

APPELLANT'S SUBMISSIONS

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 100099733-001

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

| | | | |
|-----------------------|---------------------|--|-------------|
| Company/Organisation: | Paterson Architects | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | Jane | Building Name: | |
| Last Name: * | Paterson | Building Number: | 3 |
| Telephone Number: * | | Address 1 (Street): * | Seton Mains |
| Extension Number: | | Address 2: | |
| Mobile Number: | | Town/City: * | Longniddry |
| Fax Number: | | Country: * | Scotland |
| | | Postcode: * | EH32 0PG |
| Email Address: * | | | |

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

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|---|--|--|
| Title: | <input type="text" value="Mr"/> | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text" value="Note: MK Replaces N Findlay"/> | Building Name: | <input type="text" value="Jubilee House"/> |
| First Name: * | <input type="text" value="Markus"/> | Building Number: | <input type="text"/> |
| Last Name: * | <input type="text" value="Kroner"/> | Address 1 (Street): * | <input type="text" value="2nd Avenue"/> |
| Company/Organisation | <input type="text" value="Punch Partnerships (PTL) Ltd (B)"/> | Address 2: | <input type="text"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * | <input type="text" value="Burton Upon Trent"/> |
| Extension Number: | <input type="text"/> | Country: * | <input type="text" value="Staffordshire"/> |
| Mobile Number: | <input type="text" value=""/> | Postcode: * | <input type="text" value="DE14 2WF"/> |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text" value=""/> | | |

Site Address Details

| | |
|---|---|
| Planning Authority: | <input type="text" value="Renfrewshire Council"/> |
| Full postal address of the site (including postcode where available): | |
| Address 1: | <input type="text" value="PUBLIC HOUSE"/> |
| Address 2: | <input type="text" value="25 NEW STREET"/> |
| Address 3: | <input type="text" value="KILBARCHAN"/> |
| Address 4: | <input type="text"/> |
| Address 5: | <input type="text"/> |
| Town/City/Settlement: | <input type="text" value="JOHNSTONE"/> |
| Post Code: | <input type="text" value="PA10 2LN"/> |

Please identify/describe the location of the site or sites

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="663350"/> | Easting | <input type="text" value="240238"/> |
|----------|-------------------------------------|---------|-------------------------------------|

Description of Proposal

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

Erection of 3 No houses within vacant ground to the rear of Habbies Bar & Grill. This residential development consists of 1 No detached 4 Bedroom House & 2 No Semi-Detached 3 Bedroom Houses. All 3 houses have private garden ground and dedicated parking for 2 cars. 2 No Visitor Parking Spaces are included on site.

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

Reasons for seeking a review of the planning authority's decision are recorded in our uploaded report that accompanies this form. Within the document we set out the Pre-Application process, the resultant changes made at submission of the application & further information that we provided during determination of the application. A key statement in our Review document is an inaccurate reading of house/site levels by an exaggeration of +40% in the Planning Assessment, on which the refusal was based

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

☐ Yes ☒ No

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

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

118 Local Review Body Statement A3 Dwgs & supporting documents submitted at Pre-Application (Dates: 21 Jun 17, 14 Sep 17, 19 Sep 17) & at/during the Planning Application (Dates: 7 Nov 17, 22 Nov 17, 12 Dec 17)

Application Details

Please provide details of the application and decision.

What is the application reference number? *

17/0792/PP

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

07/11/2017

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

09/02/2018

Review Procedure

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

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

☐ Yes ☒ No

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

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

We believe that a first hand inspection of the land to which the review relates will bring context to the both the decision to refuse the application and the information set out in our Notice of Review.

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

Checklist – Application for Notice of Review

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No ☐ N/A

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

Declare – Notice of Review

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

Declaration Name: Mrs Jane Paterson

Declaration Date: 09/05/2018



**Renfrewshire
Council**

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 100074827-001

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)

Erection of 3 No houses within vacant ground to the rear of Habbies Bar & Grill. This residential development consists of 1 No detached 4 Bedroom House & 2 No Semi-Detached 3 Bedroom Houses. All 3 houses have private garden ground and dedicated parking for 2 cars. 2 No Visitor Parking Spaces are included on site.

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?

☐ Yes ☒ No

(Answer 'No' if there is no change of use.) *

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: | Paterson Architects | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | Jane | Building Name: | |
| Last Name: * | Paterson | Building Number: | 3 |
| Telephone Number: * | | Address 1 (Street): * | Seton Mains |
| Extension Number: | | Address 2: | |
| Mobile Number: | | Town/City: * | Longniddry |
| Fax Number: | | Country: * | Scotland |
| | | Postcode: * | EH32 0PG |
| Email Address: * | jane@patersonarchitects.com | | |
| Is the applicant an individual or an organisation/corporate entity? * | | | |
| <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Organisation/Corporate entity | | | |

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|----------------------------------|--|-------------------|
| Title: | Mr | You must enter a Building Name or Number, or both: * | |
| Other Title: | | Building Name: | Jubilee House |
| First Name: * | Neil | Building Number: | |
| Last Name: * | Findlay | Address 1 (Street): * | 2nd Avenue |
| Company/Organisation | Punch Partnerships (PTL) Ltd (B) | Address 2: | |
| Telephone Number: * | | Town/City: * | Burton Upon Trent |
| Extension Number: | | Country: * | Staffordshire |
| Mobile Number: | 0 | Postcode: * | DE14 2WF |
| Fax Number: | | | |
| Email Address: * | | | |

Site Address Details

Planning Authority:

Renfrewshire Council

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

Address 1:

Public House

Address 2:

25 New Street

Address 3:

Kilbarchan

Address 4:

Address 5:

Town/City/Settlement:

Johnstone

Post Code:

PA10 2LN

Please identify/describe the location of the site or sites

Northing

663350

Easting

240238

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☒ Meeting ☒ Telephone ☐ Letter ☒ Email

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

Pre-Application process and Officer feedback is recorded in Paterson Architects letter dated 7 November 2017 which is submitted with this planning application.

Title:

Ms

Other title:

First Name:

Clare

Last Name:

Murray

Correspondence Reference
Number:

Proposed housing, habbies

Date (dd/mm/yyyy):

24/08/2017

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

Site Area

Please state the site area:

995.00

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)

Vacant ground to the rear of the public house. The site is accessible but overgrown with shrubs & self-seeded trees.

Access and Parking

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

☒

Yes

☐

No

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

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

☐

Yes

☒

No

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

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

0

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

8

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

Water Supply and Drainage Arrangements

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

☒

Yes

☐

No

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

☒

Yes – connecting to public drainage network

☐

No – proposing to make private drainage arrangements

☐

Not Applicable – only arrangements for water supply required

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

☒

Yes

☐

No

Note:-

Please include details of SUDS arrangements on your plans

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

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

- ☒ Yes
☐ No, using a private water supply
☐ No connection required

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

Assessment of Flood Risk

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

☐ Yes ☒ No ☐ Don't Know

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

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

☐ Yes ☐ No ☒ Don't Know

Trees

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

☒ Yes ☐ No

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

Waste Storage and Collection

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

☒ Yes ☐ No

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

Each of the 3 No houses has separate dedicated areas for bins & recycling. These are designated as '3.' on Dwg No 003.

Residential Units Including Conversion

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

☒ Yes ☐ No

How many units do you propose in total? *

3

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

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

☐ Yes ☒ No

Schedule 3 Development

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

☐ Yes ☒ No ☐ Don't Know

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

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

Planning Service Employee/Elected Member Interest

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

Certificates and Notices

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

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

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

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

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: Jane Paterson

On behalf of: Punch Partnerships (PTL) Ltd (B)

Date: 07/11/2017

☒ 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)

Design Statement with background on the site, existing and proposed materials & visualisations.

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: Mrs Jane Paterson

Declaration Date: 07/11/2017

Payment Details

Telephone Payment Reference:

Created: 07/11/2017 23:03

Development Management
Development and Housing Services
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1JD

7 November 2017

Dear Sirs,

Re: Planning Application for 3 No Houses, rear of 25 New Street, Kilbarchan, PA10 2LN

Note: The land is to the rear of Habbies Bar & Grill (formally Glen Leven Inn) & accessed off Loom Walk

Pre-Application Inquiry & Advice

In relation to the above project, we note the following Pre-Application Inquiries & Advice.

21 June 2017: Paterson Architects (PA) submitted pre-application email inquiry to Renfrewshire Council (RC) with **Dwg Nos 118 001-007, 118 VI_01_A, Kilbarchan Design Statement I & II**. The proposals were for 3 No houses, one detached and two semi-detached with proposed access from Loom Walk North (existing) and Loom Walk South (proposed).

24 August 2017: Clare Murray (CM) of RC replied by email with her feedback. Some of this is extracted and copied below. We show in *grey italics* how we have responded to CM's feedback:

- "The site is located centrally within Kilbarchan and within the Kilbarchan Conservation Area and therefore conservation area policies & guidance would be material to the consideration of this application." *The Conservation Area (CA) was designated in 1970 and boasts 61 Listed Buildings. The application site is definitely 'backland' on the northern edge of the CA within a part of the CA that has very few adjacent Listed Buildings as these are predominantly on Church Street, Shuttle Street, Steeple Street & Gateside Place. These four streets of 'long informal terraces' were already established in 1892, the date of the historic map included on our Dwg No DS_01. These streets precede the 1960s developments on Loom Walk & The Grove to the north & a more recent development of detached houses off McCrorie Place to the east of the site (see Aerial View on DS_01).*
- "The site is covered by Policy P1 'Renfrewshire's Places' which states a general presumption in favour of the continuation of the built form." *As noted above & shown in DS_01, the application site sits within two/three rather diverse built forms. In our proposed Site Layout (Dwg No 002) we have sought "to reflect the densities, design, massing or layout of surrounding areas" (CM, 24.08.17) and, thereby, bring further cohesion to the patterns on Loom Walk through which the site is accessed.*
- "The proposal ... appears cramped on the site with minimal separation distances ..." *Our proposals have been re-drawn to adhere to "a minimum separation distance of 9m from the rear elevation of the residential unit to the rear boundary" as CM Feedback of 24.08.17 from Renfrewshire's Place: Residential Design Guide | March 2015. The 9m distances are marked on our Dwg Nos 003, 004, 007 & 008.*
- "In order to provide adequate private open space an indicative guideline of 70:30 open space to plot coverage is suggested." *The Plot Ratios have been revised since the Pre-App Submission. Dwg No 005 shows compliant Plot Ratios as follows: Plot A 72:28, Plot B 76:24 & Plot C 73:27*

PARTNERS

JANE PATERSON
B Arch (Hons) M Arch RIBA RIAS

NICHOLAS PATERSON
B Arch (Hons) M Arch RIBA RIAS

- “The differences in level between the top house and bottom house would increase the potential for unacceptable overlooking of private garden areas and could result in top houses appearing overbearing to the bottom house.” *Our proposals have been re-drawn in response to this comment from CM. The application site is on a south facing slope (see picture of this northern area of Kilbarchan on p.48 of Renfrewshire’s Place: Residential Design Guide | March 2015). The semi-detached houses (Plots A & C) have maintained their original South Facing configuration and will benefit from fairly open views over & either side of the lower house (see Visualisations on Dwg No VI_02). The lower detached house (Plot B) has been rotated through 90 degrees to present a considerably smaller bulk facing Plots A&C. The Plot B house now faces east & west, thereby gaining morning & evening sun, with the benefit of this house now having a ‘front’ elevation to Loom Walk South, in keeping with the adjacent houses in this part of the street. The application submission includes views of the 3 No Houses showing the relationship of these to one another in the context of the slope of the site (see Dwg Nos VI 01-03 & DS_00 & DS_04).*
- “Visitor parking is required and this should be demonstrated.” *2 No Visitors Spaces are located at the northern boundary of the site (see Dwg No 001)*
- “Street layouts should be designed to accommodate emergency and service vehicles.” *We confirm that vehicular access arrangements are unchanged. Dwg Nos 001 (Existing Site Plan) & 002 (Proposed) show the Turning Head in Loom Walk North & the manoeuvring distance on Loom Walk North when parking is taken account of (see aerial photograph on Dwg No DS_02). The proposed layout maintains the vehicular access to the Nursery (see Photos 01 & 02). Please refer to Dwg No PH_01 for photographs of the existing access & adjacent parking.*

19 September 2017: CM met Iain Welsh (IW) of Avenue North Ltd (AN). AN are Approved Contractors for the Punch Partnerships, the owner of the land. In addition to the points discussed/addressed above, Clare Murray asked for:

- “The trees affected by the development are to be identified.” *In this respect, we duly submit Dwg No SVY01 which shows the trees on the existing site & these are also shown in Photographs 01 –06 on Dwg No PH_01. These are mostly self seeded & have not been planned nor maintained and, subject to Conservation Area Consent, most would be removed prior to commencement of the works. Trees highlighted with red trunks on Dwg No SVY01 will be retained, where possible.*

We trust that the above clarifies how & when we have liaised with Renfrewshire Council for Pre-Application advice on the proposals to date.

We hope that the information that we have uploaded to the Planning Portal is sufficient for the planning application to be registered, however, if you do need further information from us, please do not hesitate to get in touch.

Yours Faithfully

Jane Paterson RIBA, RIAS
+ Encs

cc. Mr N Findlay, Client (Letter + Encs, by email only)
Mr I Welsh, Client (Letter + Encs, by email only)

PARTNERS

JANE PATERSON
B Arch (Hons) M Arch RIBA RIAS

NICHOLAS PATERSON
B Arch (Hons) M Arch RIBA RIAS

Clare Murray
Development and Housing Services
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1JD

22 November 2017

Dear Ms Murray,

Re: Planning Application for 3 No Houses, rear of 25 New Street, Kilbarchan, PA10 2LN

Note: The land is to the rear of Habbies Bar & Grill (formally Glen Leven Inn) & accessed off Loom Walk

Thank you for your email dated 14 November 2017 regarding the above project stating:

I refer to your application which was received on 08/11/2017. It has been examined and before it can be registered and processed you will require to attend to the following matters.

1. *In order that the application can be validated, under the terms of the Development Management Procedure, Scotland Regulations, you require to submit a design and access statement. This is because the application site is located within a conservation area.*

Under cover of this letter, we are re-uploading our **Dwg Nos 118_DS_00 to 118_DS_04** to the eDevelopment.scot website. These original five pages were intended to be read as our 'Design Statement' ('DS' for short). Please note that we have added 2 No new visualisations to the 'Proposals' page (Dwg No '118_DS_02 Proposals').

In addition, we are uploading a further two drawings to the portal:

Dwg No 118_DS_05 which outlines the proposed Access Arrangements

Dwg No 118_DS_06 which includes another visualisation of the proposed houses

We trust that this updated information allows the application to be Registered and look forward to your confirmation of same.

Yours sincerely



Jane Paterson RIBA, RIAS
+ Encs

cc. Mr N Findlay, Client (Letter + Encs, by email only)
Mr I Welsh, Client (Letter + Encs, by email only)

PARTNERS

JANE PATERSON
B Arch (Hons) M Arch RIBA RIAS

NICHOLAS PATERSON
B Arch (Hons) M Arch RIBA RIAS



Renfrewshire Council

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 100074827-002

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.

Site Address Details

Planning Authority:

Renfrewshire Council

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

Address 1:

Public House

Address 2:

25 New Street

Address 3:

Kilbarchan

Address 4:

Address 5:

Town/City/Settlement:

Johnstone

Post Code:

PA10 2LN

Please identify/describe the location of the site or sites

Northing

663350

Easting

240238

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: | Paterson Architects | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | Jane | Building Name: | |
| Last Name: * | Paterson | Building Number: | 3 |
| Telephone Number: * | | Address 1 (Street): * | Seton Mains |
| Extension Number: | | Address 2: | |
| Mobile Number: | | Town/City: * | Longniddry |
| Fax Number: | | Country: * | Scotland |
| | | Postcode: * | EH32 0PG |
| Email Address: * | | | |
| Is the applicant an individual or an organisation/corporate entity? * | | | |
| <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Organisation/Corporate entity | | | |

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|----------------------------------|--|-------------------|
| Title: | Mr | You must enter a Building Name or Number, or both: * | |
| Other Title: | | Building Name: | Jubilee House |
| First Name: * | Neil | Building Number: | |
| Last Name: * | Findlay | Address 1 (Street): * | 2nd Avenue |
| Company/Organisation | Punch Partnerships (PTL) Ltd (B) | Address 2: | |
| Telephone Number: * | | Town/City: * | Burton Upon Trent |
| Extension Number: | | Country: * | Staffordshire |
| Mobile Number: | | Postcode: * | DE14 2WF |
| Fax Number: | | | |
| Email Address: * | | | |

Proposal/Application Details

Please provide the details of the original application(s) below:

Was the original application part of this proposal? *

☒ Yes ☐ No

Application Details

Please select which application(s) the new documentation is related to.

Application: * 100074827-001, application for Planning Permission, submitted on 07/11/2017

Document Details

Please provide an explanation as to why the documentation is being attached after the original application was submitted: * (Max 500 characters)

Response to email from Clare Murray dated 14 November 2017 asking for: 1. In order that the application can be validated, under the terms of the Development Management Procedure, Scotland Regulations, you require to submit a design and access statement. This is because the application site is located within a conservation area.

Checklist – Post Submission Additional Documentation

Please complete the following checklist to make sure you have provided all the necessary information in support of your application.

The additional documents have been attached to this submission. *

☒ Yes ☐ No

Declare – Post Submission Additional Documentation

I/We the applicant/agent certify that this is a submission of Additional Documentation, and that all the information given in this submission is true to the best of my/the applicants knowledge.

Declaration Name: Mrs Jane Paterson

Declaration Date: 22/11/2017

Paterson Architects

Three Seton Mains | Longniddry | EH32 0PG | 01875852211
studio@patersonarchitects.com | www.patersonarchitects.com

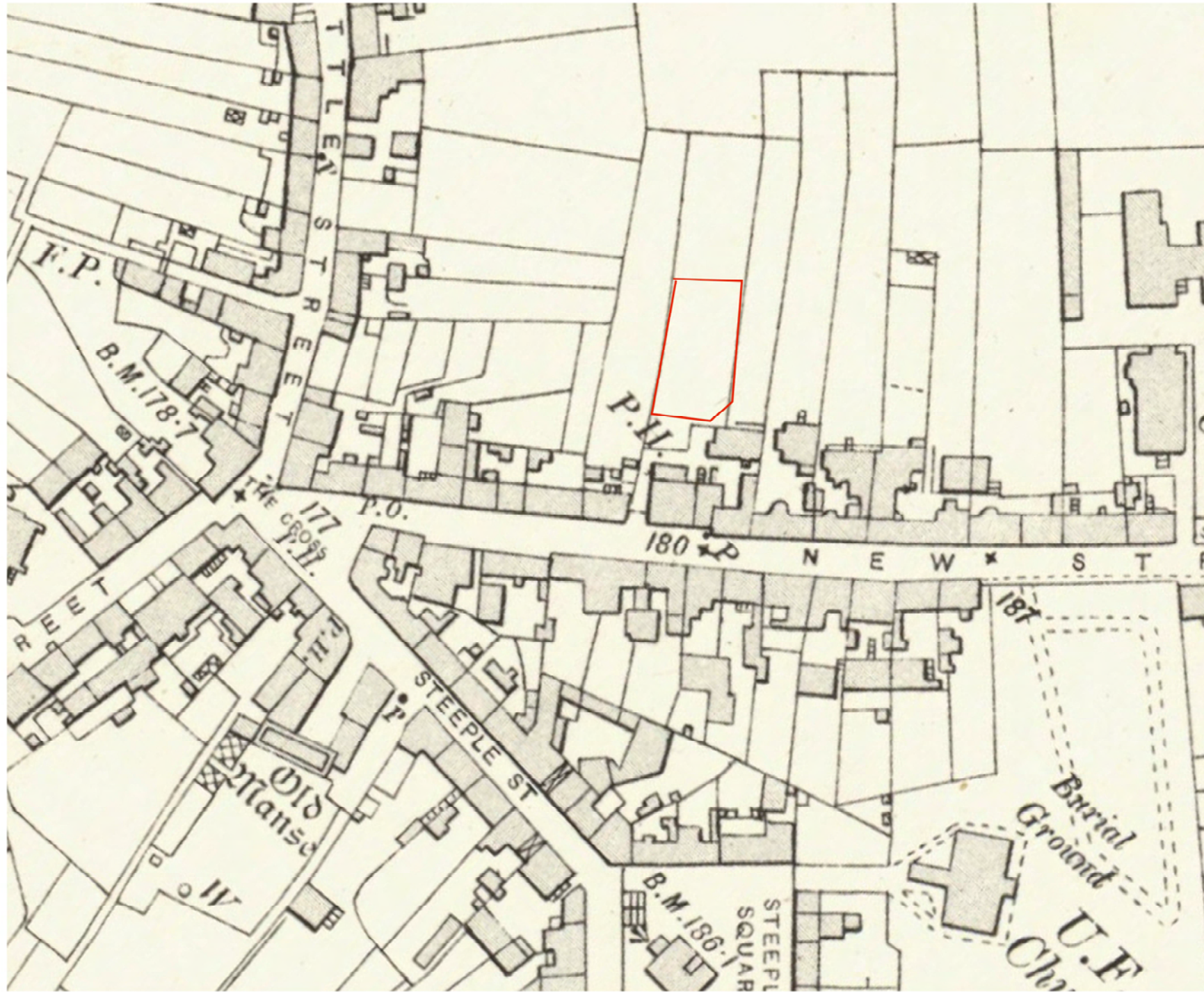
118 Kilbarchan Housing
Design Statement



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studio@patersonarchitects.com | www.patersonarchitects.com

118 Kilbarchan Housing
Design Statement



01

Kilbarchan is an ancient settlement which grew from about 1740 into an important hand loom weaving centre, originally extending in long informal terraces along four main streets (01).

From 1960 onwards the clarity of the original urban layout has been lost as new local authority and private housing infilled backland plots.

The proposed site forms part of the remaining 'backlands' of Habbies public house (02).



02

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studio@patersonarchitects.com | www.patersonarchitects.com

118 Kilbarchan Housing
Design Statement



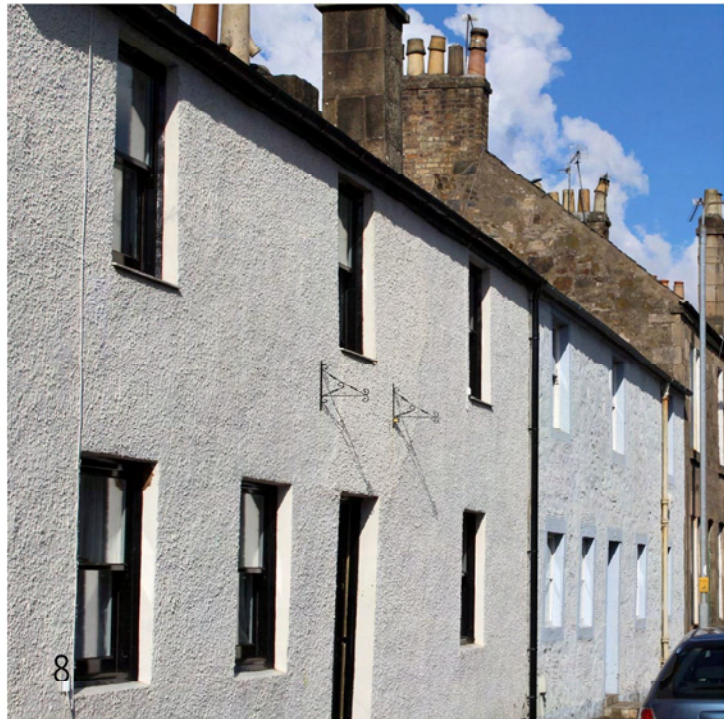
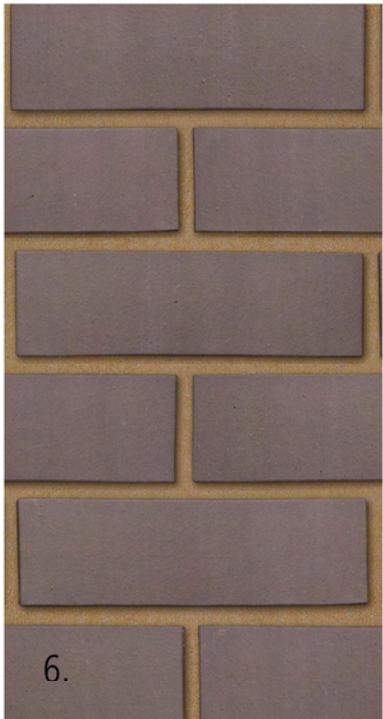
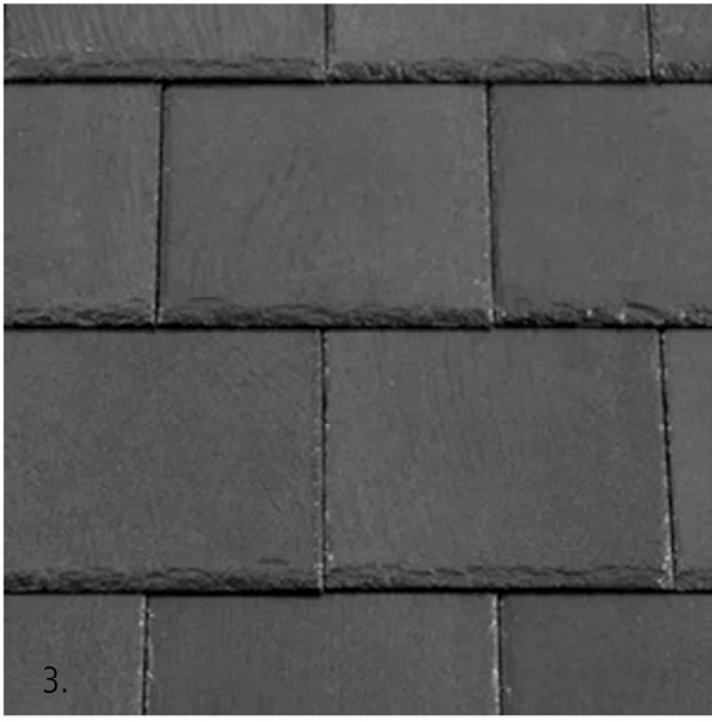
The proposals comprise of three new homes (01). A single detached house is sited within the backland plot (02), and two semi-detached homes form a new street edge to the northern perimeter of the site (03). The external building envelope and landscape designs are simple and respectful of the surrounding vernacular architecture and typology of the Kilbarchan conservation area.

The site layout, whilst ensuring that each home has adequate amenity, daylight/sunlight and privacy also seeks to make a positive contribution to the surrounding streets and neighbouring homes.

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118 Kilbarchan Housing
Design Statement



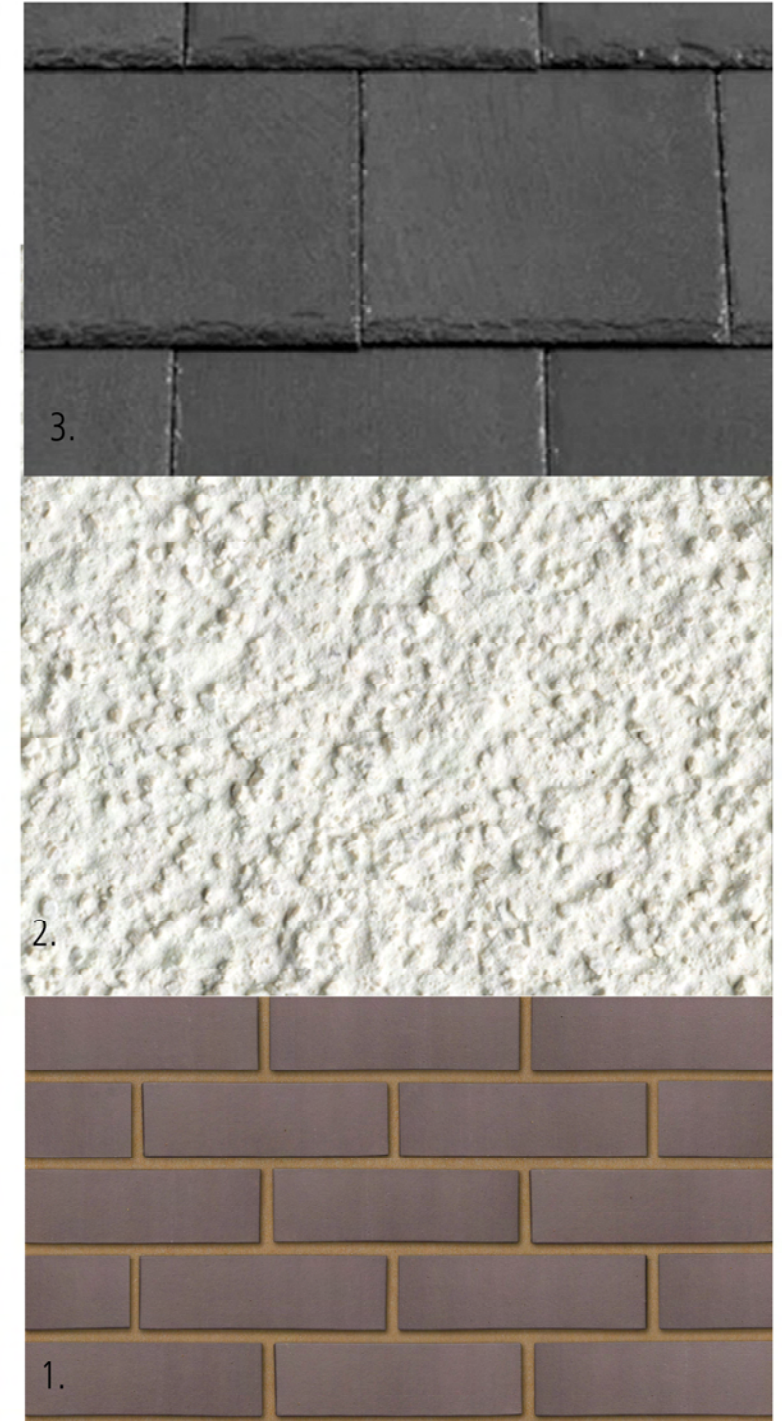
Scale, Colour and Material, from left to right
1. Church St 2. Ibstock, Light Grey 3. Redlan, Cambrian 4. Weaver's Cottage 5. Church St. 6. Ibstock, Dark Grey 7. K Rend, Limestone 8. High Barholm

Domestic vernacular, predominantly plain two storey elevations with simple punctured window openings and slate pitched roofs. Occasional coursed rubble stone and/or rendered with overhanging eaves.

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118 Kilbarchan Housing
Design Statement



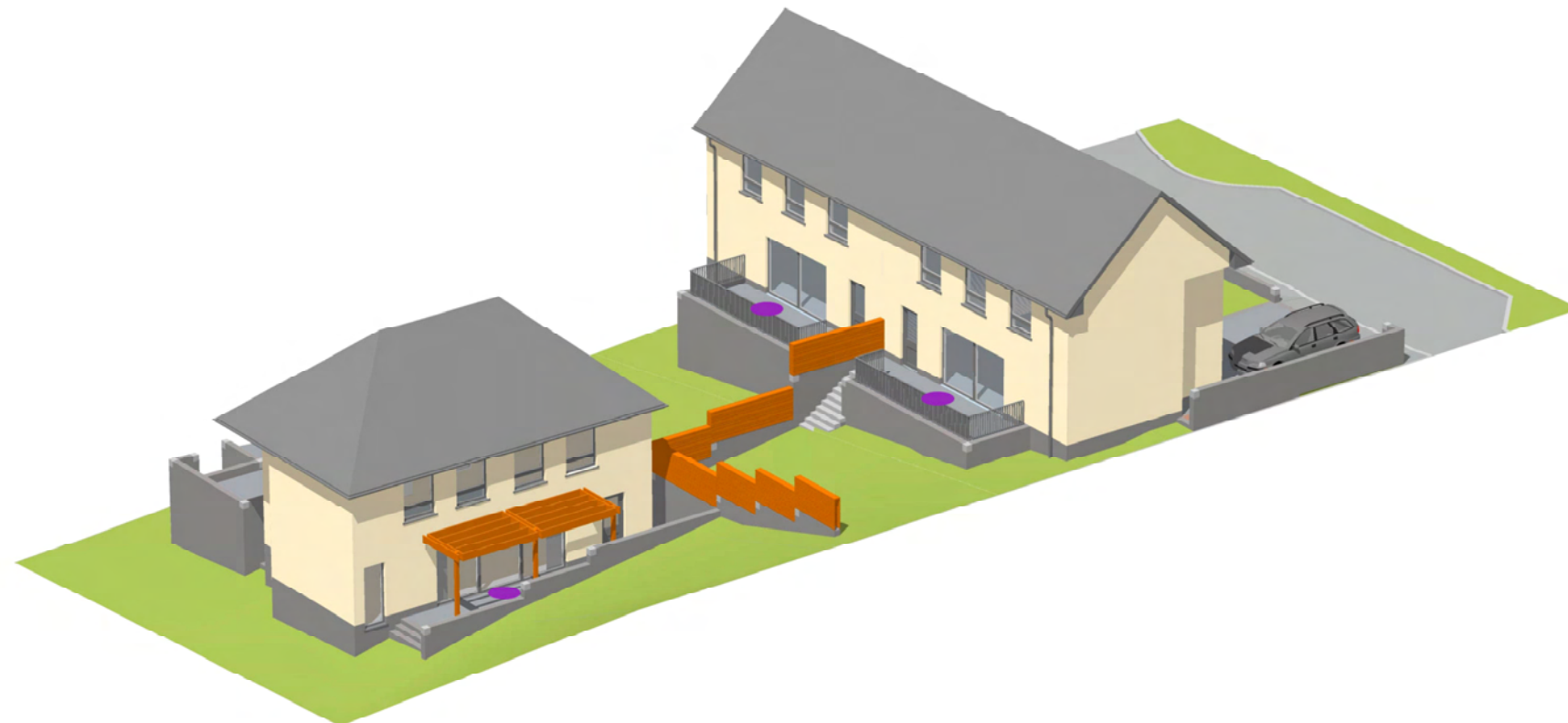
Scale, Colour and Material: Proposed

Using a limited palette of materials and colours, the external building envelope and landscape designs are simple yet provide a pleasing and modest appearance, respectful of the scale and form of their surroundings and context.

1. Ibstock, Light Grey brick 2. K Rend, Limestone render 3. Redland, Cambrian slate tile



01



02

Access Statement

The development provides barrier free and level access.

Ground floor levels set by gently sloping pedestrian and vehicular access/approach of not more than 1:20 (01).

Illuminated main entrances with level access over flush thresholds have effective clear opening widths of 0.8m and 0.3m nibs.

Entrance hallways generally 1.5m clear width with 0.8m clear opening doorways to habitable rooms and accessible WC's.

Kitchens have 1.4m x 1.8m turning ellipse between units

Floor to ceiling glazing in living space allow seated occupants an outside view and access over flush thresholds to level terrace's (02, 03).

0.75m approach to windows in habitable rooms with handle not higher than 1.2m



03

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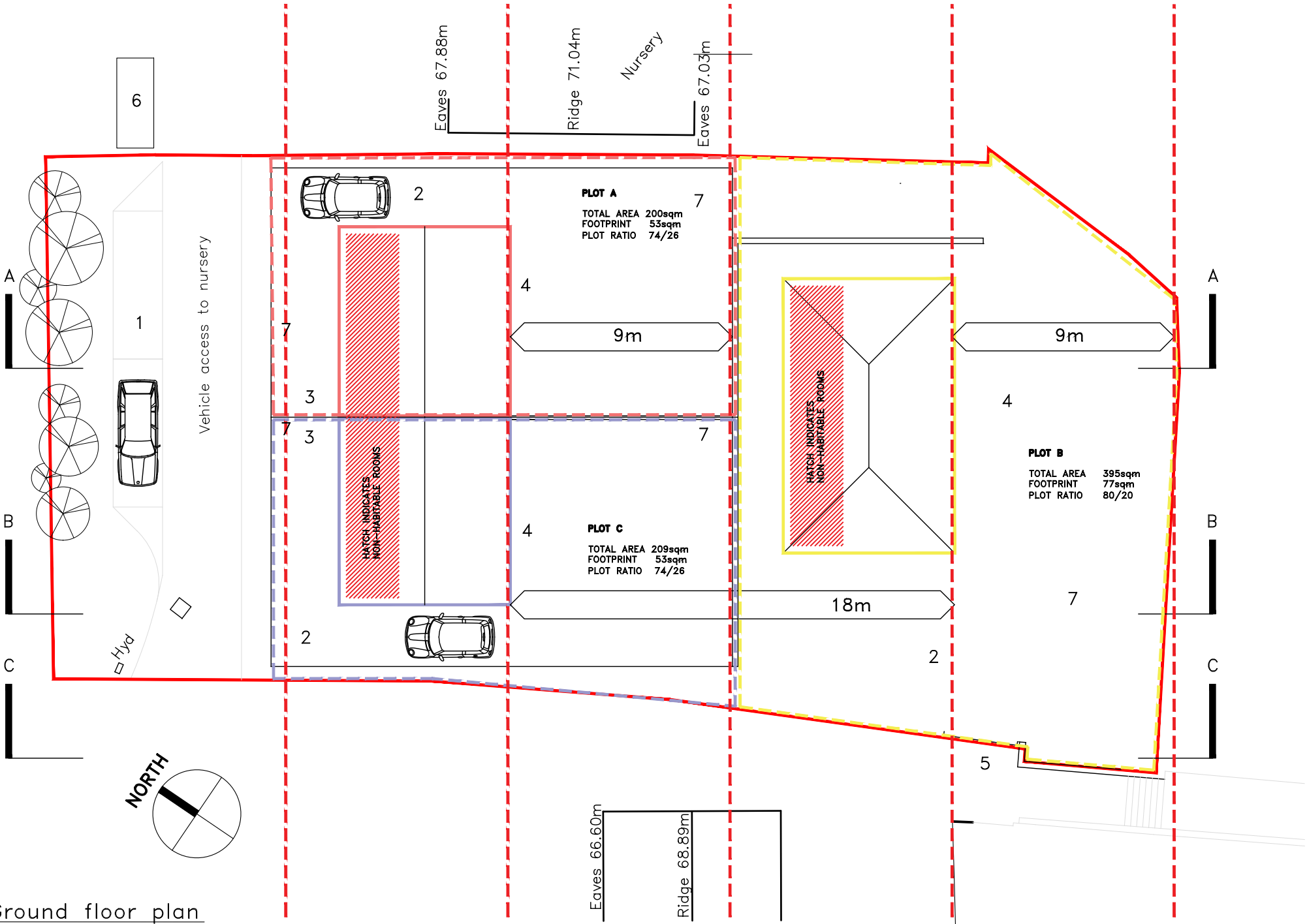
Three Seton Mains | Longniddry | EH32 0PG | 01875852211
studio@patersonarchitects.com | www.patersonarchitects.com

118 Kilbarchan Housing
Design Statement

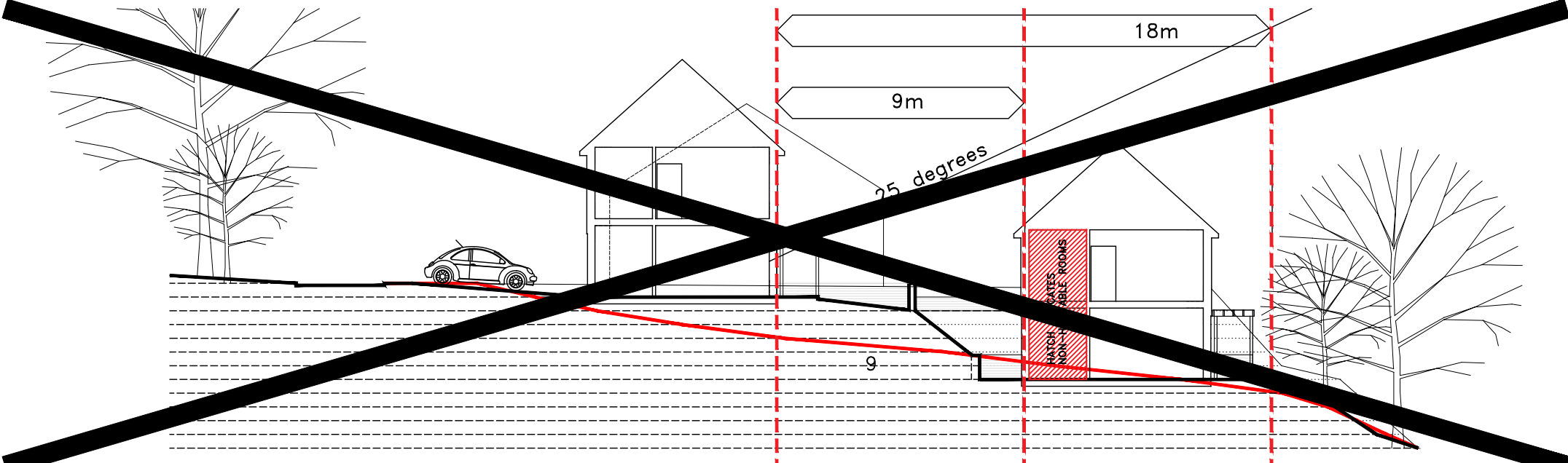


KEY

- 1. Visitor parking
- 2. Resident parking
- 3. Refuse/garden storage
- 4. Terrace
- 5. New vehicle access
- 6. Nursery binstore relocated
- 7. Garden
- 8. New perimeter fencing



01 Ground floor plan
1:200



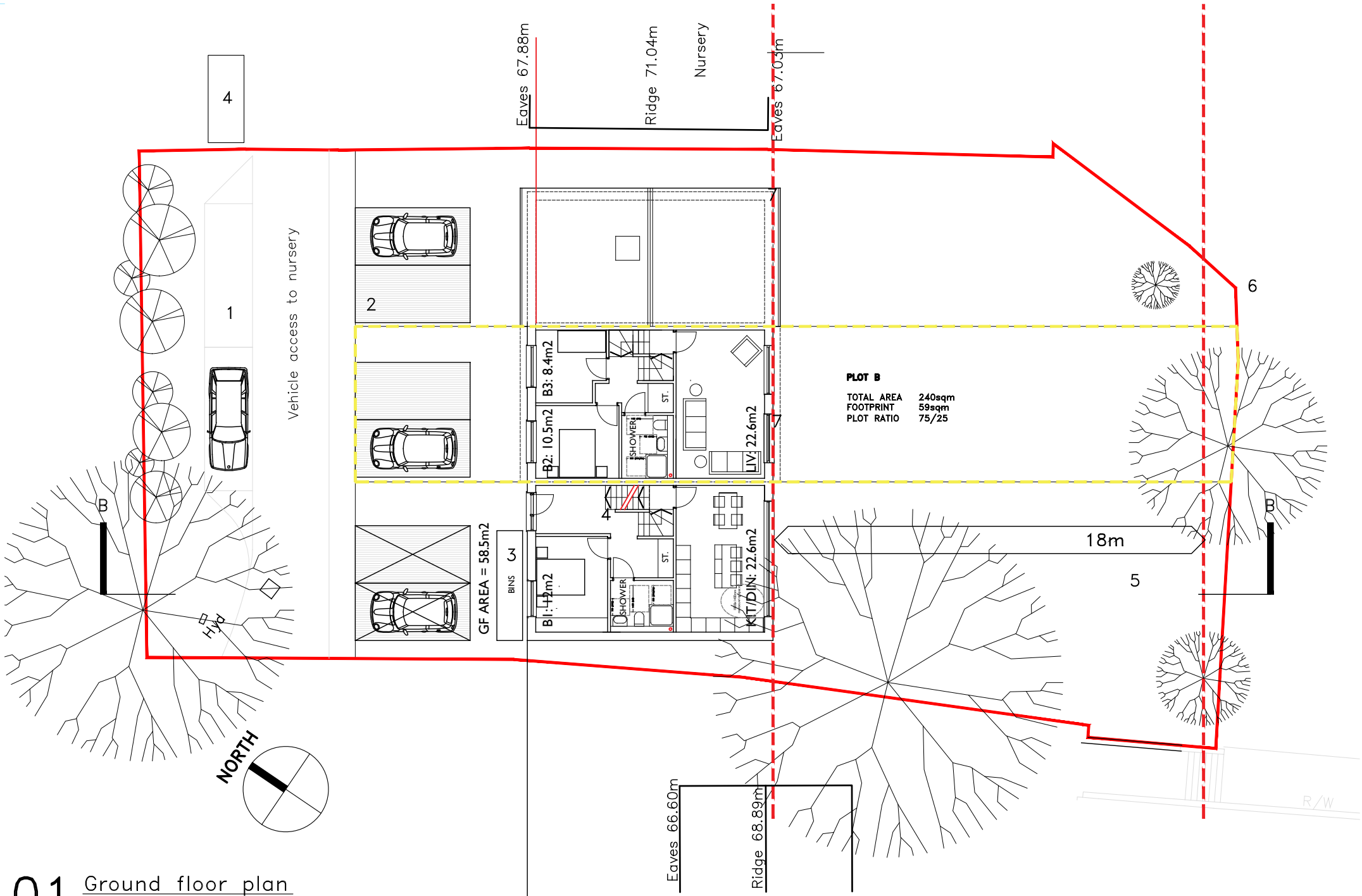
02 Section AA
1:200

PLANNING: DRAFT FOR COMMENT

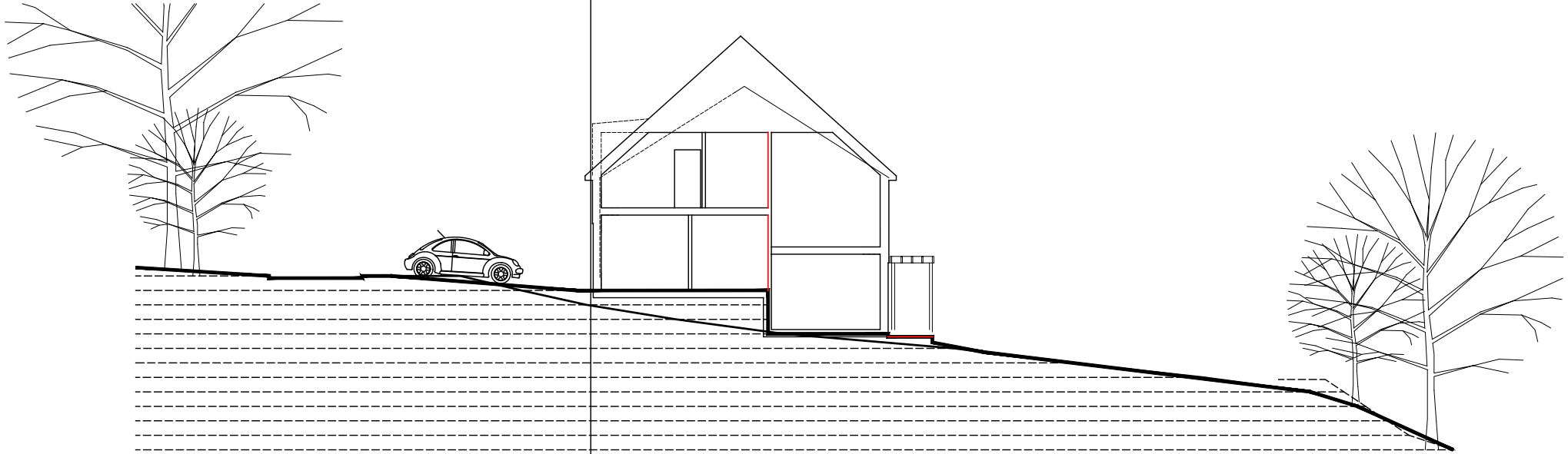
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| studio@patersonarchitects.com | | www.patersonarchitects.com | |
| DATE | JUNE 17 | SCALE | 1:200 |
| | | JOB | 118 |
| Housing Kilbarchan | | | DWG |
| | | | SK5 |

KEY

- 1. Visitor parking
- 2. Resident parking
- 3. Refuse/garden storage
- 4. Nursery binstore relocated
- 5. Garden
- 6. New perimeter fencing



01 Ground floor plan
1:200



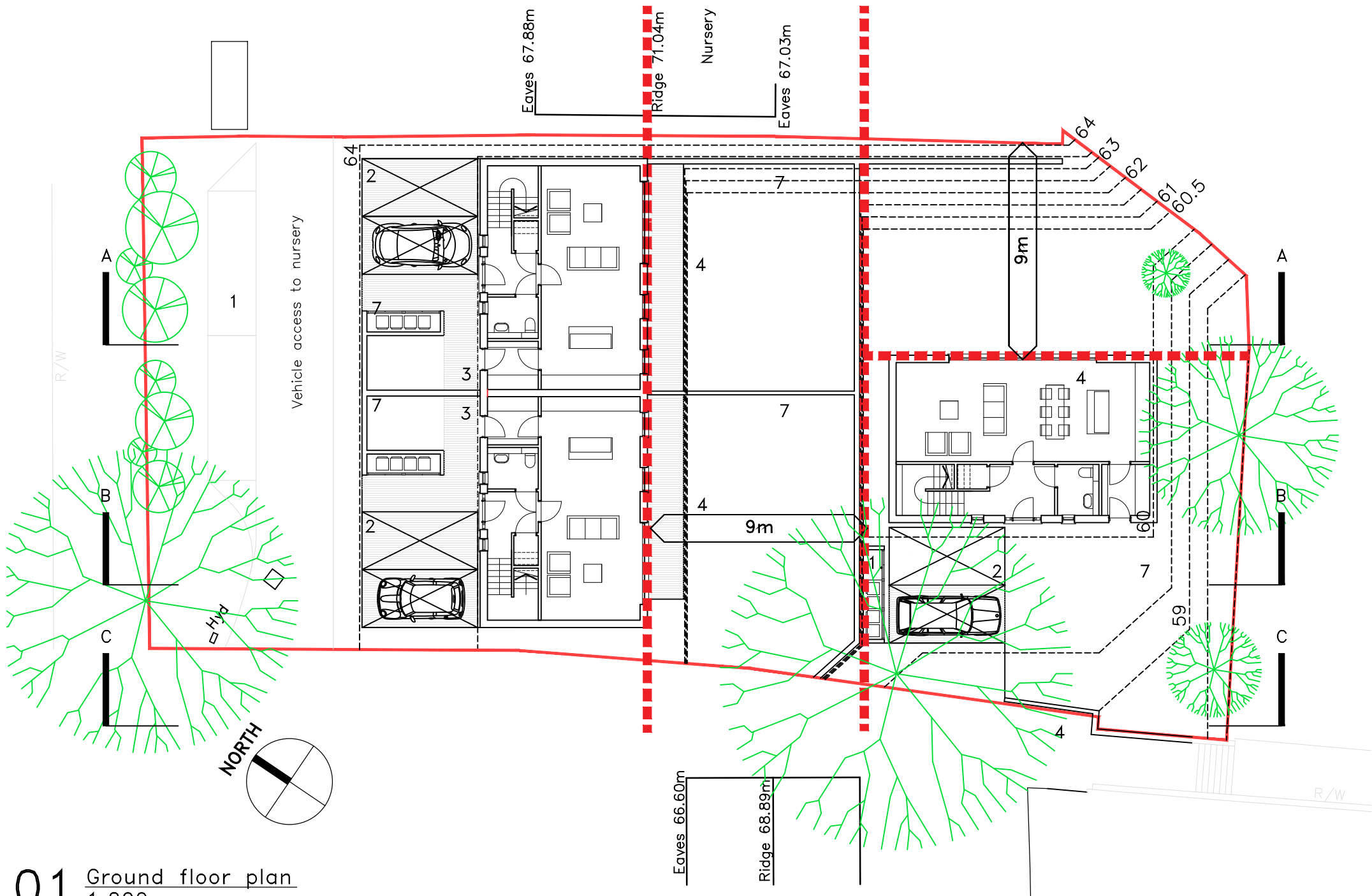
02 Section BB
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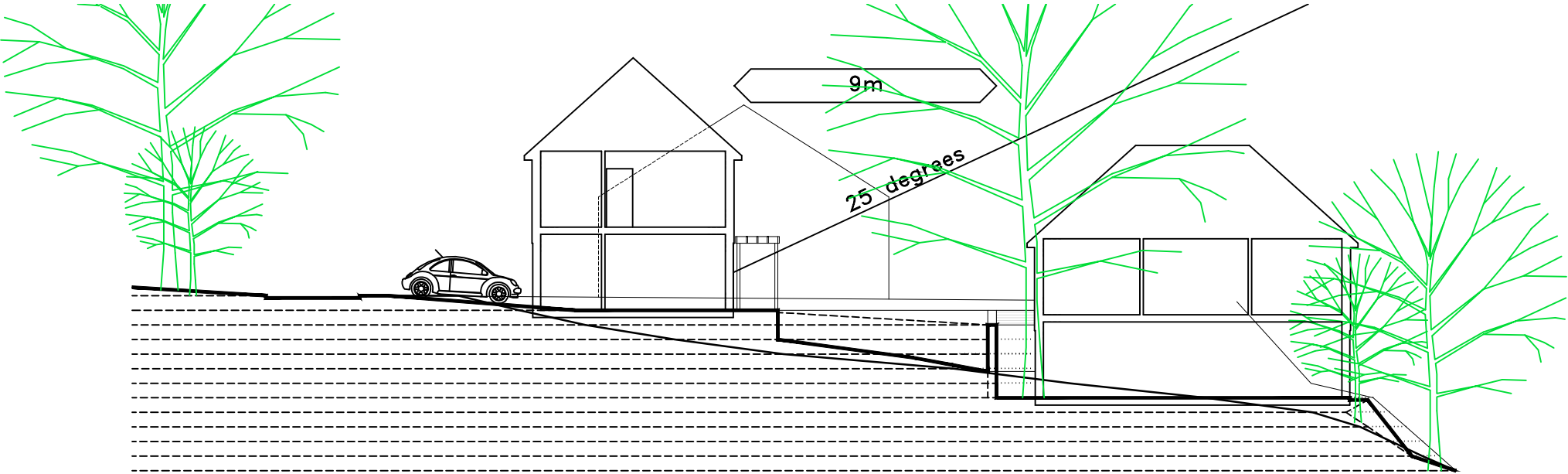
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| DATE | JUNE 17 | SCALE | 1:200 |
| JOB | | 118 | DWG |
| Housing Kilbarchan | | | SK6 |

KEY

- 1. Visitor parking
- 2. Resident parking
- 3. Refuse/garden storage
- 4. Terrace
- 5. New vehicle access
- 6. Nursery binstore relocated
- 7. Garden
- 8. New perimeter fencing



01 Ground floor plan
1:200



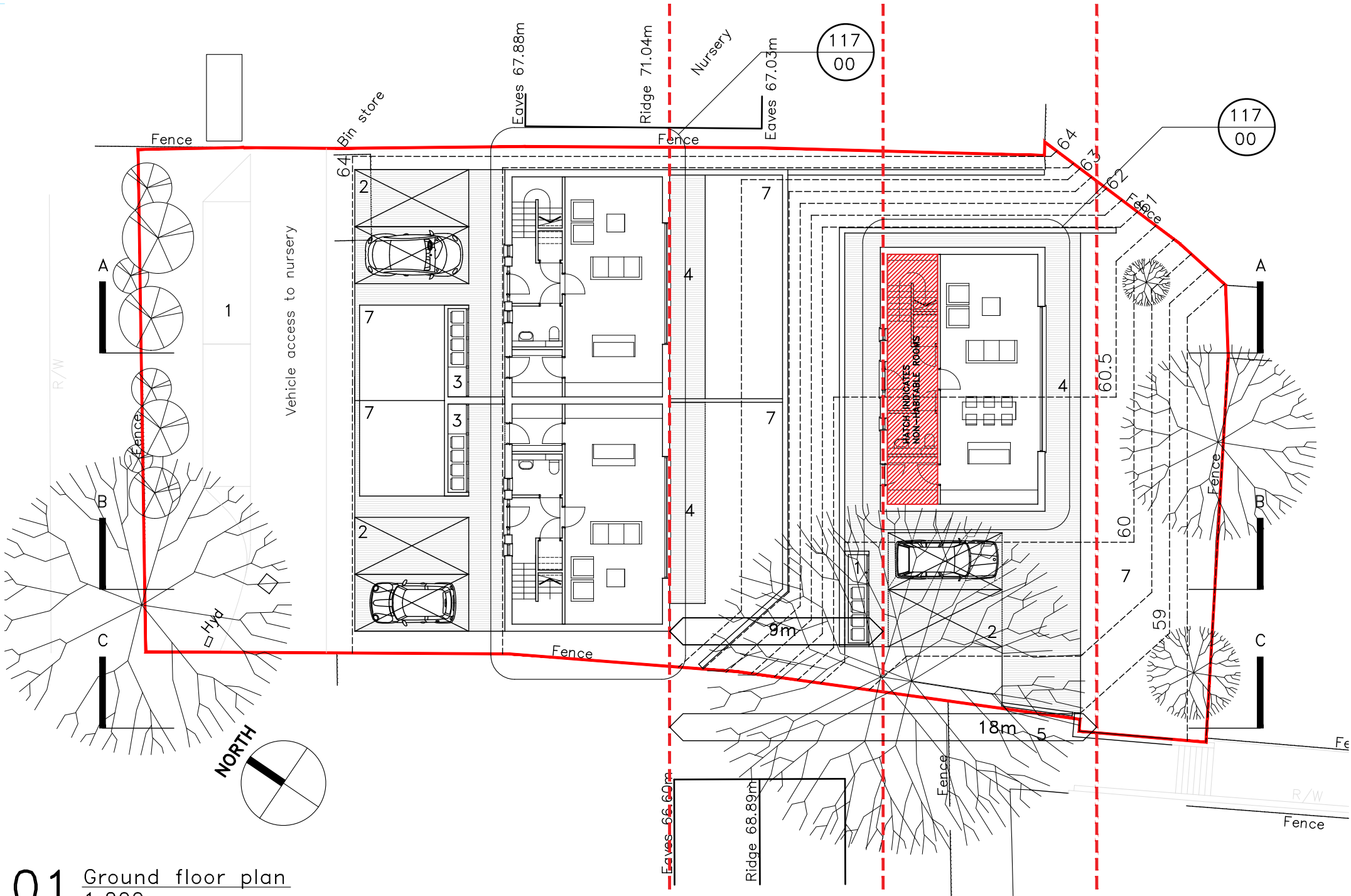
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PLANNING: DRAFT FOR COMMENT

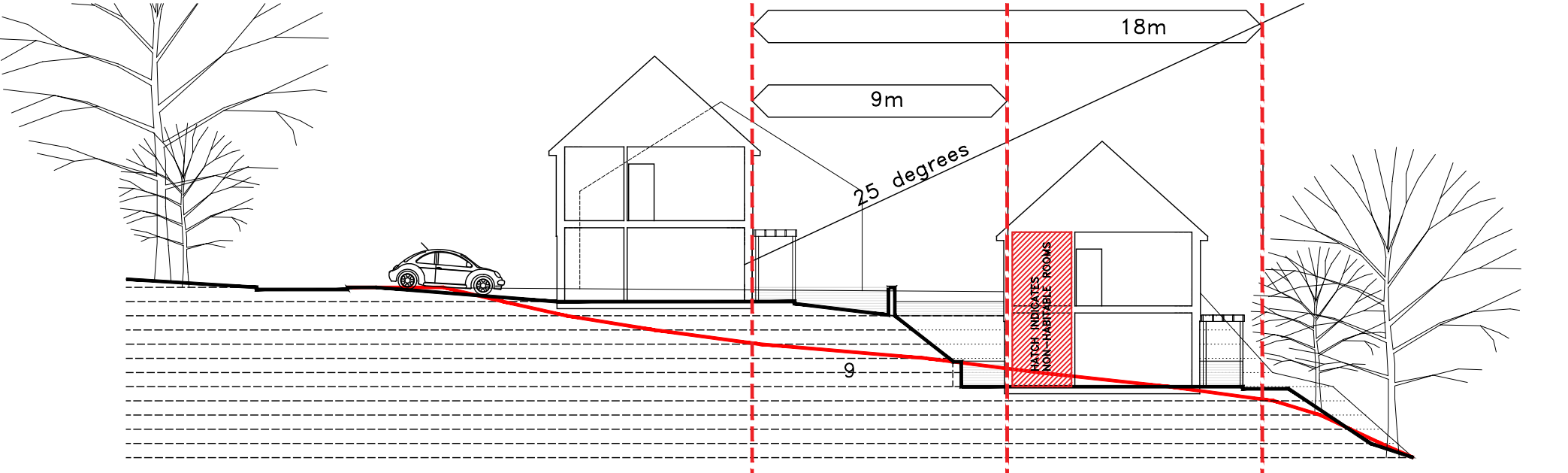
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| DATE | AUG 17 | SCALE | 1:200 | JOB | 118 | DWG |
| Housing Kilbarchan | | | | | | SK7 |
| DRAFT | | | | | | |

KEY

- 1. Visitor parking
- 2. Resident parking
- 3. Refuse/garden storage
- 4. Terrace
- 5. New vehicle access
- 6. Nursery binstore relocated
- 7. Garden
- 8. New perimeter fencing
- 9. Existing slope across site



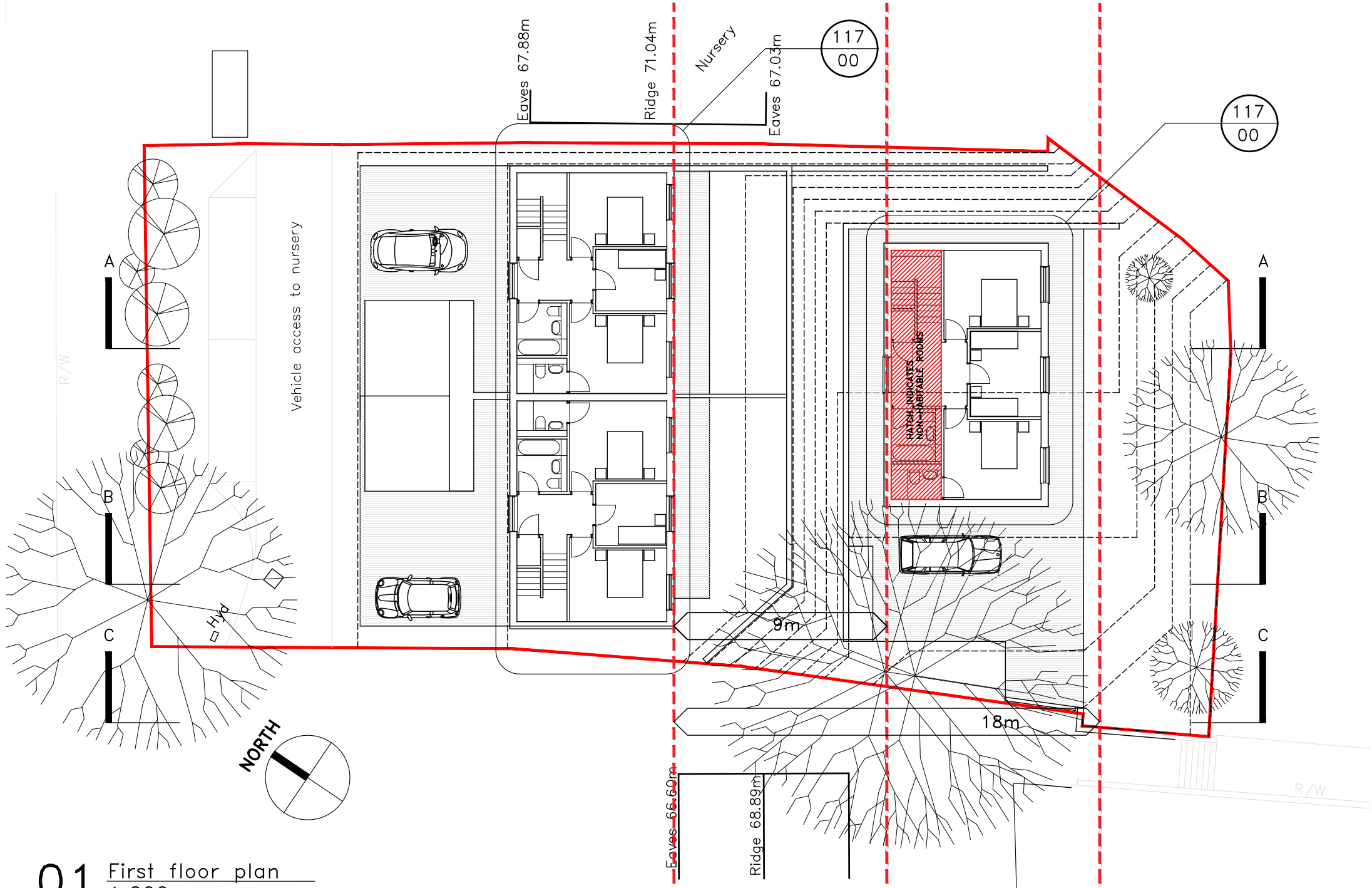
01 Ground floor plan
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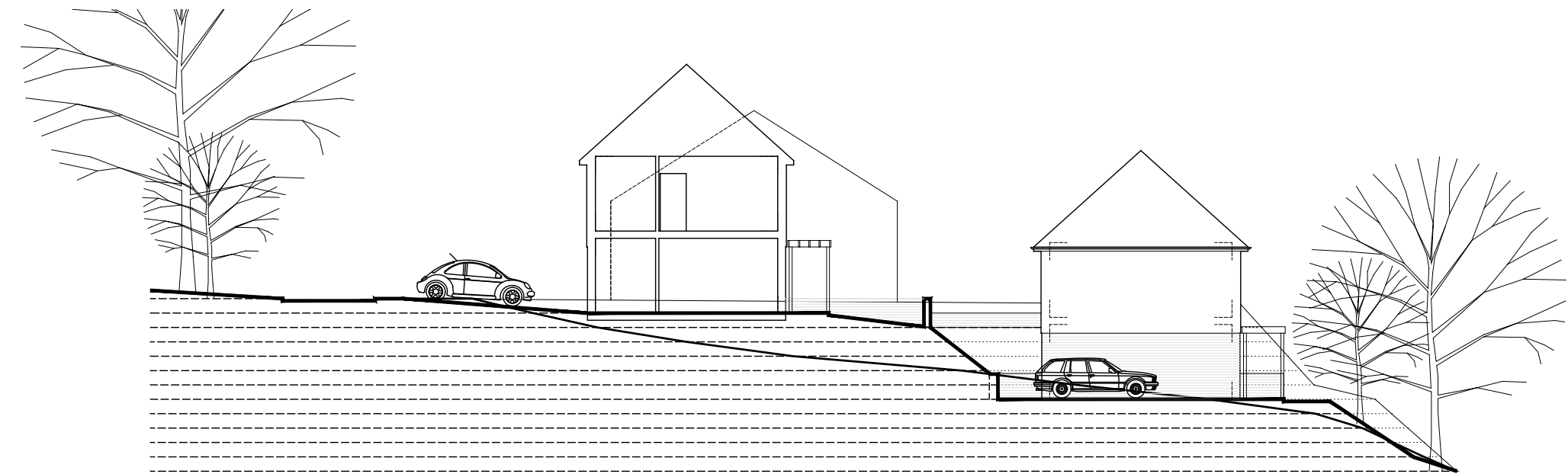
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PLANNING: A

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| Housing Kilbarchan | | | DWG |
| | | | 003 |



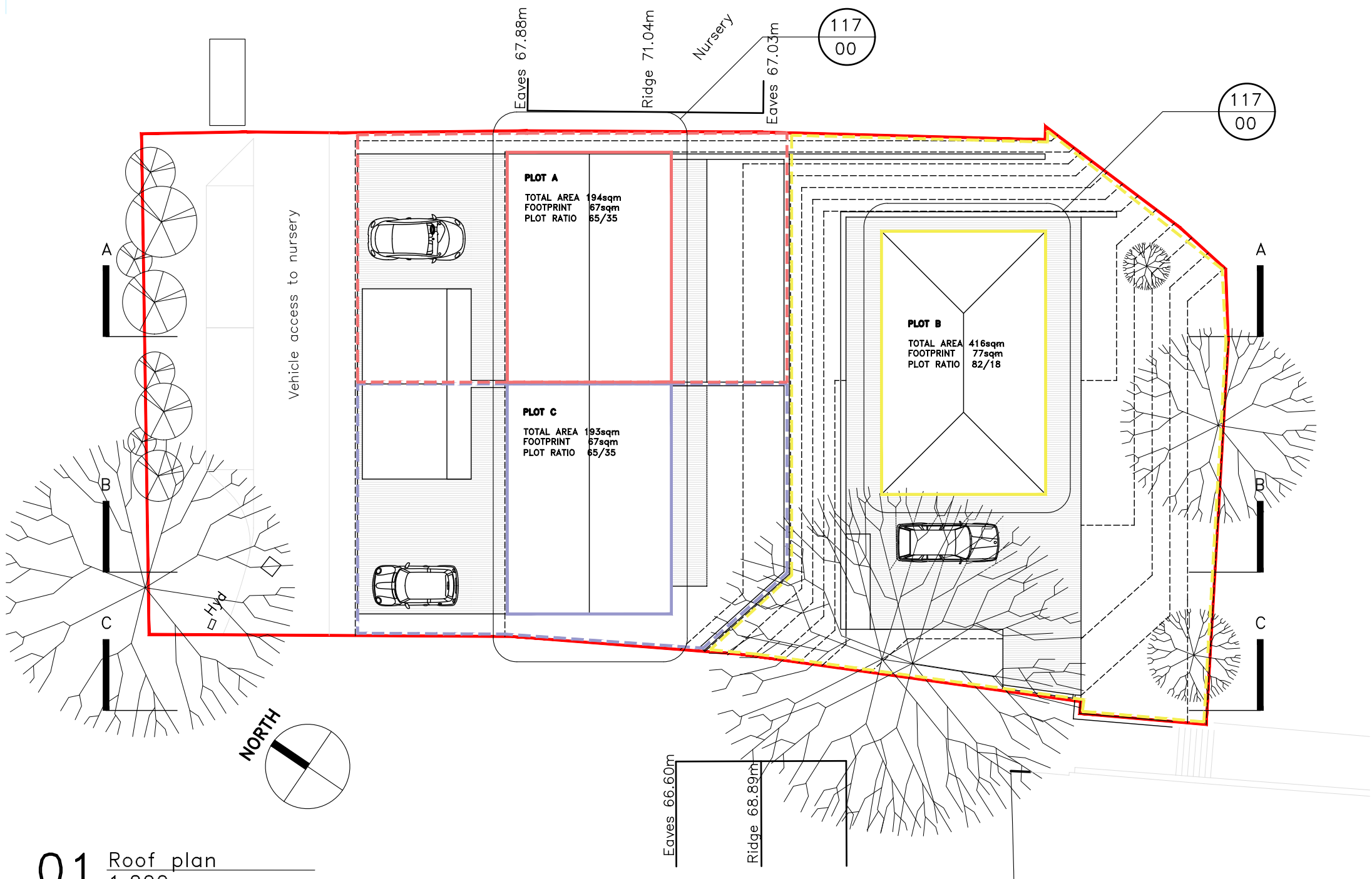
01 First floor plan
1:200



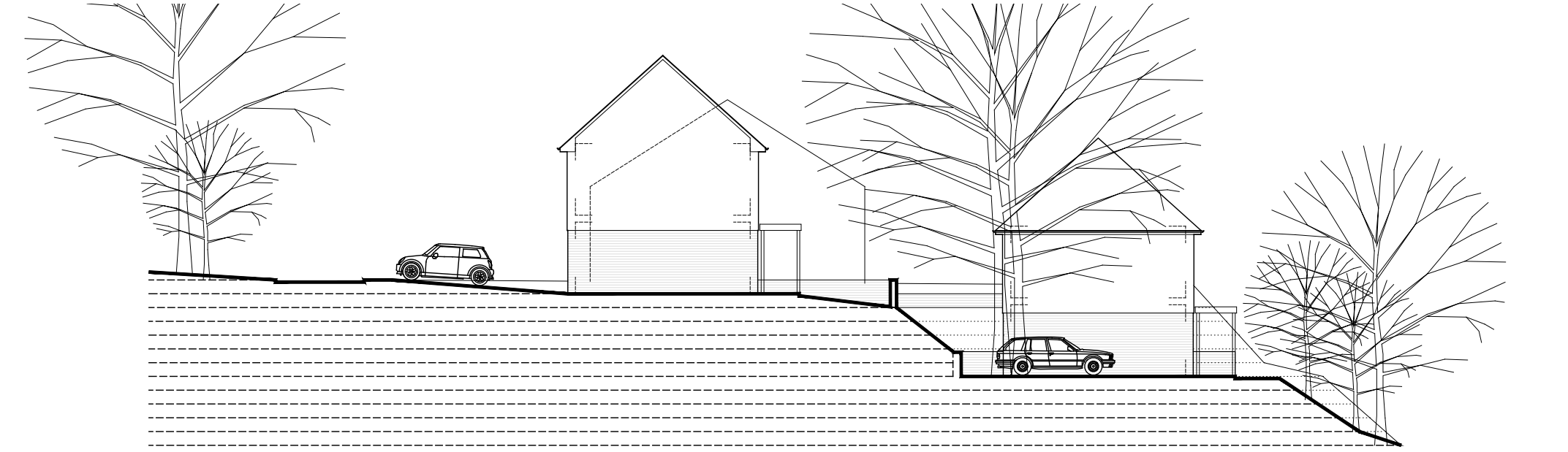
02 Section BB
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PLANNING: A

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| DATE | JUNE 17 | SCALE | 1:200 |
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| Housing Kilbarchan | | | DWG |
| | | | 004 |



01 Roof plan
1:200



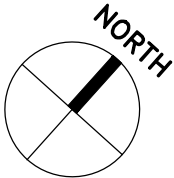
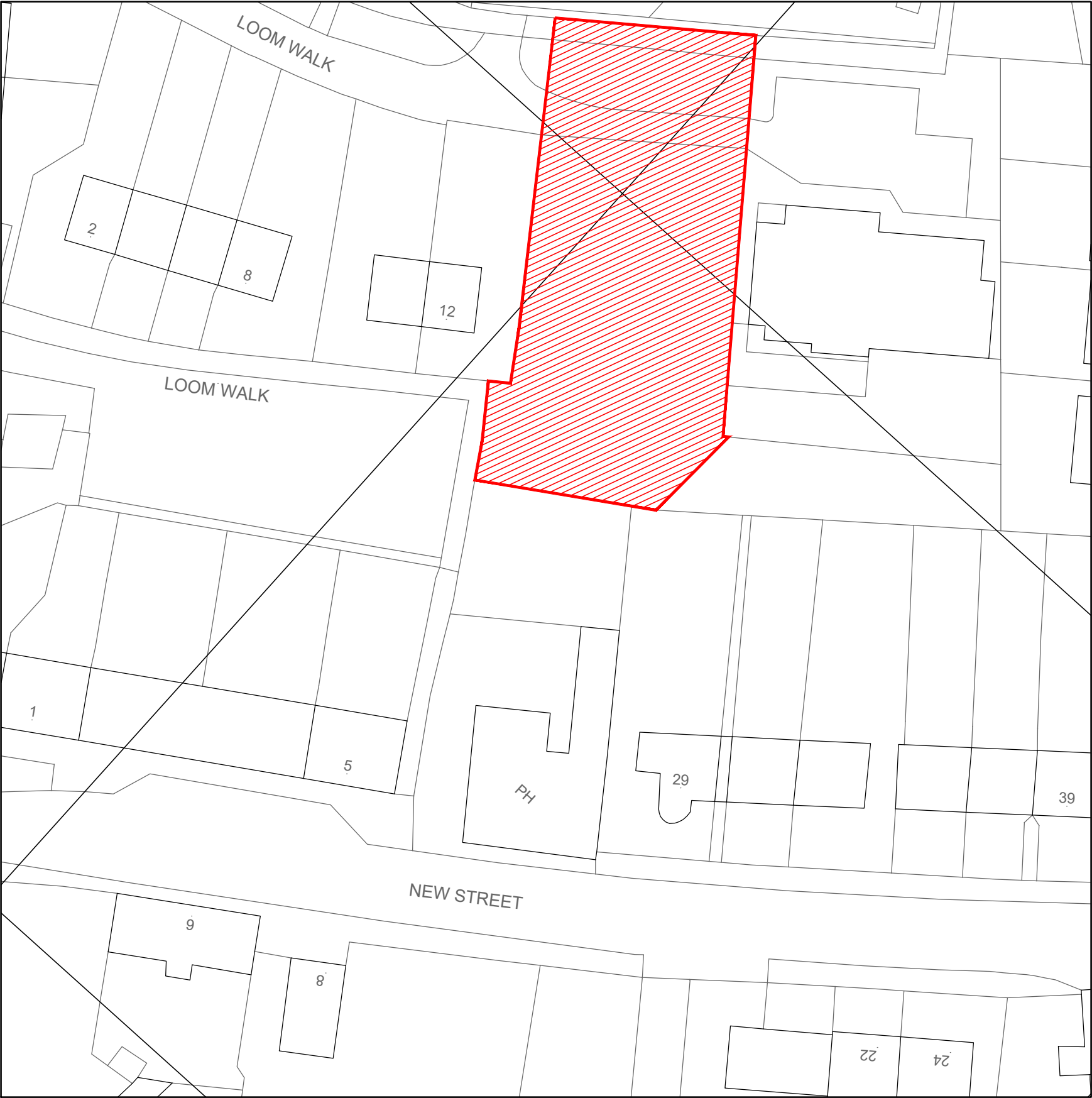
02 Section CC
1:200



03 South elevation
1:200

PLANNING: A

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| DATE | JUNE 17 | SCALE | 1:200 |
| JOB | 118 | DWG | 005 |
| Housing Kilbarchan | | | |



PLANNING

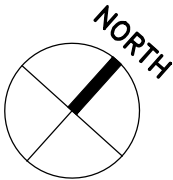
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| DATE | MAY 17 | SCALE | 1:500 | JOB | 118 |
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| |
|--------------------|
| KILBARCHAN HOUSING |
| SITE PLAN |

| | |
|-----|-----|
| DWG | 001 |
|-----|-----|

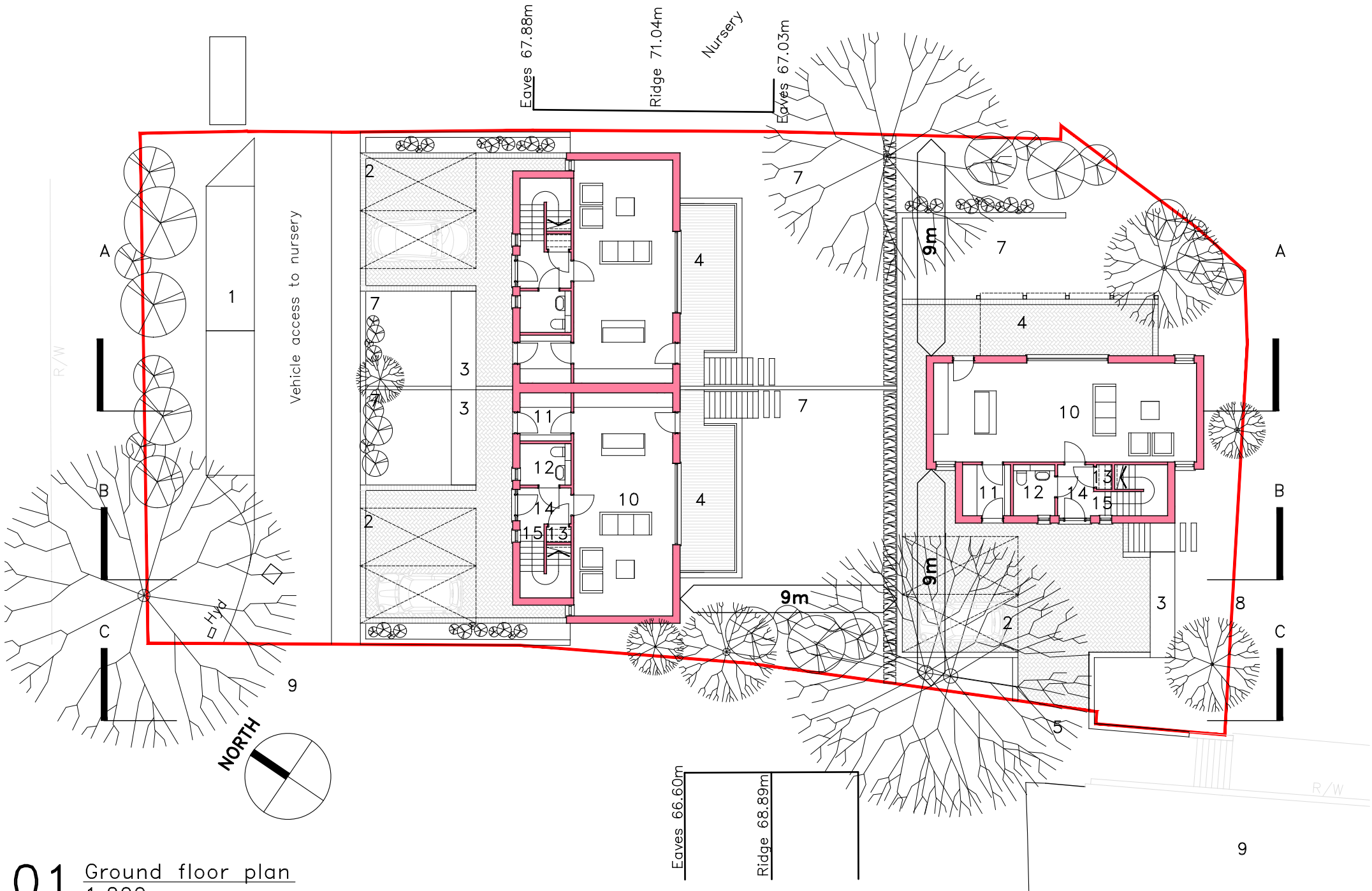


PLANNING

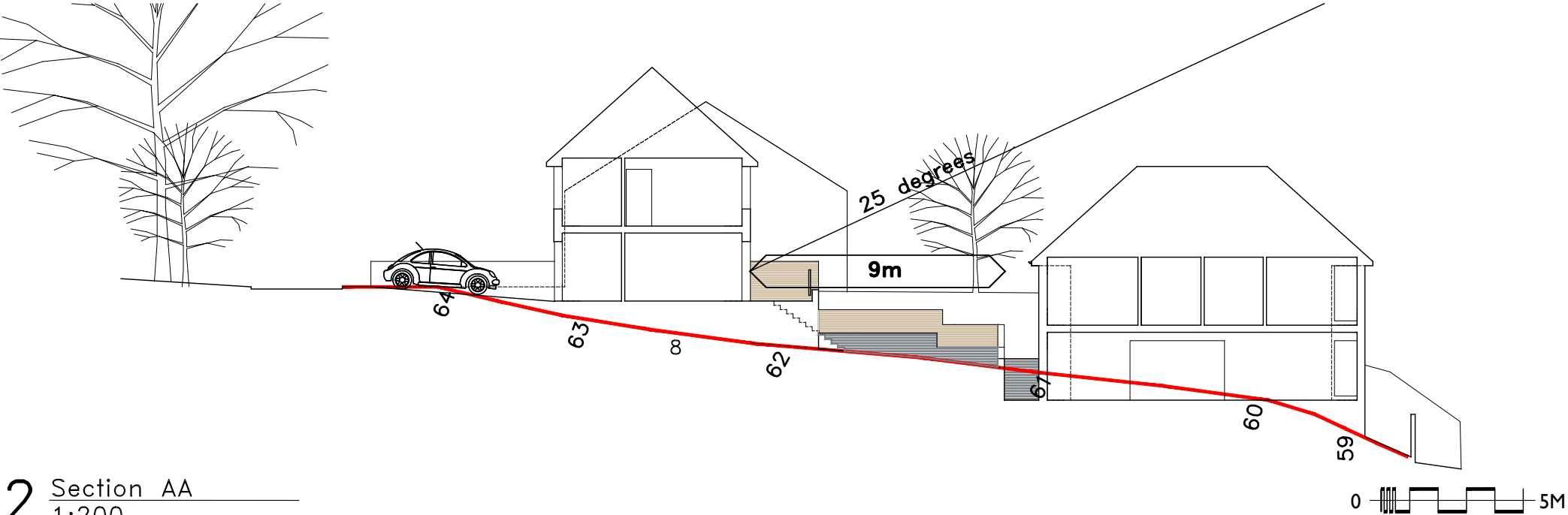
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| DATE | NOV 17 | SCALE | 1:500 |
| JOB | 118 | DWG | 002 |
| KILBARCHAN HOUSING | | | |
| LOCATION PLAN PROPOSED | | | |

KEY

- 1. 2 No. New visitor parking spaces
- 2. 2 No. Resident parking spaces per dwelling. (Min Requirement 1.3 spaces per dwelling)
- 3. Refuse/recycling/storage
- 4. Terrace
- 5. New vehicle access
- 6. Nursery binstore relocated
- 7. Garden
- 8. Existing slope across site
- 9. Existing turning head located off site (Refer to site plan 117/002)
- 10. Living/dining/kitchen
- 11. Utility
- 12. Accessible WC
- 13. Storage
- 14. Hall
- 15. Stair up



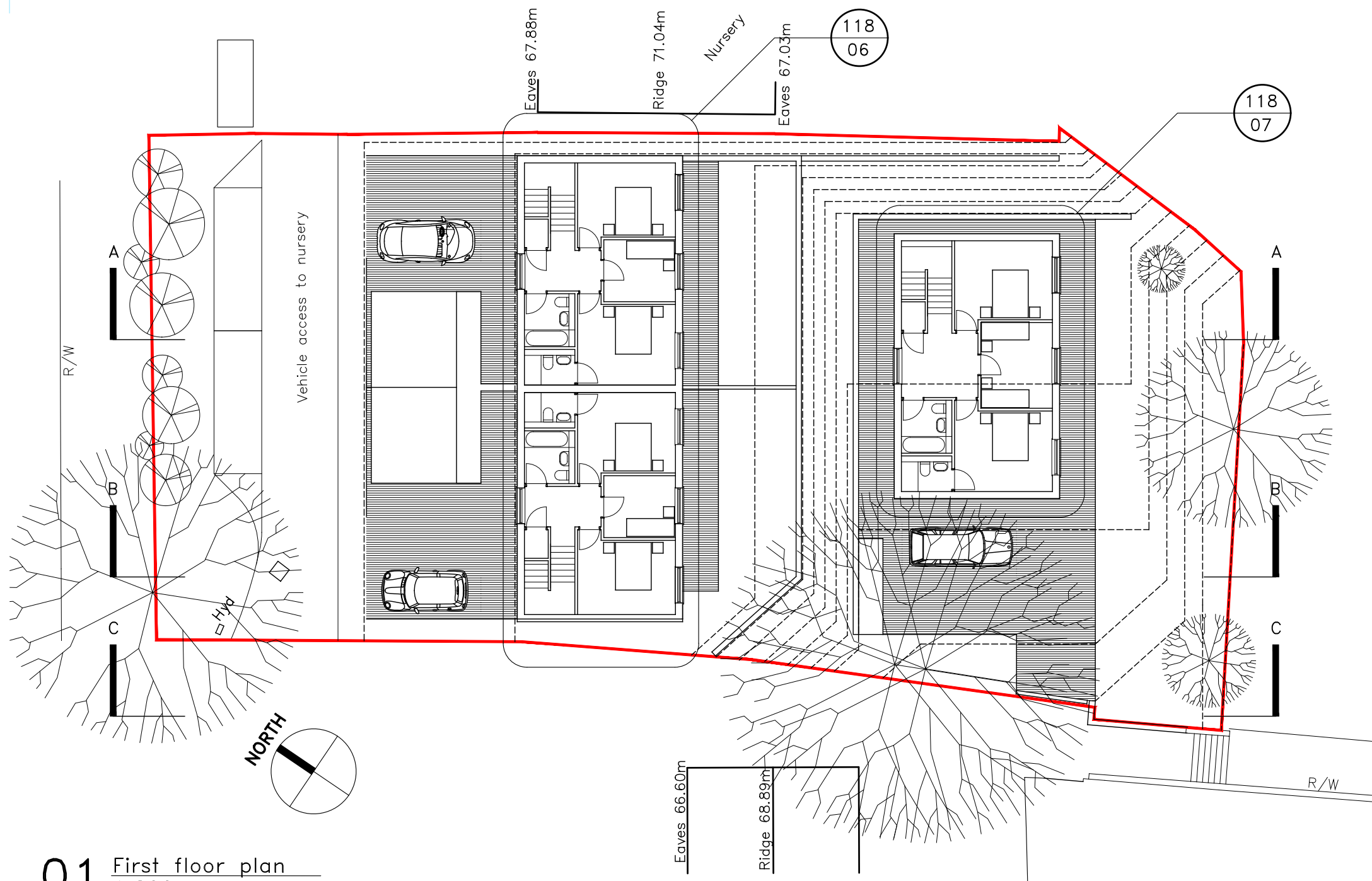
01 Ground floor plan
1:200



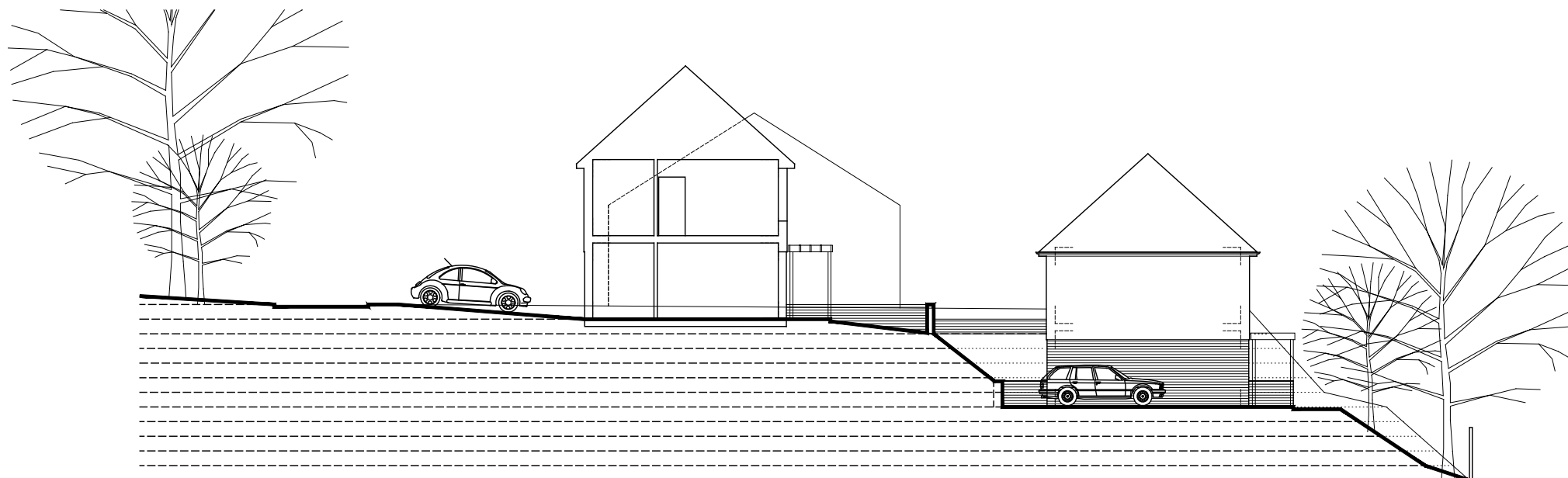
02 Section AA
1:200

PLANNING: A

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| DATE | JUNE 17 | SCALE | 1:200 |
| JOB | 118 | DWG | |
| Housing Kilbarchan | | | 003 |



01 First floor plan
1:200



02 Section BB
1:200

PLANNING

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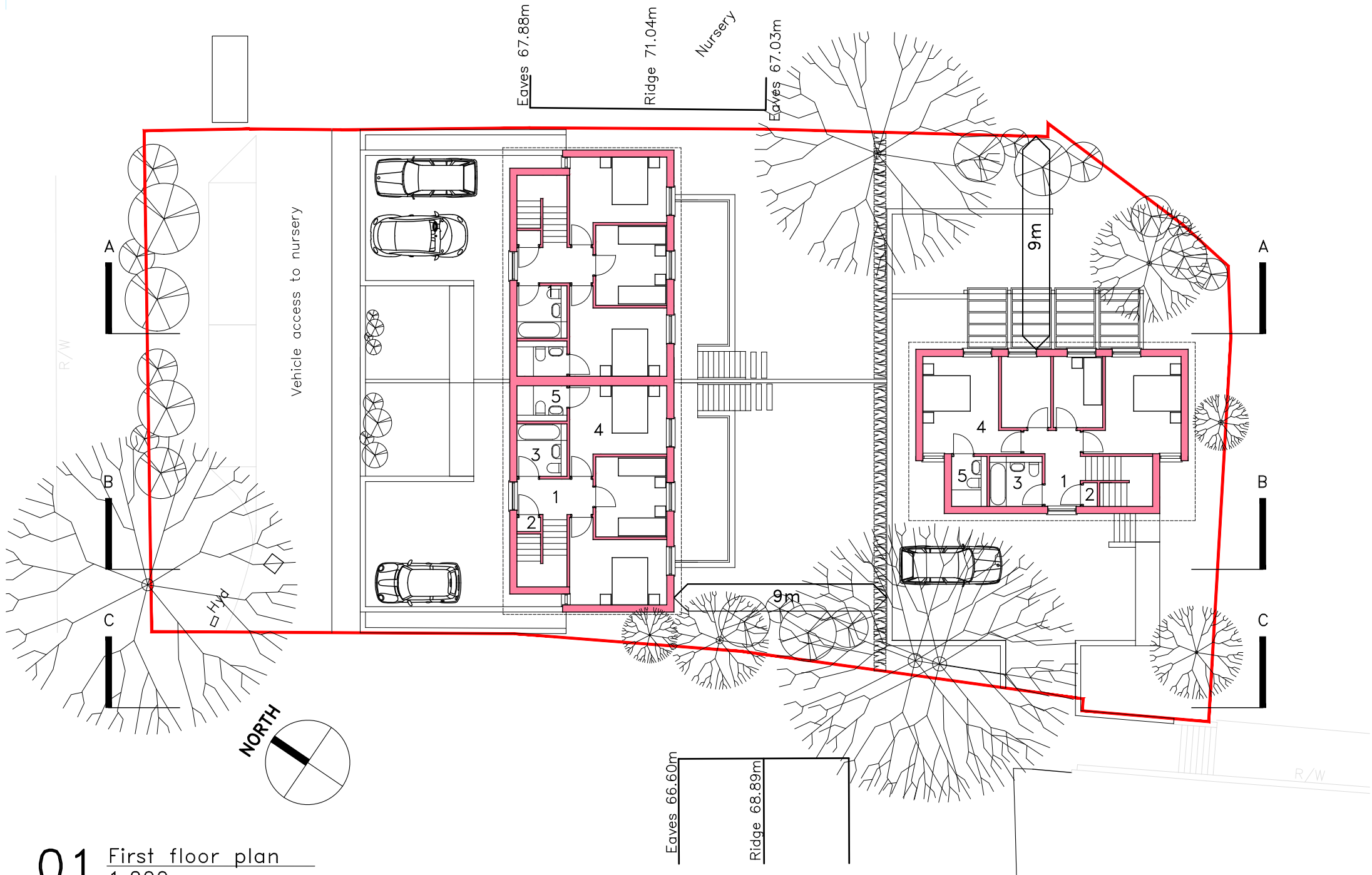
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Housing Kilbarchan

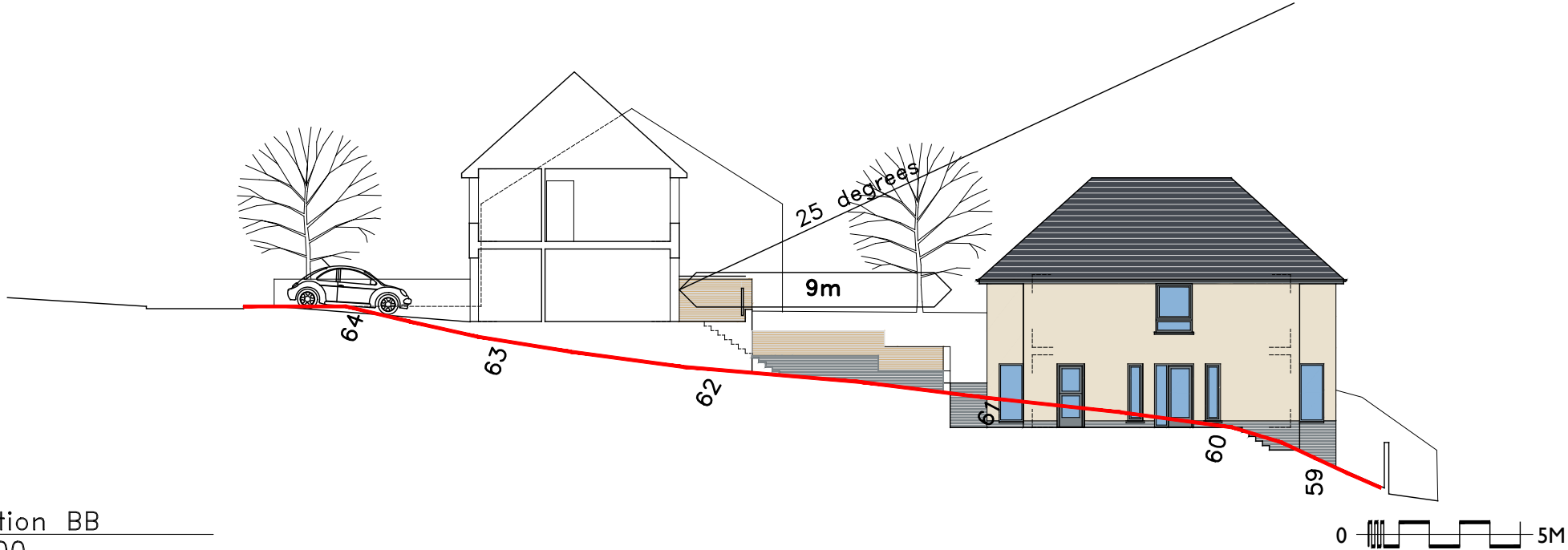
004

KEY

- 1. Hall
- 2. Storage
- 3. Family WC
- 4. Bedroom
- 5. Ensuite WC



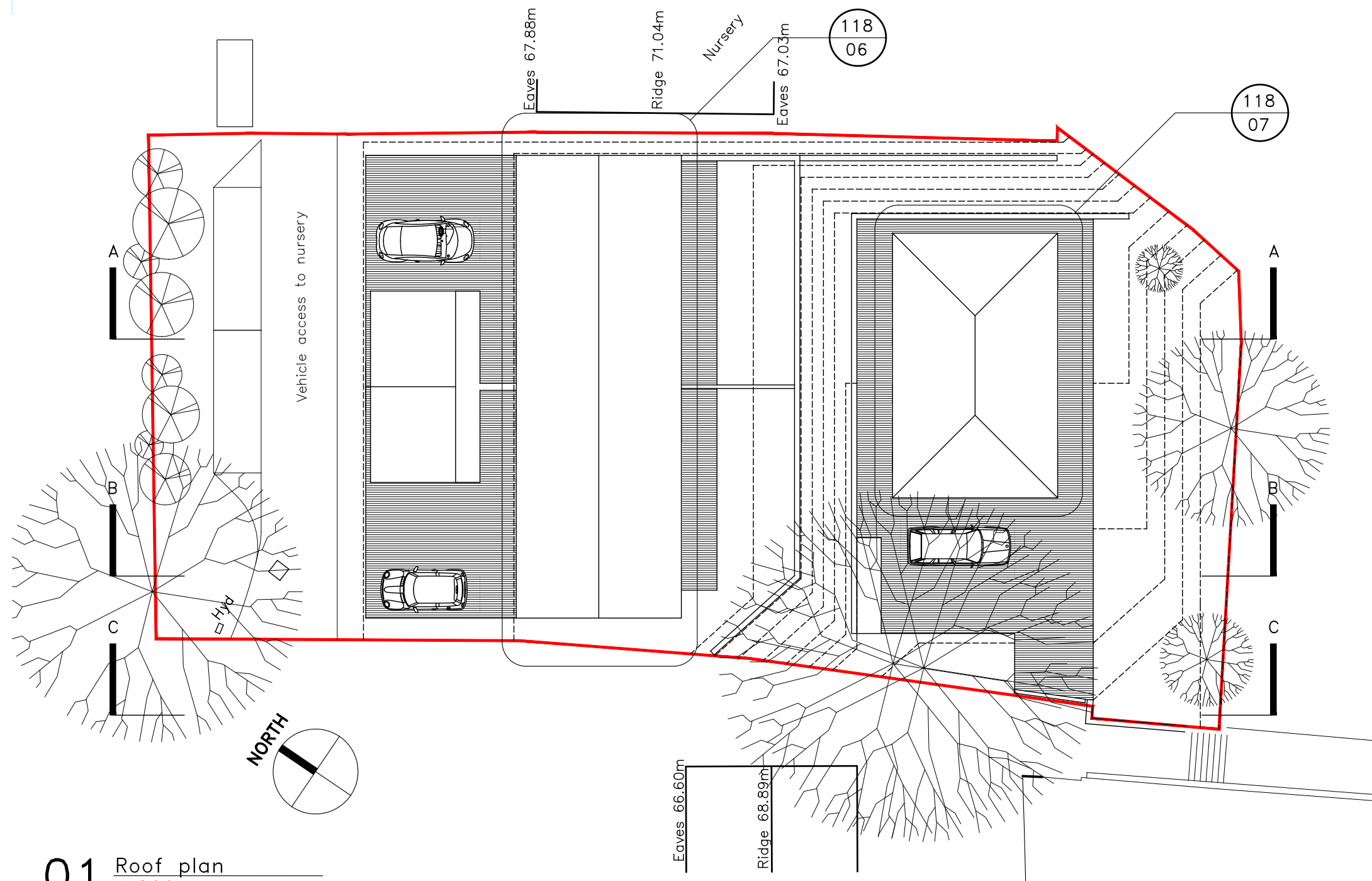
01 First floor plan
1:200



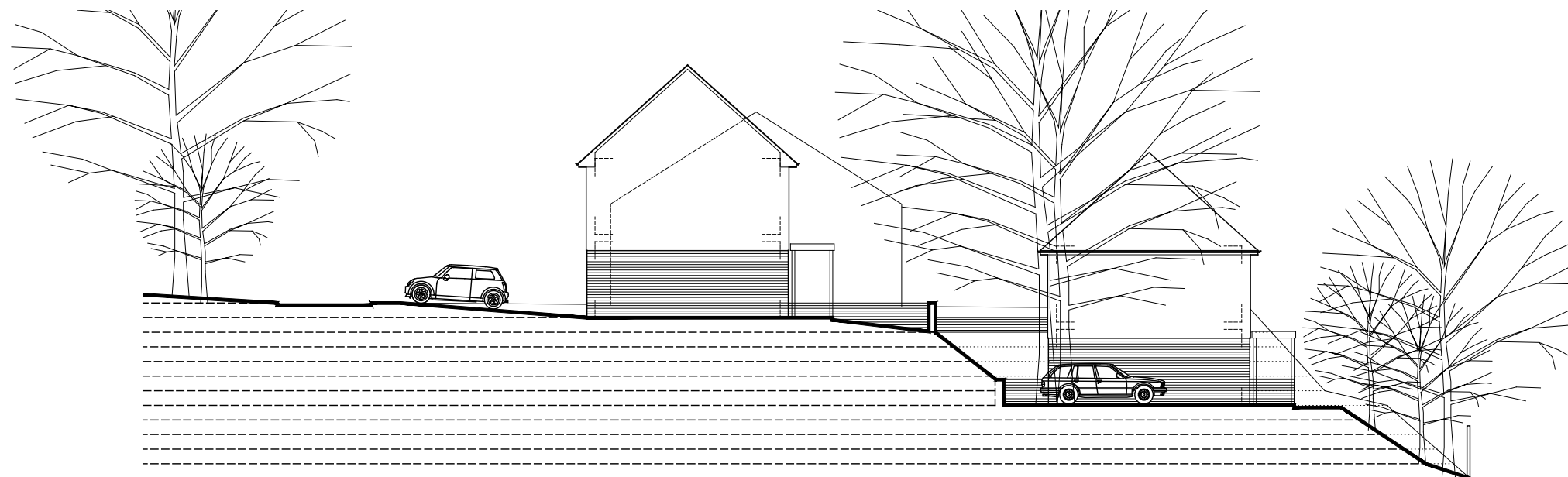
02 Section BB
1:200

PLANNING: A

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| DATE | JUNE 17 | SCALE | 1:200 |
| JOB | 118 | DWG | |
| Housing Kilbarchan | | | 004 |



01 Roof plan
1:200



02 Section CC
1:200



03 South elevation
1:200

PLANNING

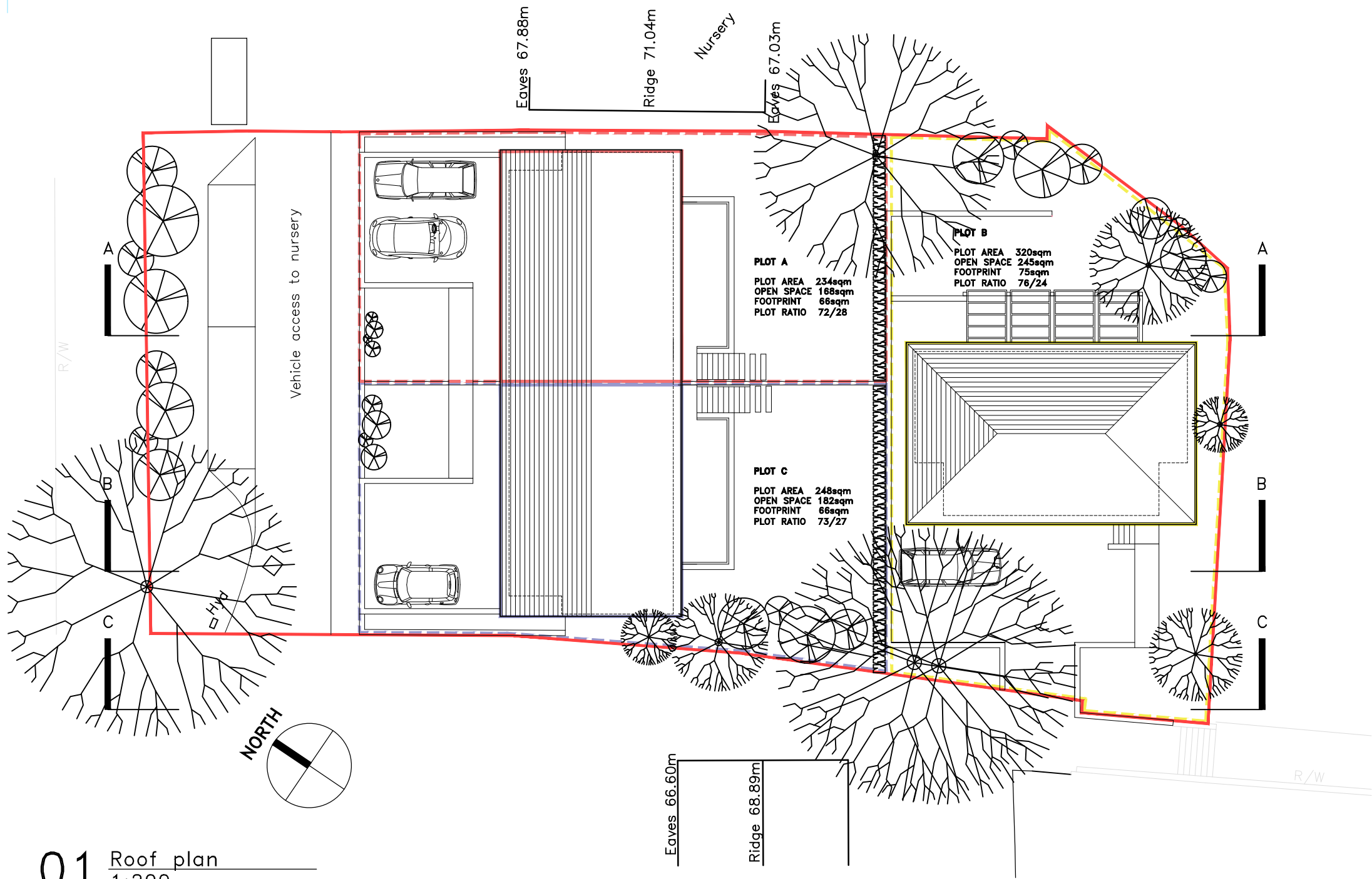
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THREE SETON MAINS, LONGNIDDRY, EH32 0PG TEL. 01875 852211

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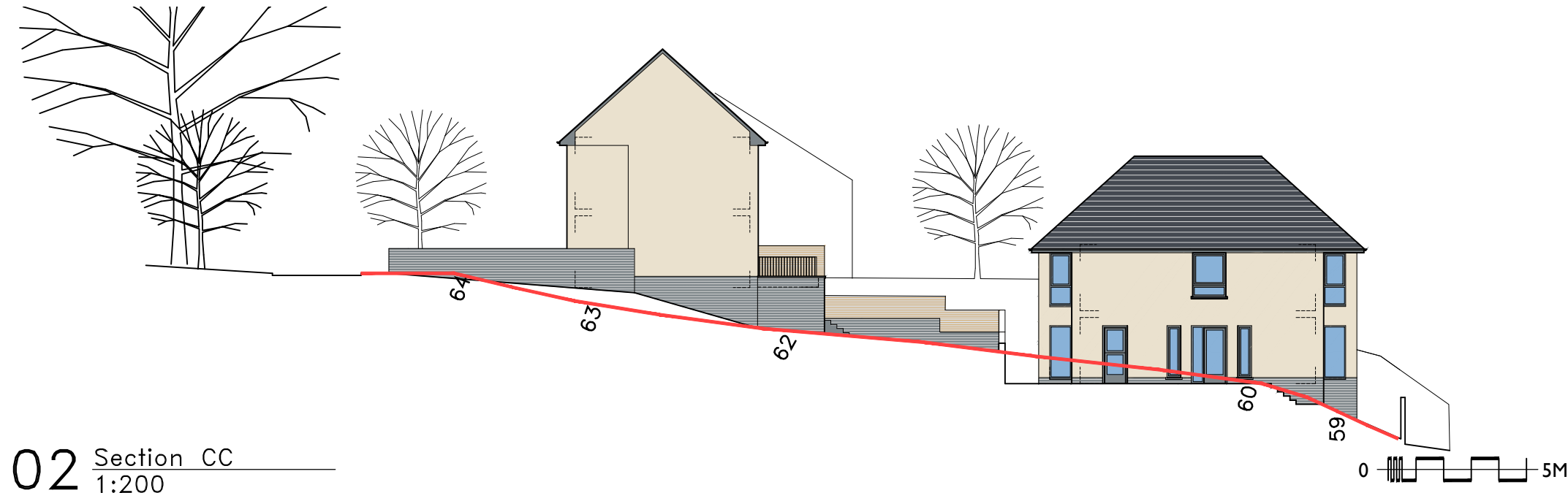
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Housing Kilbarchan

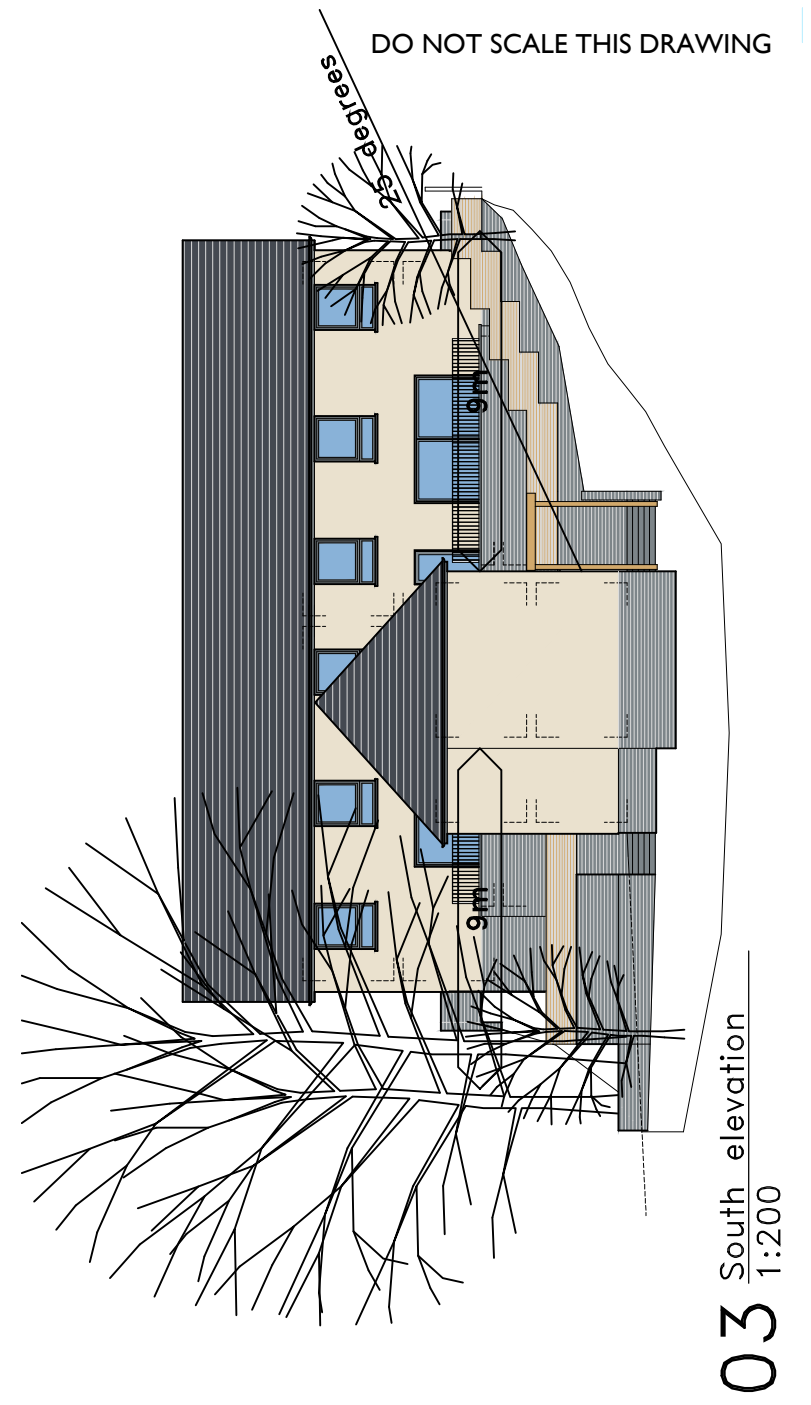
005



01 Roof plan
1:200



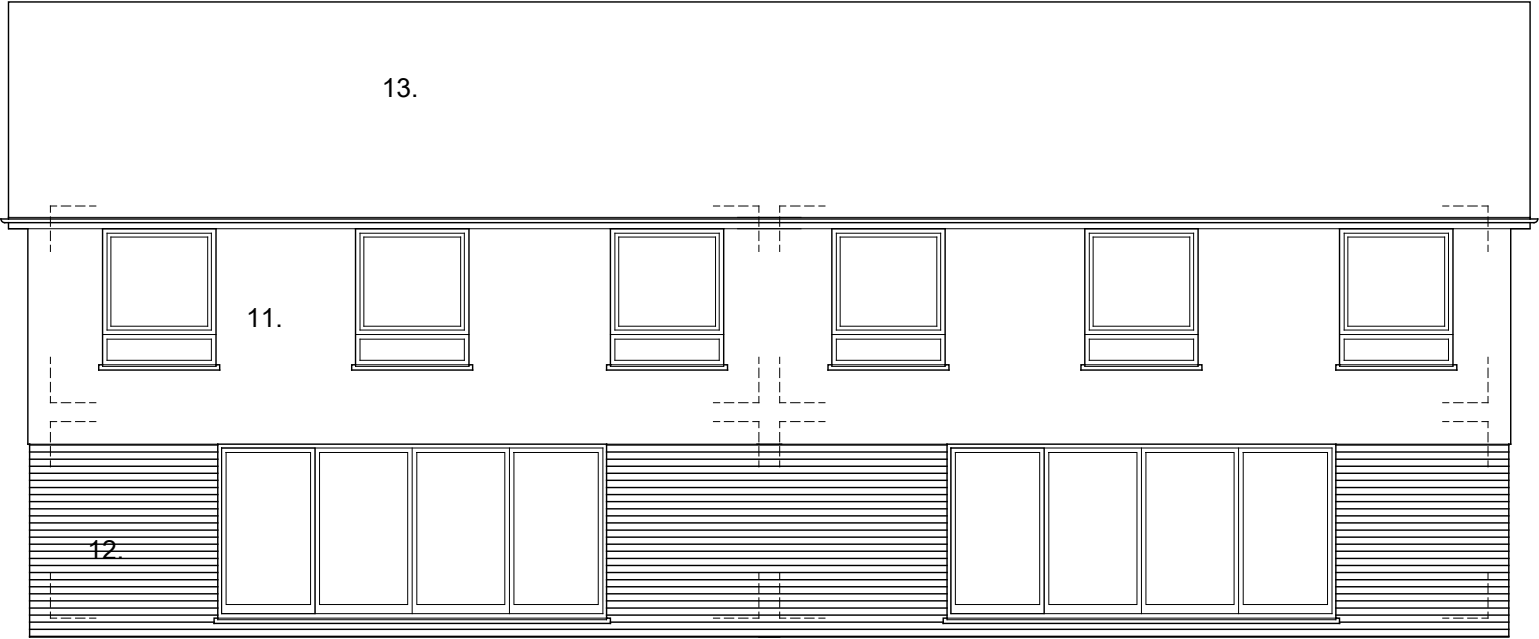
02 Section CC
1:200



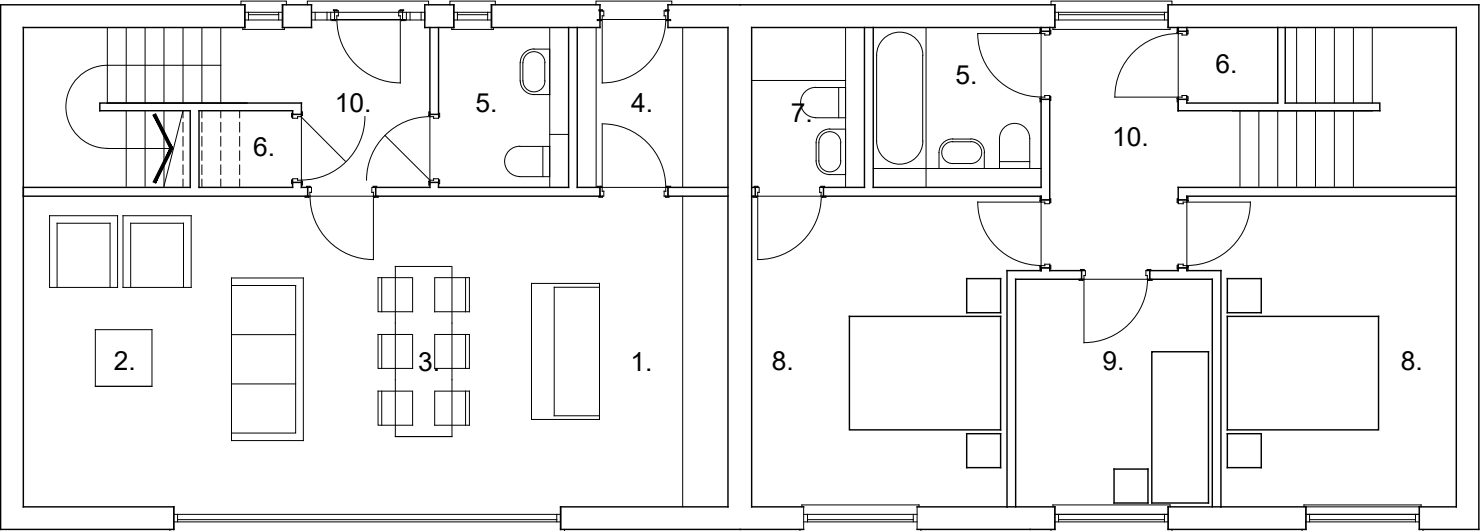
03 South elevation
1:200

PLANNING: A

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| PATERSON ARCHITECTS THREE SETON MAINS, LONGNIDDRY, EH32 0PG TEL. 01875 852211 | | | |
| studio@patersonarchitects.com | | www.patersonarchitects.com | |
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| Housing Kilbarchan | | | DWG |
| | | | 005 |



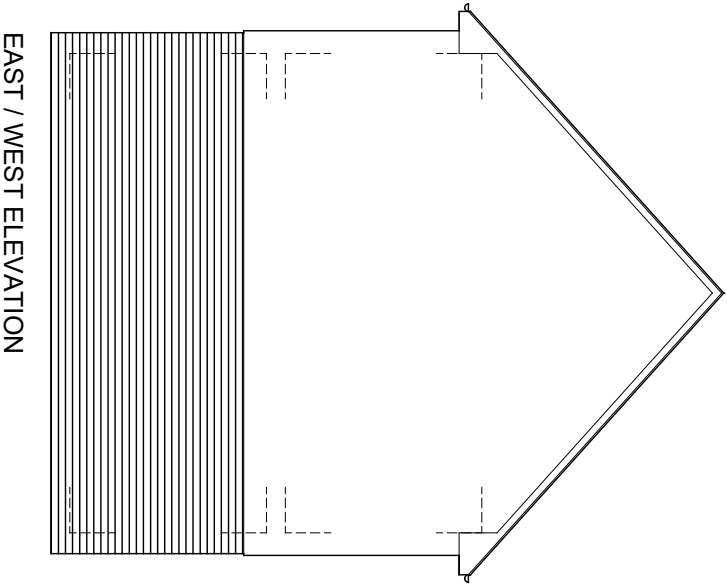
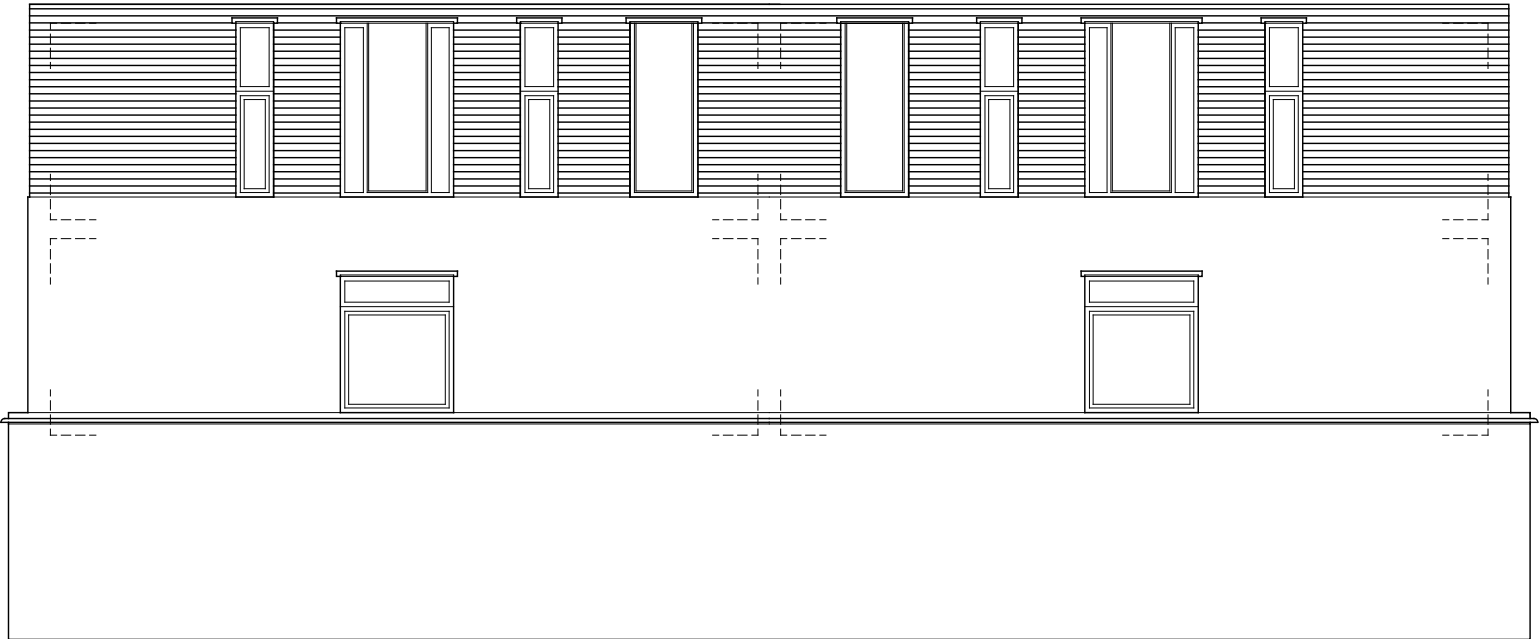
SOUTH ELEVATION



GROUND FLOOR

FIRST FLOOR

NORTH ELEVATION



0 5M

KEY

- 1. KITCHEN
- 2. LIVING
- 3. DINING
- 4. UTILITY
- 5. WC
- 6. STORE
- 7. ENSUITE
- 8. BEDROOM
- 9. BEDROOM/STUDY
- 10. HALL
- 11. RENDER
- 12. BRICKWORK
- 13. SLATE

GIA 120 sqm

PLANNING

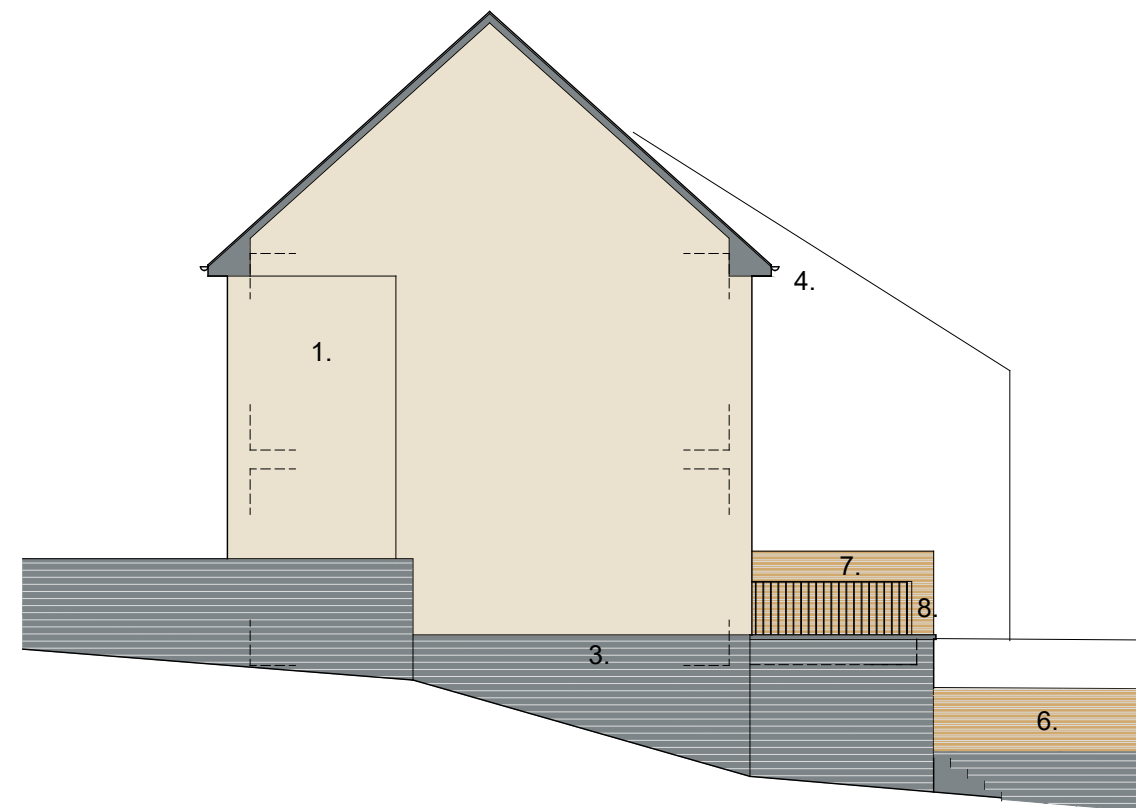
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|---|---------|-------|-------|---------|----------------|
| PATERSON ARCHITECTS | | | | | |
| THREE SETON MAINS, LONGNIDDRY, EH32 0PG TEL. 01875 852211 | | | | | |
| studio@patersonarchitects.com www.patersonarchitects.com | | | | | |
| DATE | JUNE 17 | SCALE | 1:100 | JOB 118 | DWG 006 |
| KILBARCHAN HOUSING | | | | | |
| SEMI-DETACHED | | | | | |

01 North Elevation
1:100



01 West/East Elevation
1:100

DO NOT SCALE THIS DRAWING



03 South Elevation
1:100



KEY

1. RENDER
2. ALUMINIUM/TIMBER COMPOSITE WINDOWS
3. FACING BRICK
4. RAINWATER GOODS, FIBRE CEMENT EAVES AND SOFFIT TO MATCH WINDOW COLOUR
5. FIBRE CEMENT SLATE TILES
6. HORIZONTAL 'HIT AND MISS' TIMBER FENCING
7. PRIVACY SCREEN
8. POWDER COATED METAL BALUSTRADE

PLANNING

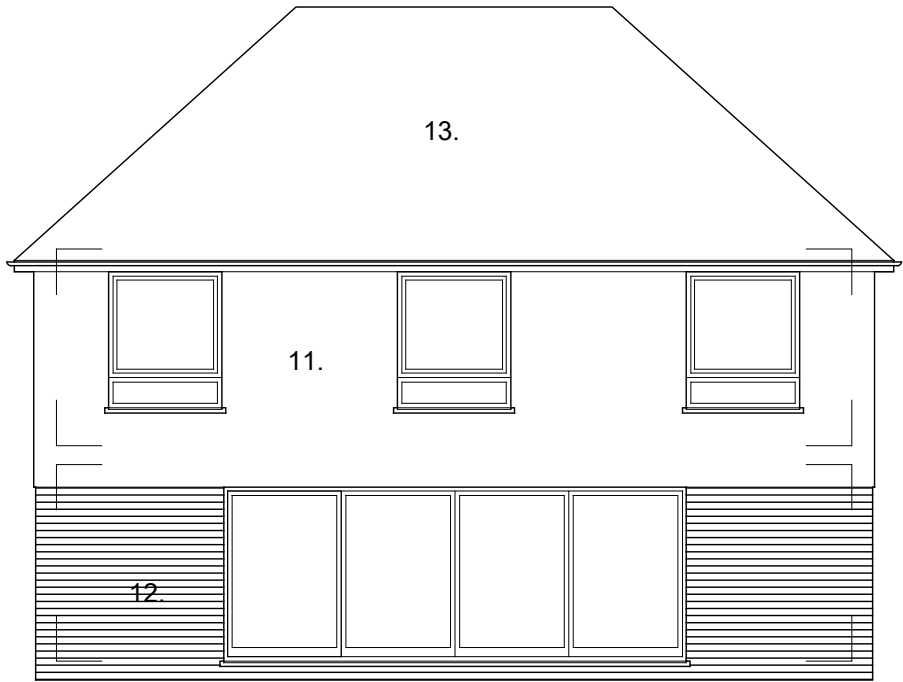
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| PATERSON ARCHITECTS THREE SETON MAINS, LONGNIDDRY, EH32 0PG TEL. 01875 852211 | | | |
| studio@patersonarchitects.com | | www.patersonarchitects.com | |
| DATE | NOV 17 | SCALE | 1:100 |
| JOB | 118 | DWG | 006 |
| KILBARCHAN HOUSING 3 BED SEMI-DETACHED | | | |

0 5M

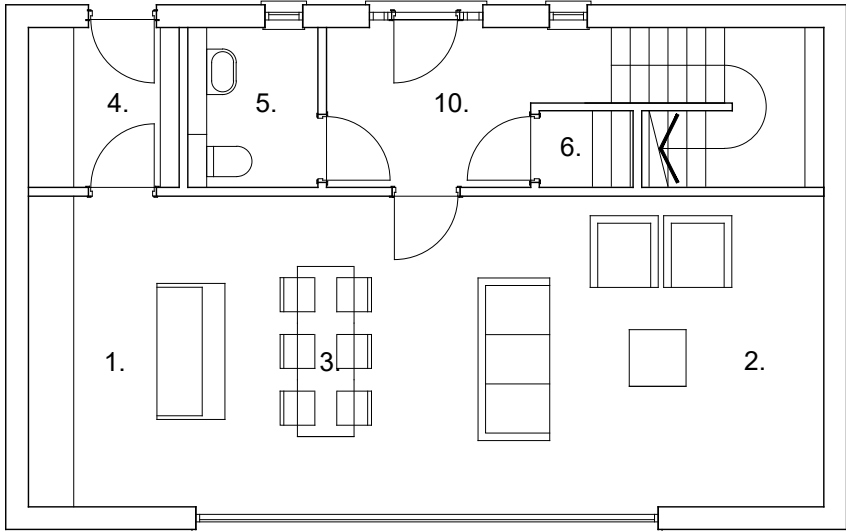
KEY

- 1. KITCHEN
- 2. LIVING
- 3. DINING
- 4. UTILITY
- 5. WC
- 6. STORE
- 7. ENSUITE
- 8. BEDROOM
- 9. BEDROOM/STUDY
- 10. HALL
- 11. RENDER
- 12. BRICKWORK
- 13. SLATE

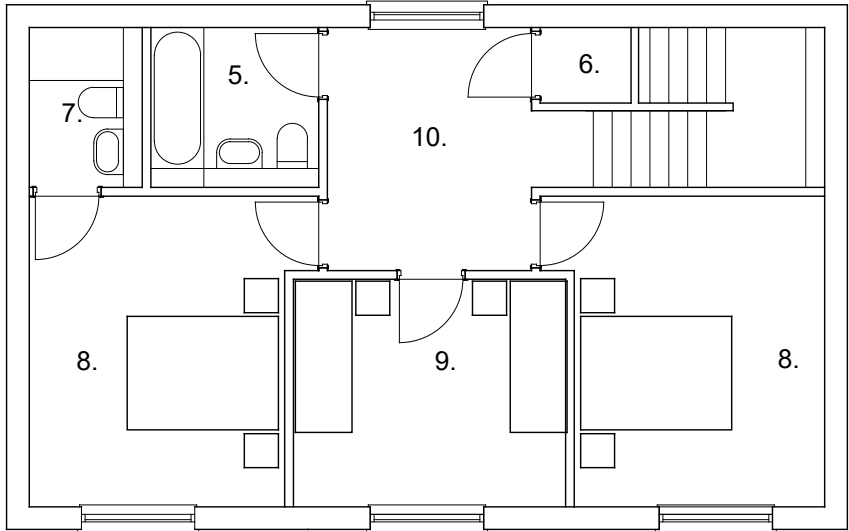
GIA 132 sqm



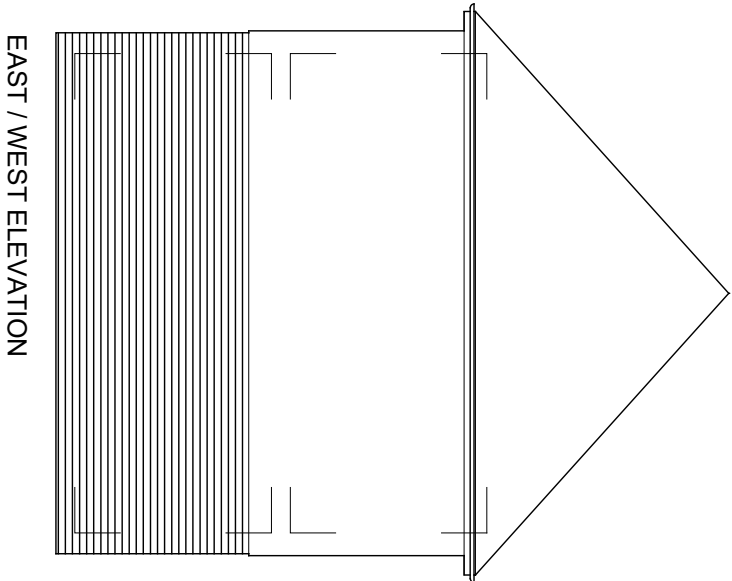
SOUTH ELEVATION



GROUND FLOOR

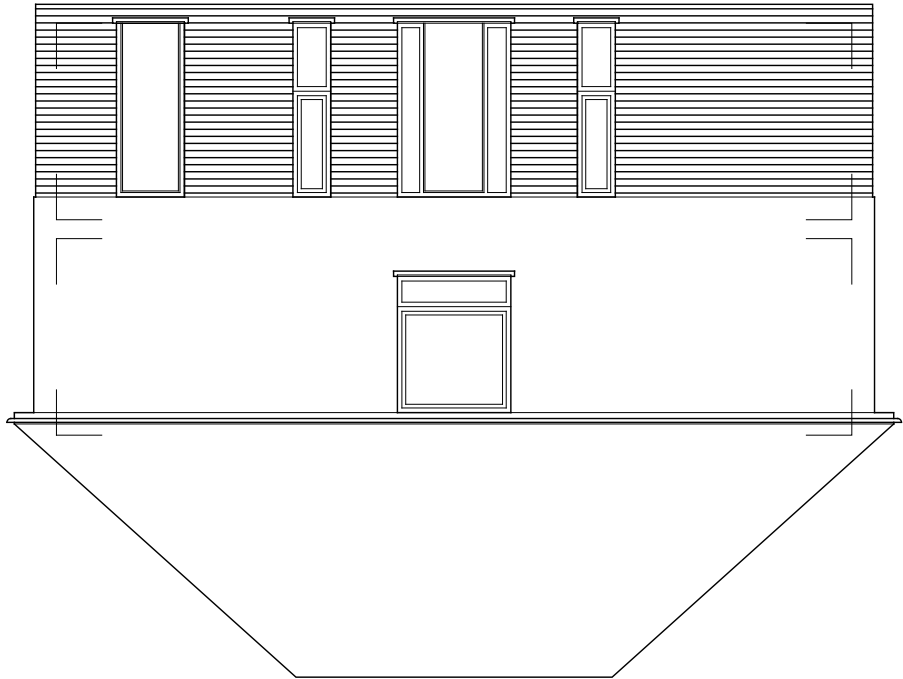


FIRST FLOOR



0 5M

NORTH ELEVATION

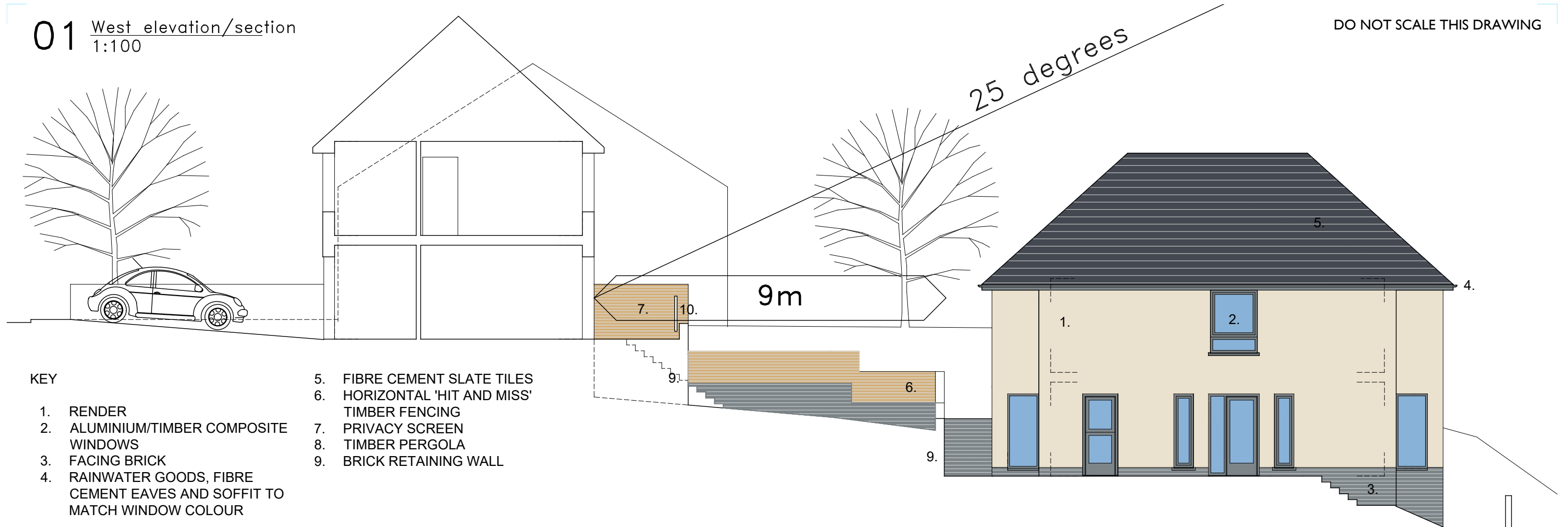


PLANNING

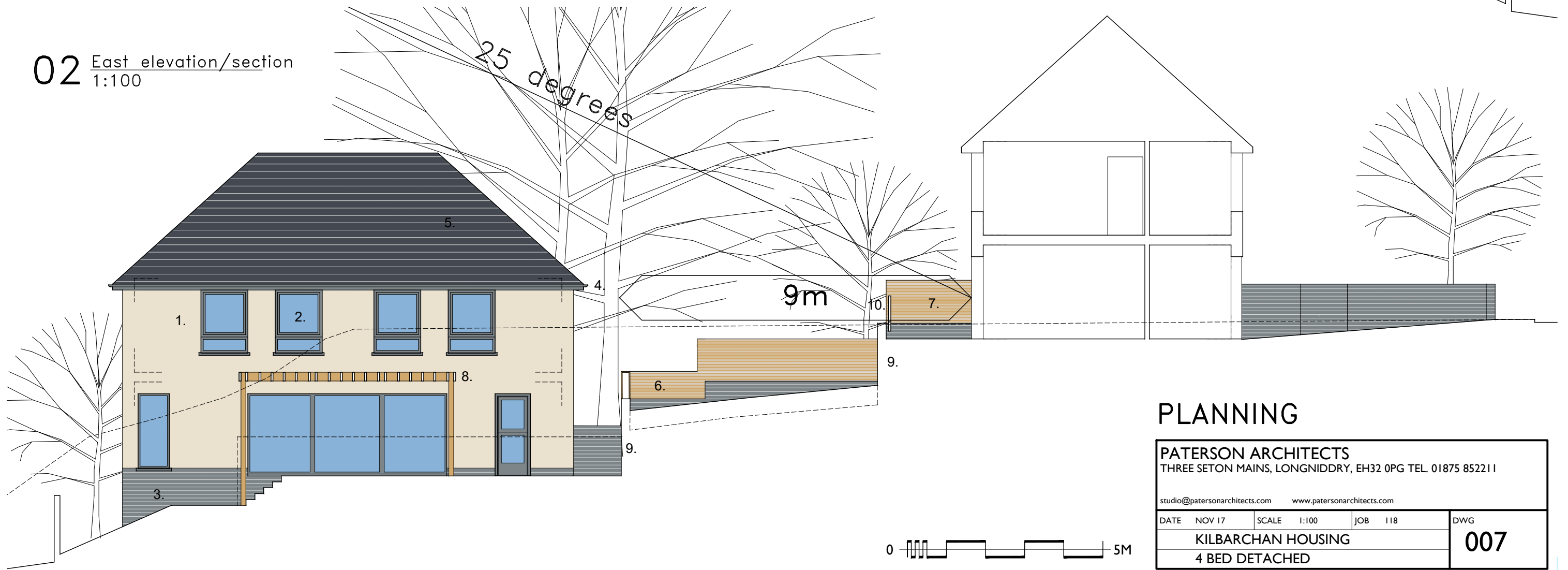
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| THREE SETON MAINS, LONGNIDDRY, EH32 0PG TEL. 01875 852211 | | | | | | |
| studio@patersonarchitects.com www.patersonarchitects.com | | | | | | |
| DATE | JUNE 17 | SCALE | 1:100 | JOB | 118 | DWG |
| KILBARCHAN HOUSING | | | | | | 007 |
| DETACHED | | | | | | |

01 West elevation/section
1:100

DO NOT SCALE THIS DRAWING



02 East elevation/section
1:100



PLANNING

PATERSON ARCHITECTS
THREE SETON MAINS, LONGNIDDRY, EH32 0PG TEL. 01875 852211

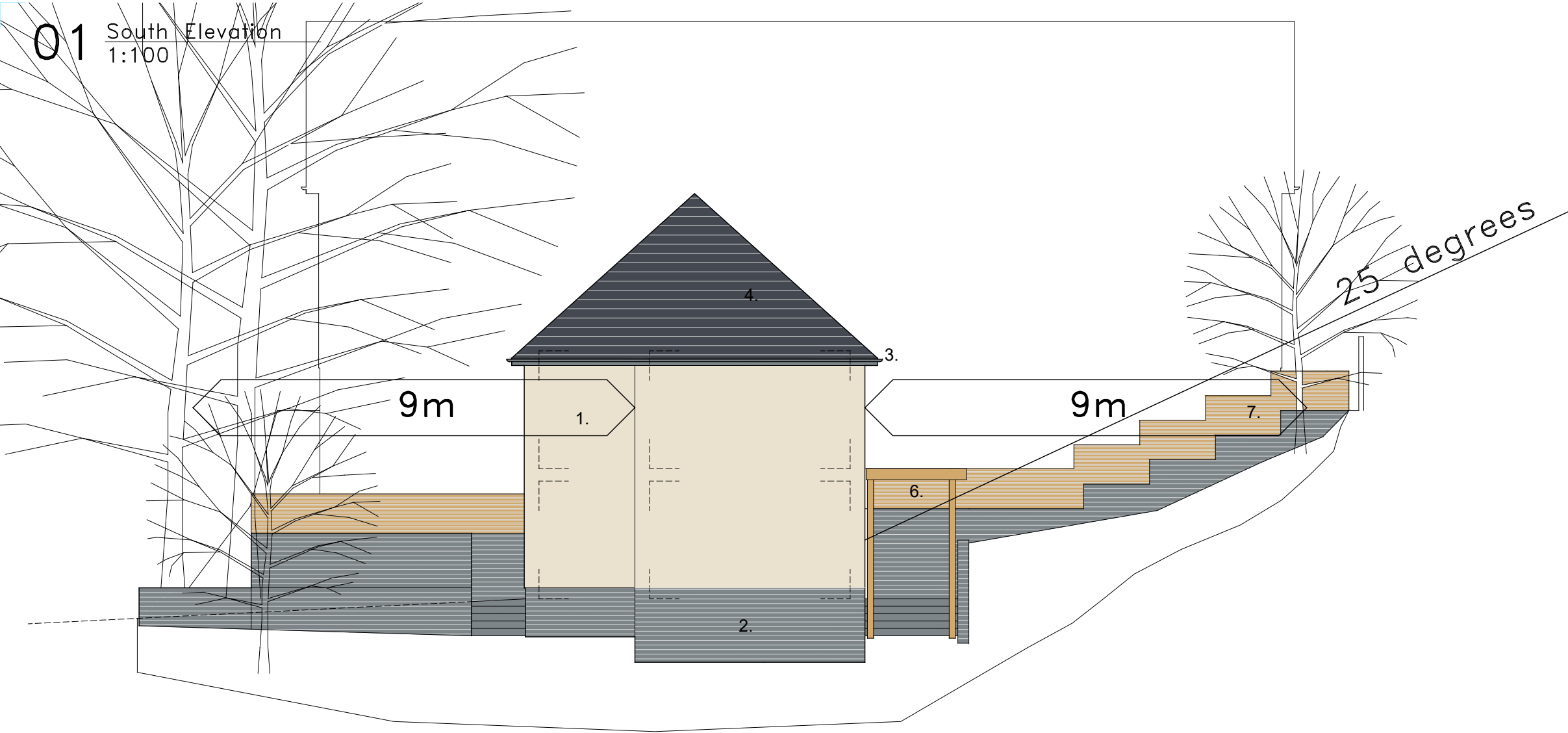
studio@patersonarchitects.com www.patersonarchitects.com

| | | | | | |
|------|--------|-------|-------|-----|-----|
| DATE | NOV 17 | SCALE | 1:100 | JOB | 118 |
|------|--------|-------|-------|-----|-----|

| | | |
|--|--------------------|--|
| | KILBARCHAN HOUSING | |
| | 4 BED DETACHED | |

007

DWG

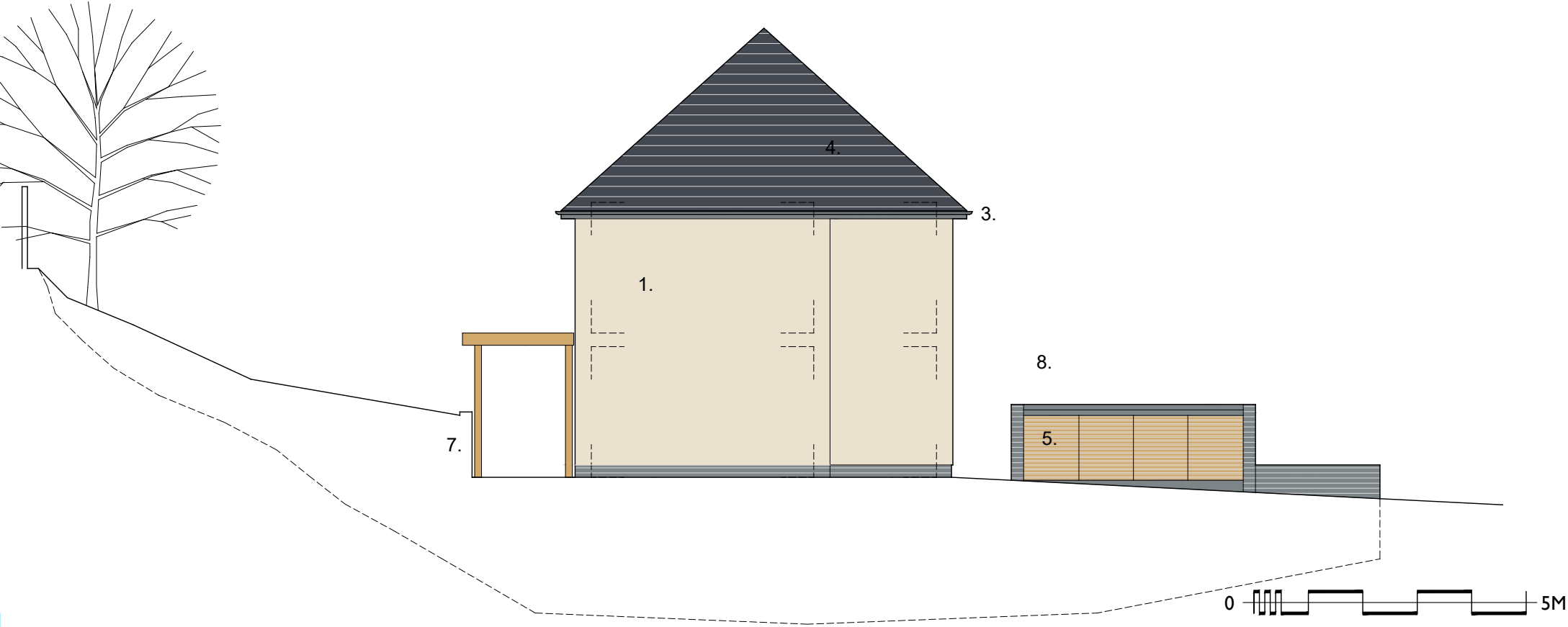


DO NOT SCALE THIS DRAWING

KEY

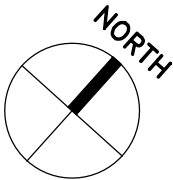
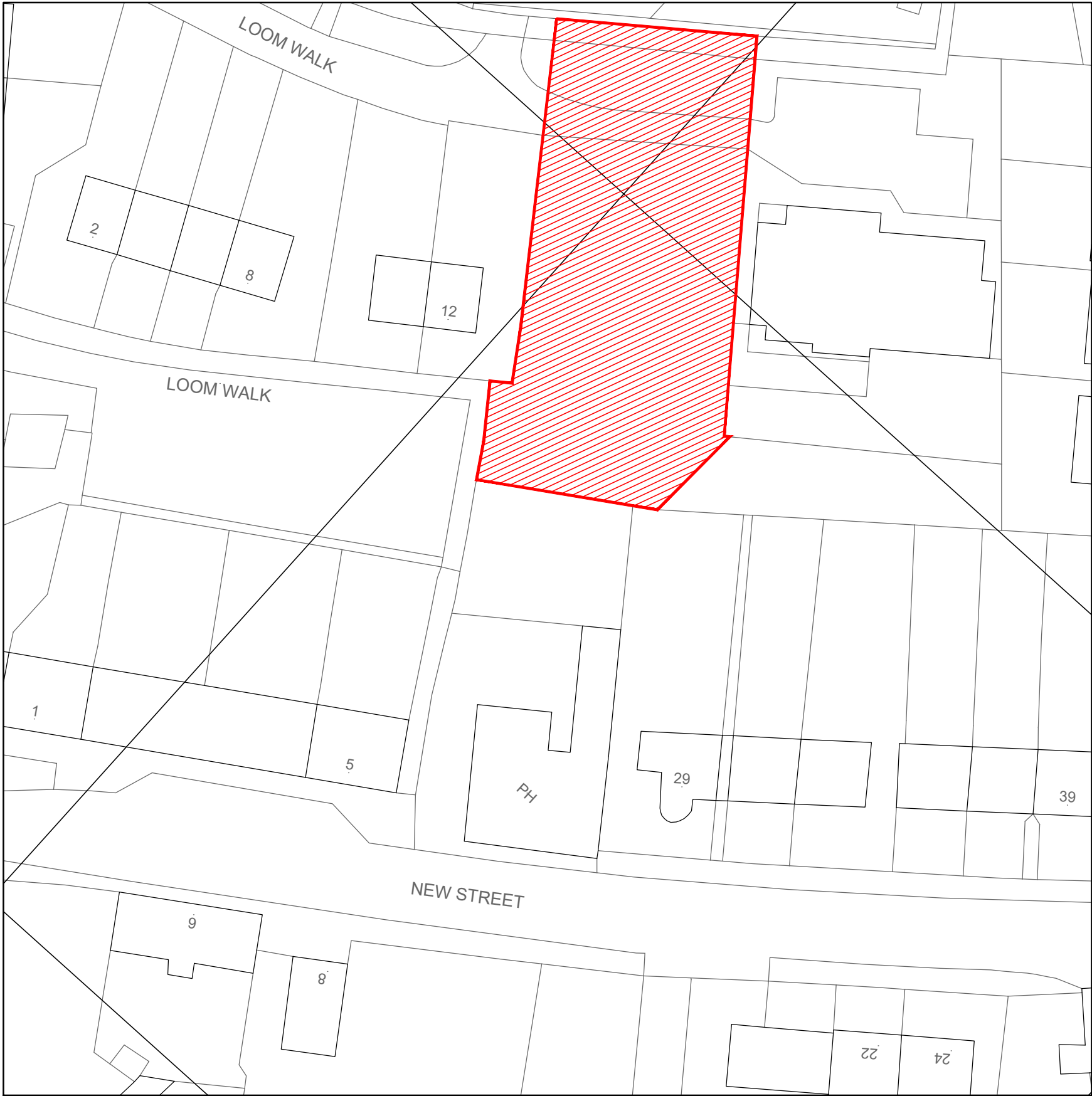
- 1. RENDER
- 2. FACING BRICK
- 3. RAINWATER GOODS, FIBRE CEMENT EAVES AND SOFFIT TO MATCH WINDOW COLOUR
- 4. FIBRE CEMENT SLATE TILES
- 5. BINSTORE
- 6. TIMBER PERGOLA
- 7. HORIZONTAL 'HIT AND MISS' TIMBER FENCING

02 North Elevation
1:100



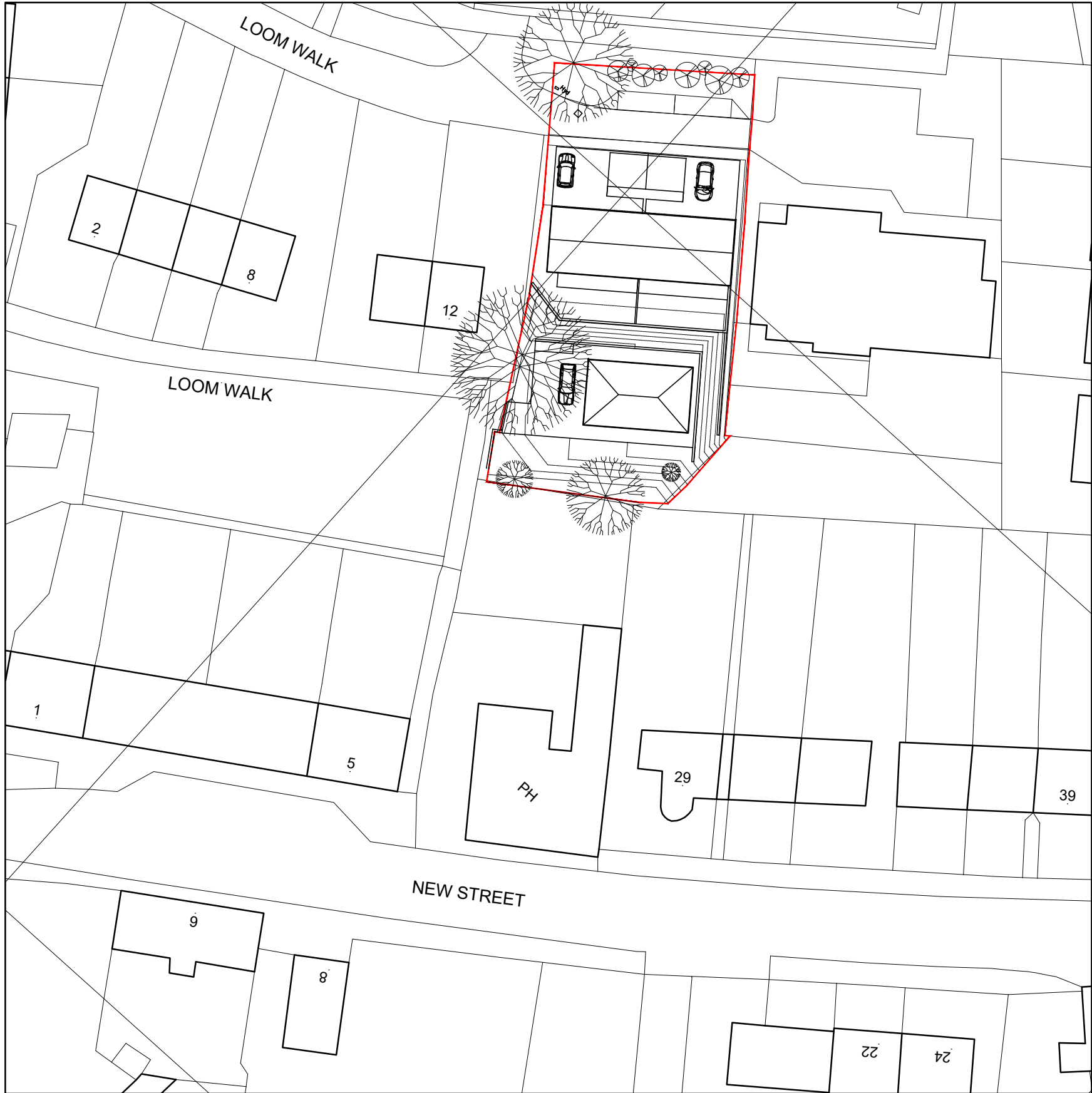
PLANNING

| | | | |
|--|--------|-------|-------|
| PATERSON ARCHITECTS THREE SETON MAINS, LONGNIDDRY, EH32 0PG TEL. 01875 852211 | | | |
| studio@patersonarchitects.com www.patersonarchitects.com | | | |
| DATE | NOV 17 | SCALE | 1:100 |
| JOB | 118 | DWG | |
| KILBARCHAN HOUSING 4 BED DETACHED | | | 008 |



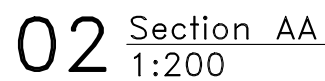
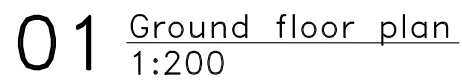
PLANNING

| | | | | | | |
|---|--------|-------|-------|-----|-----|-----|
| PATERSON ARCHITECTS | | | | | | |
| THREE SETON MAINS, LONGNIDDRY, EH32 0PG TEL. 01875 852211 | | | | | | |
| studio@patersonarchitects.com www.patersonarchitects.com | | | | | | |
| DATE | MAY 17 | SCALE | 1:500 | JOB | 118 | DWG |
| KILBARCHAN HOUSING | | | | | | 001 |
| SITE PLAN | | | | | | |



PLANNING

| | | | |
|---|--------|----------------------------|-------|
| PATERSON ARCHITECTS | | | |
| THREE SETON MAINS, LONGNIDDRY, EH32 0PG TEL. 01875 852211 | | | |
| studio@patersonarchitects.com | | www.patersonarchitects.com | |
| DATE | MAY 17 | SCALE | 1:500 |
| JOB | 118 | DWG | 002 |
| KILBARCHAN HOUSING | | | |
| LOCATION PLAN PROPOSED | | | |



1. Visitor parking
2. Resident parking
3. Refuse/garden storage
4. Terrace
5. New vehicle access
6. Nursery binstore relocated
7. Garden
8. New perimeter fencing
9. Existing slope across site

PLANNING

PATERSON ARCHITECTS
THREE SETON MAINS, LONGNIDDRY, EH32 0PG TEL. 01875 852211

studio@patersonarchitects.com www.patersonarchitects.com

| | | | | | | |
|--------------------|---------|-------|-------|-----|-----|-----------------------|
| DATE | JUNE 17 | SCALE | 1:200 | JOB | 118 | DWG 003 |
| Housing Kilbarchan | | | | | | |
| | | | | | | |

Proposal Details

| | |
|------------------------------|---|
| Proposal Name | 100099733 |
| Proposal Description | Erection of 3 No houses in vacant ground to the rear of Habbies Bar & Grill. This residential development consists of 1 No detached 4 Bedroom House & 2 No Semi-Detached 3 Bedroom Houses. All 3 houses have private garden ground and dedicated parking. |
| Address | PUBLIC HOUSE, 25 NEW STREET, KILBARCHAN, JOHNSTONE, PA10 2LN |
| Local Authority | Renfrewshire Council |
| Application Online Reference | 100099733-001 |

Application Status

| | |
|--------------------------|----------|
| Form | complete |
| Main Details | complete |
| Checklist | complete |
| Declaration | complete |
| Supporting Documentation | complete |
| Email Notification | complete |

Attachment Details

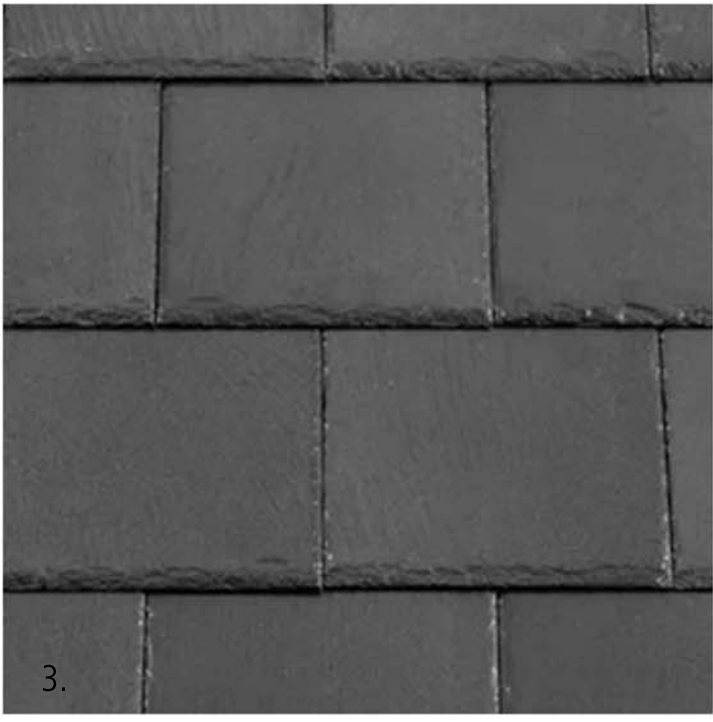
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| Notice of Review | System | A4 |
| 118 Notice of Review Statement | Attached | A3 |
| Kilbarchan Design Statement_Draft_06 | Attached | A3 |
| 118 Planning Letter 171122 | Attached | A4 |
| 118_DS_00 Visualisation | Attached | A3 |
| 118_DS_01 History | Attached | A3 |
| 118_DS_02 Proposals | Attached | A3 |
| 118_DS_03 Existing Materials | Attached | A3 |
| 118_DS_04 Proposed Materials | Attached | A3 |
| 118_DS_05 Access Arrangements | Attached | A3 |
| 118_DS_06 Visualisation | Attached | A3 |
| 118 Post Submission Additional Documents Form 171122 | Attached | A4 |
| 118 Planning Application Form 171107 | Attached | A4 |
| 118 Planning Letter 171107 | Attached | A4 |
| 118_001 SITE PLAN | Attached | A3 |
| 118_002 LOCATION_PLAN_PROPOSED | Attached | A3 |
| 118_003 GF PLAN and SECTION AA | Attached | A3 |

| | | |
|--|----------|----|
| 118_004 FF PLAN _ SECTION BB | Attached | A3 |
| 118_005 ROOF PLAN _ SECTION CC | Attached | A3 |
| 118_006 ELEVATIONS 3 BED SEMI_DETACHED | Attached | A3 |
| 118_007 E_W ELEVATIONS 4 BED DETACHED | Attached | A3 |
| 118_008 N_S ELEVATIONS 4 BED DETACHED | Attached | A3 |
| PH_01 Photos of Extg Site | Attached | A3 |
| SVY01 Tree Survey | Attached | A3 |
| VI_01 Perspective Views 1 | Attached | A3 |
| VI_02 Perspective Views 2 | Attached | A3 |
| VI_03 Perspective Views 3 | Attached | A3 |
| 118_SK6 | Attached | A3 |
| 118_03_PLANNING A | Attached | A3 |
| 118_04_PLANNING A | Attached | A3 |
| 118_05_PLANNING A | Attached | A3 |
| 118_SK5 | Attached | A3 |
| 118_SK7 | Attached | A3 |
| 118_001 | Attached | A3 |
| 118_002 | Attached | A3 |
| 118_003 | Attached | A3 |
| 118_004 | Attached | A3 |
| 118_005 | Attached | A3 |
| 118_006 | Attached | A3 |
| 118_007 | Attached | A3 |
| 118_VI_01_A | Attached | A3 |
| Kilbarchan Design Statement I | Attached | A3 |
| Kilbarchan Design Statement II | Attached | A3 |
| Notice_of_Review-2.pdf | Attached | A0 |
| Application_Summary.pdf | Attached | A0 |
| Notice of Review-001.xml | Attached | A0 |

Paterson Architects

Three Seton Mains | Longniddry | EH32 0PG | 01875852211
studio@patersonarchitects.com | www.patersonarchitects.com

118 Kilbarchan Housing
Design Statement
June 17



Scale, Colour and Material, from left to right

1. Church St 2. Ibstock, Light Grey 3. Redlan, Cambrian 4. Weaver's Cottage 5. Church St. 6. Ibstock, Dark Grey 7. K Rend, Limestone 8. High Barholm

Domestic vernacular, predominantly plain two storey elevations with simple punctured window openings and slate pitched roofs. Occasional coursed rubble stone and/or rendered with overhanging eaves.

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studio@patersonarchitects.com | www.patersonarchitects.com

118 Kilbarchan Housing
Design Statement II
June 17



Scale, Colour and Material

1. Ibstock, Light Grey brick 2. K Rend, Limestone render 3. Redland, Cambrian slate tile

Plain two storey elevations with simple punctured window openings and slate pitched roof with overhanging eaves.



Diagram A: Proposed plot boundaries overlaid on existing context



Diagram B: Proposals overlaid on existing context

01 A semi-detached terrace block seeks to establish/reinforce a street edge to the north, its scale and plot size is consistent with surrounding blocks. Existing comparable blocks however are generally three/four dwellings, whilst the proposal comprises two site specific homes designed to take full advantage of the amenity the site offers. There is a small formal front garden and car parking to the north, and south facing rear gardens.

01a Is a direct scale comparison of existing with the proposals. In the proposed scheme density is reduced to 2 semi-detached dwellings in lieu of 3 terraced houses, primarily to accomodate the acessible standards for ground floors of new dwellings as required under current Scottish Building Standards, the existing housing would not comply with current standards.

02 Is a detached house, it sits axially within the former 'backland' plot, it continues and returns the informal frontage and enclosure established to the west by existing housing, and bookends a contemporary detached house to the east.

02b Is a direct scale comparison with a contemporary commercial detached home.

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 100099733-001

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

| | | | |
|-----------------------|---------------------|--|-------------|
| Company/Organisation: | Paterson Architects | | |
| Ref. Number: | | You must enter a Building Name or Number, or both: * | |
| First Name: * | Jane | Building Name: | |
| Last Name: * | Paterson | Building Number: | 3 |
| Telephone Number: * | | Address 1 (Street): * | Seton Mains |
| Extension Number: | | Address 2: | |
| Mobile Number: | | Town/City: * | Longniddry |
| Fax Number: | | Country: * | Scotland |
| | | Postcode: * | EH32 0PG |
| Email Address: * | | | |

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

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | | | |
|----------------------|---|--|--|
| Title: | <input type="text" value="Mr"/> | You must enter a Building Name or Number, or both: * | |
| Other Title: | <input type="text" value="Note: MK Replaces N Findlay"/> | Building Name: | <input type="text" value="Jubilee House"/> |
| First Name: * | <input type="text" value="Markus"/> | Building Number: | <input type="text"/> |
| Last Name: * | <input type="text" value="Kroner"/> | Address 1 (Street): * | <input type="text" value="2nd Avenue"/> |
| Company/Organisation | <input type="text" value="Punch Partnerships (PTL) Ltd (B)"/> | Address 2: | <input type="text"/> |
| Telephone Number: * | <input type="text"/> | Town/City: * | <input type="text" value="Burton Upon Trent"/> |
| Extension Number: | <input type="text"/> | Country: * | <input type="text" value="Staffordshire"/> |
| Mobile Number: | <input type="text" value=""/> | Postcode: * | <input type="text" value="DE14 2WF"/> |
| Fax Number: | <input type="text"/> | | |
| Email Address: * | <input type="text" value=""/> | | |

Site Address Details

| | |
|---|---|
| Planning Authority: | <input type="text" value="Renfrewshire Council"/> |
| Full postal address of the site (including postcode where available): | |
| Address 1: | <input type="text" value="PUBLIC HOUSE"/> |
| Address 2: | <input type="text" value="25 NEW STREET"/> |
| Address 3: | <input type="text" value="KILBARCHAN"/> |
| Address 4: | <input type="text"/> |
| Address 5: | <input type="text"/> |
| Town/City/Settlement: | <input type="text" value="JOHNSTONE"/> |
| Post Code: | <input type="text" value="PA10 2LN"/> |

Please identify/describe the location of the site or sites

| | | | |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="663350"/> | Easting | <input type="text" value="240238"/> |
|----------|-------------------------------------|---------|-------------------------------------|

Description of Proposal

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

Erection of 3 No houses within vacant ground to the rear of Habbies Bar & Grill. This residential development consists of 1 No detached 4 Bedroom House & 2 No Semi-Detached 3 Bedroom Houses. All 3 houses have private garden ground and dedicated parking for 2 cars. 2 No Visitor Parking Spaces are included on site.

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

Reasons for seeking a review of the planning authority's decision are recorded in our uploaded report that accompanies this form. Within the document we set out the Pre-Application process, the resultant changes made at submission of the application & further information that we provided during determination of the application. A key statement in our Review document is an inaccurate reading of house/site levels by an exaggeration of +40% in the Planning Assessment, on which the refusal was based

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

☐ Yes ☒ No

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

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

118 Local Review Body Statement A3 Dwgs & supporting documents submitted at Pre-Application (Dates: 21 Jun 17, 14 Sep 17, 19 Sep 17) & at/during the Planning Application (Dates: 7 Nov 17, 22 Nov 17, 12 Dec 17)

Application Details

Please provide details of the application and decision.

What is the application reference number? *

17/0792/PP

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

07/11/2017

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

09/02/2018

Review Procedure

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

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

☐ Yes ☒ No

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

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

We believe that a first hand inspection of the land to which the review relates will bring context to the both the decision to refuse the application and the information set out in our Notice of Review.

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

Checklist – Application for Notice of Review

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No ☐ N/A

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

Declare – Notice of Review

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

Declaration Name: Mrs Jane Paterson

Declaration Date: 09/05/2018



01 Northern Boundary of the Site
Looking over the Nursery



03 Within the Site
Looking SE



05 Southern Boundary of the Site
Looking East towards Nursery



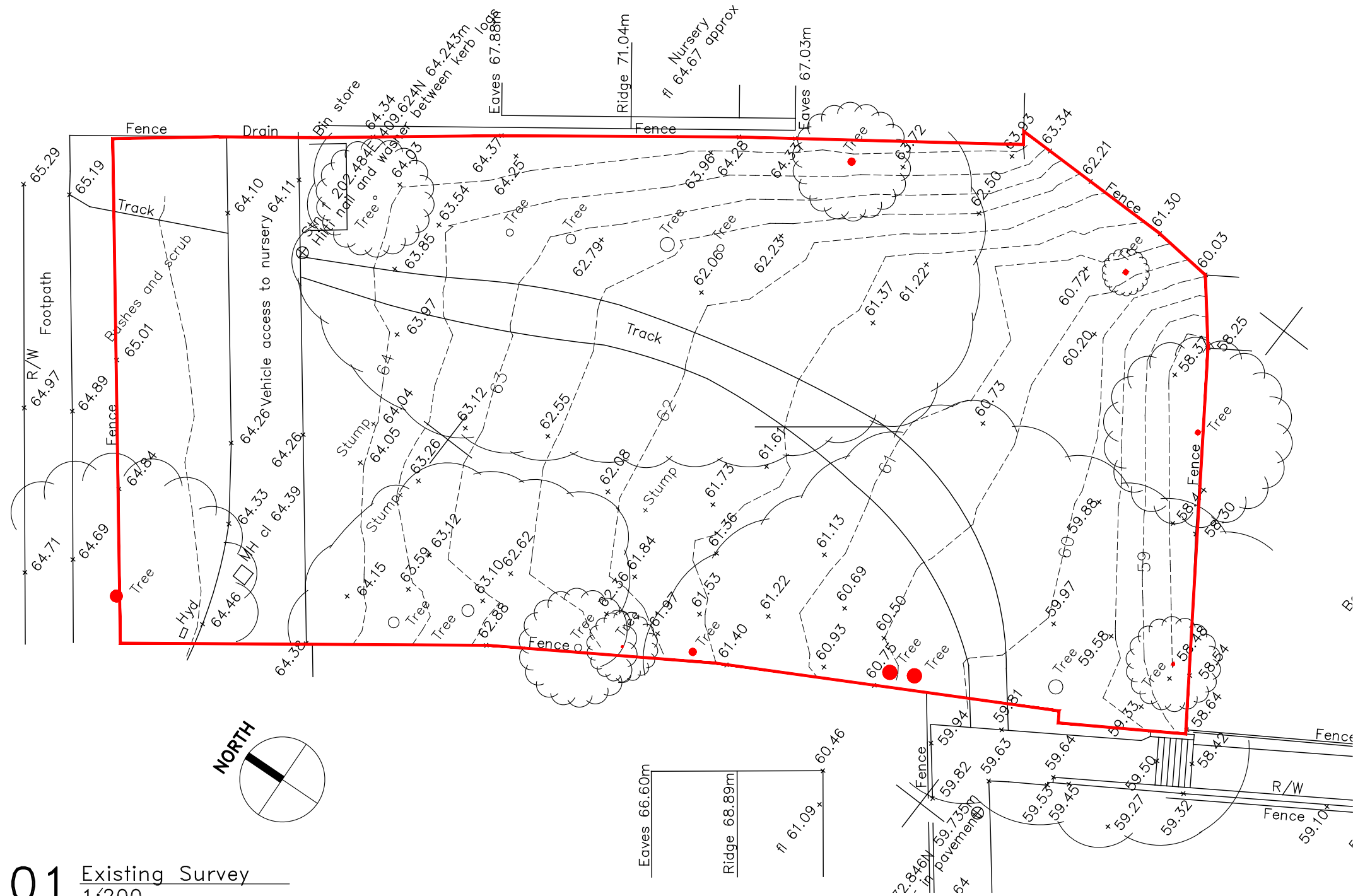
02 Northern Boundary of the Site
Ext'g Turning Head



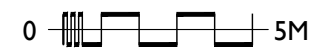
04 Within the Site
Looking SW



06 Southern Boundary of the Site
Looking West towards Loom Walk



01 Existing Survey
1:200





KEY

- 1. VIEW SOUTH EAST OF THE SEMI-DETACHED HOUSES FROM (UPPER) LOOM WALK.
- 2. VIEW EAST OF THE DETACHED HOUSE FROM (LOWER) LOOM WALK
- 3. VIEW NORTH EAST FROM SOUTHERN SITE BOUNDARY
- 4. VIEW NORTH WEST FROM SOUTHERN SITE BOUNDARY

NOTE

EXISTING RETAINED TREES HAVE NOT BEEN SHOWN TO CLEARLY ILLUSTRATE MASSING OF THE PROPOSALS

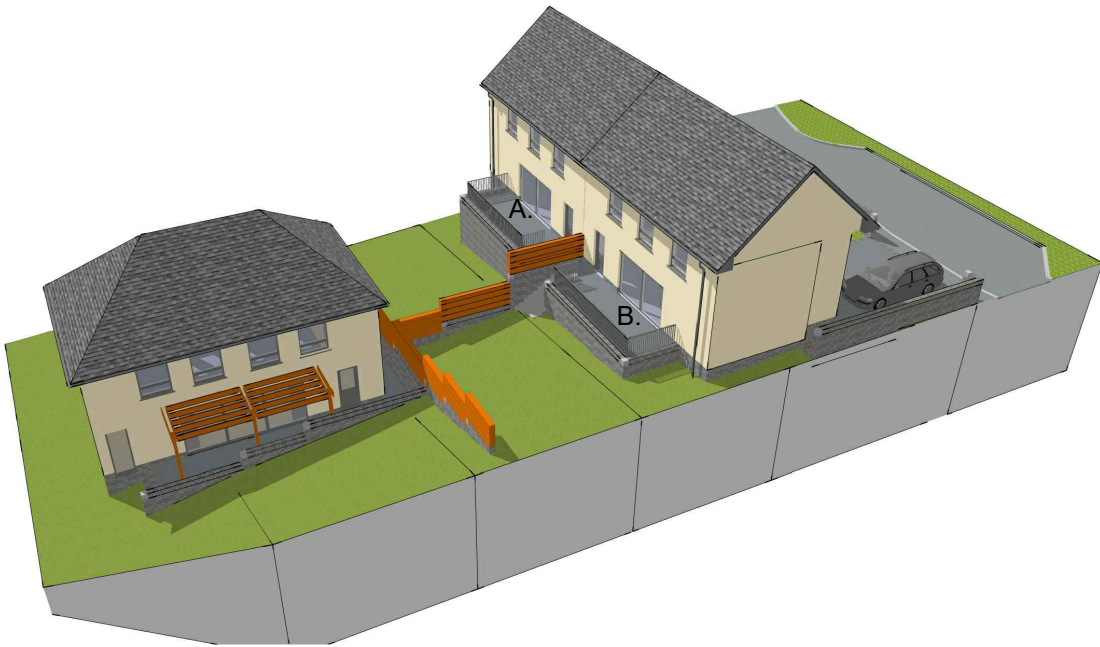
PLANNING

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|---|--------|-------|----------------------------|-----|-----|-------|
| PATERSON ARCHITECTS | | | | | | |
| THREE SETON MAINS, LONGNIDDRY, EH32 0PG TEL. 01875 852211 | | | | | | |
| studio@patersonarchitects.com | | | www.patersonarchitects.com | | | |
| DATE | NOV 17 | SCALE | NTS | JOB | I18 | DWG |
| KILBARCHAN HOUSING | | | | | | VI_01 |
| 3D VIEWS | | | | | | |

01



02



03



04



KEY

- 1. AERIAL VIEW LOOKING NORTH EAST
- 2. AERIAL VIEW LOOKING NORTH WEST
- 3. VIEW LOOKING SOUTH FROM SEMI-DETACHED HOUSE TERRACE A
- 4. VIEW LOOKING SOUTH WEST FROM SEMI-DETACHED HOUSE TERRACE B

NOTE

EXISTING RETAINED TREES HAVE NOT BEEN SHOWN TO CLEARLY ILLUSTRATE MASSING OF THE PROPOSALS

VIS PERSPECTIVE VIEWS
NTS

PLANNING

| | | | | |
|---|--------|----------------------------|-----|------------------|
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| | | | | 118 |
| KILBARCHAN HOUSING | | | | DWG VI_02 |
| 3D VIEWS | | | | |



01

KEY

- 1. RENDER
- 2. FACING BRICK
- 3. RAINWATER GOODS, FIBRE CEMENT
EAVES AND SOFFIT TO MATCH WINDOW
COLOUR
- 4. FIBRE CEMENT SLATE TILES
- 5. ALUMINIUM/TIMBER COMPOSITE
WINDOWS
- 6. TIMBER PERGOLA
- 7. HORIZONTAL 'HIT AND MISS' TIMBER
FENCING

VIS PERSPECTIVE VIEWS
NTS

PLANNING

| | | | | | |
|--|--------|-------|-----|-----|---------------------|
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| DATE | NOV 17 | SCALE | NTS | JOB | |
| KILBARCHAN HOUSING | | | | I18 | |
| 3D VIEWS | | | | | |