

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 100459116-003

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

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

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

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

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

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

Site Address Details

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

Please identify/describe the location of the site or sites

Northing	<input type="text" value="661926"/>	Easting	<input type="text" value="248776"/>
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Description of Proposal

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

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

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

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

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

☐ Yes ☒ No

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

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

Plans and Elevations plus Locality Plan all attached.

Application Details

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

21/1473/PP

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

20/08/2021

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

29/11/2021

Review Procedure

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

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

Checklist – Application for Notice of Review

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No ☐ N/A

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

☒ Yes ☐ No

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

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

☒ Yes ☐ No

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

Declare – Notice of Review

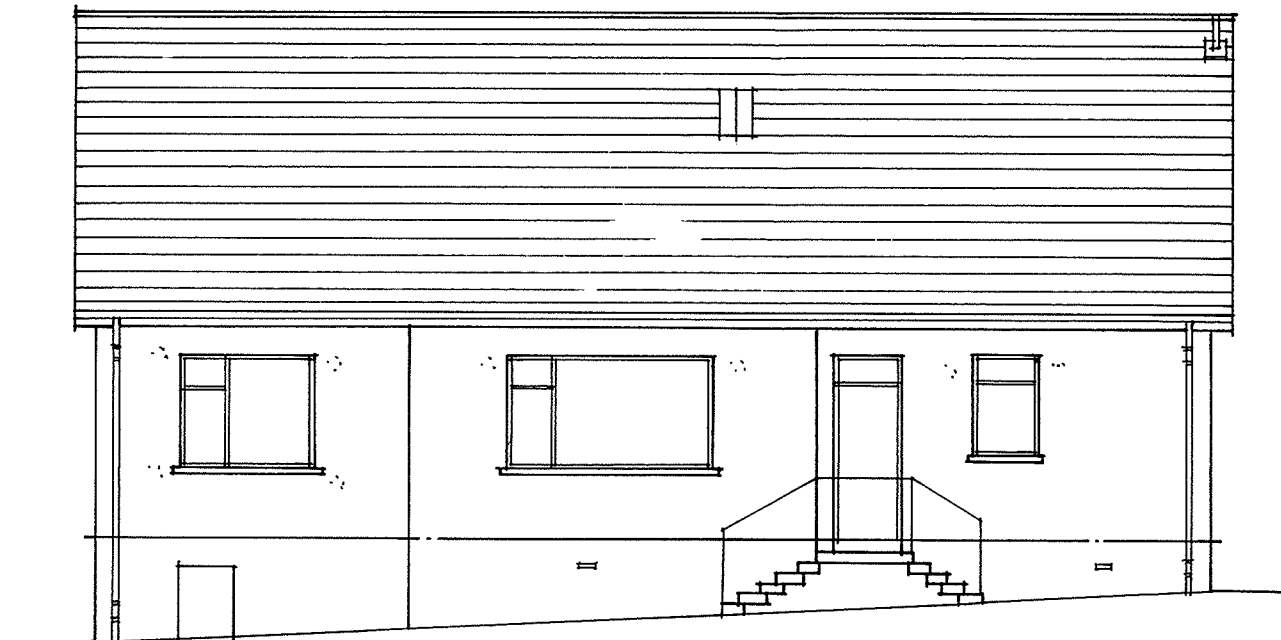
I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Derek Thompson

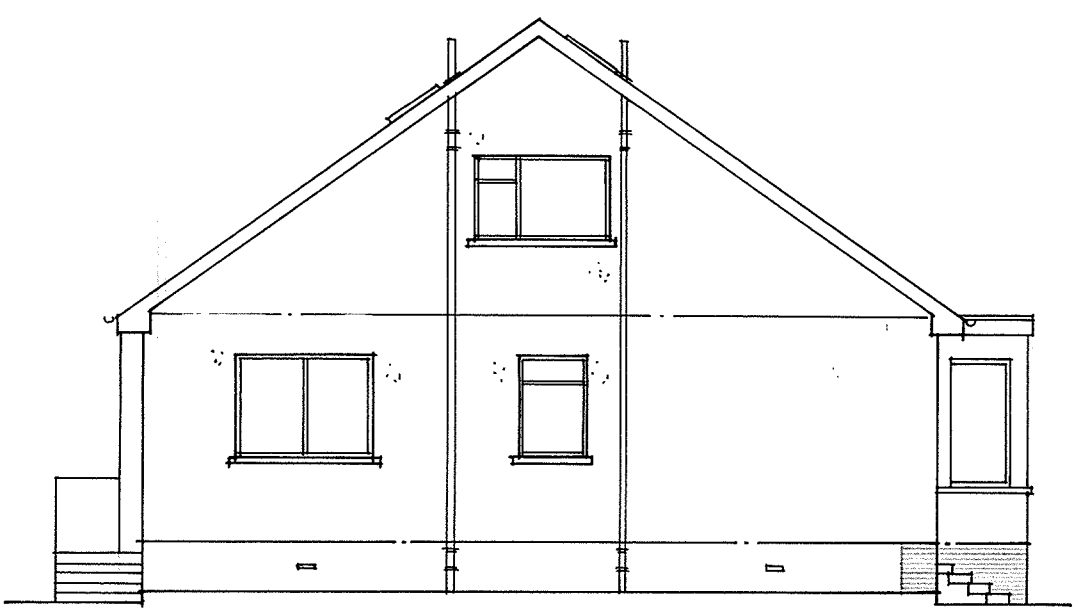
Declaration Date: 10/12/2021



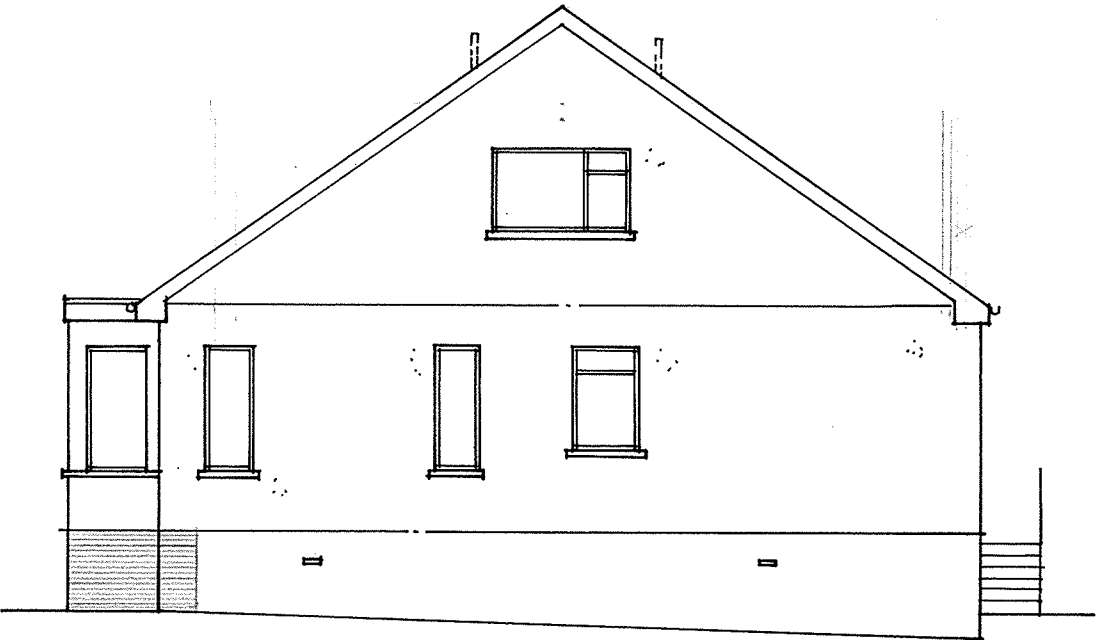
Front Elevation as Existing 1/100



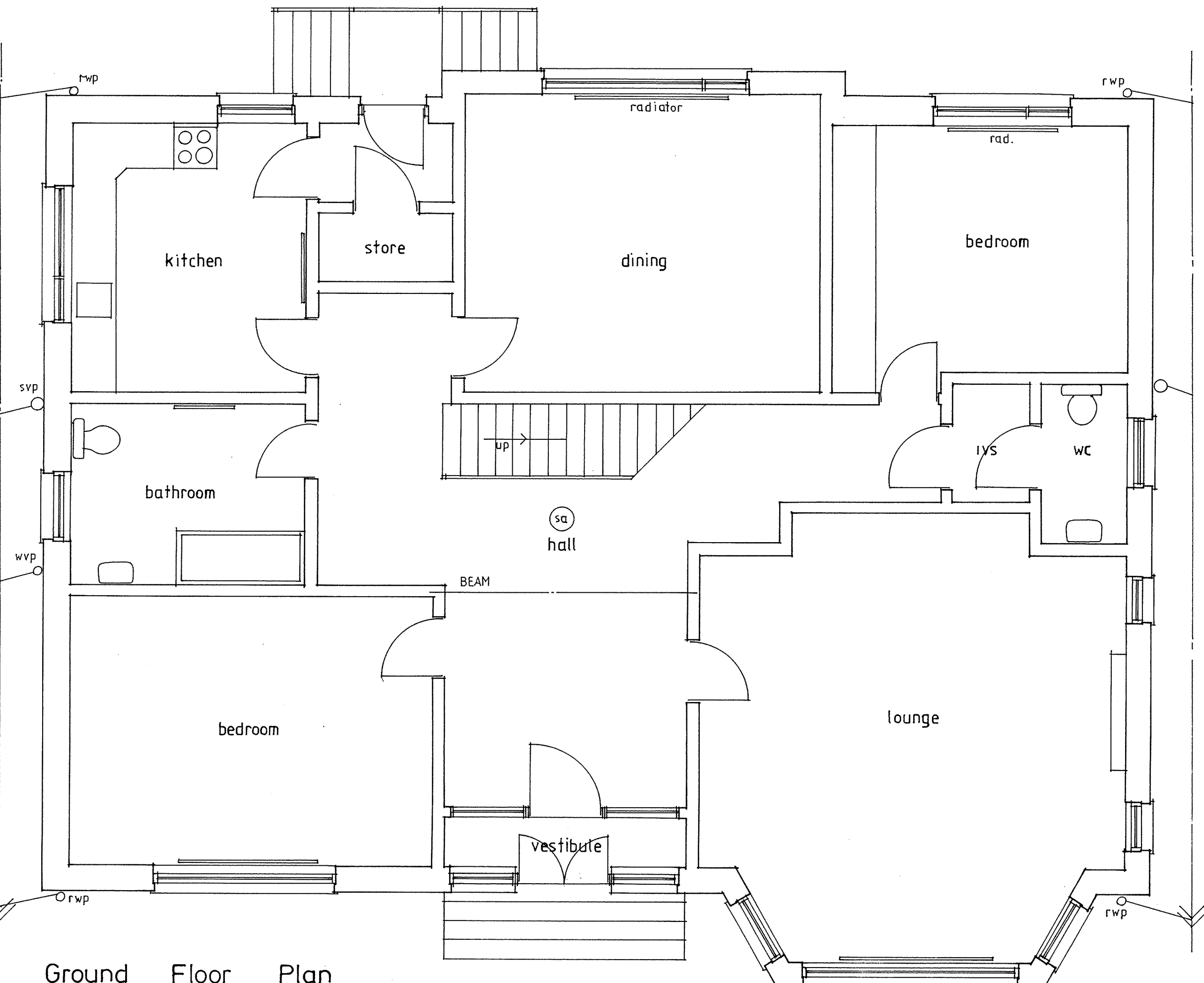
Rear Elevation as Existing



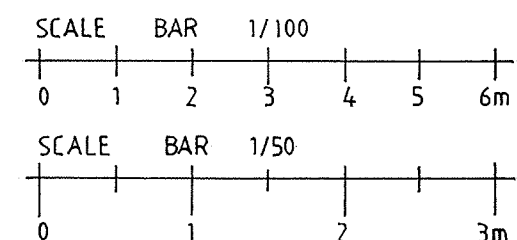
Side Elevation as Existing



Side Elevation as Existing



Ground Floor Plan as Existing 1/50



Notes

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

DEREK THOMPSON
Architectural Services

Telephone: 889 4468

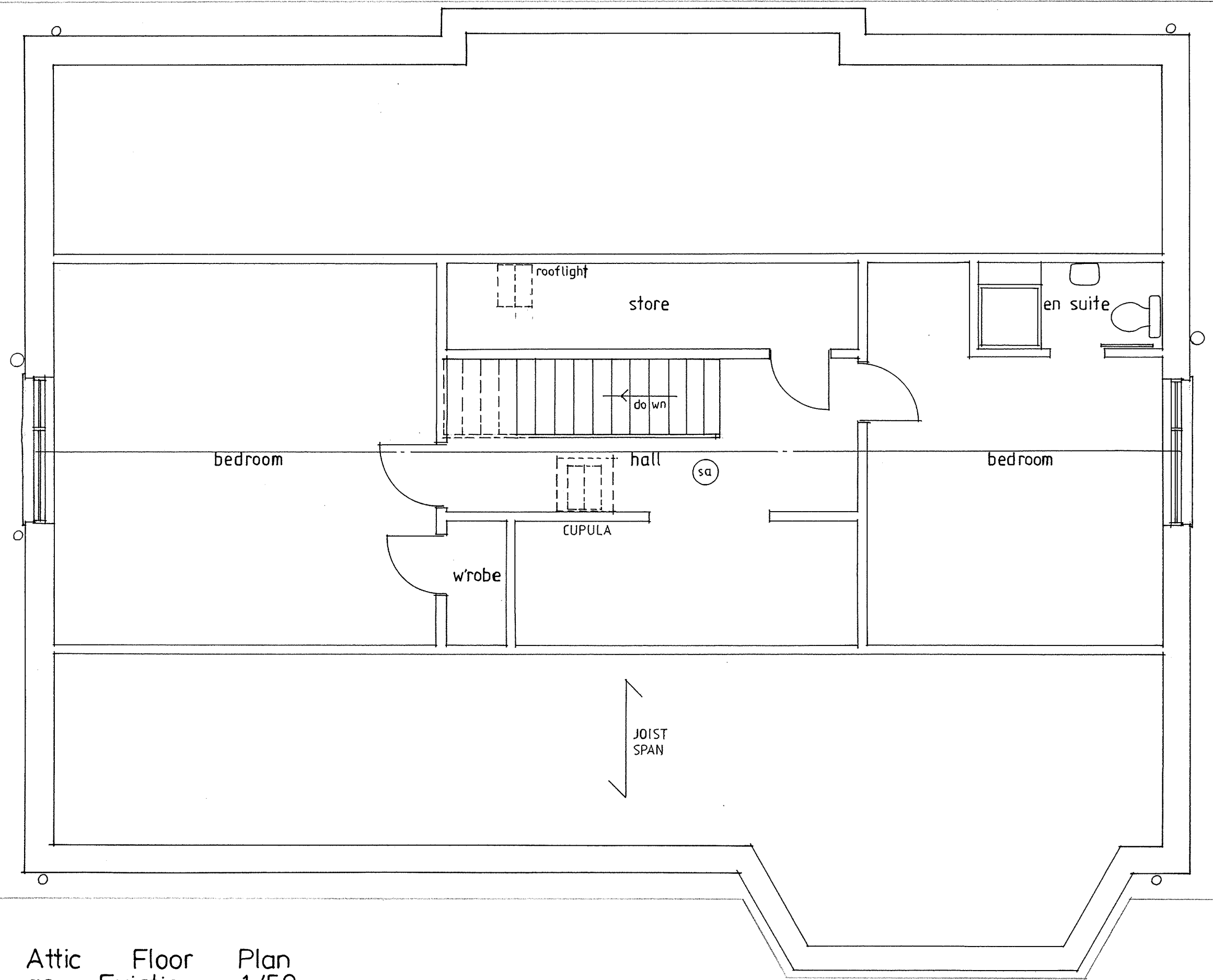
client
Ms Claire Guthrie

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

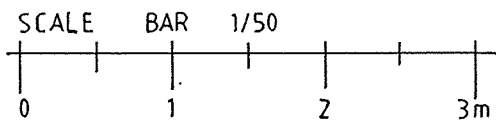
Project
Rear Extension, Alterations and Dormers

Ground Floor Plan and Elevations as Existing

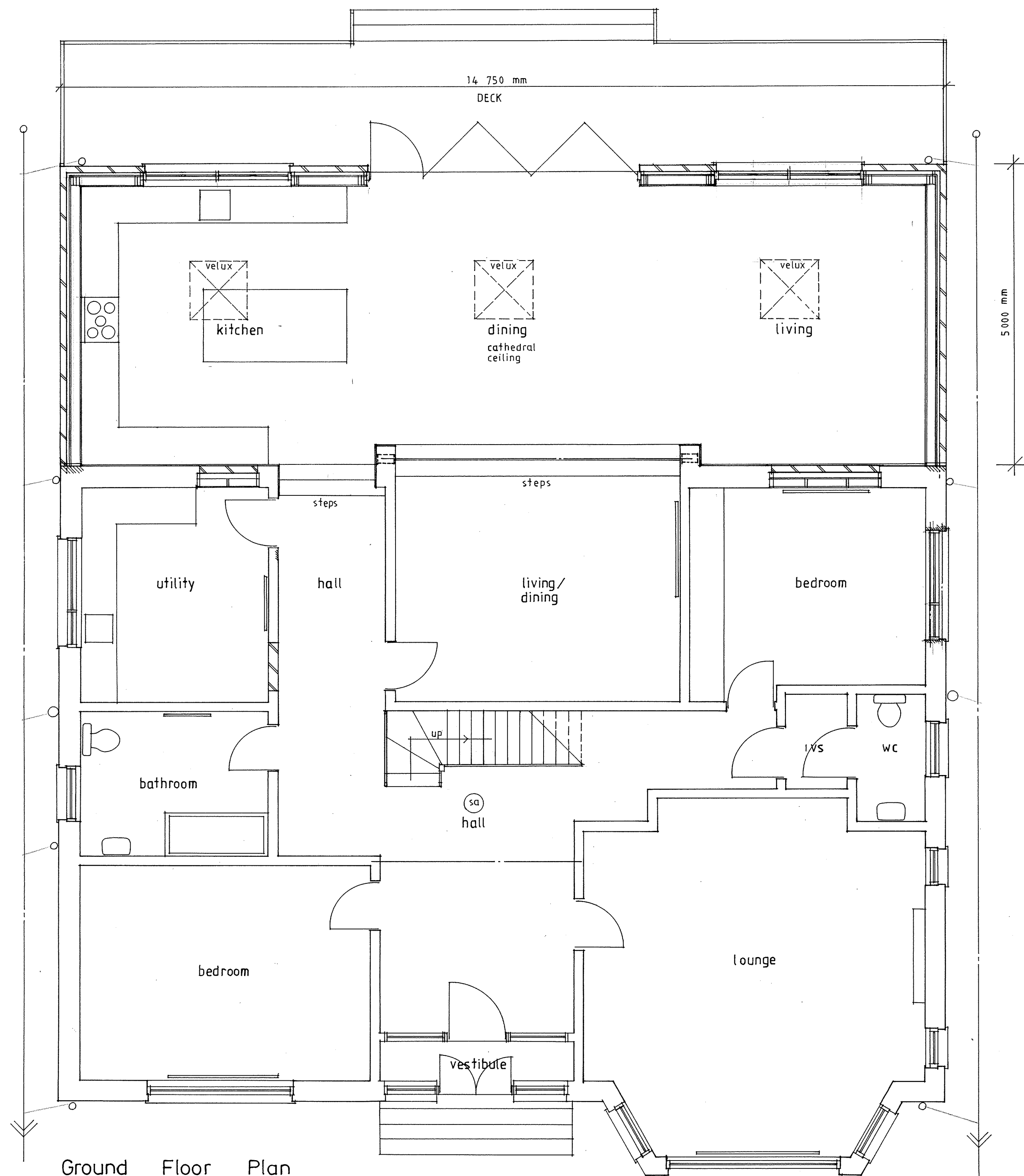
SCALE 1/50 1/100 DATE MAY 2021
PAPER SIZE A2 Dwg CSM 2822/1



Attic Floor Plan
as Existing 1/50



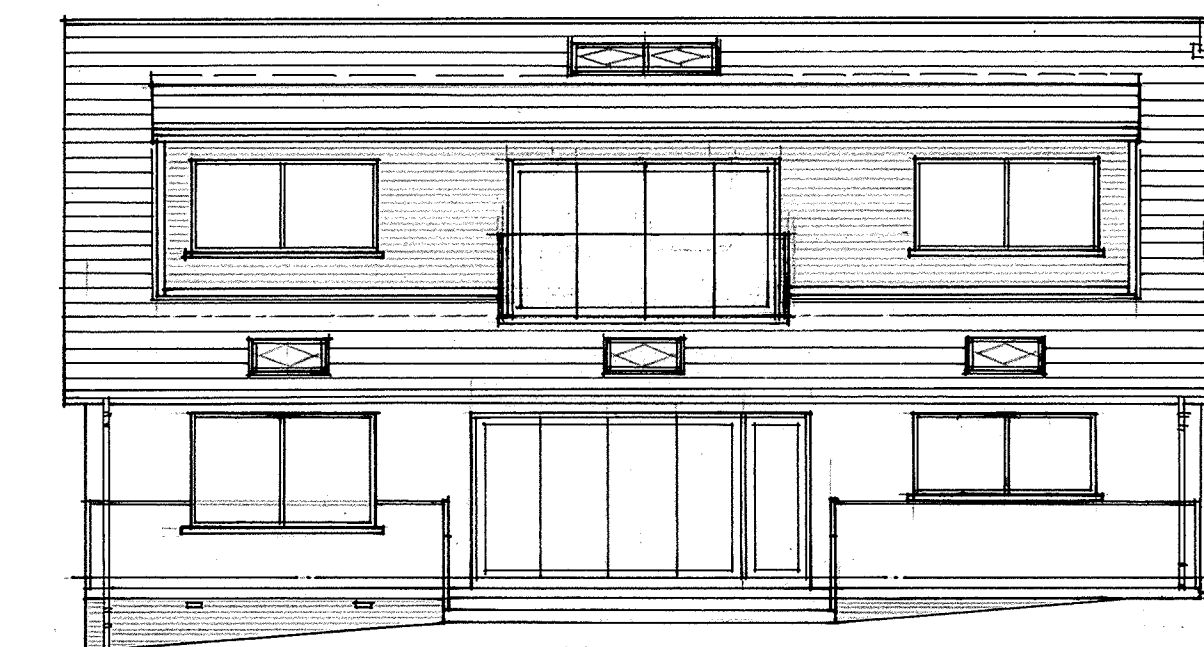
Ms Claire Guthrie			
21 Thornly Park Avenue Paisley PA2 7SD			
Rear Extension, Alterations and Dormers			
Attic Floor Plan as Existing			
SCALE 1/50 PAPER SIZE A2	DATE MAY 2021 Dwg CSM 2822/2		



Ground Floor Plan
as Proposed 1/50



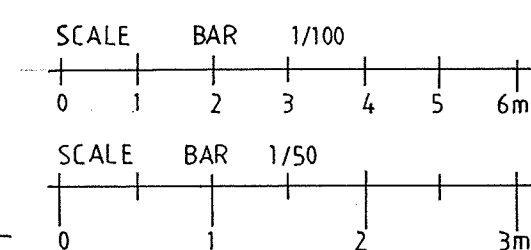
Side Elevation as Proposed



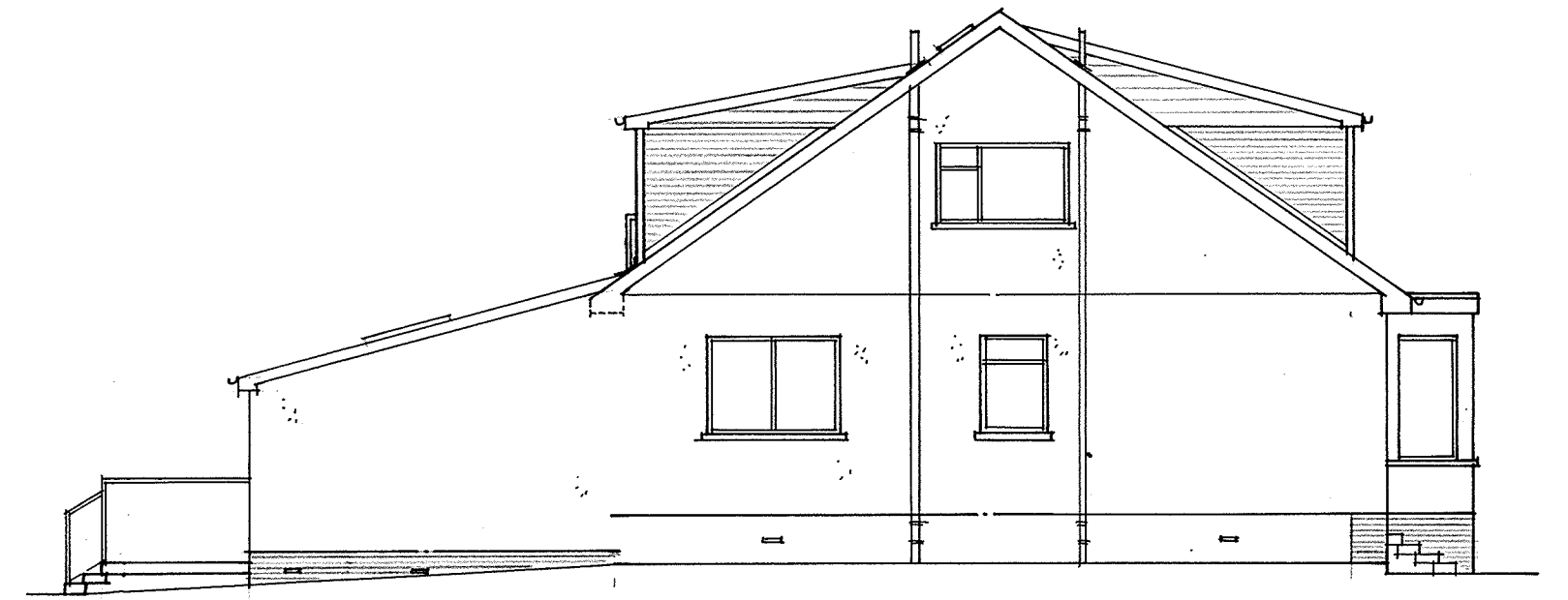
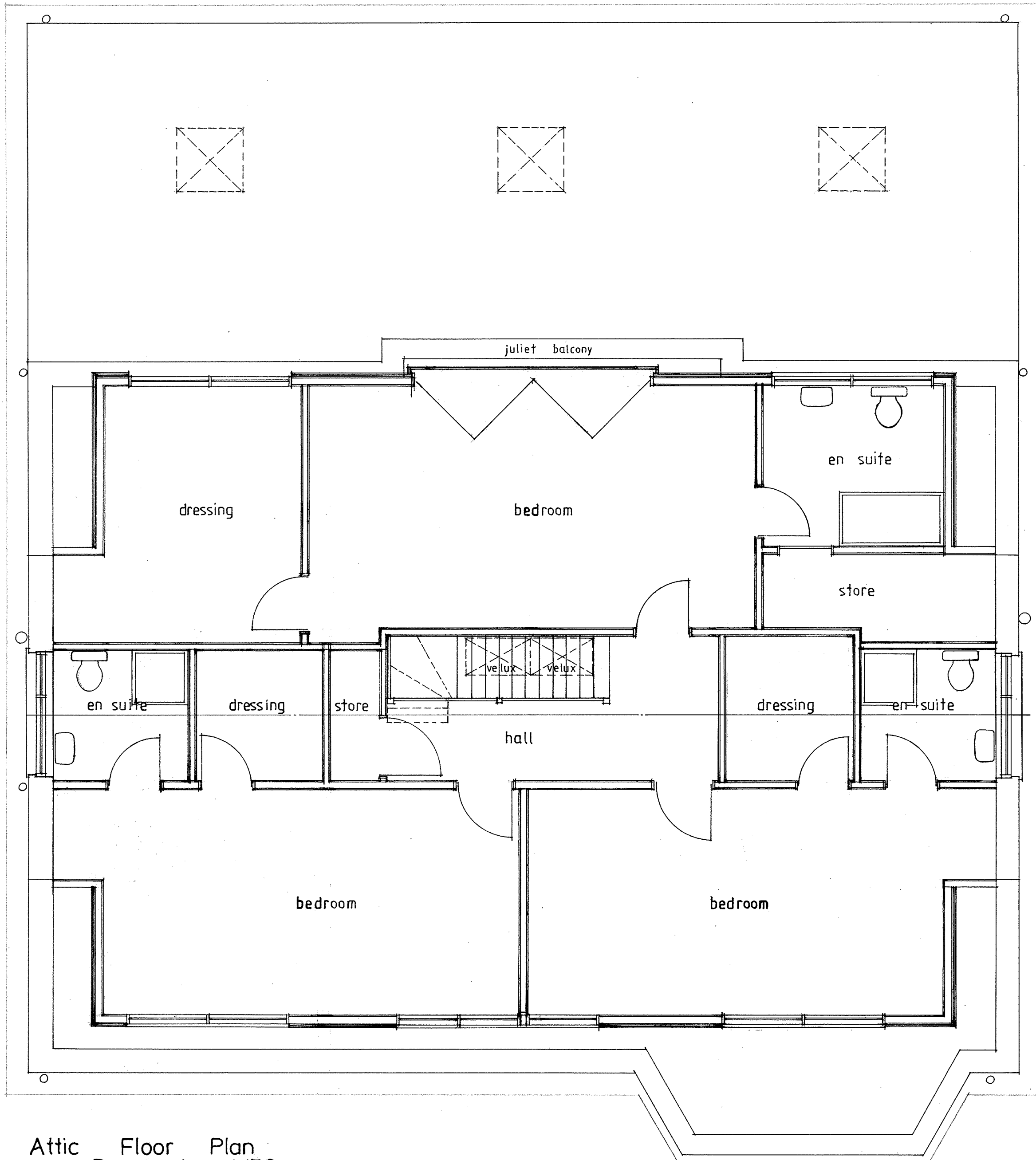
Rear Elevation as Proposed



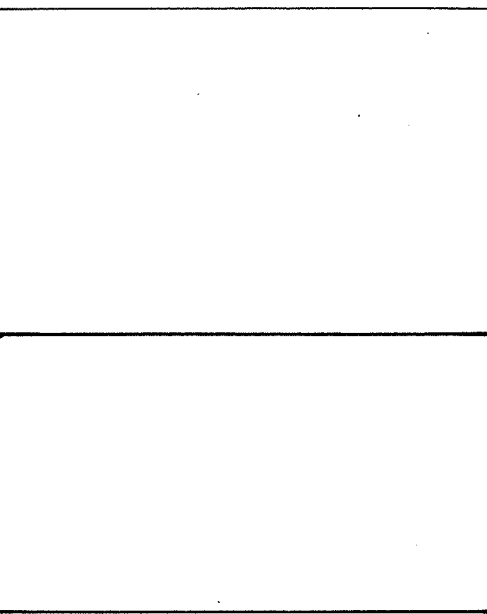
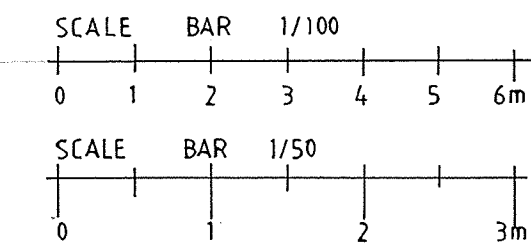
Front Elevation as Proposed 1/100



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

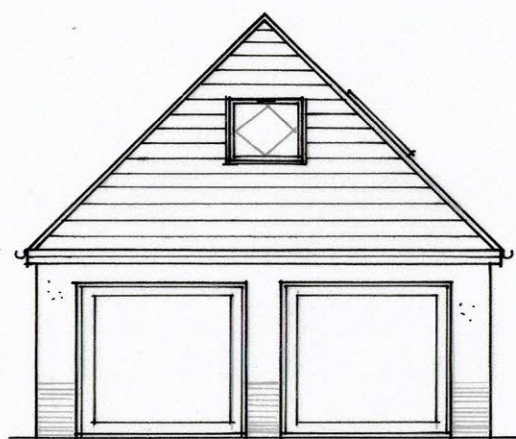


Side Elevation as Proposed 1/100

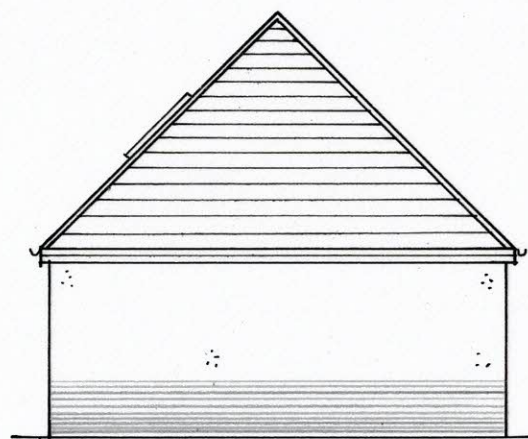


Ms Claire Guthrie		
21 Thornly Park Avenue Paisley PA2 7SD		
Rear Extension, Alterations and Dormers		
Attic Floor Plan as Proposed. Elevation Proposed.		
SCALE 1/50, 1/100	DATE MAY 2021	
PAPER SIZE A2	Dwg CSM 2822/4	

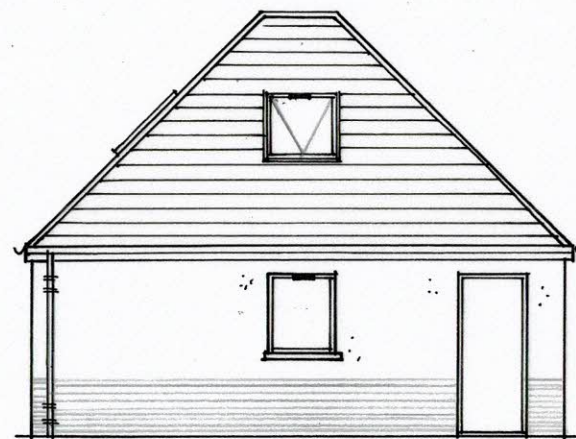
Attic Floor Plan
as Proposed 1/50



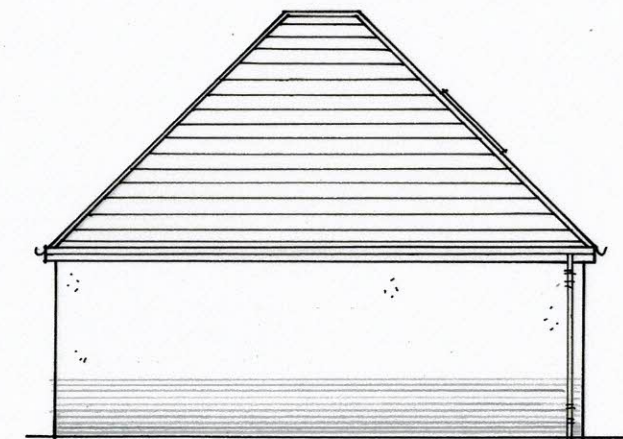
Front Elevation
as Proposed 1/100



Rear Elevation
as Proposed



Side Elevation
as Proposed



Side Elevation
as Proposed

GARAGE WITH STUDIO ABOVE

Roof - Concrete tiles to match

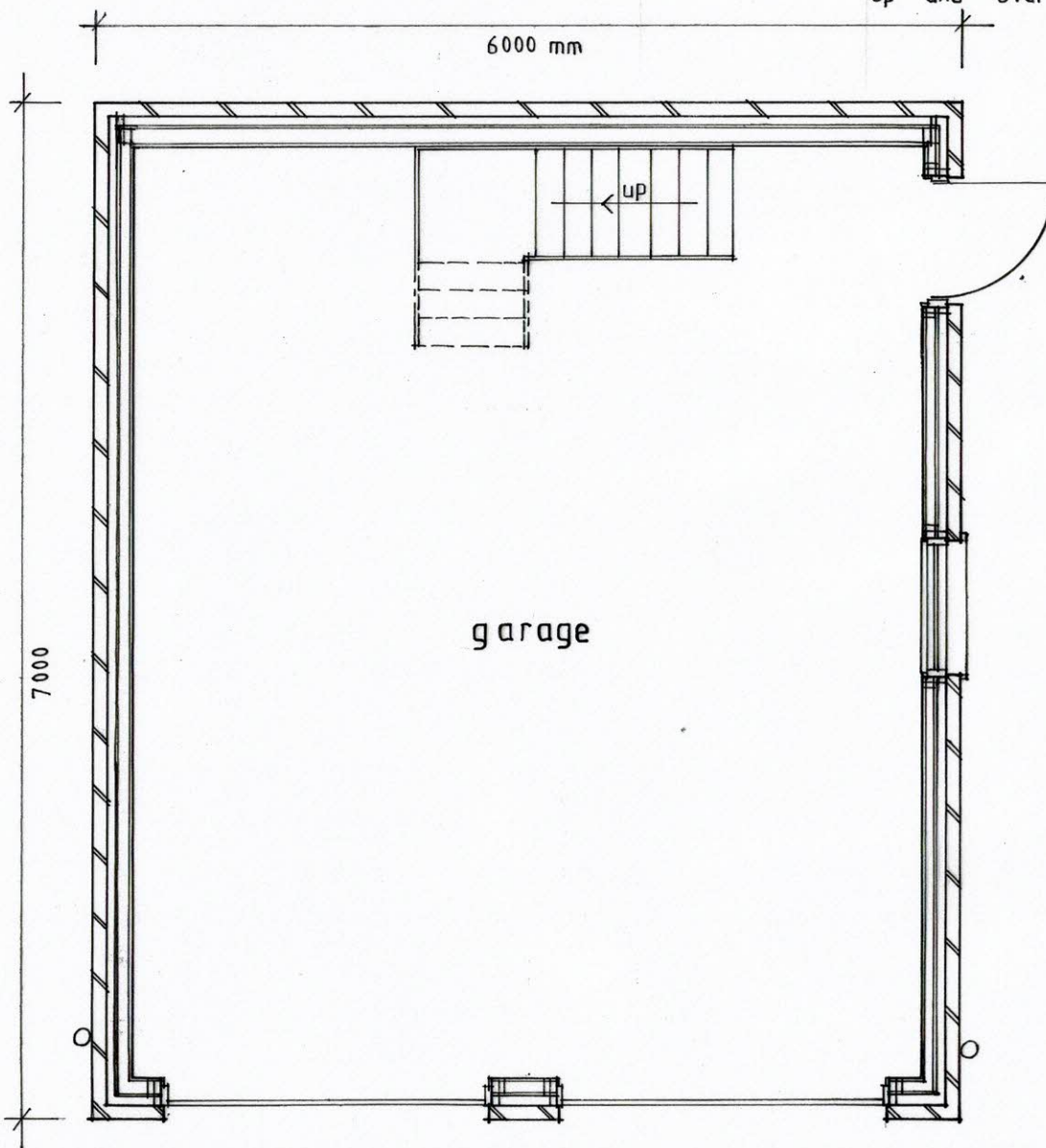
Walls - Facing brick / Common brick
roughcast to match.

Window / Door -

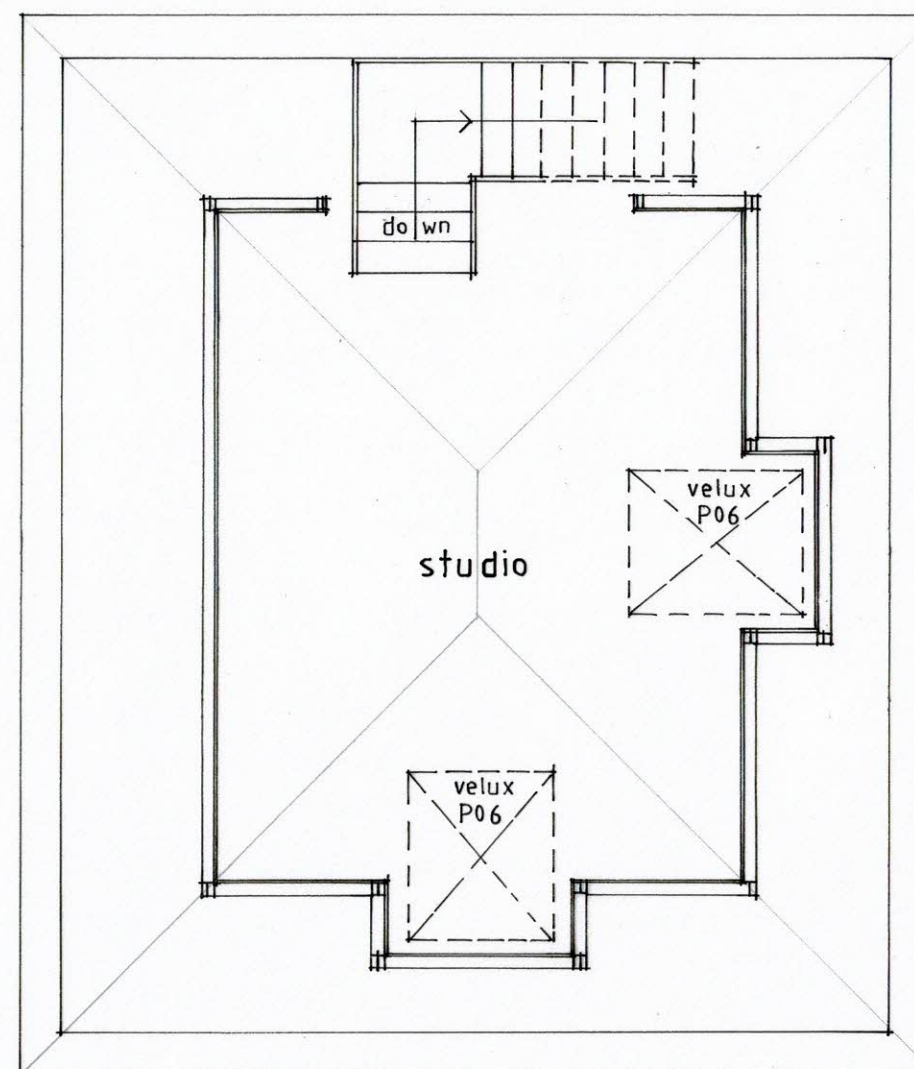
Woodgrain upvc dg.

Up and Over Garage Doors.

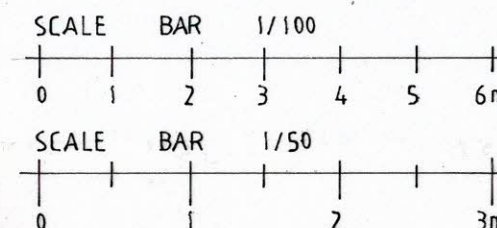
6000 mm



Garage Floor Plan
as Proposed 1/50



Studio Floor Plan
as Proposed



Notes

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

DEREK THOMPSON
Architectural Services



Telephone: 889 4468

client

Ms Claire Guthrie

address

21 Thornly Park Avenue
Paisley
PA2 7SD

Garage with Studio
Above

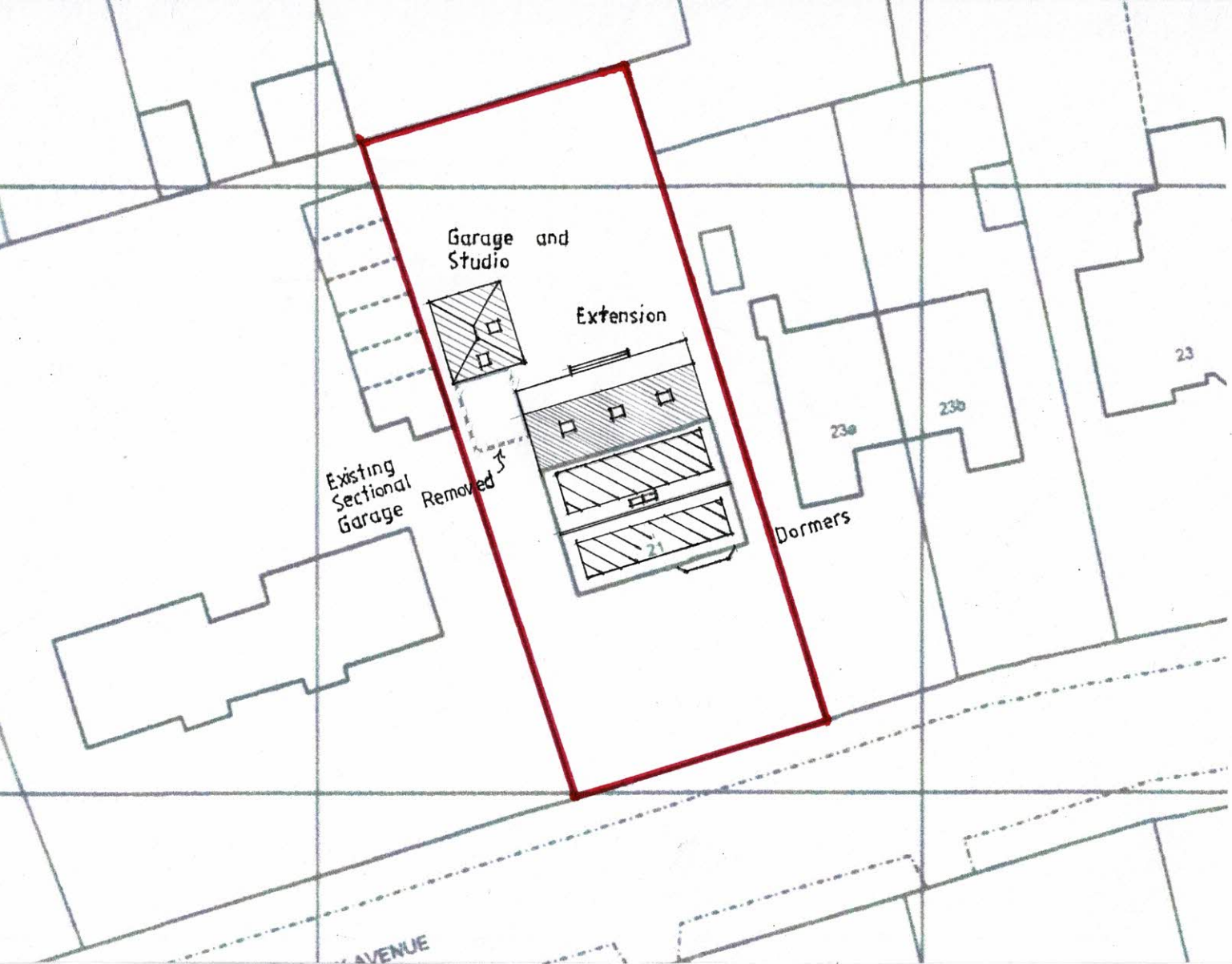
Plans and Elevations

SCALES 1/50, 1/100

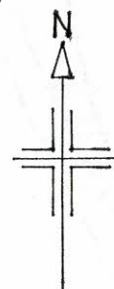
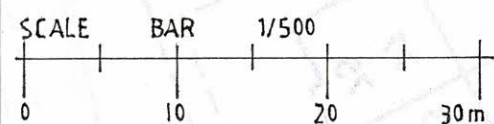
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DATE MAY 2021

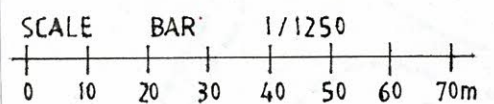
Dwg CSM 2822/5



Block Plan 1/500



Locality Plan 1/1250



SCALES 1/500 1/1250
 PAPER SIZE A4
 DATE MAY 2021
 Dwg CSM 2822 / 6