

PLANNING AUTHORITY'S SUBMISSIONS

My Ref:
Contact: Maria Porch
Telephone: 07483 370672
Email: dc@renfrewshire.gov.uk
Date: 8 December 2021



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

Proposal: 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
Location: 21 Thornly Park Avenue, Paisley, PA2 7SD,
Application Type: Planning Permission-Full
Application No: 21/1473/PP

Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

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

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

Yours faithfully,

A black rectangular redaction box covering a handwritten signature.

Alasdair Morrison
Head of Economy and Development

REFUSE Consent subject to the reasons

Ref. 21/1473/PP



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

Ms Claire Guthrie
21 Thornly Park Avenue
Paisley
PA2 7SD

With reference to your application registered on 20 August 2021 for Planning Consent for the following development:-

PROPOSAL

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

LOCATION

21 Thornly Park Avenue, Paisley, PA2 7SD

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 Consent subject to the reasons listed on the reverse/paper apart.

PLANS AND DRAWINGS

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

Dated: 08/12/2021

Signed [REDACTED]
Appointed Officer
on behalf of Renfrewshire Council

Ref. 21/1473/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

Conditions/Reasons

Reason(s) for Refusal

1. The proposals are contray to the provisions of Policy P1 'Renfrewshire's Places' and Policy ENV3 'Built Heritage' of both the Adopted (2014) and Proposed (as amended 2021) Local Development Plans, the Council's Delivering the Places Strategy 'Alterations and Extensions to Existing Properties' of the Proposed New Development Supplementary Guidance and Renfrewshire Householder Development Guidance Planning Advice Note 2016, in that the proposed dormer window to the front would dominate the roof space, impacting on the character of the original roof, within the conservation area.

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: Ms Claire Guthrie	Ref. No: 21/1473/PP
Site: 21 Thornly Park Avenue Paisley PA2 7SD	Officer: Maria Porch

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	Checked Paper/DMS (Officer)	Stamped DMS (BS)
CSM/2822/1	Ground Floor Plan & Elevations as Existing	✓	✓
CSM/2822/2	Attic Floor Plan as Existing	✓	✓
CSM/2822/3	Ground Floor Plan as Proposed & Elevations Proposed	✓	✓
CSM/2822/4	Attic Floor Plan as Proposed and Elevations Proposed	✓	✓
CSM/2822/5	Plans & Elevations	✓	✓
CSM/2822/6	Locality Plan	✓	✓

[REDACTED]

[REDACTED] _____

[REDACTED]

[REDACTED]

Appendix 1

RENFREWSHIRE COUNCIL	Application No: 21/1473/PP
CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION	Regd: 20 August 2021
Applicant	Agent
Ms Claire Guthrie 21 Thornly Park Avenue Paisley PA2 7SD	Derek Thompson Architectural Services Morven House 10 High Road Paisley PA2 6AR
Nature of Proposals 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	
Site 21 Thornly Park Avenue, Paisley, PA2 7SD	
Description This application seeks consent for the erection of a single storey rear extension, demolition of an existing garage and the erection of a replacement garage with studio above, as well as the installation of dormer windows to the front and rear at 21 Thornly Park Avenue, Paisley. The site fronts the road to the south and is bound by a range of residential property types to all other sides. The property itself incorporates a pitched roof and is finished in grey wet cast render and concrete roof tiles. The proposed rear extension would extend to approximately 5 metres from the rear elevation by 14.8 metres in width. The proposal incorporates a pitched roof design which measures approximately 4.3 metres in height overall. The proposed garage with studio above would extend to an approximate length of 7 metres at a width of 6m, reaching an overall height of 5.7m, with finishing materials to include brick, roughcast and concrete roof tiles to match the existing dwelling. The rear dormer window would extend to a length of 12.8m at a height of 2.2m and projection of 3.7m, with the front dormer window extending to a length of 12.8m at a height of 3m and projection of 4.1m.	
History No previous applications.	
Policy and Material Considerations Adopted Renfrewshire Local Development Plan 2014 Policy P1: Renfrewshire's Places Policy ENV3: Built Heritage New Development Supplementary Guidance Delivering the Places Strategy: Alterations and Extensions to Existing Properties Delivering the Environment Strategy: Built Heritage	

Proposed Renfrewshire Local Development Plan (as modified) 2021

Policy P1: Renfrewshire's Places

Policy ENV3: Built and Cultural Heritage

Proposed New Development Supplementary Guidance

Delivering the Places Strategy: Alterations and Extensions to Existing Properties

Delivering the Environment Strategy: Built and Cultural Heritage - Conservation Areas

Material considerations

Renfrewshire Householder Development Guidance Planning Advice Note 2016

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

An Advert was placed on the press on for the following reasons - Development within a Conservation Area

Objections/Representation

One objections has been received, the substance of which can be summarised as follows:-

1. The proposed extensions would constitute overdevelopment within the conservation area.
2. The front dormer covers a significant portion of the roof area contrary to policy.
3. The balcony and extensions will impact on the privacy of neighbouring properties.
4. Due to the scale of the extensions proposed there is likely to be additional noise associated with the property.

Consultations

None required.

Summary of Main Issues of:

Environmental Statement – n/a

Appropriate Assessment – n/a

Design Statement – n/a

Access Statement – n/a

Other Assessments – n/a

Planning Obligation Summary – n/a

Scottish Ministers Direction – n/a

Assessment

It is considered that the proposal complies with Policy P1 of the Local Development Plan 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 - In terms of design, the rear extension and replacement garage (with studio above) are considered to be of an acceptable design, reflecting the appearance of the original dwelling, in accordance with the provisions of Renfrewshire's Householder Guidance.

The 5 metre projection to the rear is also considered acceptable given the available rear garden space associated with the dwelling and the detachment of the property.

Materials to be used have not been fully detailed, however a condition attached to any consent given can ensure they are reflective of the original dwelling commensurate with policy and guidance.

Considering the design of the proposed dormer windows, these should generally be discrete additions which retain the character of the original roof, not dominating the roof space. External finishing materials and window detailing should also match the existing roof and windows.

In this regard, whilst the scale of the proposed dormer window to the rear could be considered acceptable on balance due to its discreet location, the dormer to the front is considered to adversely dominate the dwelling's roof, within the conservation area. Despite requesting a reduction in the scale of this element during the assessment process the applicant has opted to make no alterations. As such, it is not considered that the application as a whole can be supported.

Scale & Positioning - With regard to scale and positioning the projection into the rear garden would be 5 m in length for the rear extension. Whilst this would marginally exceed the Councils Householder Guidance, given the available garden space to serve the dwelling, the position of the property within the plot and its proximity to neighbouring properties this is considered acceptable on this occasion.

The positioning of the proposed replacement garage also utilises the most appropriate area of the applicants garden space to achieve the requirements sought by the proposal. The height of the proposal is lower than the main dwelling which also reduces its impact on the wider area.

In terms of the dormer windows the scale of the front proposal, for the reasons stated above, is

considered unacceptable.

Privacy & Overlooking - The presence of boundary screening and the positioning of the proposed extensions would not give rise to concern in relation to impact on privacy or overlooking of the neighbouring properties.

Daylight & Overshadowing - No significant impact is considered likely to result in this instance given the position of the extension proposed and the layout of the residential development.

Considering the points made by the objector above which have not been addressed within the main body of the report, extensions to the dwelling area unlikely to cause such an increase in noise levels that an accompanying noise assessment would be required in support of the application.

Recommendation and reasons for decision

In light of the above assessment, the proposal is considered to suitably comply with the relevant policy and guidance of the Adopted Local Development Plan and New Development Supplementary Guidance, on balance. It is therefore recommended that planning permission be refused.

Index of Photographs

A site visit was undertaken for this application.

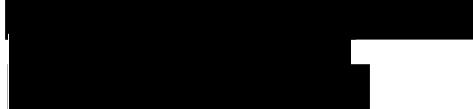
RECOMMENDATION

Refuse

Reason for Decision

The proposals are contrary to the provisions of Policy P1 'Renfrewshire's Places' and Policy ENV3 'Built Heritage' of both the Adopted (2014) and Proposed (as amended 2021) Local Development Plans, the Council's Delivering the Places Strategy 'Alterations and Extensions to Existing Properties' of the Proposed New Development Supplementary Guidance and Renfrewshire Householder Development Guidance Planning Advice Note 2016, in that the proposed dormer window to the front would dominate the roof space, impacting on the character of the original roof, within the conservation area.

Alasdair Morrison



[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----

From: Georgine Doherty [REDACTED]
Sent: 24 September 2021 12:49
To: DC <dc@renfrewshire.gov.uk>
Subject: Planning applications for extension and erection of replacement garage at 21 Thornly Park Avenue, Paisley

We respond to letter dated 2/9/21, received by ourselves and direct neighbours 8/9/21.

Letter states we have 21 days from receipt of same to respond - however, on attempting to do so on web page, the information stated consultation period had ended!! Today is 24/9/21, therefore well within the time scale allotted from receipt of letter.

Our comments are as follows:

Thornly Park Avenue is within a designated conservation area, as per Historic Scotland site denotes, and whilst number 21 is not a listed building it clearly remains within the conservation area.

This application is an over extension of the existing footprint of the building.
The proposed extension is more than 50% of the existing footprint, and the addition of decking results in another 50% of the extension. Therefore covering 175% of the original footprint.

The original dwelling consisted of two public rooms and four bedrooms. The proposed development will increase this to a minimum of three public rooms, with five bedrooms, three of which are planned to be en-suite and each with a dressing room.

The proposed dormer construction to front and rear appears to be much more than 50% of the original roof area, while the current regulations covering conservation areas states that no more than 50% should be allowed .

The inclusion of a Juliet balcony as part of the rear dormer construction which covers the entire length of the building (front and rear) will encroach on privacy of surrounding properties.

The demolition of the existing garage with a replacement garage including a 'studio' is a footprint of 42 square metres with possible accommodation above and as such is much larger than standard double garage at 34 square metres, and is much further to the rear of said property, again encroaching on privacy of abounding neighbours.

The much increased accommodation will respectively increase the possibility of noise nuisance to the surrounding properties, which has already been an issue from the current two public four bedroom dwelling.

We respectfully request that these comments, submitted within the time permitted from receipt of notification, are given full consideration during the preparation of your report on said application.

Yours faithfully,
Georgine and David Doherty











**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 100459116-001

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 , Alterations and Dormers plus Garage with Studio above

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: *	0141 889 4468	Address 1 (Street): *	High Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Paisley
Fax Number:		Country: *	Scotland
		Postcode: *	PA2 6AR
Email Address: *	derek@thompsonarchitectural.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *
Other Title:		Building Name:
First Name: *	Claire	Building Number:
Last Name: *	Guthrie	Address 1 (Street): *
Company/Organisation		Address 2:
Telephone Number: *		Town/City: *
Extension Number:		Country: *
Mobile Number:	[REDACTED]	Postcode: *
Fax Number:		
Email Address: *	[REDACTED]	

Site Address Details

Planning Authority:	Renfrewshire Council
Full postal address of the site (including postcode where available):	
Address 1:	21 THORNLY PARK AVENUE
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	PAISLEY
Post Code:	PA2 7SD

Please identify/describe the location of the site or sites

Northing

661926

Easting

248776

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: Ms Claire Guthrie

Date: 20/08/2021

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: 20/08/2021

Payment Details

Online payment: 819400

Payment date: 20/08/2021 13:05:00

Created: 20/08/2021 13:05