

Notice of Meeting and Agenda Local Review Body.

Date	Time	Venue
Tuesday, 02 February 2021	14:00	Microsoft TEAMS Platform,

KENNETH GRAHAM
Head of Corporate Governance

Membership

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

Recording of Meeting

This meeting will be recorded for subsequent broadcast via the Council's internet site. If you have any queries regarding this please contact Committee Services on 07534 058160. To find the recording please follow the link which will be attached to this agenda once the meeting has concluded. <https://youtu.be/QcX1kzMMaxE>

Items of business

Apologies

Apologies from members.

Declarations of Interest

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

- | | | |
|-------------|---|----------------|
| 1 | Procedure Note | 1 - 2 |
|
 | | |
| 2 | LRB01.21 | |
| | Review the Planning Authority's decision to refuse planning permission for the erection of a single storey extension to rear of dwellinghouse at 342 Glasgow Road, Paisley PA1 3BH. (20/0371/PP) | |
|
 | | |
| 2(a) | Planning Authority's Submission | 3 - 40 |
| | Submit documentation on which the Planning Authority decided to refuse planning permission for the erection of a single storey extension to rear of dwellinghouse at 342 Glasgow Road, Paisley PA1 3BH. ((20/0371/PP). | |
|
 | | |
| 2(b) | Appellant's Submission | 41 - 50 |
| | Submit documentation submitted in support of a review of the Planning Authority's decision to refuse planning permission for the erection of a single storey extension to rear of dwellinghouse at 342 Glasgow Road, Paisley PA1 3BH. (20/0371/PP). | |

A. At the meeting

1. When a Notice of Review is submitted, the role of the Local Review Body (“the LRB”) is to consider the planning application afresh and reach a decision.
2. The planning officer’s original decision forms part of the documents before LRB when it is making its decision, however, the LRB is not reviewing the planning officer’s original decision. Although termed a ‘review’, the decision of the planning authority when acting as the LRB is still the decision of the authority on a planning application and the same considerations apply to the factors that must be taken into account when making a decision as they would in the case of a first determination.
3. Section 37(2) of the Town and Country Planning (Scotland) Act 1997 sets out that when the planning authority is dealing with an application for planning permission, the planning authority require to have regard to the provisions of the development plan and other material considerations. This applies to the decision of the LRB today.
4. The Planning Adviser to the LRB today is not here to speak on behalf of the Planning Service about the original decision. Their function is to provide impartial planning advice to the LRB.
5. There will be up to five Councillors on the panel, made up from members of the Planning & Property Policy Board..
6. No parties have the right to speak at the meeting.

B. Procedural format

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

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

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

C. Decision

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

PLANNING AUTHORITY'S SUBMISSIONS

My Ref: N/A
Contact: Laura Johnston
Telephone: 0141 618 4052
Email: dc@renfrewshire.gov.uk
Date: 27/10/2020



Derek Thompson Architectural Services
Morven House
10 High Road
Paisley
PA2 6AR

Proposal: Erection of single storey extension to rear of dwellinghouse
Location: 342 Glasgow Road, Paisley, PA1 3BH
Application No. 20/0371/PP
Email:

Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a decision notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed and the Report of Handling.

You have the right to seek a review of this decision by submitting a Notice of Review within three months from the date of the decision notice to the Head of Corporate Governance, Renfrewshire House, Cotton Street, Paisley PA1 1TR. The Notice of Review form and guidance is available on the Council's website or by contacting Legal & Democratic Services.

Yours faithfully,



Fraser Carlin
Head of Planning and Housing

—

DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations
2013

TO

Mr McConnachie
342 Glasgow Road
Paisley
PA1 3BH

With reference to your application registered on 10/07/2020 for Planning Consent for the following development:-

PROPOSAL

Erection of single storey extension to rear of dwellinghouse

LOCATION

342 Glasgow Road, Paisley, PA1 3BH

DECISION

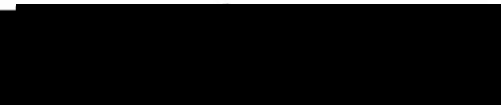
The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

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

PLANS AND DRAWINGS

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

Dated 27/10/2020

Signed 
Appointed Officer
on behalf of Renfrewshire Council

PAPER APART

TERMS AND CONDITIONS

- 1 The proposed extension, by reason of its position would be contrary to Policy P1 of the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019), the New Development Supplementary Guidance and Renfrewshire Householder Development Guidance as it would have a detrimental impact on residential amenity.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Applicant: Mr McConnachie	Ref. No: 20/0371/PP
Site: 342 Glasgow Road, Paisley, PA1 3BH	Officer: Laura Johnston

Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

Plans to be stamped

Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
CSM 2717/3	Locality Plan	✓		✓
CSM 2717/2	Plan and Elevations as Proposed	✓		✓
CSM 2717/1	Plan and Elevations as Existing	✓		✓

Officers Initials: LJ

Admin Initials: _____DR_____

Checked by : LJ



RENFREWSHIRE COUNCIL

Application No: 20/0371/PP

COMMUNITIES, HOUSING AND PLANNING SERVICES
RECOMMENDATION ON PLANNING APPLICATION

Regd: 10/07/2020

Applicant

Agent

Mr McConnachie
342 Glasgow Road
Paisley
PA1 3BH

Derek Thompson Architectural Services
Morven House
10 High Road
Paisley
PA2 6AR

Nature of proposals:

Erection of single storey extension to rear of dwellinghouse

Site:

342 Glasgow Road, Paisley, PA1 3BH

Application for:

Planning Permission-Full

Description

This application seeks consent for the erection of a single storey extension to the rear of a semi-detached dwellinghouse located on 342 Glasgow Road, Paisley. The property is located within a residential area. The property itself incorporates a hipped roof design and is finished in white render, red concrete roof tiles and white upvc windows.

The extension extends 5 metres from the rear of the dwellinghouse. The extension incorporates a mono pitched roof which measures 3.6 metres in height to the ridge and 3.56 metres in height to the eaves. The proposal includes a fire wall at the mutual boundary which measures 3.89 metres in height. The walls of the extension are to be finished in common brick roughcast to match existing, the roof is to be finished in EPDM/rubberised roof and the windows will be white upvc.

The proposal includes the formation of a window on the side elevation of the original dwellinghouse. The window constitutes permitted development under Class 2B of The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, therefore, will not be assessed as part of the application.

History

None recorded.

Policy & Material Considerations

Renfrewshire Local Development Plan 2014

P1 - Renfrewshire's Places

Renfrewshire Local Development Plan 2019 (Proposed)

P1 - Renfrewshire's Places

New Development Supplementary Guidance 2014

Alterations and Extensions to Existing Properties

New Development Supplementary Guidance 2019 (Proposed)
Alterations and Extensions to Existing Properties

Material considerations

Renfrewshire's Householder Development Guidance

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. The proposal therefore requires to be assessed in terms of the policies and material considerations set out above.

Publicity

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

Objections/Representations

None received.

Consultations

None required.

Summary of Main Issues

Environmental Statement - Not applicable

Appropriate Assessment - Not applicable

Design Statement - Not applicable

Access Statement - Not applicable

Other Assessments - Not applicable

Planning Obligation Summary - Not applicable

Scottish Ministers Direction - Not applicable

Assessment

It is considered that the proposal complies with Policy P1 of the Renfrewshire Local Development Plan 2014 and 2019 (Proposed) because the development comprises of alterations to a residential property within a residential area.

The New Development Supplementary Guidance states that alterations and extensions to existing residential properties should be of an appropriate scale, size and massing which does not constitute over development, they should reflect the design and materials of the existing house and the character of the surrounding area, and they should not significantly reduce the amenity of the neighbouring residents or the surrounding area.

In order to determine whether the development complies with the above it is necessary to assess the proposal against the criteria set out in the Council's Householder Guidance. These are:

Design & Materials

The roof design differs from the original property, however the overall design of the extension does not detract from the character of the dwellinghouse.

The finishing materials are to match existing, therefore are in keeping with the original house.

Scale and Positioning

The extension is positioned to the rear of the dwellinghouse and would allow the majority of garden ground to remain.

The extension is built up to the mutual boundary to the east of the site. At the mutual boundary there is an opaque glazed window belonging to the adjoined neighbouring property that forms a room within the property. The proposed extension would be positioned against the window completely blocking up the window. Whilst the window is opaque glazing, it provides light to the neighbouring property and the proposed extension would block any light from entering through the window. It is considered that the position of the extension is unacceptable as it would have an adverse affect on the neighbouring property.

Overall, the extension is not considered acceptable in terms of scale and positioning.

Privacy and Overlooking

The extension does not raise any privacy and overlooking issues due to the existing boundary treatment.

Daylight and Overshadowing

The adjoined neighbouring property's side window at the mutual boundary will be subject to a complete loss of daylight due to the position of the extension.

The position of the extension will also overshadow part of the adjoined neighbour's garden to the east. A desktop daylight test was carried out and concluded that the extension would have an adverse impact on the adjoined neighbour's conservatory.

Given the loss of daylight which the proposed extension would cause, it is considered that the extension would have a significant detrimental impact on residential amenity of the neighbouring property which is contrary to local development plan policy and associated guidance.

Overall, the extension does not comply with the local development plan policies and material considerations due to its position within the application site and the detrimental impact it will have on residential amenity of the neighbouring property.

Recommendation and reasons for decision

Having given consideration to the above assessment, the proposal does not comply with the relevant policies and material considerations. It is therefore recommended that the application should be refused.

Index of Photographs

A site visit has been undertaken, and photographs relevant to this application have been archived.

RECOMMENDATION

Refuse

Other Action

Conditions and Reasons

- 1 The proposed extension, by reason of its position would be contrary to Policy P1 of the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019), the New Development Supplementary Guidance and Renfrewshire Householder Development Guidance as it would have a detrimental impact on residential amenity.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers,
please contact Sharon Marklow on 0141 618 7835.



Laura Johnston

From: Derek Thompson [REDACTED]
Sent: 16 October 2020 16:34
To: Laura Johnston
Subject: Re: 342 Glasgow Road . 20/0371/PP

My client wishes the application determined as it stands . I look forward to receiving the list with the reasons why it has been refused at which point he wishes to take it to Appeal.

Regards Derek

On 13/10/2020 15:41, Laura Johnston wrote:

> Hi Derek,
>
> Apologies for the delay getting back to you.
>
> The Council still feel the proposed extension is an unacceptable design which we could not approve.
>
> Amendments would either need to be made or the application would need to be refused. Please let me know how the applicant would like to proceed.
>
> Kind regards
>
> _____
> Laura Johnston
> Assistant Planner, Development Management Communities, Housing and
> Planning Renfrewshire House, Cotton Street, Paisley, PA1 1JD
> Email: dc@renfrewshire.gov.uk
> Tel: 0141 618 4052
> Web: Renfrewshire Council Website
>
> Please consider the environment before printing this email
>
> We are working to keep your applications progressing and to maintain business continuity for customers.
> Since March 23rd all planning officers, have been working from home and therefore should you wish to contact an officer please use their email address.
>
> If you have a general enquiry, please e-mail dc@renfrewshire.gov.uk or telephone 0141 618 7835.
>
>
>
> -----Original Message-----
> From: Derek Thompson [REDACTED]
> Sent: 06 October 2020 10:05
> To: Laura Johnston [REDACTED]
> Subject: 342 Glasgow Road . 20/0371/PP
>
> My client has been in contact with regard to the above . Has a final decision been made on the application ?
>
> Regards Derek
>
>
>

>
>
> Renfrewshire Council Website
> -https://eur01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.
> renfrewshire.gov.uk%2F&data=04%7C01%7Claura.johnston%40renfrewshir
> e.gov.uk%7C41395c6b39c54d7213cb08d871e8fbf5%7Cca2953361aa64486b2b2cf76
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> sdata=KMY8fdaeYVvkBpisEWuZpSNCOI87pnhkA%2BJkdf8CYSzc%3D&reserved=0
>

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Laura Johnston

From: Derek Thompson [REDACTED]
Sent: 24 September 2020 08:24
To: Laura Johnston
Subject: Re: 342 Glasgow Road . Ref 20/0371/PP

Just as a quick follow up to yesterdays email from me. The proposed extension may not be a design that you are particularly in favour of but I cannot see where we are controvening any of the guidelines. The shadowing guideline is still being met.

I'll hear from you soon.

Regards Derek

On 23/09/2020 11:38, Laura Johnston wrote:

Hi Derek,

Thanks for carrying out another site visit and providing this further information.

I understand that the side window/screen could be blocked through permitted development rights, however, the existing proposal requires planning permission and we could not approve a design that blocks the screen as it does provide some light to the neighbouring property.

The daylight test you have provided shows 46% of the neighbouring conservatory would be overshadowed. It is considered this would be a significant impact which we could not support.

The proposal would either need to be amended or we could refuse it and it could be appealed through the Local Review Board.

Many thanks

Laura Johnston
Assistant Planner, Development Management
Communities, Housing and Planning
Renfrewshire House, Cotton Street, Paisley, PA1 1JD
Email: dc@renfrewshire.gov.uk
Tel: 0141 618 4052
Web: Renfrewshire Council Website

Please consider the environment before printing this email

We are working to keep your applications progressing and to maintain business continuity for customers.

Since March 23rd all planning officers, have been working from home and therefore should you wish to contact an officer please use their email address.

If you have a general enquiry, please e-mail dc@renfrewshire.gov.uk or telephone 0141 618 7835.

From: Derek Thompson [REDACTED]
Sent: 16 September 2020 15:47

To: Laura Johnston [REDACTED]
Subject: 342 Glasgow Road . Ref 20/0371/PP

I managed to visit the site this morning and had a good look at the comments made in your recent email.

The side window to which you refer belongs to both properties and is not really a window but more a screen as it is covered over by the roof overhang. The neighbour has enclosed it with their conservatory but it could be blocked over by either neighbour without Planning Permission being needed.

The conservatory 850mm from the boundary has been built (I presume through permitted development) over the neighbours double patio doors and as shown from my sketch our proposed extension would only have shadowed those doors by 46% which is allowable . I have also included photos which show bushes and trees on the neighbours side which are taller than our extension and block out more sunlight.

We have deliberately went for a flat roof on the extension to minimise the impact on the neighbouring property which I think we have achieved.

I look forward to your response to my comments and hopefully a positive outcome on the application.

Regards Derek Thompson.

Renfrewshire Council Website -<http://www.renfrewshire.gov.uk>

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Laura Johnston

From: Derek Thompson [REDACTED]
Sent: 10 September 2020 12:12
To: Laura Johnston
Subject: Re: 20/0371/PP , 342 Glasgow Road - Photos.

I will have to speak to my client and visit the site again . I will be in touch next week.

Regards Derek

On 08/09/2020 16:28, Laura Johnston wrote:

Hi Derek,

Thanks for sending the photos.

I managed to get out on site for the above application on Friday. The proposal raises a few concerns in terms of daylight and overshadowing. The proposed extension completely blocks the adjoined neighbour's side window which the Council considers unacceptable. Can you provide some comments in relation to this.

In addition, the position of the extension and orientation of the site would result in some loss of daylight and overshadowing in the afternoon to the neighbour's conservatory. Could you please look into this and suggest some amendments to reduce the impact.

Many thanks

Laura Johnston

Assistant Planner, Development Management
Communities, Housing and Planning
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

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Since March 23rd all planning officers, have been working from home and therefore should you wish to contact an officer please use their email address.

If you have a general enquiry, please e-mail dc@renfrewshire.gov.uk or telephone 0141 618 7835.

From: Derek Thompson [REDACTED]
Sent: 28 August 2020 09:34
To: Laura Johnston [REDACTED]
Subject: 20/0371/PP , 342 Glasgow Road - Photos.

I hope these photo's are okay.

Regards Derek.

----- Forwarded Message -----

Subject:20/0371/PP , 342 Glasgow Road

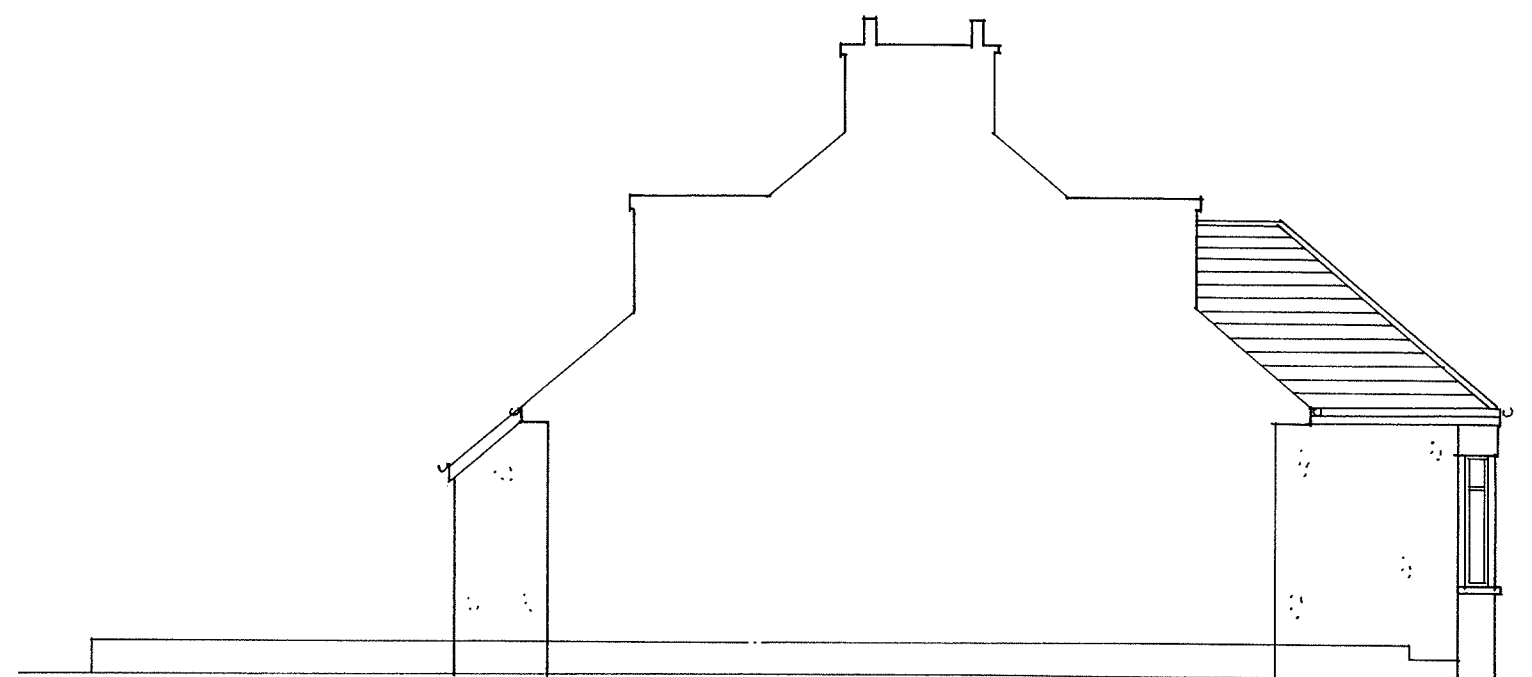
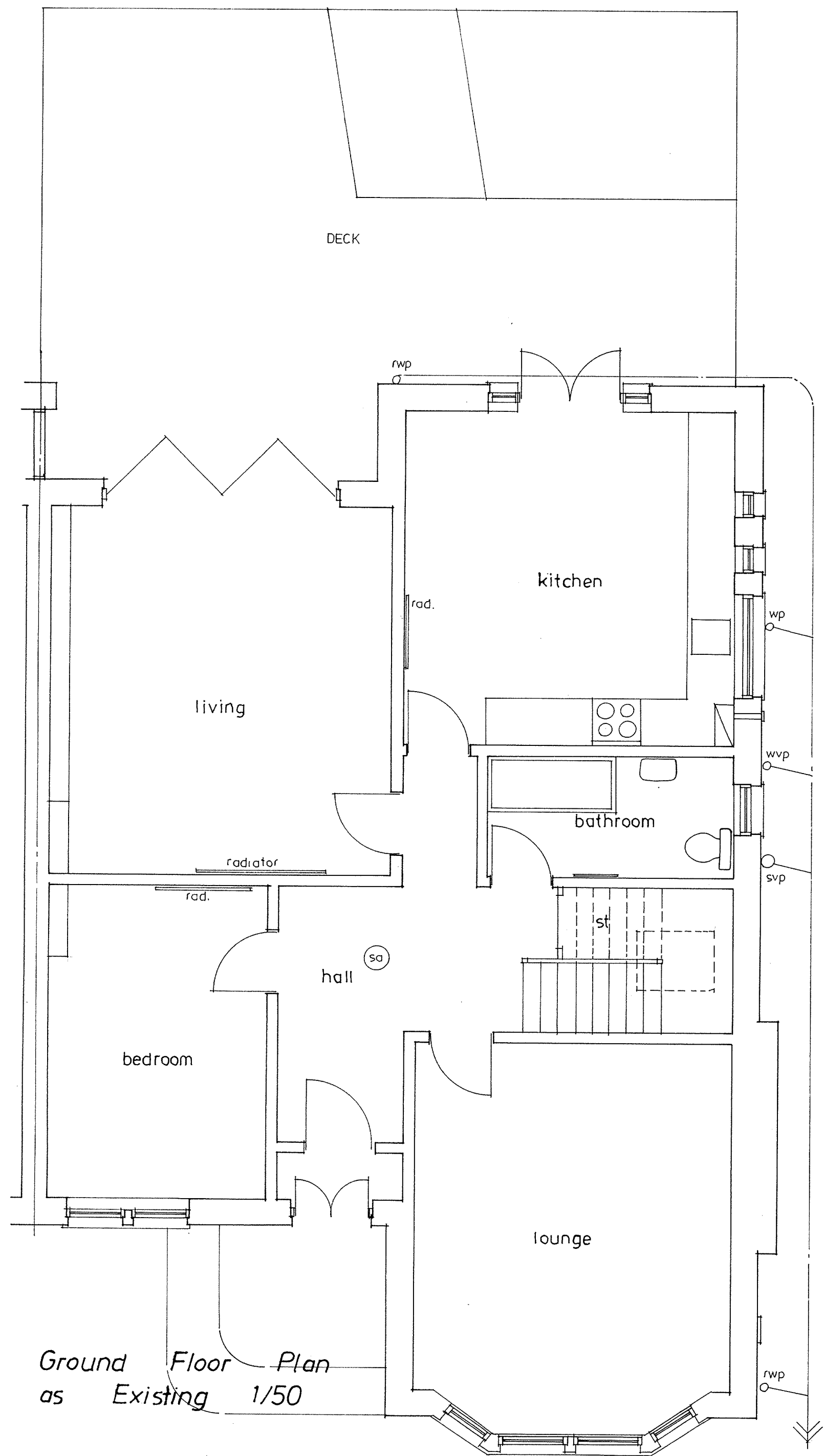
Date:Fri, 28 Aug 2020 09:32:34 +0100

From:Derek Thompson [REDACTED]

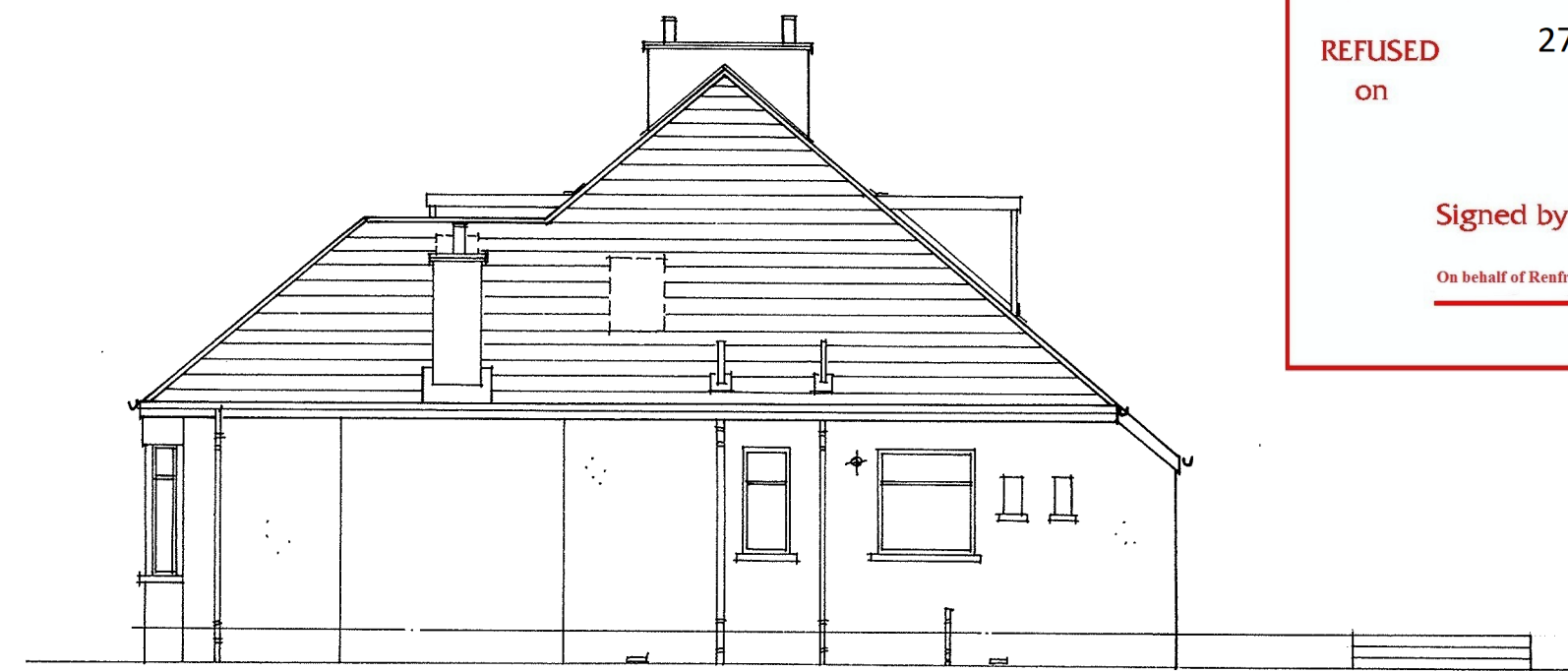
To:Thompson Derek [REDACTED]

Renfrewshire Council Website -<http://www.renfrewshire.gov.uk>

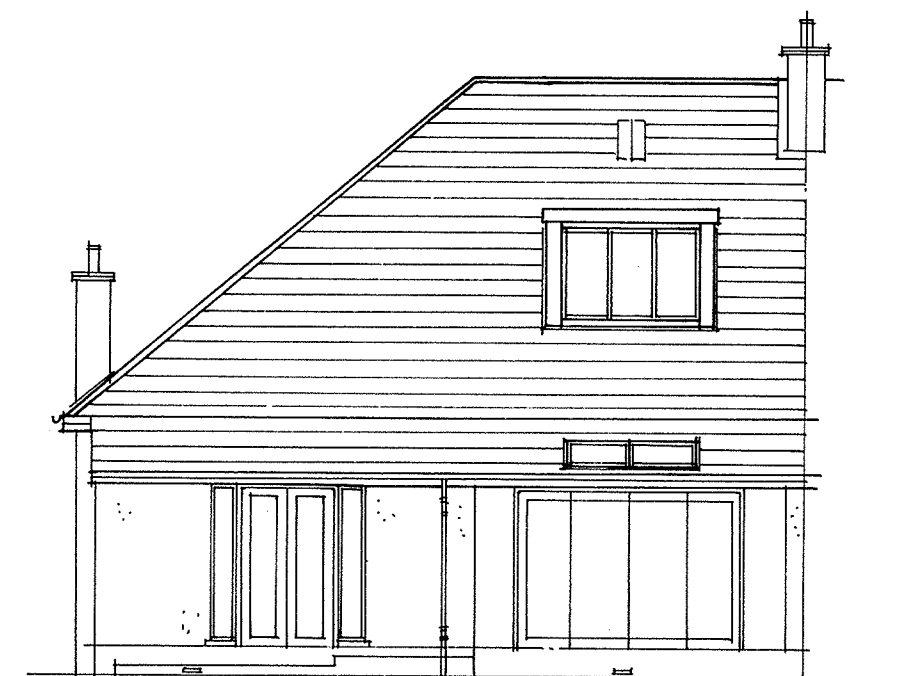
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Side Elevation as Existing



Side Elevation as Existing



Rear Elevation as Existing 1/100

RENFREWSHIRE COUNCIL

Town and Country Planning (Scotland)

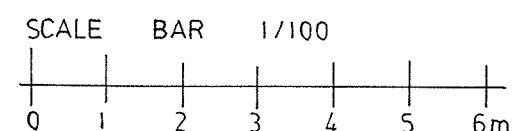
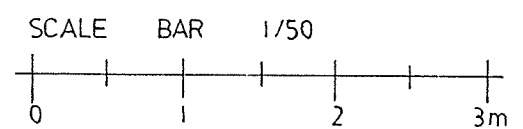
Act 1997

Application No. 20/0371/PP

REFUSED on 27/10/2020

Signed by

On behalf of Renfrewshire Council



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 1st 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



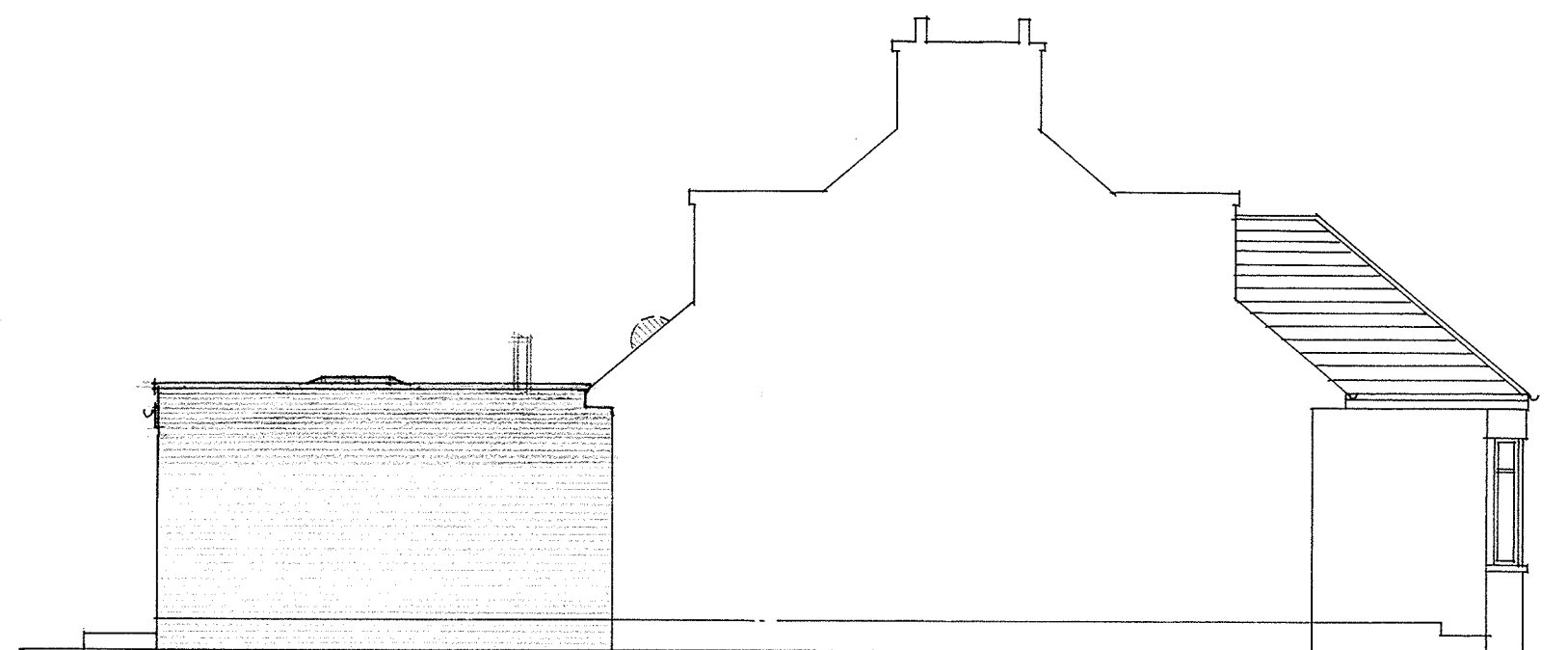
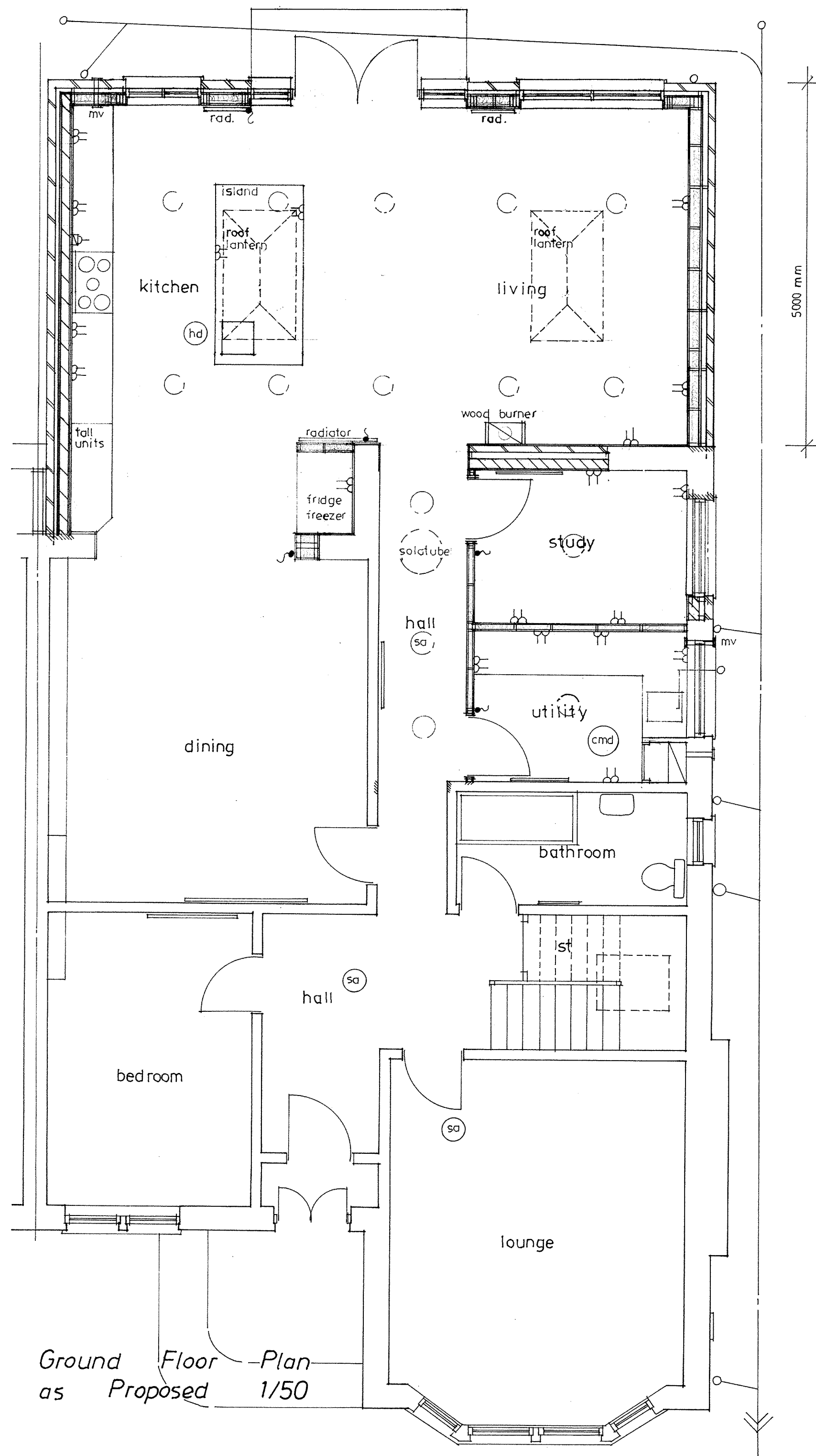
Telephone: 0859 4468

client
Mr I McConnachie

address
342 Glasgow Road
Paisley
PA1 3BH

Project
Rear Extension and
Internal Alterations
Plan and Elevations
as Existing

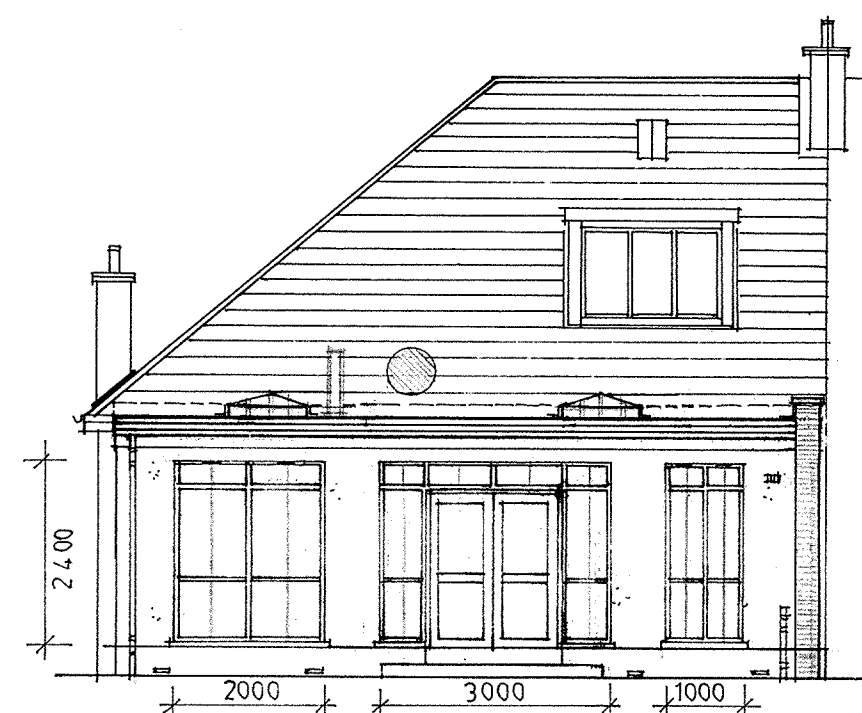
SCALE- 1/50 1/100 DATE - JUNE 2020
PAPER SIZE - A2 DWG - CSM 2717/1



Side Elevation as Proposed



Side Elevation as Proposed



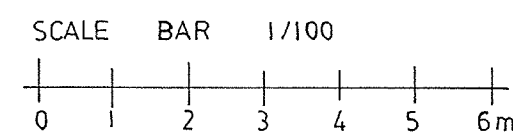
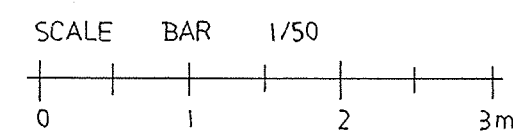
Rear Elevation as Proposed 1/100

REAR EXTENSION

Roof - EPDM / Rubberised Roof
White upvc fascia.

Walls - Common brick roughcast to match.

Windows / Doors - White upvc dg to match.



RENFREWSHIRE COUNCIL

Town and Country Planning (Scotland)

Act 1997

Application No. 20/0371/PP

REFUSED on

27/10/2020

Signed by

On behalf of Renfrewshire Council

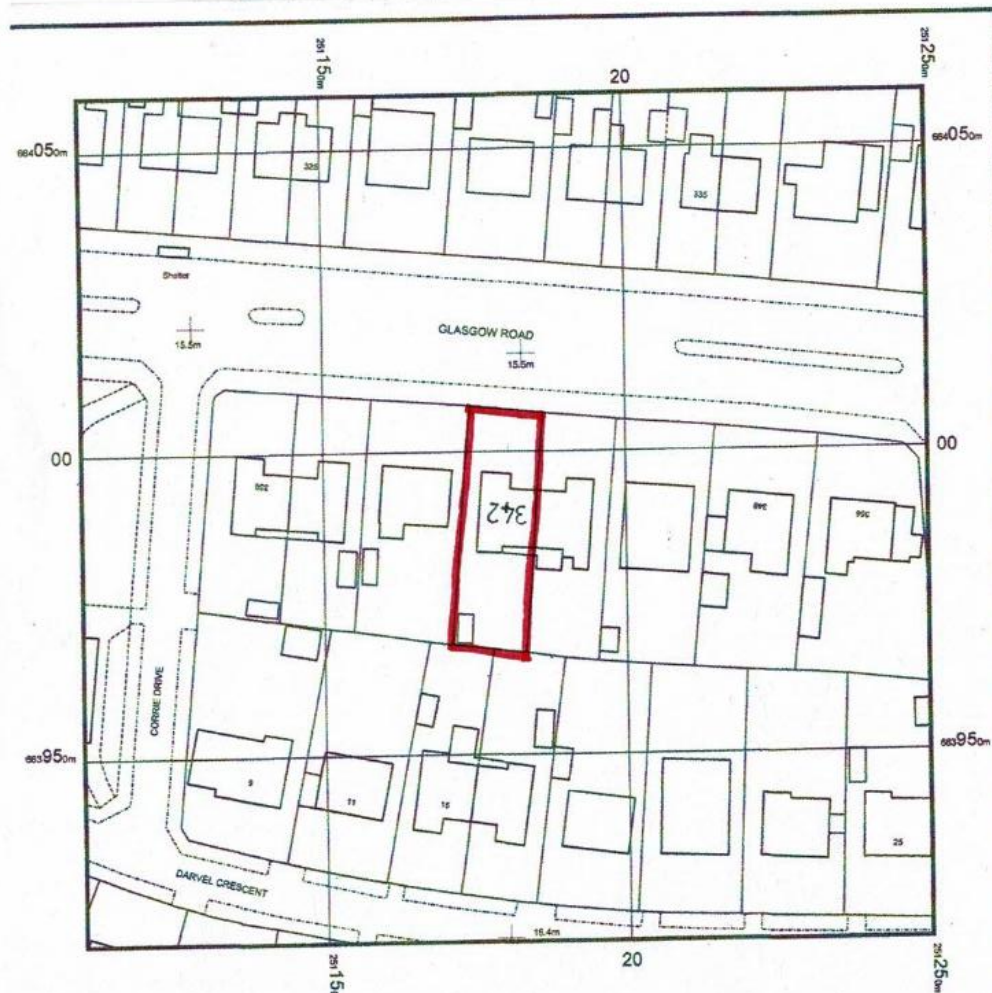
Mr I. McConnachie

342 Glasgow Road
Paisley
PA1 3BH

Rear Extension and
Internal Alterations

Plan and Elevations
as Proposed

SCALE- 1/50, 1/100 DATE - JUNE 2020
PAPER SIZE - A2 DWG - CSM 2717/2



Block Plan 1/500

SCALE BAR 1/500

0 10 20 30m

Page 21 of 50

RENFREWSHIRE COUNCIL
 Town and Country Planning (Scotland)
 Act 1997
 Application No. 20/0371/PP
 REFUSED on 27/10/2020
 Signed by 
 On behalf of Renfrewshire Council

SCALE BAR 1/1250

0 10 20 30 40 50 60 70m

Locality Plan 1/1250

SCALES 1/500 1/1250
 DATE JUNE 2020
 PAPER SIZE A4
 Dwg CSM 2717/3



Rear Elevation
as Proposed 1/100

























**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 100280050-001

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Rear Extension

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:	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? *			
<input checked="" type="checkbox"/> Individual <input 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:	
First Name: *	I	Building Number:	342
Last Name: *	McConnachie	Address 1 (Street): *	Glasgow Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Paisley
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA1 3BH
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Renfrewshire Council

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

Address 1:

342 GLASGOW ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PAISLEY

Post Code:

PA1 3BH

Please identify/describe the location of the site or sites

Northing

663989

Easting

251180

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

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.

Access and Parking

Are you proposing a new or 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 proposed to make. You should also show existing footpaths and note if there will be any impact on these.

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: Derek Thompson

On behalf of: Mr I McConnachie

Date: 10/07/2020

☒ Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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) Have you provided a written description of the development to which it relates? * ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No
- e) Have you provided a certificate of ownership? * ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? * ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? * ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☒ Existing and Proposed elevations.
- ☒ Existing and proposed floor plans.
- ☐ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☐ Roof plan.
- ☐ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * ☐ Yes ☒ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Derek Thompson

Declaration Date: 10/07/2020

Payment Details

Online payment: 077100
Payment date: 10/07/2020 15:05:00

Created: 10/07/2020 15:05

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 100280050-002

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.

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="Mr"/>	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="I"/>	Building Number: <input type="text" value="342"/>
Last Name: *	<input type="text" value="McConnachie"/>	Address 1 (Street): * <input type="text" value="Glasgow Road"/>
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="Scotland"/>
Mobile Number:	<input type="text" value=""/>	Postcode: * <input type="text" value="PA1 3BH"/>
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="342 GLASGOW ROAD"/>
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="PA1 3BH"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="663989"/>	Easting	<input type="text" value="251180"/>
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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 Extension to Rear of Dwelling House

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 2 issues with the extension were 1/the shadowing of the neighbours conservatory and 2/building over party window. It was pointed out that we had limited the height of our extension to limit the shadowing and that the percentage was less than 50% of the conservatory and far less than the existing tree and bush on the boundary. This did not seem to be taken into account. On 2/ the party window is opaque has an item in front of it so no light goes through it into the neighbours property.

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)

1/Sketch showing line of shadowing 2/ Sketch showing party window with furnishing in front of it

Application Details

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

20/0371/PP

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

10/07/2020

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

27/10/2020

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)

It is deemed to be important that an inspection of the site take place to look at the insignificance of the party window referred to in the refusal. This is a window that could be fully blocked over by the applicant or neighbour with no Planning Permission being needed. Also the existing shadowing from tree and bush should be viewed to see impact. These are on the neighbours side and obviously there is no issue that the neighbour has and no objection raised by them.

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

No reason at all

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: 24/11/2020

Proposal Details

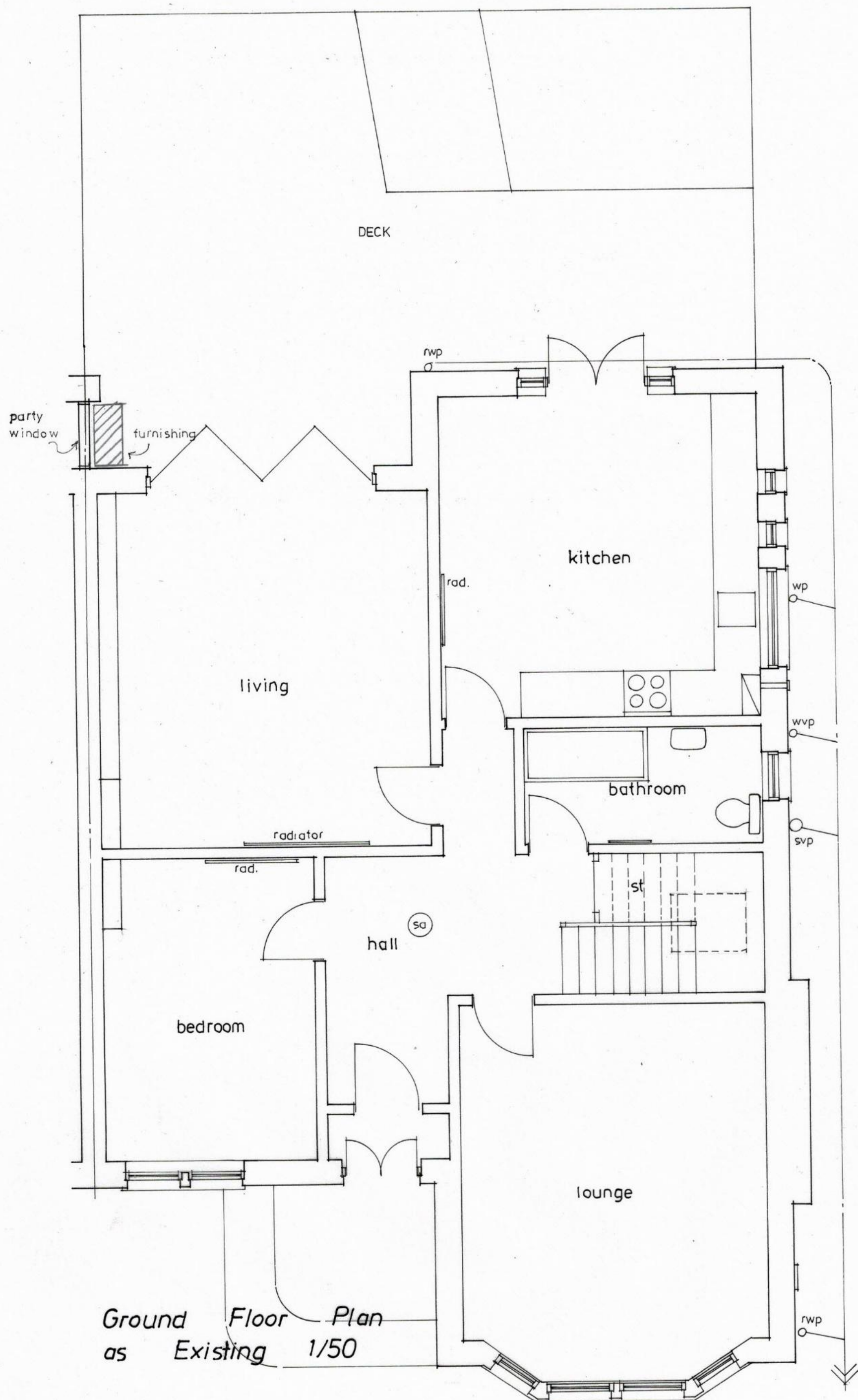
Proposal Name	100280050
Proposal Description	Rear Extension
Address	342 GLASGOW ROAD, PAISLEY, PA1 3BH
Local Authority	Renfrewshire Council
Application Online Reference	100280050-002

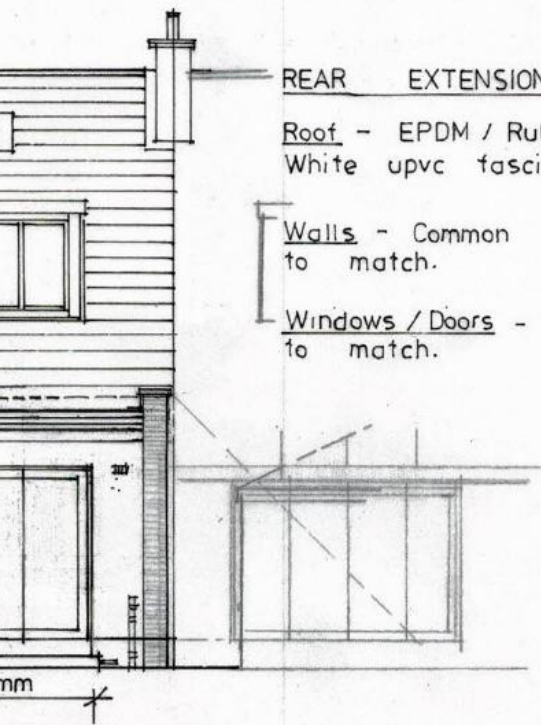
Application Status

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

Attachment Details

Notice of Review	System	A4
CSM 2717 Shadowing Angle	Attached	A4
CSM 2717 Party Window	Attached	A3
CSM 2727 Tree-Bush	Attached	Not Applicable
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-002.xml	Attached	A0



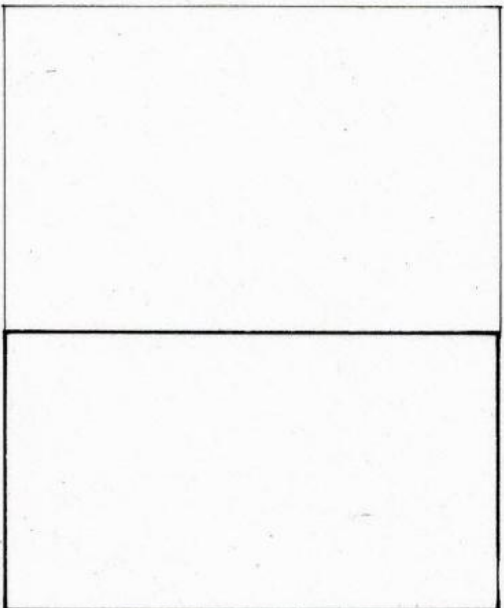
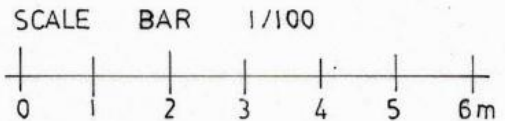
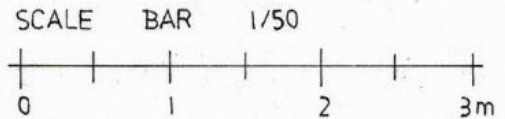


REAR EXTENSION

Roof - EPDM / Rubberised Roof
White upvc fascia.

Walls - Common brick roughcast
to match.

Windows / Doors - White upvc dg
to match.



Mr I. McConnachie

342 Glasgow Road
Paisley
PA1 3BH

Rear Extension and
Internal Alterations

Plan and Elevations
as Proposed

SCALE - 1/50, 1/100	DATE - JUNE 2020
PAPER SIZE - A2	DWG - CSM 2717/2A

