

Mobile Number:

Postcode: *

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

Renfrewshire Council

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

Address 1:

45 Broomlea Crescent

Address 2:

Inchinnan

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Renfrew

Post Code:

PA4 9PJ

Please identify/describe the location of the site or sites

Northing

669203

Easting

247515

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

380.00

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)

Shop Unit

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.

<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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.</p>	
<p>How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?</p>	<div style="border: 1px solid black; padding: 2px 10px;">6</div>
<p>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)? *</p>	<div style="border: 1px solid black; padding: 2px 10px;">6</div>
<p>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).</p>	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
<p>Will your proposal require new or altered water supply or drainage arrangements? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Do your proposals make provision for sustainable drainage of surface water?? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>	
<p>Are you proposing to connect to the public water supply network? *</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, using a private water supply</p> <p><input checked="" type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>	
<h2 style="margin: 0;">Assessment of Flood Risk</h2>	
<p>Is the site within an area of known risk of flooding? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p> <p>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.</p> <p>Do you think your proposal may increase the flood risk elsewhere? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p>	
<h2 style="margin: 0;">Trees</h2>	
<p>Are there any trees on or adjacent to the application site? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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.</p>	
<h2 style="margin: 0;">Waste Storage and Collection</h2>	
<p>Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	

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

The refuse waste will be put out on the day of collection

Residential Units Including Conversion

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

☐ Yes ☒ No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☒ Yes ☐ No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 1 Retail (food)

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

95

If Class 1, please give details of internal floorspace:

Net trading spaces:

85

Non-trading space:

105

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

☐ Yes ☒ No ☐ Don't Know

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

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

Planning Service Employee/Elected Member Interest

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

☐ Yes ☒ No

Certificates and Notices

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

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

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

☒ Yes ☐ No

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

☐ Yes ☒ No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Stephen McQuiston

On behalf of: Mr Fahid Amin

Date: 15/01/2018

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

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

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

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

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in 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)

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 Stephen McQuiston

Declaration Date: 15/01/2018

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.

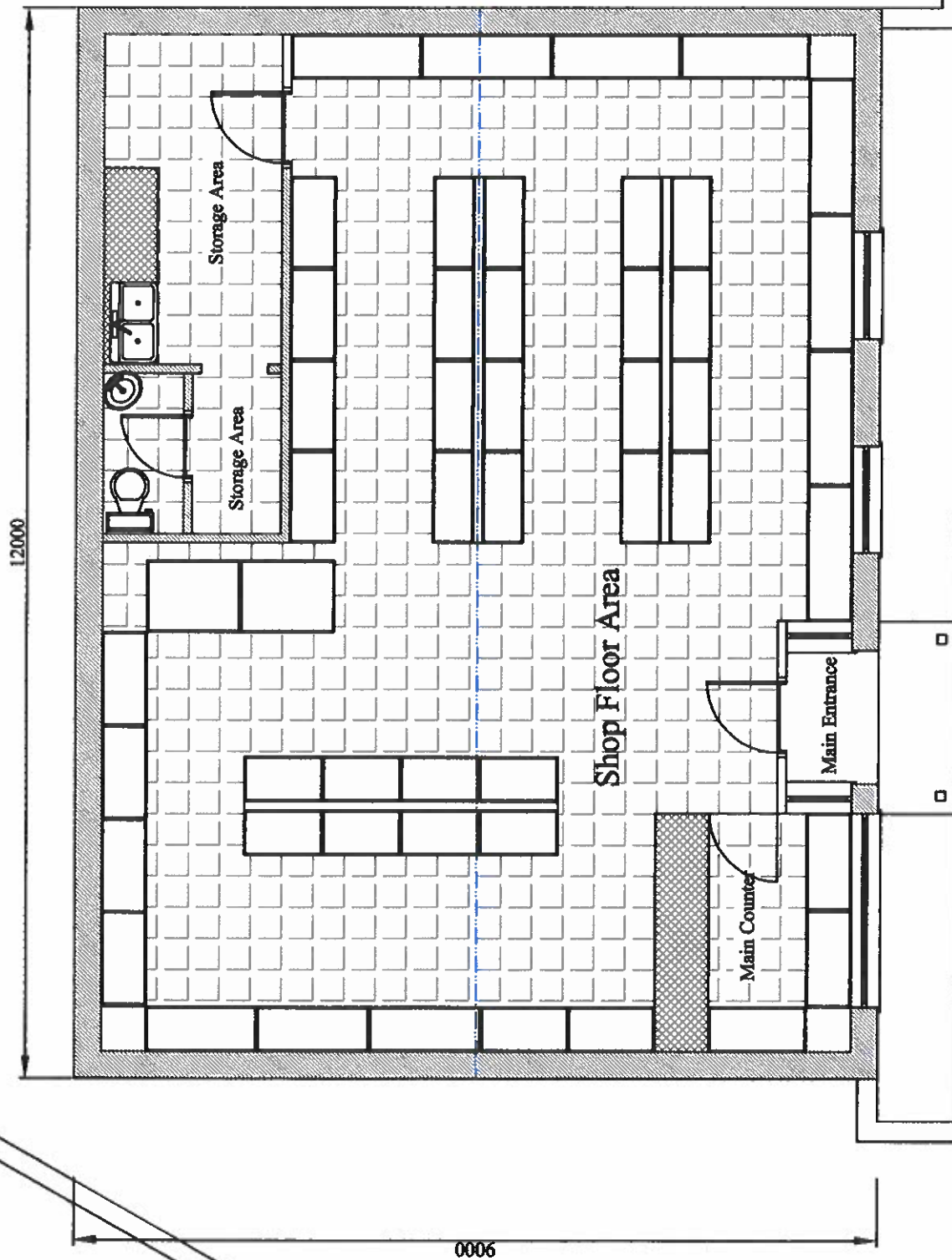
I HAVE PUT THESE DETAILS IN THE BOX FOR LIST OF DOCUMENTS & EVIDENCE.

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,
Lochinvar, Renfrew, PA4 9PJ

Client:- Mr. Fahid Amin.

Drawing Title:- Existing Ground Floor Layout

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

EXISTING GROUND FLOOR LAYOUT

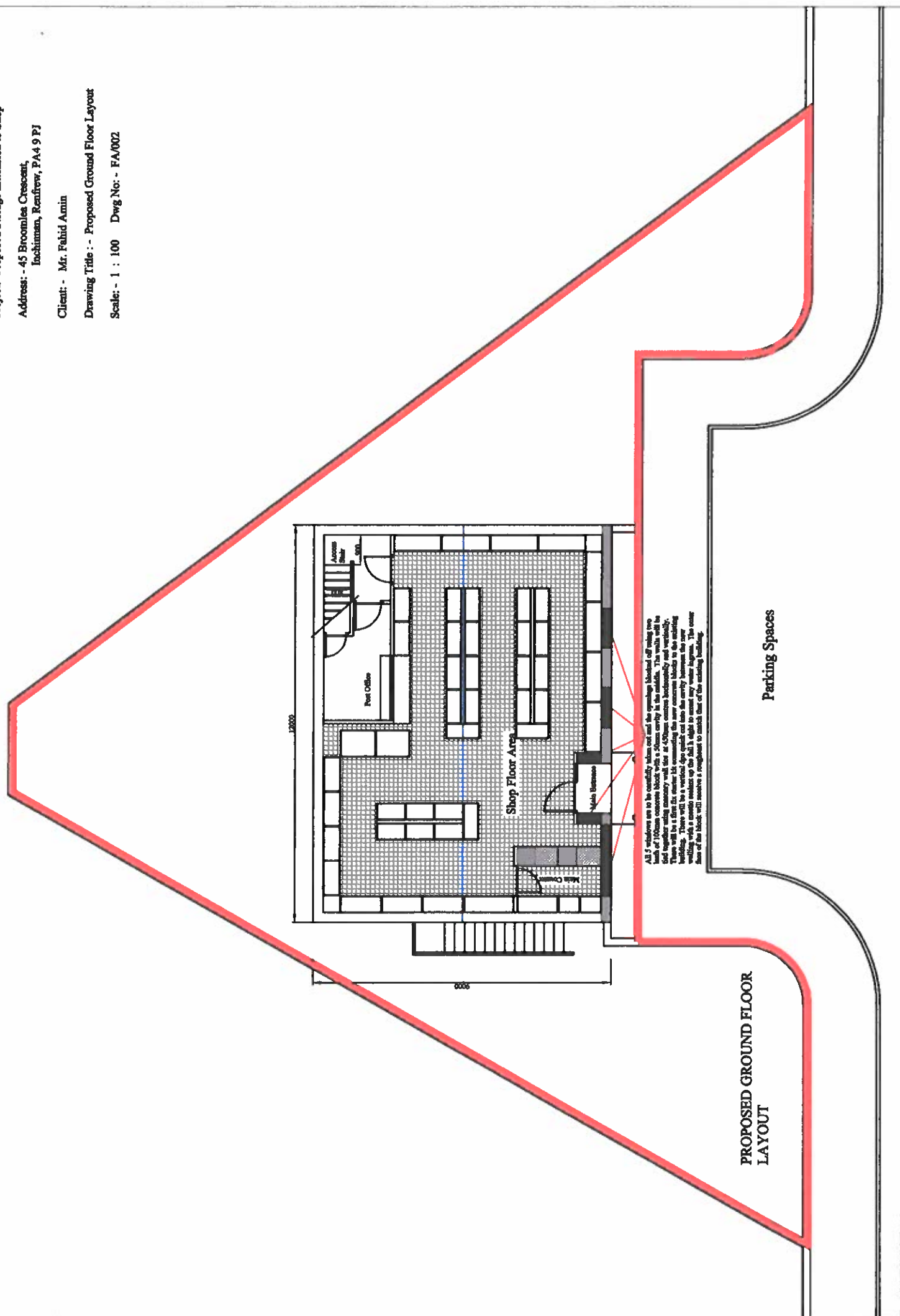
Project:- Proposed Storage Extension to Shop

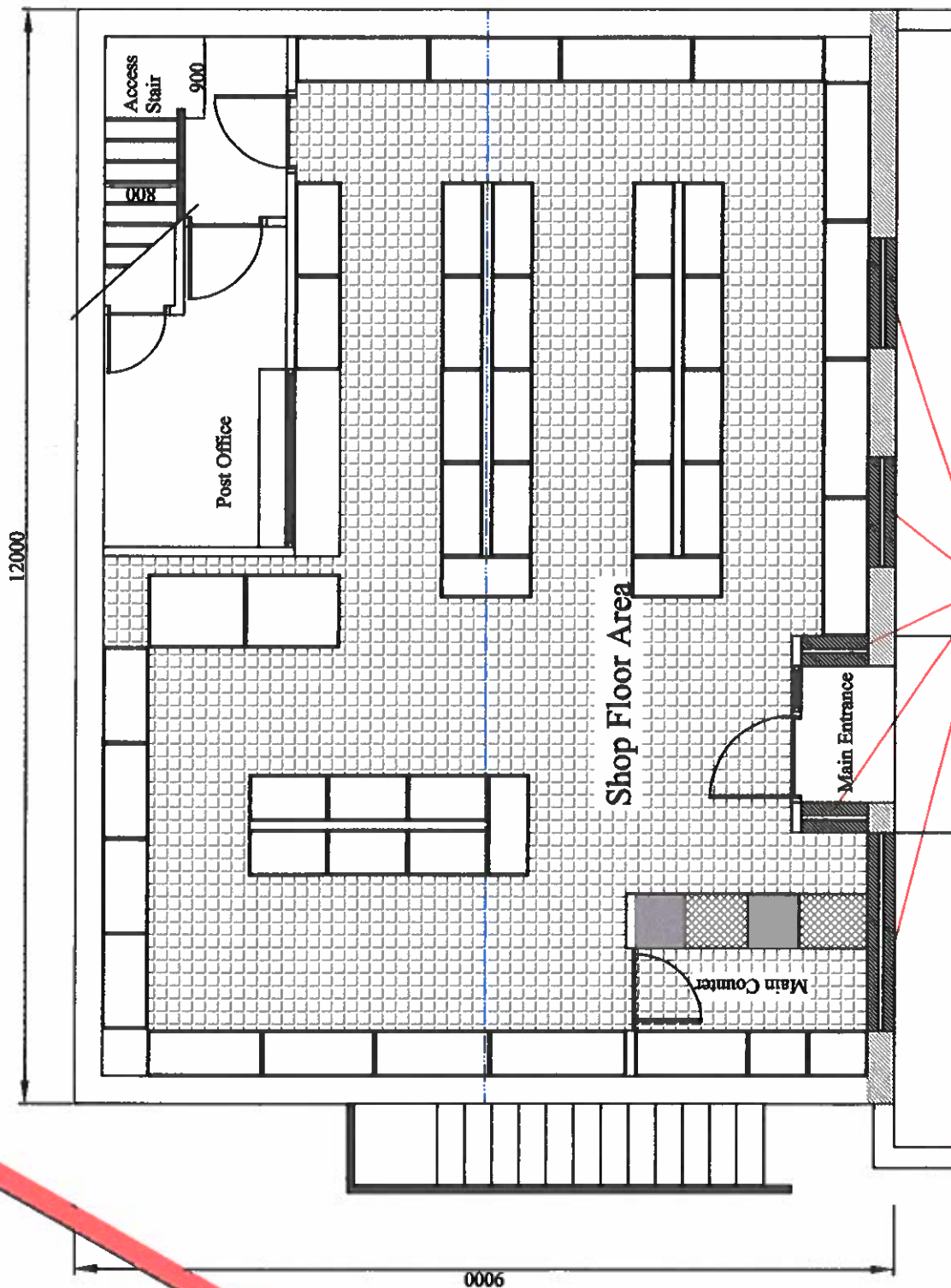
Address:- 45 Broomless Crescent,
Inchinnan, Renfrew, PA4 9 PJ

Client:- Mr. Fahid Amin

Drawing Title :- Proposed Ground Floor Layout

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





Project:- Proposed Storage Extension to Shop

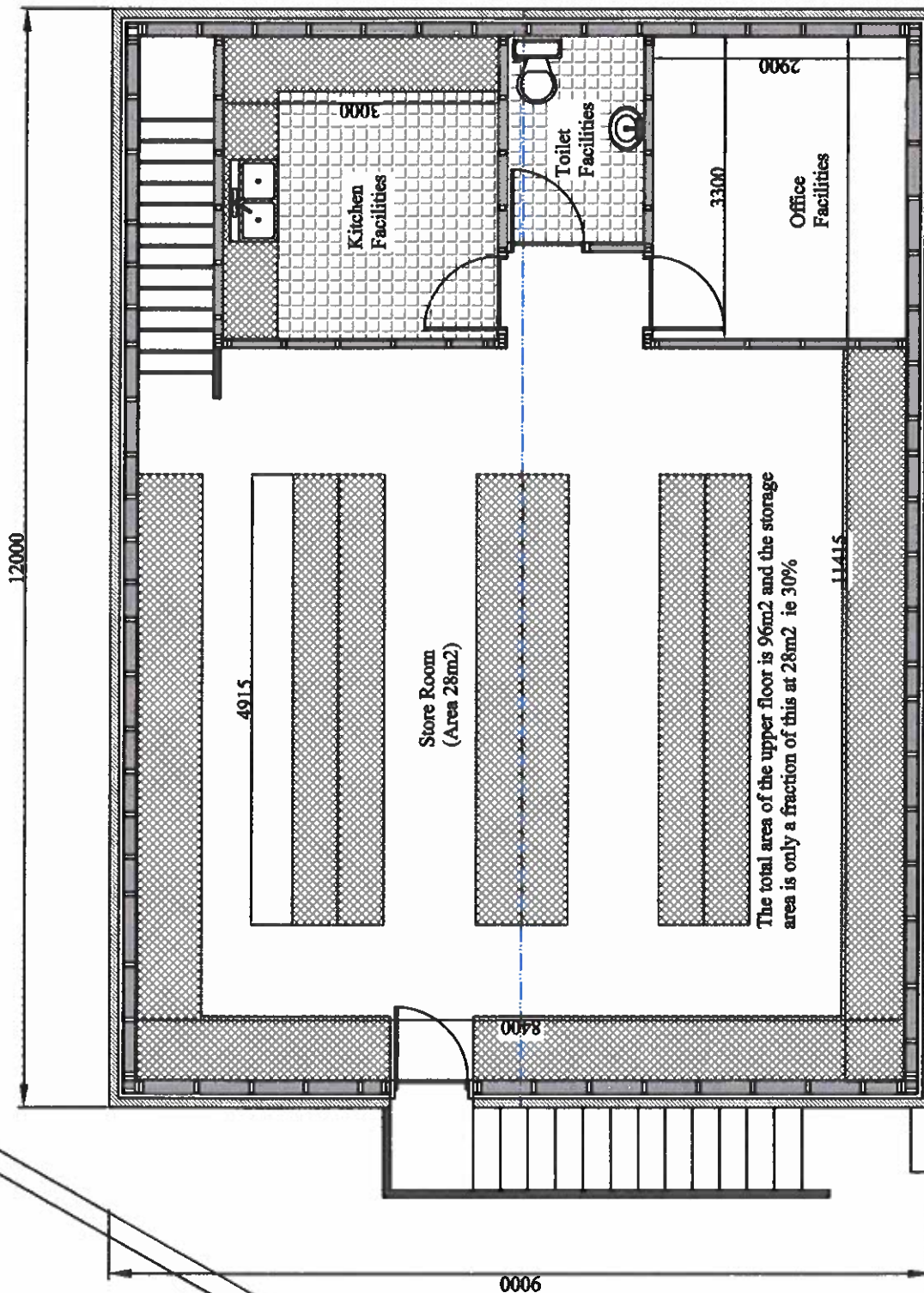
Address:- 45 Broomlea Crescent,
Inchinnan, Renfrew, PA4 9 PJ

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

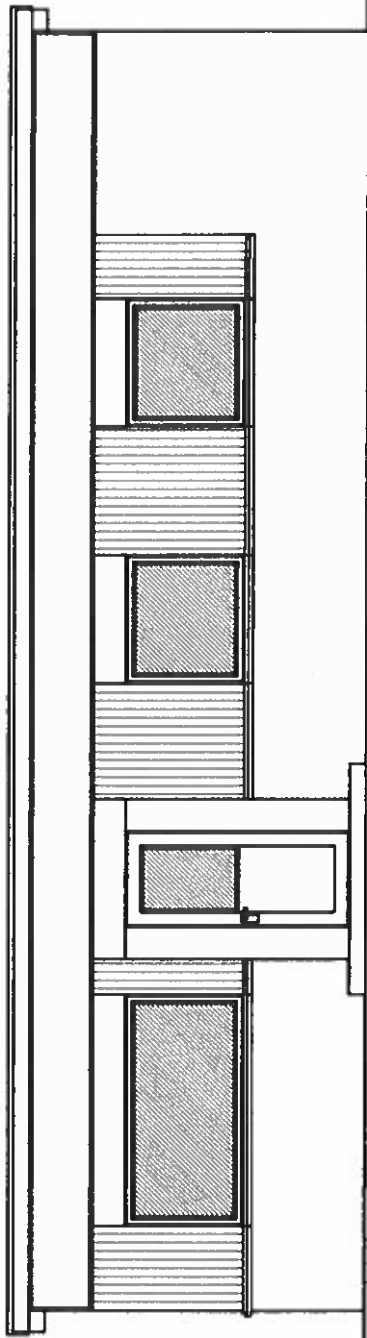
Address:- 45 Broomlea Crescent,
Inchinnan, Renfrew, PA4 9 PJ

Client:- Mr. Fahid Amin

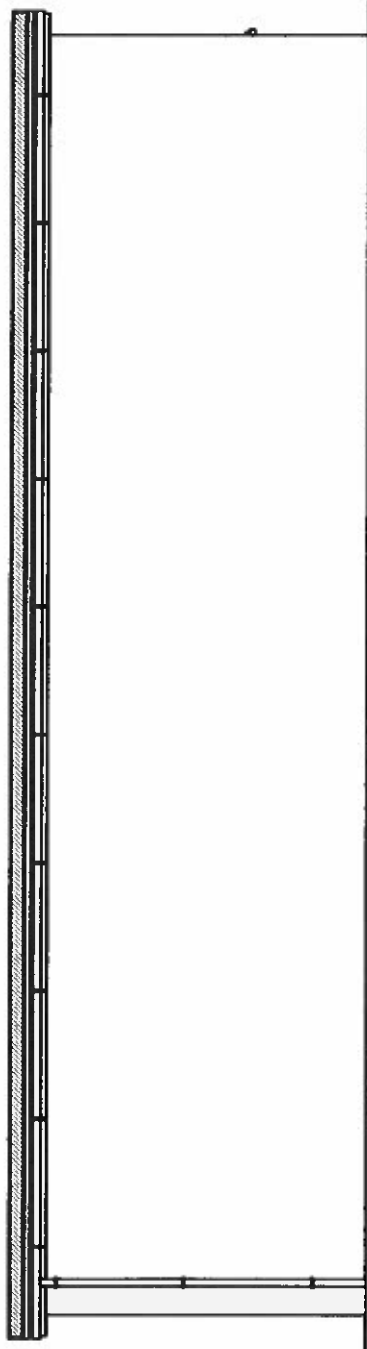
Drawing Title :- Proposed First Floor Layout

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

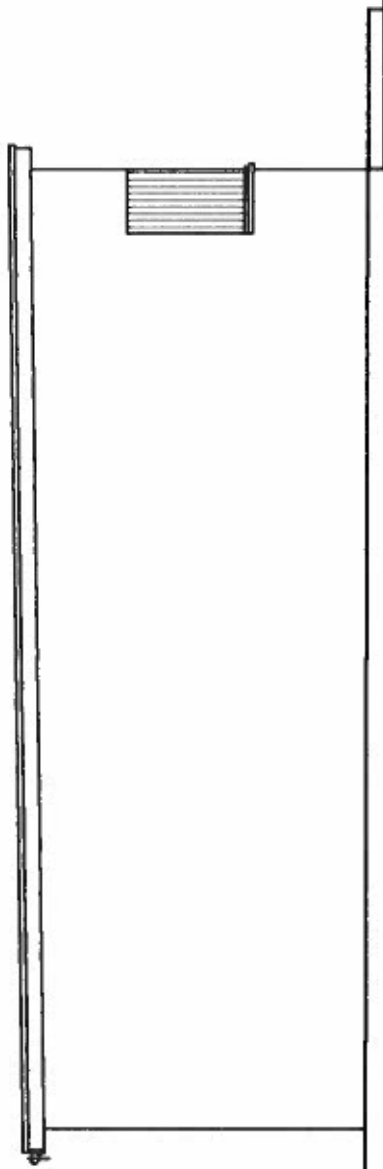


EXISTING FRONT ELEVATION
Scale: - 1 : 50

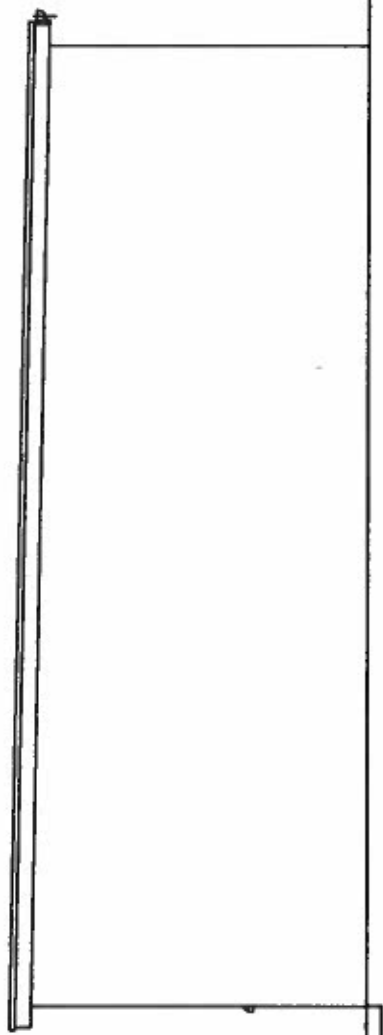


EXISTING REAR ELEVATION
Scale: - 1 : 50

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

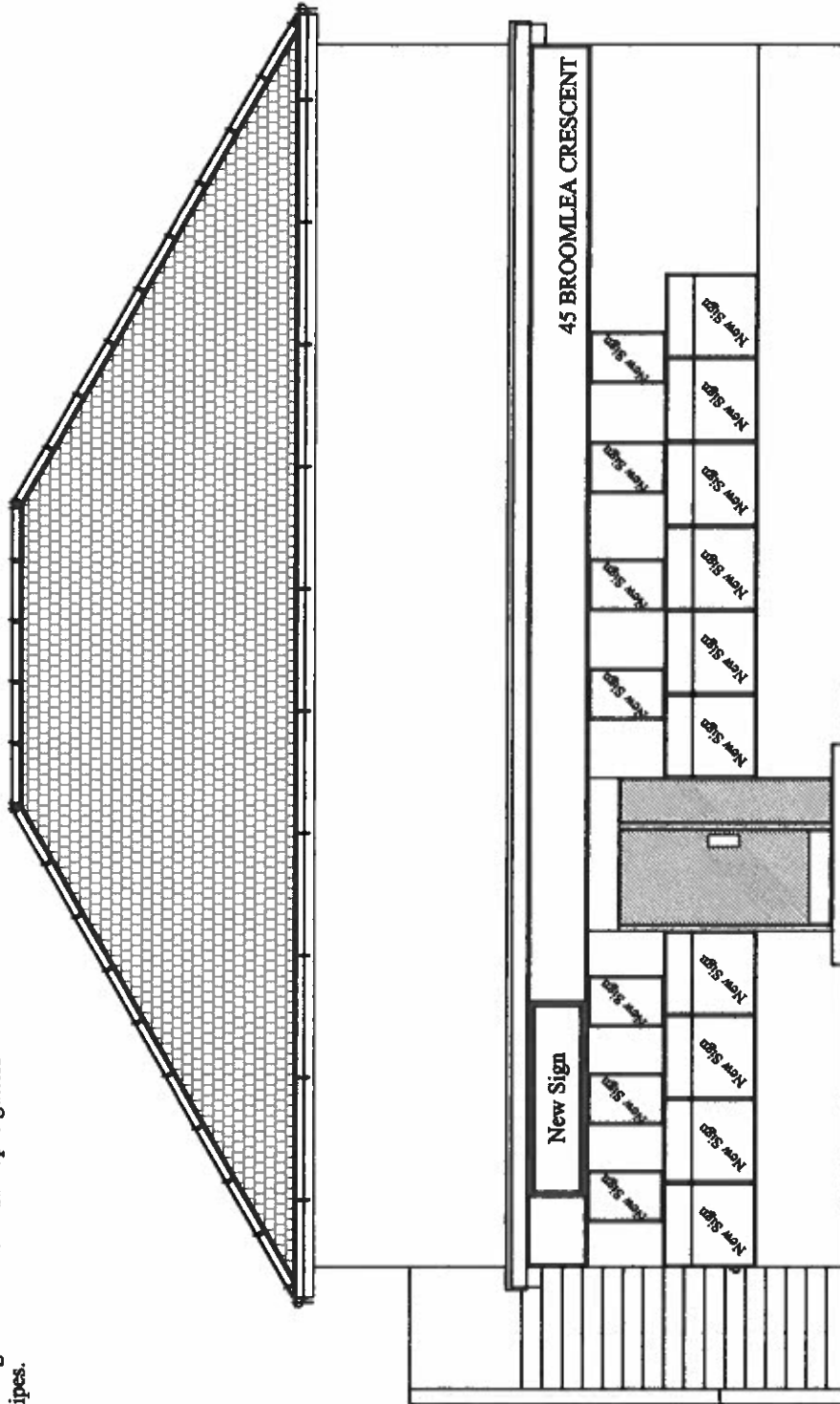
Drawing Title:- Proposed Roof Layout

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.



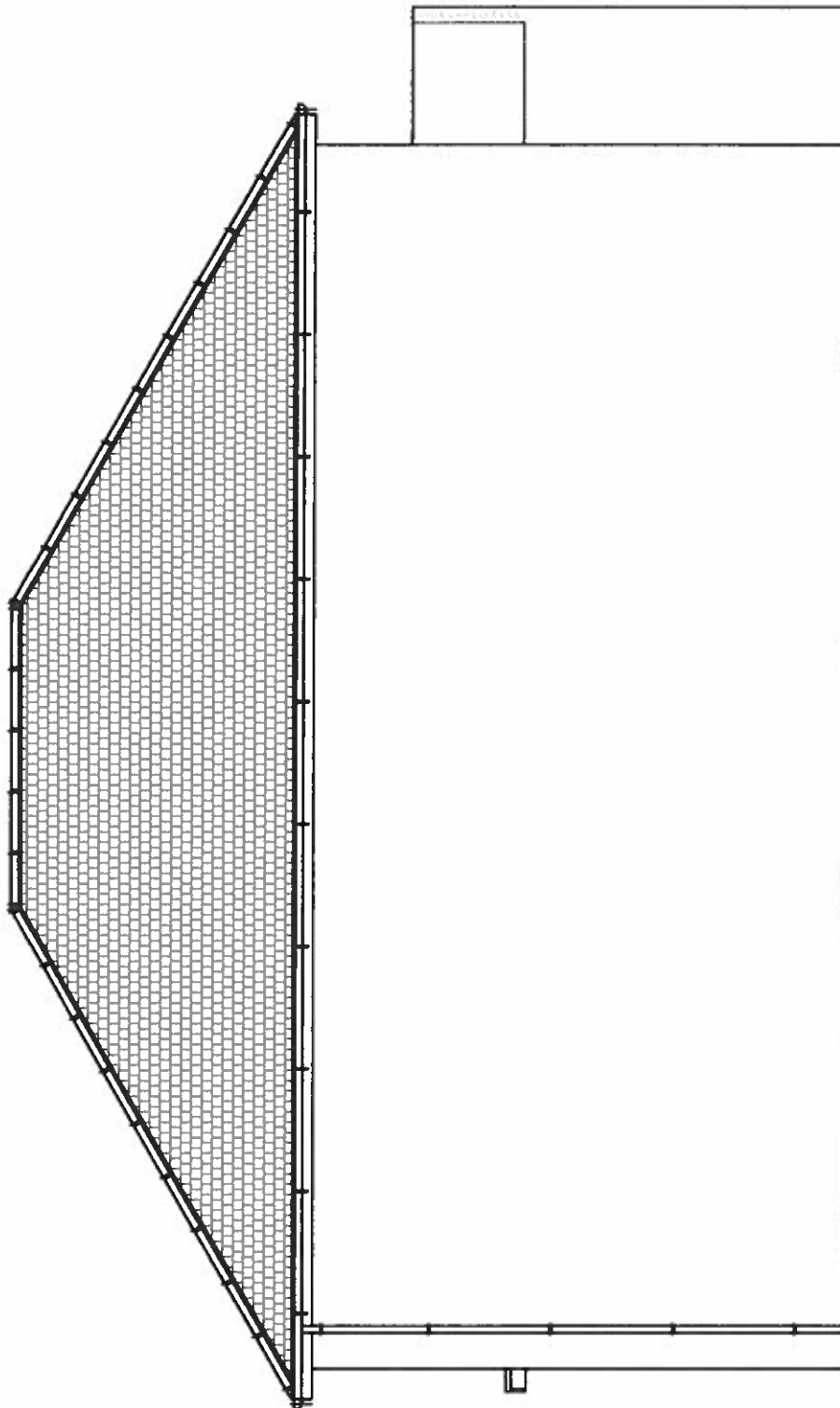
PROPOSED FRONT ELEVATION (Showing New Signage TBD)
 Scale:- 1 : 50

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.

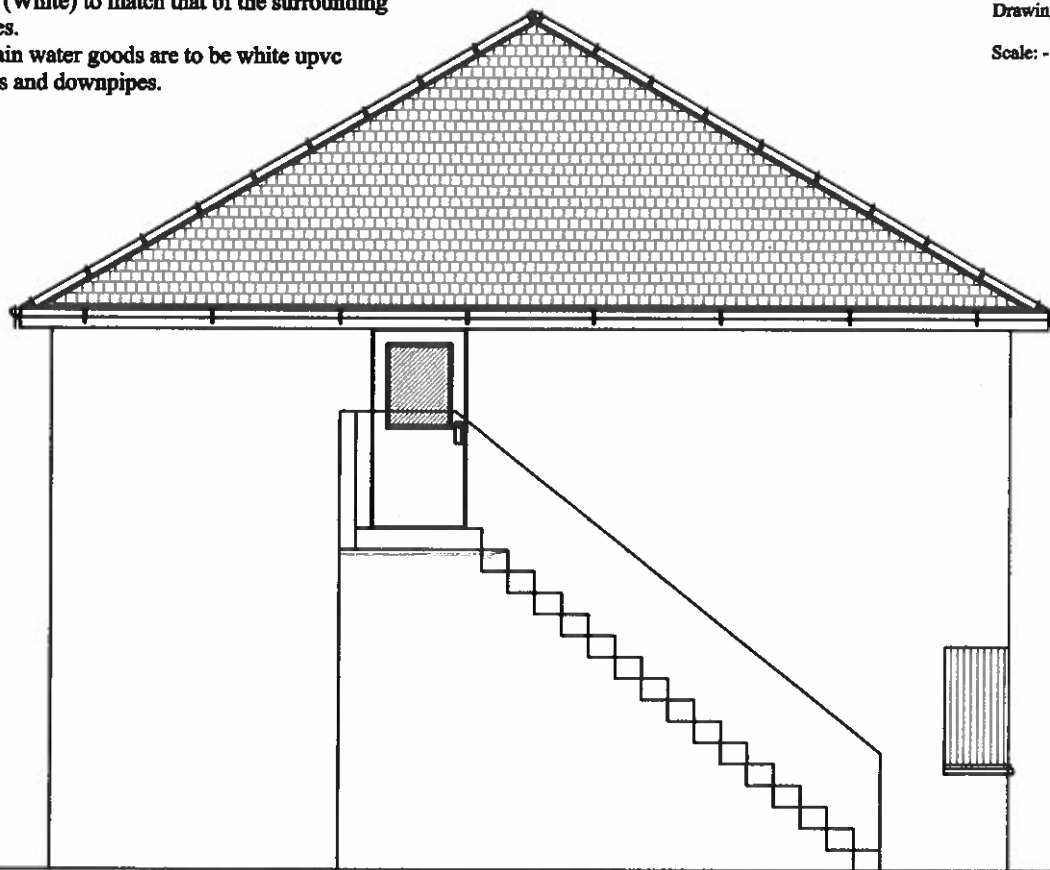
Project:- Proposed Storage Extension to Shop

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

Client:- Mr. Fahid Amin

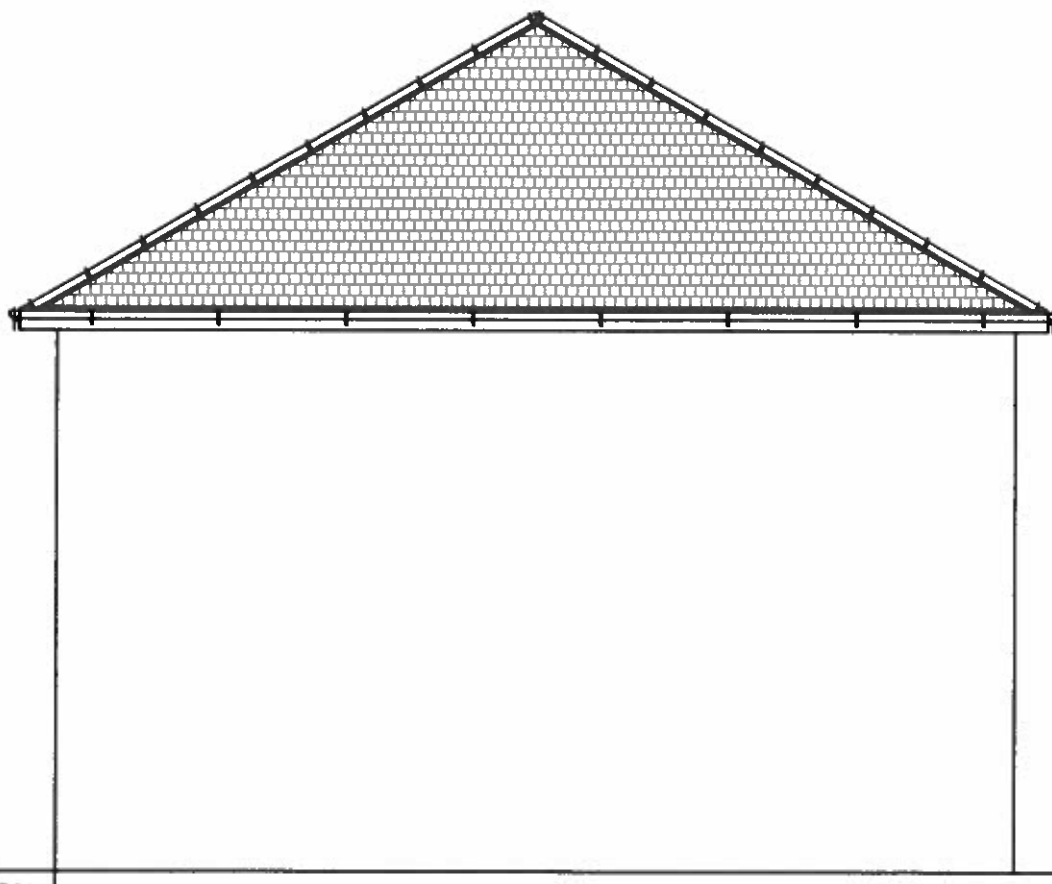
Drawing Title :- Proposed Side Elevation Elevations

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



PROPOSED SIDE ELEVATION

Scale:- 1 : 50



PROPOSED SIDE ELEVATION

Scale:- 1 : 50

FURTHER REPRESENTATION

Robert Devine

From: Robert Devine
Sent: 24 October 2018 16:12
To: 'stevemcquiston@hotmail.co.uk'
Cc: 'Andrew McLaughlin'
Subject: Notice of Review: Further Representation
Attachments: Further representations.pdf

I refer to my letter dated 13 September 2018, a copy of which is attached below for ease of reference, regarding the Local Review Body to be held on 20/11/18 to consider the Local Review Body Reference 18.04: Planning Application 18/0031/PP – Extend Building Upwards (1st Floor) to form storage area at 45 Broomlea Crescent, Inchinnan, Renfrew

The attached letter is a further representation which has been received from Mr Douglas Doran in relation to the above application. If you wish to make comments on this representation then this must be sent to robert.devine@renfrewshire.gov.uk by 8/11/18. Both the letter of further representation and any comments submitted on time by you will be considered by the members of the Local Review Body when determining the application.

Regards
Robert Devine
Senior Committee Services Officer
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley

0141 618 7107
robert.devine@renfrewshire.gov.uk

From: Robert Devine
Sent: 13 September 2018 14:28
To: stevemcquiston@hotmail.co.uk
Subject: Notice of Review

Dear Sir,

Town & Country Planning (Scotland) Act 1997
The Town & Country Planning (Schemes of Delegation & Local Review Procedure) (Scotland) Regulations 2013 ("the 2013 Regulations")
Local Review Body Ref: Planning Application 18/0031/PP - Extend Building Upwards 91st Floor) to form storage area at 45 Broomlea Crescent, Inchinnan, Renfrew

I refer to the Notice of Review which you submitted in respect of planning application 18/0031/PP which was received in this office on 12 September, 2018.

We will now process your review and notify any interested parties who had submitted representations in relation to the planning application of the application for review. They will then have a period of fourteen days to submit any further representations. If we do receive any additional representations, these will be notified to you, and you will have a further fourteen days to submit a response.

The review will then be submitted to a future meeting of the Local Review Body and I will write to you separately to confirm this date as soon as possible.

The documentation in relation to the review including the planning officer's report of handling which incorporates any representations on the planning application, any further representations which the interested parties may make and any comments by you will be available for inspection at Renfrewshire House during normal office hours.

In the meantime, if you have any queries in relation to the progress of the review, please do not hesitate to contact Committee Services at the above telephone number or by e-mail.

Yours faithfully

Robert Devine

Senior Committee Services Officer

Renfrewshire Council

Renfrewshire House

Cotton Street

Paisley

0141 618 7107

robert.devine@renfrewshire.gov.uk

Douglas Doran

18/10/18

[REDACTED]
Home Phone – [REDACTED]

Mob – [REDACTED]

Email – [REDACTED]

Planning Application 18/0031/PP – 45, Broomlea Crescent
Inchinnan PA4 9PJ.

Dear Sirs

Re above application

Thank you for your recent correspondence regarding review of planning permission.

My comments on original representation remain unchanged. I would also like to add that I am still extremely concerned that this extension will be used for a residential purpose for shop staff as they are still commenting to customers that they will soon be living above the shop.

I would also like to make comment on the amount of rubbish (garden and other shop refuse) that is constantly being dumped at the sides of the shop and not being disposed of in a timely environmental manner.

The owners of this property do not keep the surrounding area tidy IE regular grass cutting and the poor state of the wall.

If this application is passed for additional storage, then I can only see this situation getting worse with more boxes/cartons etc being left outside.

I urge the Review Panel to again refuse this application.

Can you please advise what the appeal process for local residents is if this application is passed.

Yours Sincerely

[REDACTED]
Douglas Doran

Robert Devine

From: Robert Devine
Sent: 25 October 2018 16:23
To: 'stevemcquiston@hotmail.co.uk'
Cc: 'Andrew McLaughlin'
Subject: Notice of Review: Further Representation
Attachments: Additional representations.pdf

I refer to previous correspondence regarding the Local Review Body to be held on 20/11/18 to consider the Local Review Body Reference 18.04: Planning Application 18/0031/PP – Extend Building Upwards (1st Floor) to form storage area at 45 Broomlea Crescent, Inchinnan, Renfrew

Attached for your attention is a further representation which has been received from Alastair Scott in relation to the above application. If you wish to make comments on this representation then this must be sent to robert.devine@renfrewshire.gov.uk by 8/11/18. Both this letter of further representation and any comments submitted on time by you will be considered by the members of the Local Review Body when determining the application.

Regards

Robert Devine
Senior Committee Services Officer
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley

0141 618 7107
robert.devine@renfrewshire.gov.uk

Robert Devine

From: [REDACTED]
Sent: 25 October 2018 15:49
To: Robert Devine
Subject: Extention

LRB 18.04
7 Broomlea crescent
Inchinnan
Pa49pj

Good afternoon,

I would like to make further representation to the proposed extension at 45 Broomlea Crescent Inchinnan PA49PJ. In the appeal Mr Amin's representative states that in Inchinnan there are extensions not in keeping with the local area.

In Broomlea crescent there are no 1st floor extensions so Mr Amins proposed extension will not be in keeping with the local area.

Regards
Alastair Scott

Sent from my iPad

