

APPELLANT'S SUBMISSIONS

Proposal Details

Proposal Name	100456209
Proposal Description	Alterations to existing house and conversion of joinery workshop to residential property
Address	RESIDENTIAL PROPERTY, BANKVIEW, STATION ROAD, HOWWOOD, JOHNSTONE
Local Authority	Renfrewshire Council
Application Online Reference	100456209-003

Application Status

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

Attachment Details

Notice of Review	System	A4
Location and Block Plan	Attached	A3
Proposed Site Plan	Attached	A3
Original Site Plan	Attached	A3
As Existing Plan Elevations and Section	Attached	A1
As Proposed Plan Elevations and Section	Attached	A1
Supporting Statement	Attached	A4
Statement from Applicant	Attached	A4
8no Letters of Support from Elliston Road	Attached	A4
9no Letters of Support from Station Avenue	Attached	A4
2no Letters of Support from Station Road	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-003.xml	Attached	A0



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 100456209-003

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:	C&S Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Bob	Building Name:	Suite 9
Last Name: *	Craig	Building Number:	
Telephone Number: *	01505327858	Address 1 (Street): *	East Fulton Farm, Business Centre
Extension Number:		Address 2:	Darluith Road
Mobile Number:		Town/City: *	Linwood
Fax Number:		Country: *	United Kingdom
		Postcode: *	PA3 3TP
Email Address: *	bob@scotlandsarchitect.com		

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" value="Bankview"/>
First Name: *	<input type="text" value="Robert"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Weir"/>	Address 1 (Street): *	<input type="text" value="Station Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Howwood"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Johnstone"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text" value="07711 361414"/>	Postcode: *	<input type="text" value="PA9 1AY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="rabweir@yahoo.co.uk"/>		

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="RESIDENTIAL PROPERTY"/>
Address 2:	<input type="text" value="BANKVIEW"/>
Address 3:	<input type="text" value="STATION ROAD"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="HOWWOOD"/>
Post Code:	<input type="text" value="JOHNSTONE"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="660442"/>	Easting	<input type="text" value="239628"/>
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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)

Conversion of joinery workshop to form a new dwelling house with direct access

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 refusal is based purely on the opinion of the planning department and is not due to any specific or measureable non compliance with the Local Development Plan, Planning Guidance or Planning Advice Notes. Despite the fact that the proposals comprise the repurposing of an existing structure and the planning department agree that the use is acceptable they have refused the application on the grounds that the "development" does not fit in with the local pattern of development

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)

Both properties will have their own access - this will improve the amenity of both properties. The original planning consent granted in 1984 approved a single shared access and less amenity space than is now available for the existing house - this has been improved by acquisition of the land to the south. 22no letters have been received from neighbours objecting to the refusal of planning consent and urging that the local review board over turn that decision.

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)

Updated Supporting Statement, Personal Appeal from Applicant, 22no letters supporting the application, Location Plan, Proposed Site Plan, Original Site Plan, As Existing Plan, elevations and Section and As Proposed Plan, Elevations & Section

Application Details

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

21/1456/PP

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

02/09/2021

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

25/11/2021

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

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)

The refusal was based on an opinion which is not supported by reference to anything other than a subjective measure of the acceptability of the proposal - s site visit will show the board that the property is well suited to conversion and that the area will benefit from the conversion both now and in the future.

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 Bob Craig

Declaration Date: 10/01/2022



SUPPORTING STATEMENT

Ref : C&S21-36 SS 02

**Supporting Statement in Respect of Application to Local Review
Board for the Conversion of a Joiners Workshop to a Dwelling House
“Bankview”,
7 Station Road, Howwood, PA9 1AY**

C & S Architects
Suite 9, East Fulton Farm Business Centre, Darluith Road, Linwood, PA3 3TP
Tel/Fax 01505 3278589 Mob : 07730 731552 E : bob@scotlandsarchitect.com

REF : SUPPORTING STATEMENT**1.0 Introduction**

1.1 **The Applicant** purchased the application site in 1984 and obtained Planning Consent and a Building Warrant to create a three bedroom home attached to a joinery workshop and they have occupied the premises since that time.

1.2 **The Applicants** are nearing retirement and with no one willing to take on the Joinery business and the existing house too large for them they sought Planning Consent isolate the house from the workshop to allow it to be sold and to convert the workshop into a one bedroom 3 apartment, accessible home for their retirement.

2.0 Back Ground**2.1 Site Description**

The site is located on Station Road at the top of Station Avenue and extends to approx. 625sqm.

The site is accessed from Station Road which is a main thoroughfare through the village of Howwood but is situated at the top of Station Avenue which is a cul de sac which also provides access to the residential units on that road and the West bound platform of Howwood Railway Station.

The site is orientated roughly East/West with the principal aspect to the south towards the railway station.

The site is bounded to the west, north and east by the gardens of the adjacent residential units and to the south by a public footpath giving access to the residential properties in Station Avenue and to the Railway Station itself.

The property comprises a mix of conjoined single storey and storey and a half slated, pitched roofed buildings with a rendered finish which abut the common boundaries to the north and east.

The residence to the west of the site is called "Bankview" and provides three bedrooms (5 apartments) over one and a half floors and extends to a GIFA 196sqm. The house sits in a plot of 265sqm m with 147sqm of amenity space which includes 2no private parking spaces.

When originally approved the house had direct access from Station Road however following the purchase of land to the south the house currently shares that land as a common access with the Joinery Workshop.

The Joinery Workshop extends to a GIFA 178msqm over ground floor and storage loft with the workshop, office, tea prep and shower room on the ground floor and materials storage in the roof space above. The workshop sits in a plot of 347sqm with 213sqm of yard space which includes parking and turning space for the workshop.

2.2 Site History

Mr & Mrs Weir acquired the former bus garage in 1984 and set about remodelling it over the intervening 37 years into the property that it is today.

At the time of the purchase the only residential element of the property was on the upper floor of the current house and the site was further burdened by a workshop to the east end of the site which was removed as part of the initial works.

The original planning consent approved the formation of the dwelling house “Bankview” and the conjoined joinery workshop on the basis that they shared the existing access from Station Road. This did mean that any larger vehicles such as the skip lorry were required to reverse into the driveway across the front of Bankview.

The workshop was extended to the south in 1991 to create a separate entrance for the workshop and a single storey office. A shower room and tea prep area was also installed at this time.

In order to improve access to the workshop and improve the amenity of the dwelling house the applicant acquired the triangle of land to the south of the plot (shaded green on the “Original Site Plan”) in the late 1990’s to form a direct access to the workshop yard which was shared by the House thus improving the amenity of the originally approved house.

2.3 Proposals

“Bankview”

It is proposed to retain “Bankview” unchanged as a three bedroomed, 5 apartment home extending to 196sqm GIFA within its own grounds extending to 265sqm and with 145sqm amenity space including 2no on site parking spaces and accessed via the original access from Station Road.

Bankview will suffer NO loss of amenity or loss of amenity space – indeed the amenity of the house will be improved by virtue of having its own direct access and the removal of the adjacent commercial use.

No external alterations or internal will be required to “Bankview” as a result of the works. The only change will be that the existing fence to the front will be changed back to a gate.

Joinery Workshop

It is proposed to convert the joinery workshop to create a one bedroom three apartment retirement home (No 7A Station Road) for the applicants to occupy extending to 178sqm GIFA within the existing plot extending to 347sqm and with 181sqm of amenity space including 1no on site parking space and accessed via its own driveway from Station Road.

Only minor external alterations will be required to instal a door and screen to the new kitchen/dining area behind the former workshop doors – otherwise all of the works will be internal to upgrade the fabric and services to current standards for an accessible dwelling house.

Access & Connectivity

The area shaded green in the “Original Site Plan” will become the private access for the “**New Dwelling House**” and the original access will be reinstated to provide a private access for “**Bankview**”. On this basis the access to the new dwelling will **NOT** be in front of or through the “donor” plot as noted in the report of handling and both properties will have their own access.

Effectively the existing access services a dwelling house and a commercial premises requiring access for large delivery vehicles, commercial vehicles and skip lorries. The proposals will mean that the requirements for access will be less onerous and will become effectively domestic access for private cars only.

Parking

On site parking to “Bankview” will be retained unchanged

On site parking will be provided for the “**New Dwelling House**” in accordance with the requirements of the roads department.

Both properties are however ideally located adjacent to excellent transport links with easy access to other amenities and on this basis car ownership is NOT a necessity.

Indeed with the facility for home working or with a view to retirement both properties could easily function without car ownership or with shared car ownership such as a via a car club.

Transport Links

Both properties are located less than 100metres from the mainline train station of Howwood which provides direct access to Glasgow to the East and Ayr to the West.

The train line also provides direct access to both Glasgow Airport and Prestwick Airports.

Both properties are located less than 40metres from local bus stops on both sides of Station Road.

Both properties are located less than 100m from the village hall and within easy reach of other local amenities.

Both properties have direct access to the Green Transport Network which travels through the village.

Amenity

“**Bankview**”, its parking and amenity space is to remain unchanged however it is worthwhile to note that with a GIFA of 196sqm it provides more than twice the internal floor area than that offered in the most recently built three bedroomed houses constructed in the village by Mactaggart & Mickel whose “Hughes” model extends to less than 90sqm.

It is also worth noting that the amenity space provided in those newly built 3 bed properties extended to an average of 77sqm excluding on site parking while the amenity space available to “Bankview”, excluding parking of 122sqm this equates to nearly 60% more amenity space for Bankview.

It should also be noted that Station Avenue contains 41no terraced and semi detached, two storey, two and three bedroomed houses which have an average amenity space of 60sqm – “Bankview” has more than double the amenity space of these houses and has on curtilage parking and has a GIFA of more than double similar 3bed, 5 apartment houses on Station Avenue..

The “**New Dwelling House**” will create a style of housing unavailable within the village and comprise a one bed, 3 apartment home with a very generous GIFA of 178sqm and an equally generous amenity space of 188sqm excluding parking. Parking for two cars will be available on site (1no in the garage and 1no externally on curtilage). This house provides unprecedented level of space provision for new housing in an urban setting and will be a welcome addition to the housing stock of Howwood.

The application plot remains larger than the majority of its neighbours and all new houses recently built in the village – while accepting that the plot has no rear garden the size of internal floor area of the proposed dwelling is generous as is the curtilage. Indeed the area where the entrance to the new dwelling lies is more than 6.0m from the boundary – this compares favourably with new developments and the amenity area in front of the Kitchen dining area is more than 9.0m from the boundary and again is larger than to rear garden areas provided in recent developments. This area is surrounded by the existing building, a 2.0m high wall and a 1.8m high fence onto a footpath and looks out onto the gable of an adjacent house which has NO windows in it and can be considered to be at least as high quality amenity space as neighbouring or new developments.

Neighbouring Amenity

“**Bankview**” will remain unaltered in all respects other than minor internal alterations and on this basis the proposed works will have NO adverse effect on the amenity of the surrounding properties should the Local Review Board decide to support this application and over turn the decision of the Planning Department.

The “**New Dwelling House**” will have NO new openings formed and will not overlook any of the neighbouring properties and on this basis will have no visual or visible affect on the amenity of neighbouring properties.

In addition the amenity of all neighbouring properties, including that of “Bankview” will be vastly improved by replacing the commercial joiners workshop with a dwelling house by virtue of the reduction in the number of commercial vehicles visiting the property, the fact that the yard will be used as a garden for the house instead of a commercial yard with skips and other commercial vehicles present and the removal of the opportunity for noise pollution from the machinery in the workshop.

All existing boundary treatments are to be retained unaltered to avoid any impact on the amenity of neighbouring properties.

Services

All services including drainage, water supply, electricity and gas are already available on site.

2.4 Determining Issues

Planning Consent was granted for residential and commercial use in 1984 and both uses have persisted till this time.

The site is surrounded by residential properties and the conversion of the workshop from commercial to residential is considered to be in line with planning guidance and to be of benefit to the amenity of the local area – the planning officer has accepted that residential use is the best option for the property and for the area.

Renfrewshire Council Planning Department refused the recent Planning Application solely on the grounds that :

“the proposed development would be contrary to the Policy P1, and the New Supplementary Guidance contained within the Adopted and Proposed Renfrewshire Local Development Plan in that due to the constrained nature of the site, the proposed plot would not follow or respect the established pattern of development within the area and would be detrimental to amenity, all of which would not be in the interests of the proper planning of the area.”

We do not accept that the proposals are contrary to Policy P1 as stated as this is based on a wholly subjective opinion.

The mention of “*the constrained nature of the site*” in the report of handling is misleading as we have clearly shown in our submission that the dwelling to be created will have much more internal space as well as much more external amenity space than the majority of neighbouring properties or of those most recently approved and built in the village. On this basis the site can hardly be called constrained.

**Statement from Applicant
in Respect of Planning Application for the Conversion of a Joiners
Workshop to a Dwelling House
“Bankview”,
7 Station Road, Howwood, PA9 1AY**

Statement from Robert & Liz Weir

I am the 3rd generation of Weir's to have been born and brought up in Howwood.

Born in Kilknowe Cottages in 1953 I have lived here all of my 68 years.

My wife moved here when we married in 1978 and we renovated our first house at the corner of Main Street and Station Road.

Our children were born here and went to Howwood Primary and our grandchildren love to visit and play in our yard.

When we purchased “Bankview” in 1984 the property comprised two “room and kitchen” dwellings on the upper floor with a shared toilet on the ground floor with two cart stores either side of the stairs and with the necessary consents we converted it into a home for our family.

At the same time we purchased the adjoining vehicle repair workshop which we converted into the joinery workshop which has operated as such to this day.

The property is still split into two and we pay domestic rates on our home and commercial rates on the workshop.

We have spent a long time upgrading the property and maintaining it to a high standard.

We have also tried to be a good neighbour and have operated the business in a considerate manner and without complaint for 38 years.

When we first approached the Planning Department with our drawing for the original layout idea to convert the workshop into a home for our retirement nearly three years ago the initial response was encouraging and the same planner who dealt with this application suggested that “she did not see a problem” with the proposal.

We then submitted a Planning Application however it was then suggested that we withdraw the application due to concerns over the “amenity space” and the impact on Bankview.

As a result we revised our proposals and provided extensive supporting information illustrating that the amenity of Bankview was not adversely affected by the proposal – in fact it was improved as it would no longer be adjacent to a commercial workshop and information on the amenity space provided by recent developments in the village which showed that our proposed home would be no worse, or better than them.

We were upset by the decision of the Planning Department to refuse our considered application especially as no specific reason has been given for that refusal.

It seems to us that the decision has been made based on the feelings of the planner rather than any hard facts.

There are very few properly accessible properties in Howwood and any that exist are not available therefore if the Review Board does not approve our application we will have no

alternative to either stay in a house made for a family and rent out the commercial workshop or to sell or rent out both properties and possibly move out of the village.

My wife and I are nearing our retirement and just want to know that we can remain in the village and to plan for that, otherwise we do not know where we will end up.

Our neighbours are totally shocked and bewildered by the planner's decision to allow the commercial joinery workshop to remain when they had the opportunity to make the whole area residential – every neighbour that we approached has signed a letter objecting to the decision of Renfrewshire Council Planning Department to refuse our application and asking the Local Review Board to overturn that decision and grant planning consent.

The photo circa 1991 below shows the house along with our outdoor patio and drying area and the Bankview fence line, it also shows the workshop area and yard. During this time any vehicles had to reverse in through the gate in front of the house and up into the workshop yard.

In the late nineties I had the opportunity to buy the grass strip in front of the fence, this is when I formed a new access for the workshop to allow commercial vehicles to access the workshop yard and avoid the amenity space for the house.

The strip of ground is in Robert Weir's name and has no legal tie to Bankview if we have to rent the workshop I would have to reinstate the fence back to the original position which allows a separate access to the commercial property.

By doing this the access does not detract from the original house property line and instead of a well-managed home with its own access we will still have a commercial property with its own access.



The top yard is a special place for family gatherings as the grandchildren come over and play in a safe environment, if this is rented out as a joiner's workshop we will have lost a special place.



In the planners own words she doesn't think it works and it would affect the house which it wont, I think this workshop will convert into a great retirement house fully insulated and if we were infirm in later years the house would be ready for the change in our health on one level and would have its own access without cutting any space from Bankview.

We are asking the members of the Local Review Board to overturn the decision of the Planning Department and grant Planning Consent.

Robert & Liz Weir

We would further object to the suggestion that the proposed plot will not follow or respect the “*established pattern of development in the area*”. The proposal is to repurpose a commercial building for residential use and does not constitute development in the urban planning sense. In any case the workshop and adjacent house are already part of the established pattern which comprises a mix of council housing, former council housing, well established private houses and private housing developed in the sixties. As such the “pattern” of development is mixed to say the least and the application site falls almost directly on the boundaries of ALL of these types of development. On that Basis there is NO “established pattern” to follow.

We would also note that as a re purposing of an existing structure this “development” is in line with the guidance.

We would further object to the statement that this development would be “*detrimental to amenity*” – the sole affect on amenity of this application is that it will remove a commercial use with a huge capacity for disruption from the middle of an otherwise wholly residential area and in so doing it will IMPROVE the amenity of ALL neighbouring properties and safe guard that amenity for the future.

We would further note that there were NO objections to the original Planning Application. Since issue of the refusal notice however 22no letters have now been received from neighbours objecting to that decision to refuse consent and urging the Local review Board to overturn that decision.

This accounts for virtually every neighbour or property affected by the decision.

2.5 Principle of Use

The principle of residential use is already established on the application site and surrounding area.

Indeed in discussion with the Planning Officer during the course of the application and in the report of handling the officer has accepted that a dwelling house would be more compatible with the area than a workshop and that she would recommend approval were the proposals revised in such a way that the new dwelling was described as an “annexe” to the existing house. In other words some sort of “Granny Flat” arrangement.

While such an arrangement is not acceptable to the applicant it does illustrate that residential use is accepted for the former workshop.

2.6 Bio Diversity

The proposals will have no or low impact on the bio diversity of the area.

By virtue of the removal of heavy machinery form the workshop the local environment will be improved and noise pollution reduced.

No existing plantings or hedgerows will be affected by the proposals.

2.7 Public Comments

The public raised NO objections to the original application for Planning Consent.

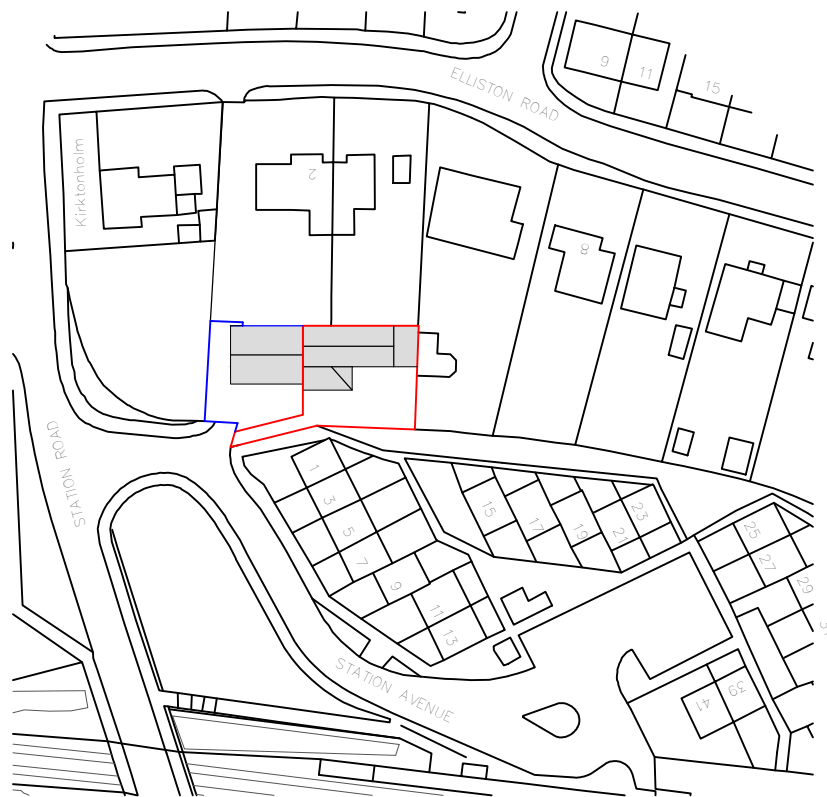
Our client canvassed the opinion of their direct neighbours following issue of the decision notice however and every neighbour asked expressed their shock that the application had been refused – it seems that they had assumed that as the proposal was so obviously of benefit to the amenity of the area that they could not conceive of a reason why the planning department would refuse it.

As a result of their discussions with the neighbours the applicant has obtained **22no** letters objecting to the refusal of Planning Consent and urging the Local review Board to over turn that decision and to approve the application based on the original application and the revised information submitted as part of this appeal.

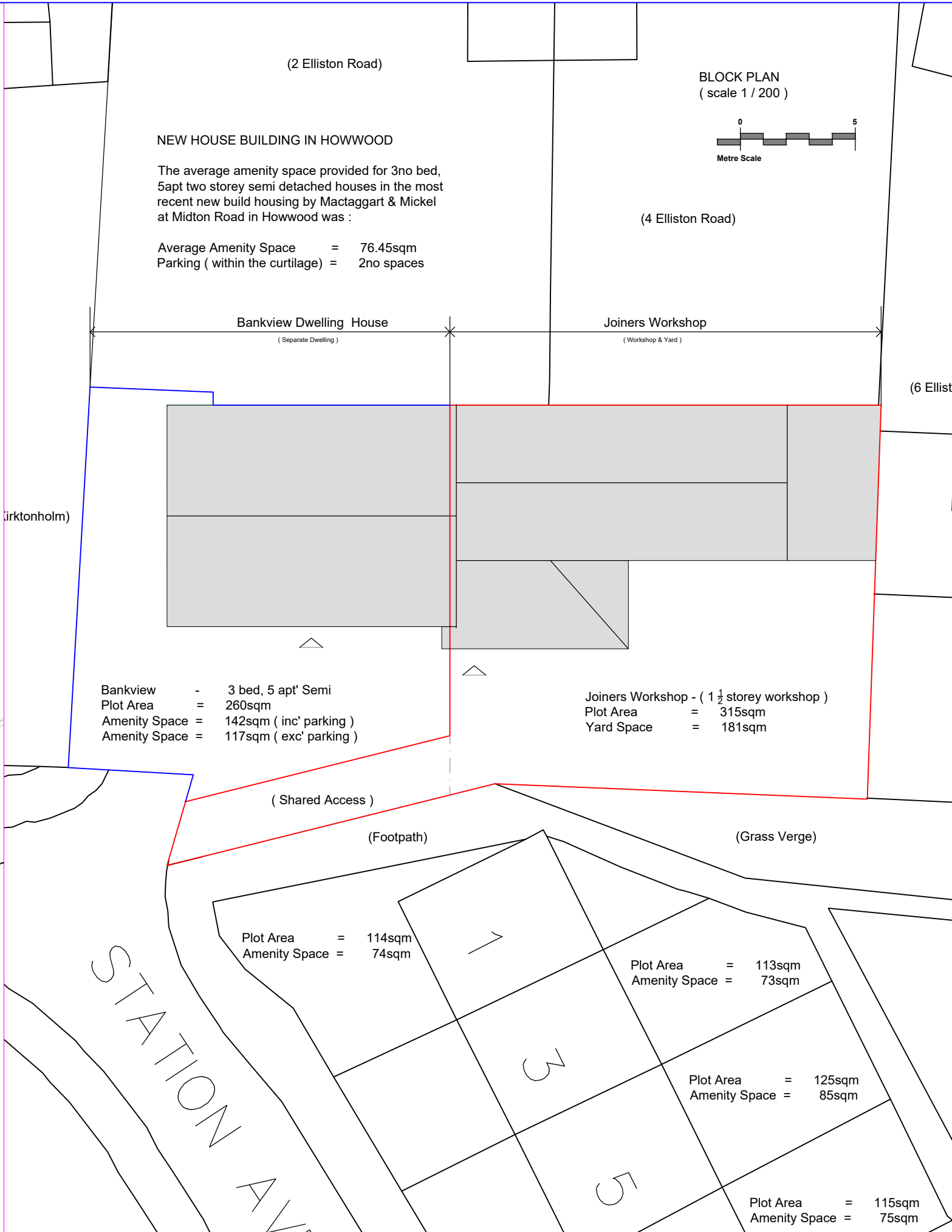
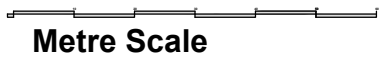
It is clear therefore that there is very strong local support for the application.

3.0 CONCLUSION

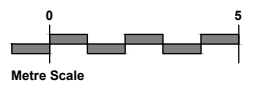
Given the foregoing it remains our clients contention that the principle of the conversion of the existing workshop to residential use to provide an alternate form of dwelling house not readily available locally is acceptable in this location and that neighbouring properties including the existing house adjacent to the application site will suffer NO loss of amenity should Planning Consent be granted and that indeed the overall impact on the amenity of the area will be positive as a result of the removal of a commercial workshop from an otherwise wholly residential area and on this basis we would request that the Local review Board over turn the decision of Renfrewshire Council Planning Department and grant Planning Consent for the conversion of the workshop to residential use.



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LOCATION PLAN (Scale 1: 1250)



BLOCK PLAN
 (scale 1 / 200)



GENERAL NOTES:

Do not scale from this drawing.

All dimensions to be checked on site by the contractor prior to preparation of shop drawings, fabrication of parts, ordering materials or commencing works.

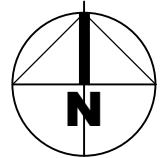
This drawing is to be read in conjunction with all other Consultants drawings, specifications and schedules

This drawing has been prepared solely for the purposes of obtaining either Planning Consent and or Building Warrant approval. Unless marked as such the drawing may not be suitable for Construction Purposes, and it may be necessary to augment and / or amend the drawing for this purpose.

No liability will be accepted for any omission or inconsistency should this drawing be used for construction without the express consent of C & S Chartered Architects

WORK MUST NOT START ON SITE BEFORE A CONSTRUCTION PHASE HEALTH AND SAFETY PLAN IS IN PLACE (if applicable) AND THE HEALTH AND SAFETY EXECUTIVE HAVE BEEN NOTIFIED (for projects which will involve more than 500 person days and/or will last more than 30 working days

ASBESTOS BASED MATERIALS: Report immediately to the Architect or Contract Administrator the discovery of any suspected Asbestos Containing Materials (ACM's) discovered during opening up / demolition / refurbishment / repair work to enable identification by a specialist to be carried out. Avoid disturbing such materials and stop work in that area until the material has been identified and removal or encapsulation has been carried out by a licensed contractor.



A Application boundary updated as directed by planning 19-08-21



Client :
MR & MRS WEIR

Project :
**SUB DIVISION AND CONVERSION
 BANKVIEW
 7 STATION ROAD
 HOWWOOD, PA9 1AY**

Drawing :
**AS EXISTING
 LOCATION PLAN & BLOCK PLAN**

Project No : C&S21-36	Drawing No : 01-001	Rev : A
Scale : 1/1250/200	Drawn / Approved: BC	Date: 19/07/21

C & S Architects.
 Suite 9, East Fulton Farm Business Centre, Darluith Road,
 Linwood, Renfrewshire, PA3 3TP
 t : 01505 327858 m : 07730 731552
 e : bob@scotlandarchitect.com



GENERAL NOTES:

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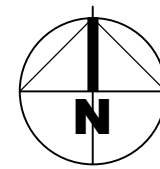
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Client : MR & MRS WEIR

Project : SUB DIVISION AND CONVERSION
BANKVIEW
7 STATION ROAD
HOWWOOD, PA9 1AY

Drawing : ORIGINAL
SITE PLAN

Project No : C&S21-36	Drawing No : 01-003	Rev :
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Scale : 1/200	Drawn / Approved: BC	Date: 21/12/21
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C & S Architects.
Suite 9, East Fulton Farm Business Centre, Darluith Road,
Linwood, Renfrewshire, PA3 3TP
t : 01505 327858 m : 07730 731552
e : bob@scotlandarchitect.com

ORIGINAL ACCESS
The original access for the house and workshop and as originally approved by Renfrewshire Council included a shared route across the front of Bankview (shown green) - this was difficult in use particularly for the skip lorry which had to reverse along in front of the house to get to the workshop yard. In the late 1990's however the applicant purchased the triangle of land shaded green from Renfrewshire Council specifically to improve access to the workshop - this also improved the amenity of Bankview.

STATION

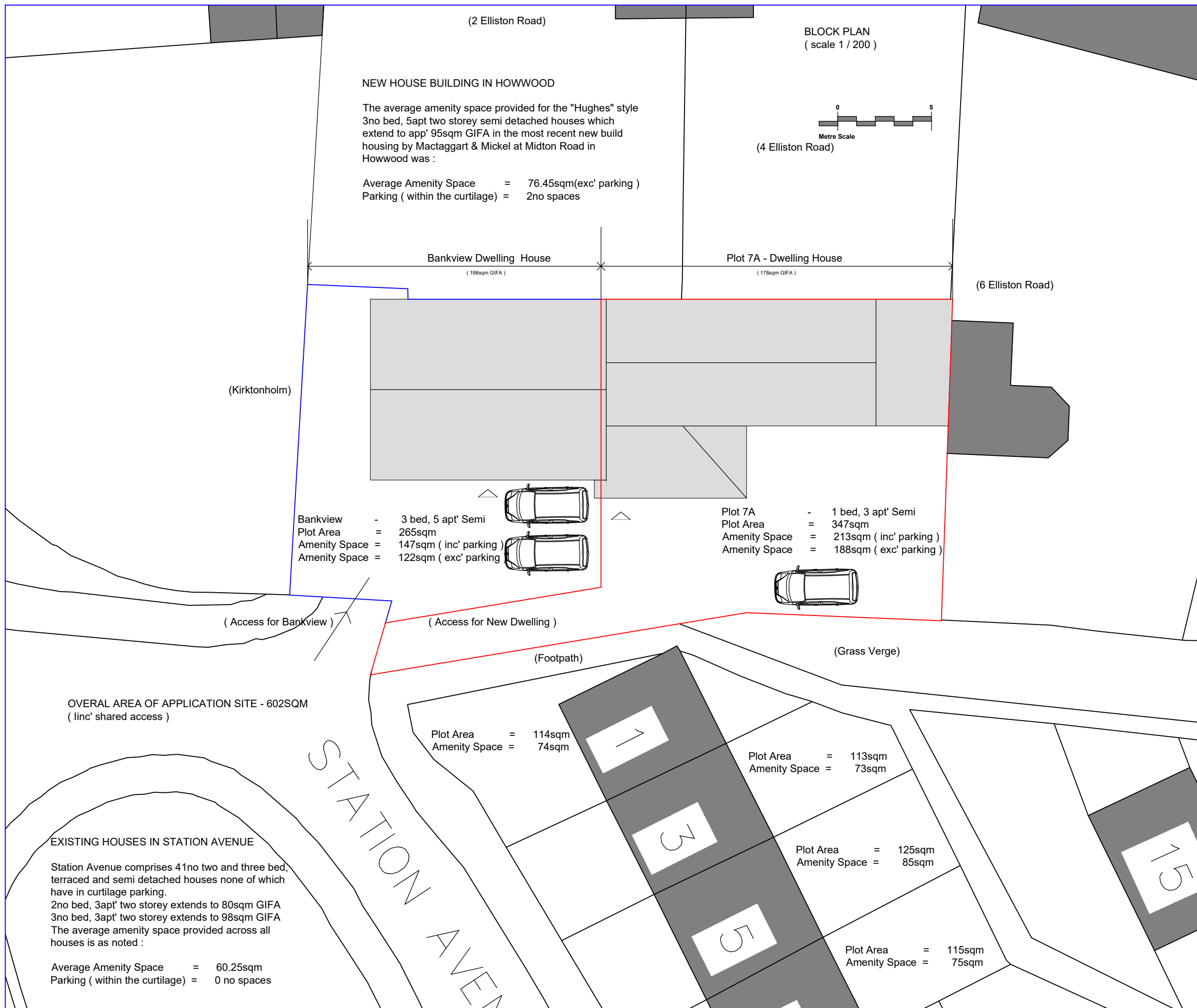
Bankview - 3 bed, 5 apt' Semi
Plot Area = 265sqm
Amenity Space = 147sqm (inc' parking)
Amenity Space = 122sqm (exc' parking)

Joiners Workshop - (1 1/2 storey workshop)
Plot Area = 315sqm
Yard Space = 181sqm

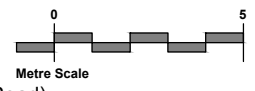
Plot Area = 114sqm
Amenity Space = 74sqm

Plot Area = 113sqm
Amenity Space = 73sqm

Plot Area = 125sqm
Amenity Space = 85sqm



BLOCK PLAN
(scale 1 / 200)



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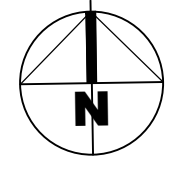
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B	Revised for Local Review Board	22-12-21
A	Application boundary updated as directed by planning	19-08-21



Client :
MR & MRS WEIR

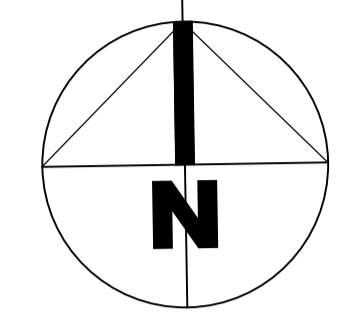
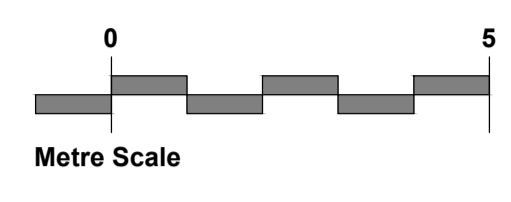
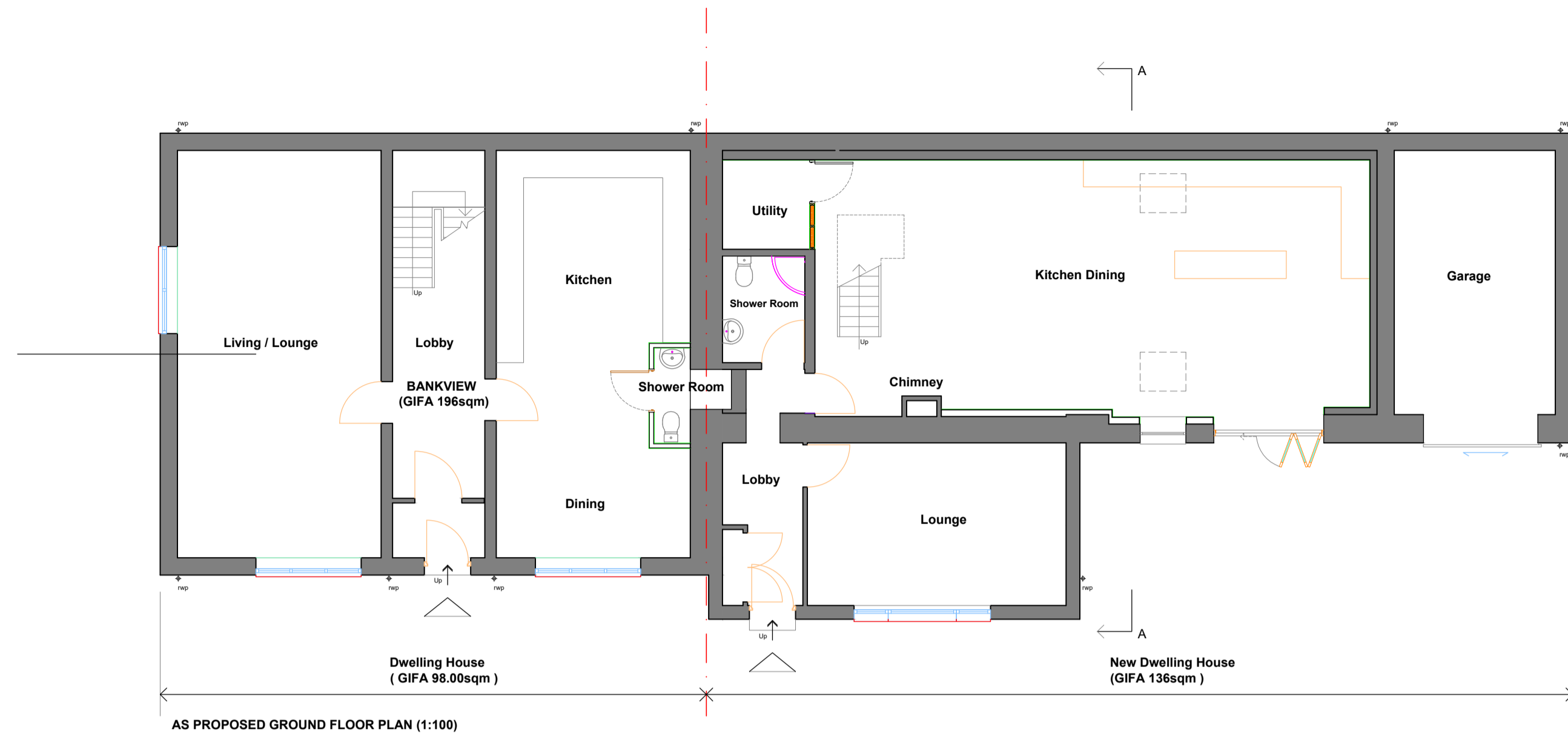
Project :
**SUB DIVISION AND CONVERSION
BANKVIEW
7 STATION ROAD
HOWWOOD, PA9 1AY**

Drawing :
**AS PROPOSED
SITE**

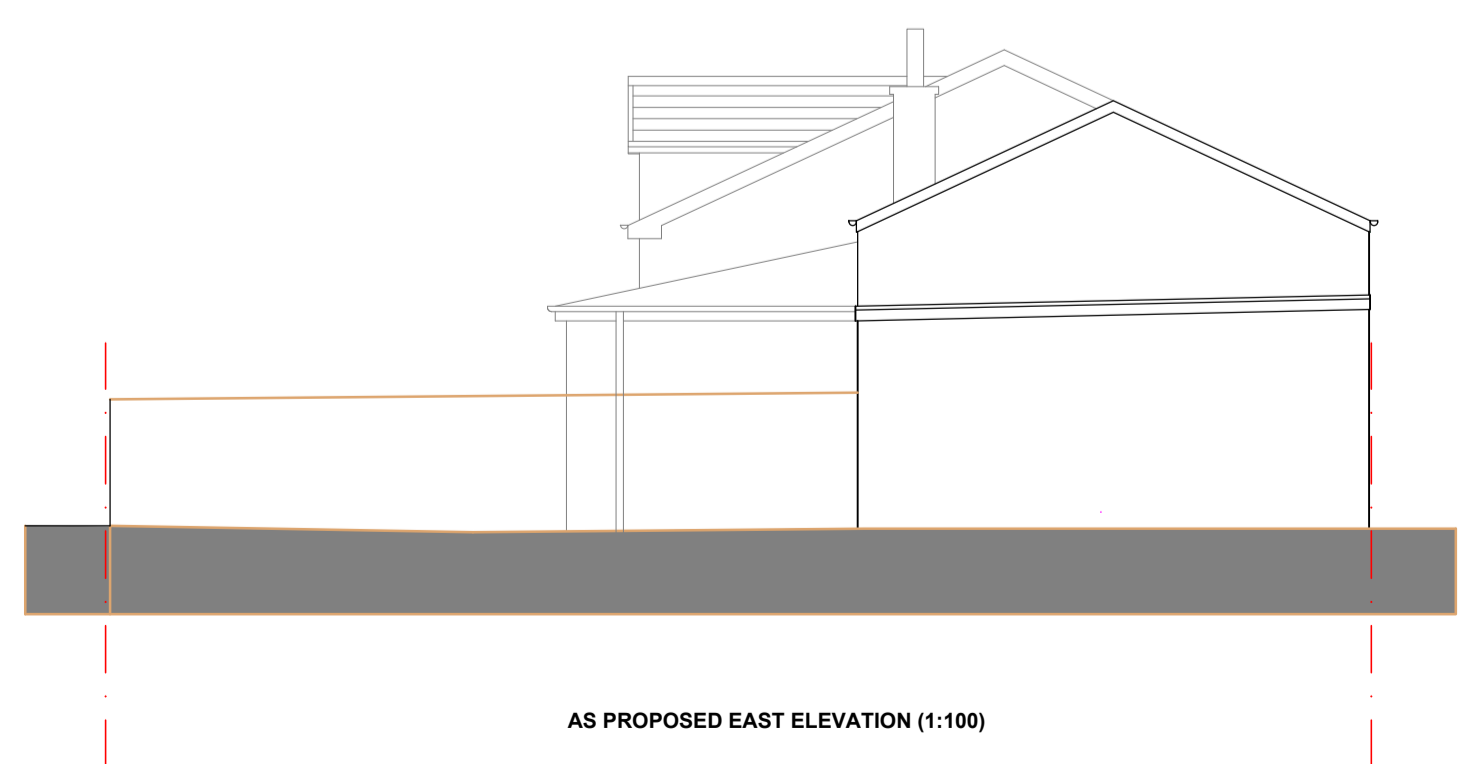
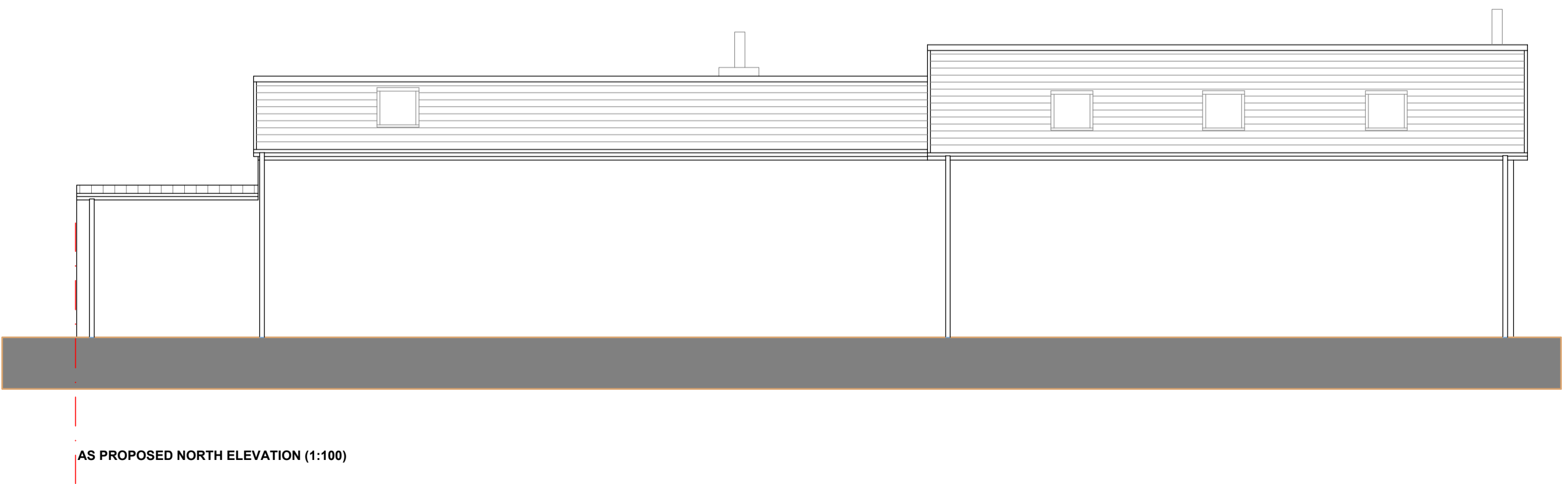
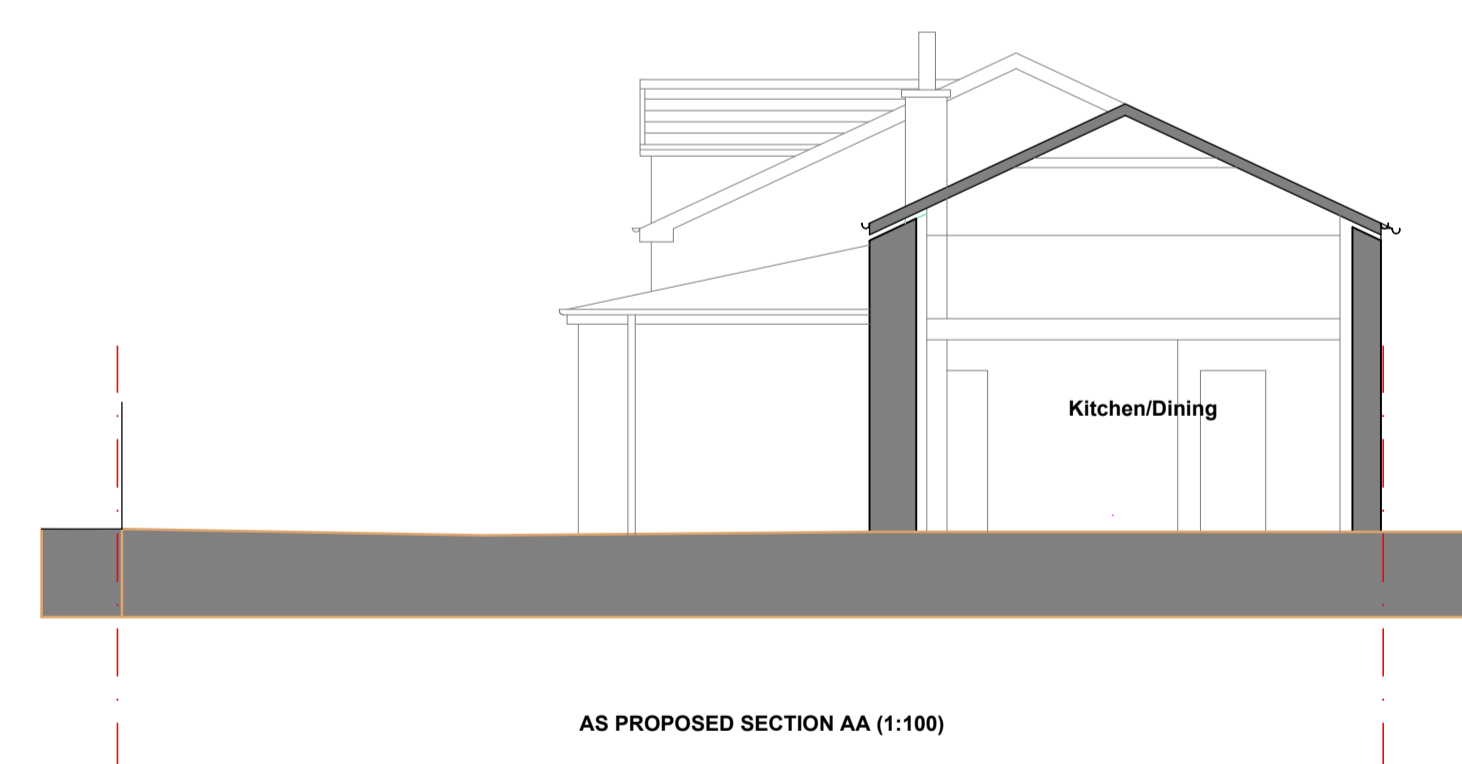
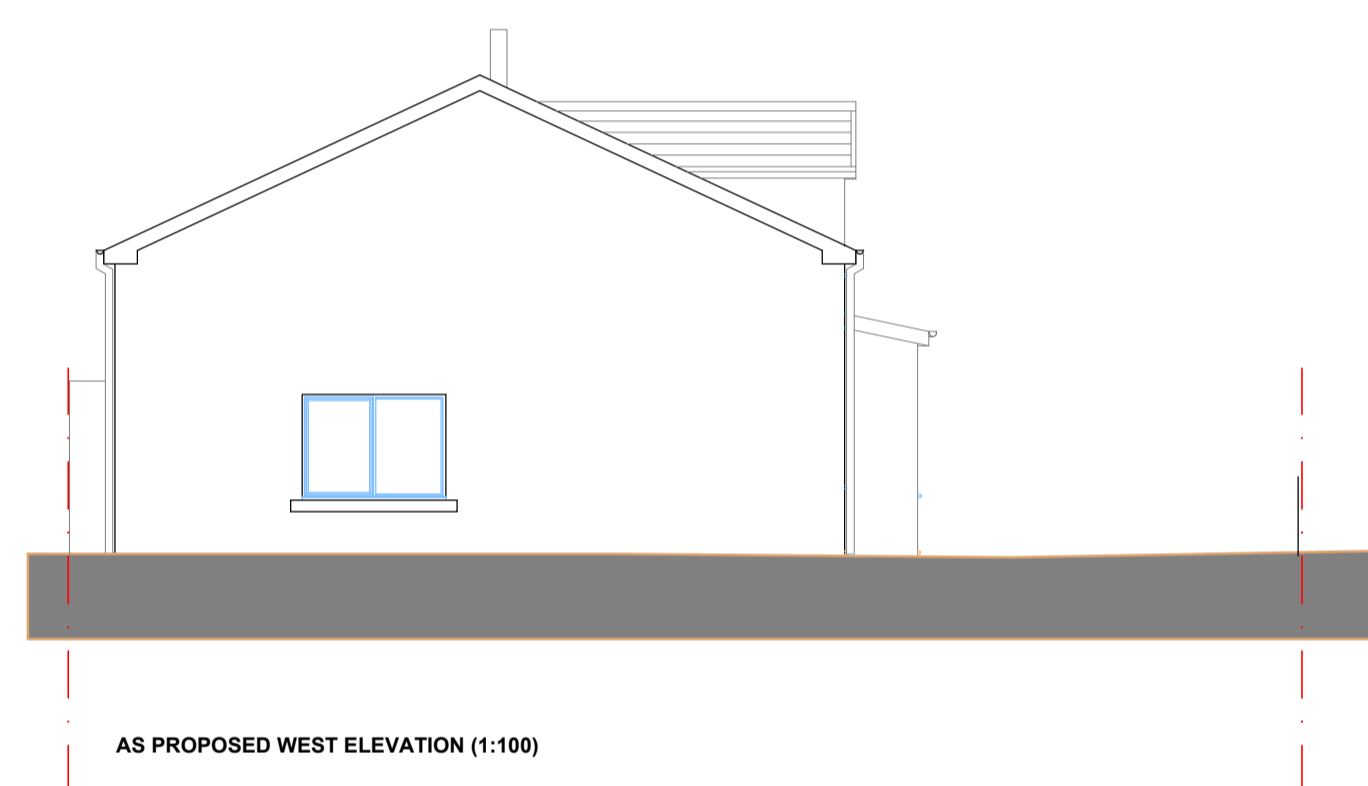
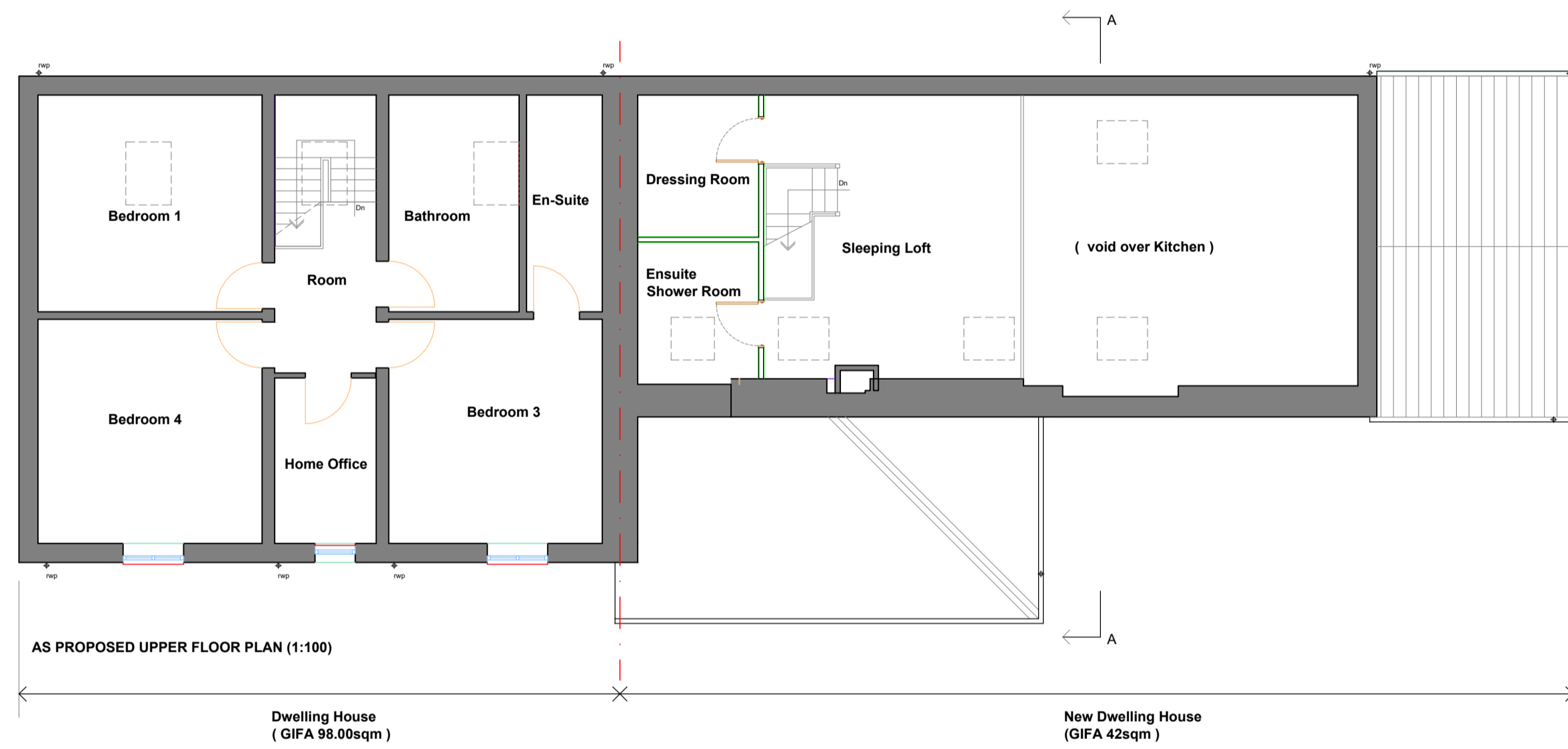
Project No : PLAN	Drawing No : 01-002	Rev : B
Scale : 1/200	Drawn / Approved: BC	Date: 19/07/21

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 Suite 9, East Fulton Farm Business Centre, Darluith Road,
 Linwood, Renfrewshire, PA3 3TP
 t : 01505 327858 m : 07730 731552
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- EXTERNAL FINISHES**
- Roof - Natural Slate
 - Rainwater goods- UPVC (black)
 - Fascia/Soffits - Timber (white)
 - Windows - Timber (whiet)
 - Doors - Composite (black)
 - Render - Painted Render (cream)



Client : MR ROBERT WEIR

Project : SUB DIVISION TO FORM 2ND DWELLINGS
 STATION DRIVE
 HOWWOOD
 PA9

Drawing : AS PROPOSED FLOOR PLANS

Project No : C&S21-36	Drawing No : 20-001	Rev :
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Scale : 1/50	Drawn / Approved : BC	Date : 09/07/21
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C & S Architects.
 Milton Lodge, Milton Road, Howwood, Renfrewshire PA9 1AG.
 t: 01955 704709 • m: 07730 731552 • e: bob@scotlandarchitect.com

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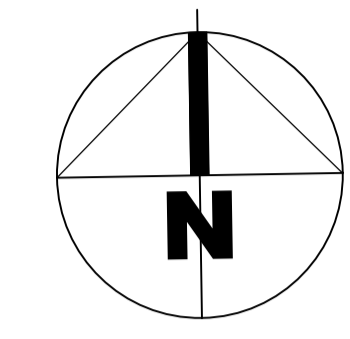
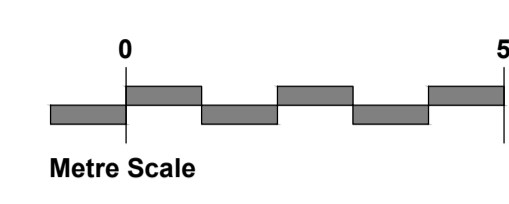
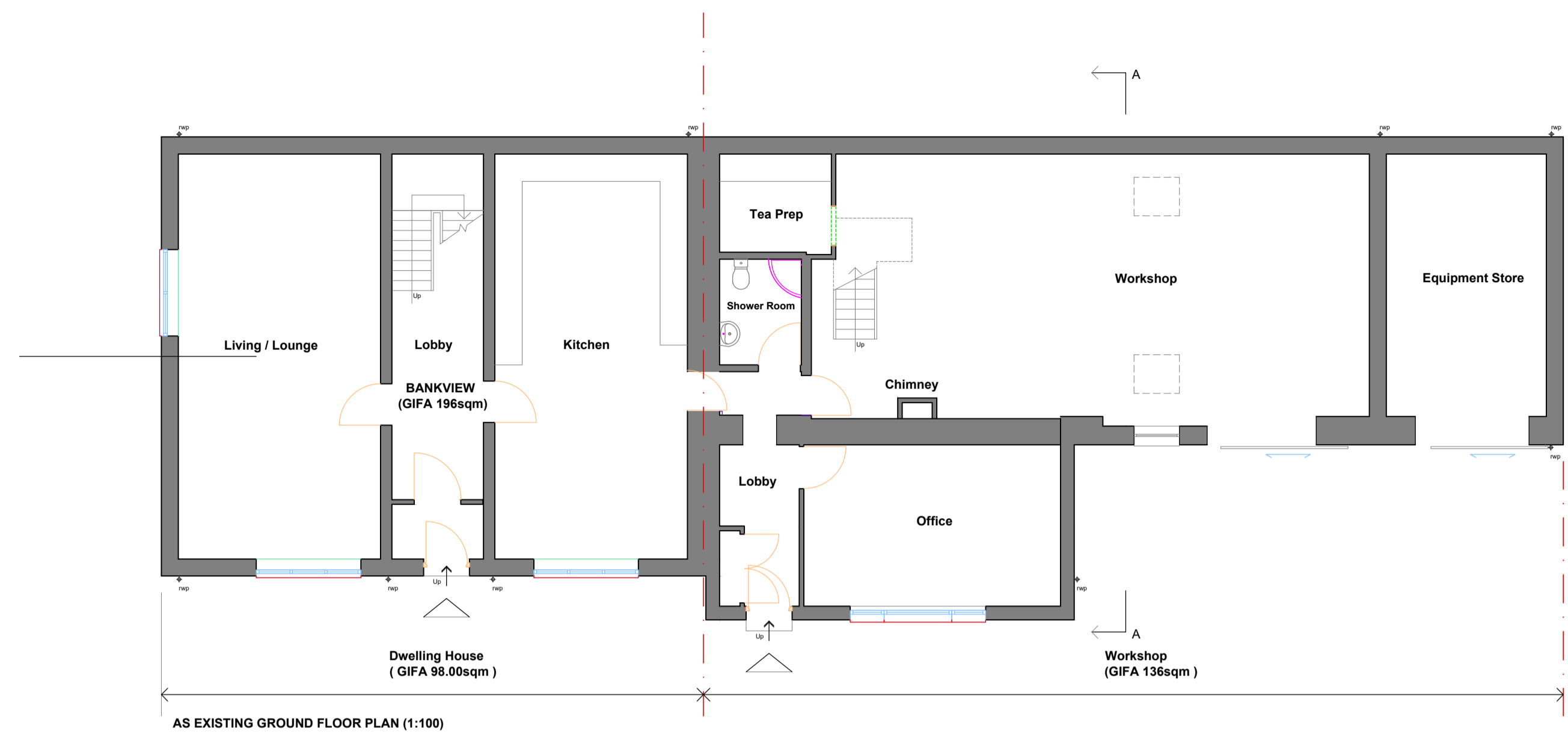
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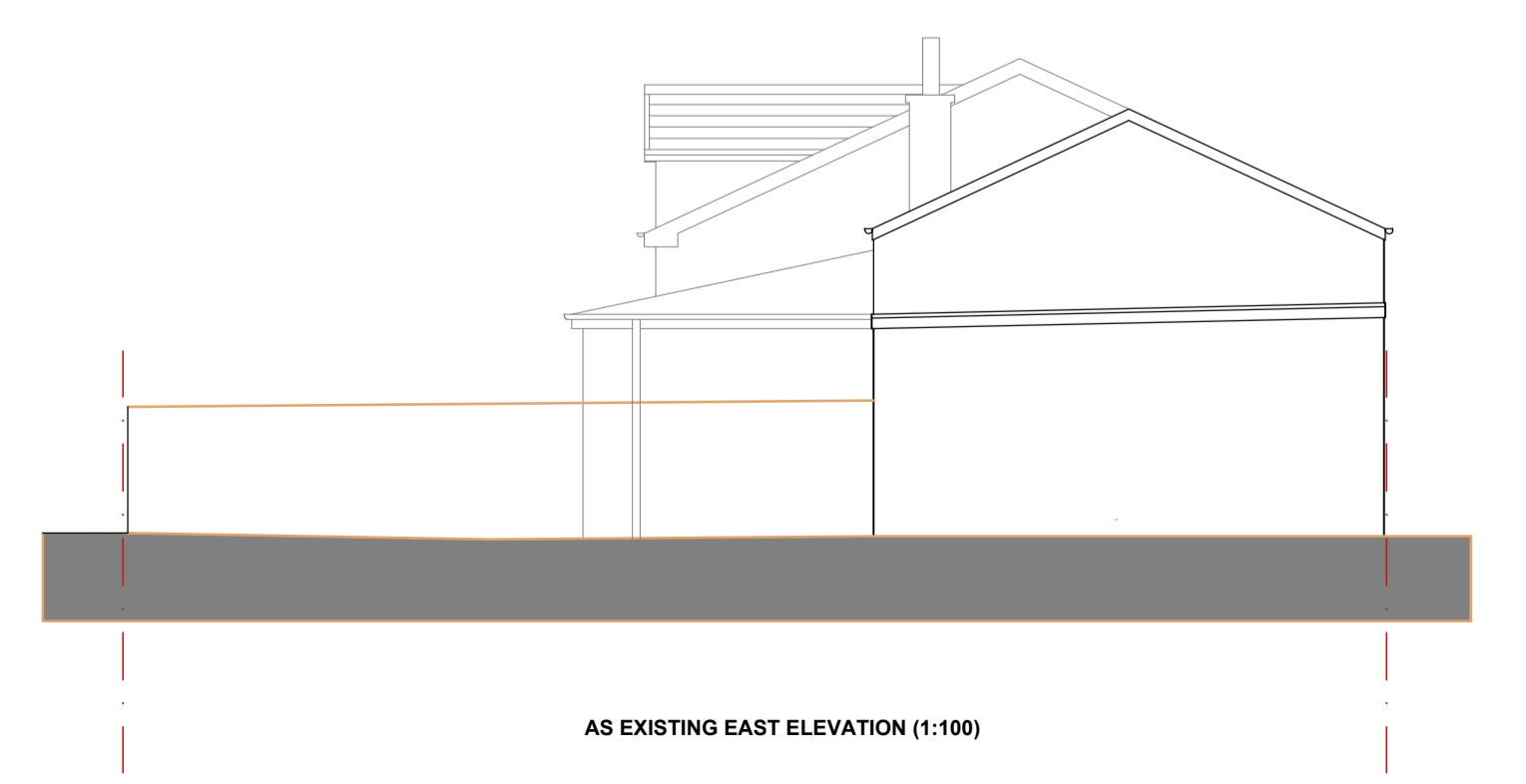
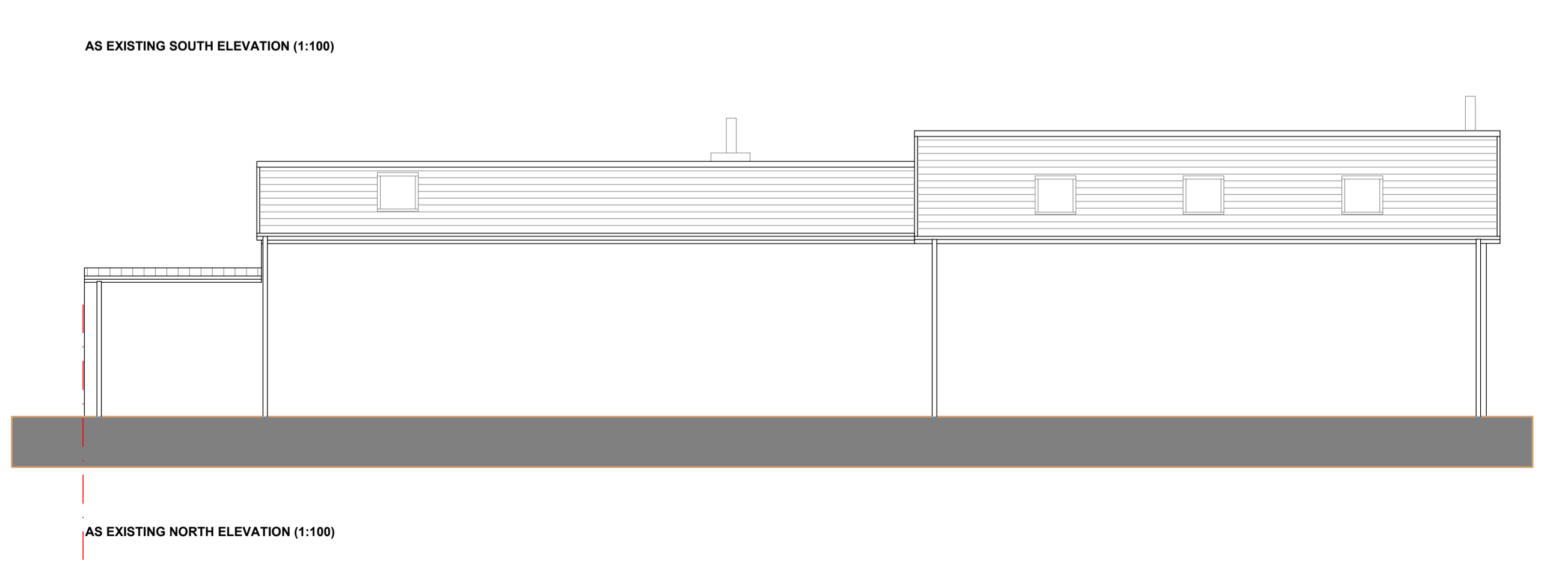
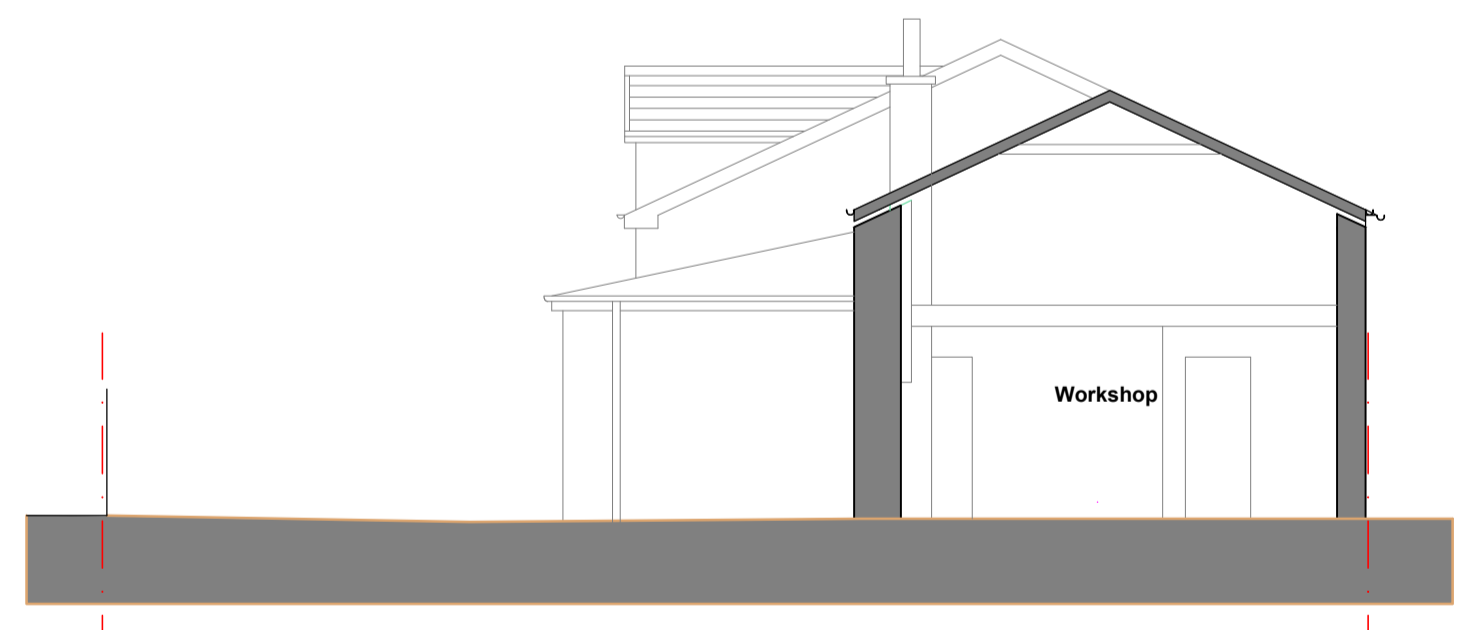
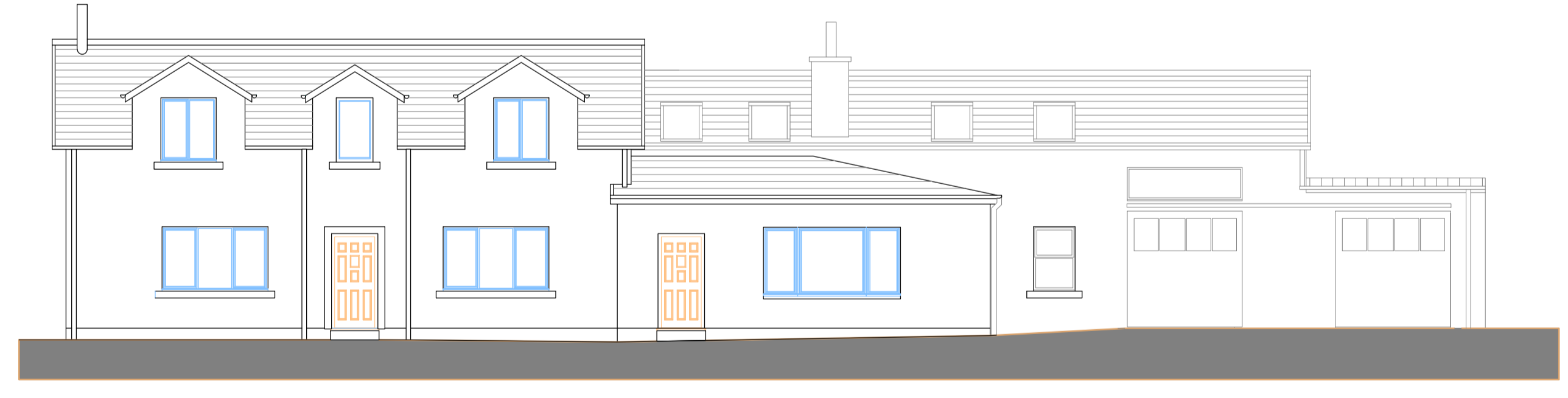
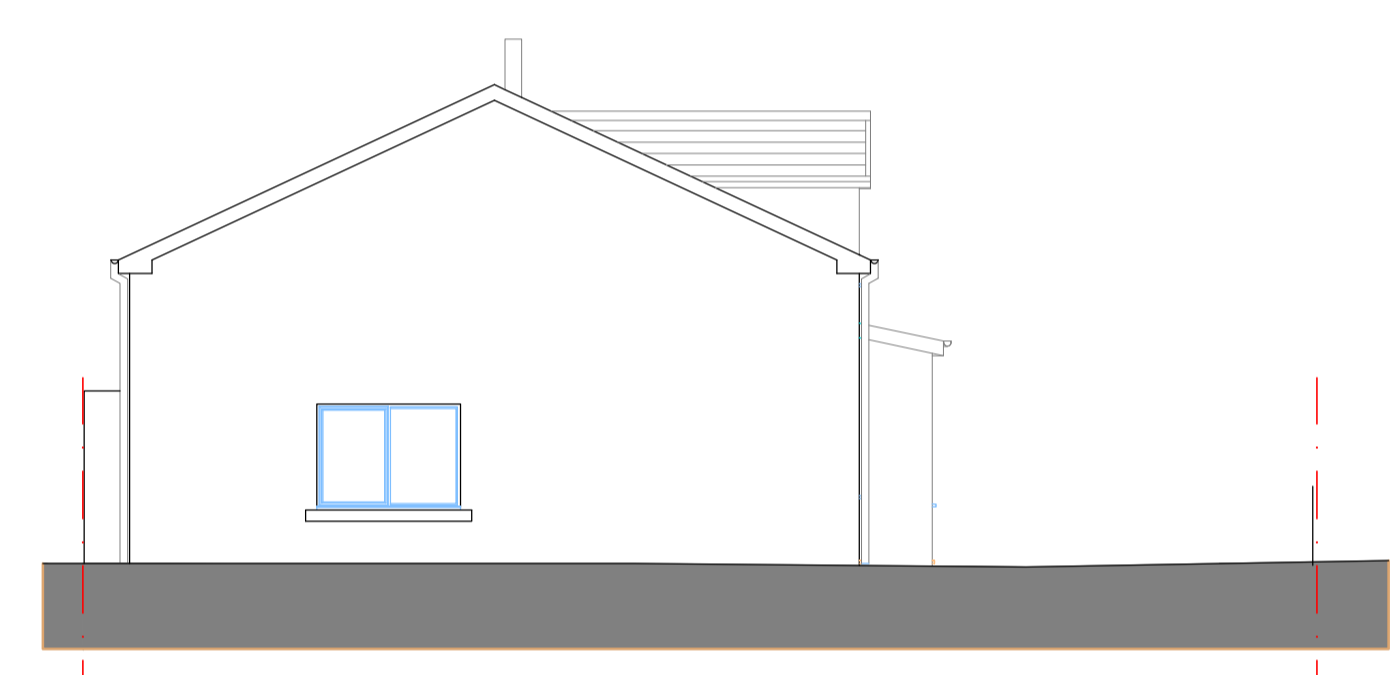
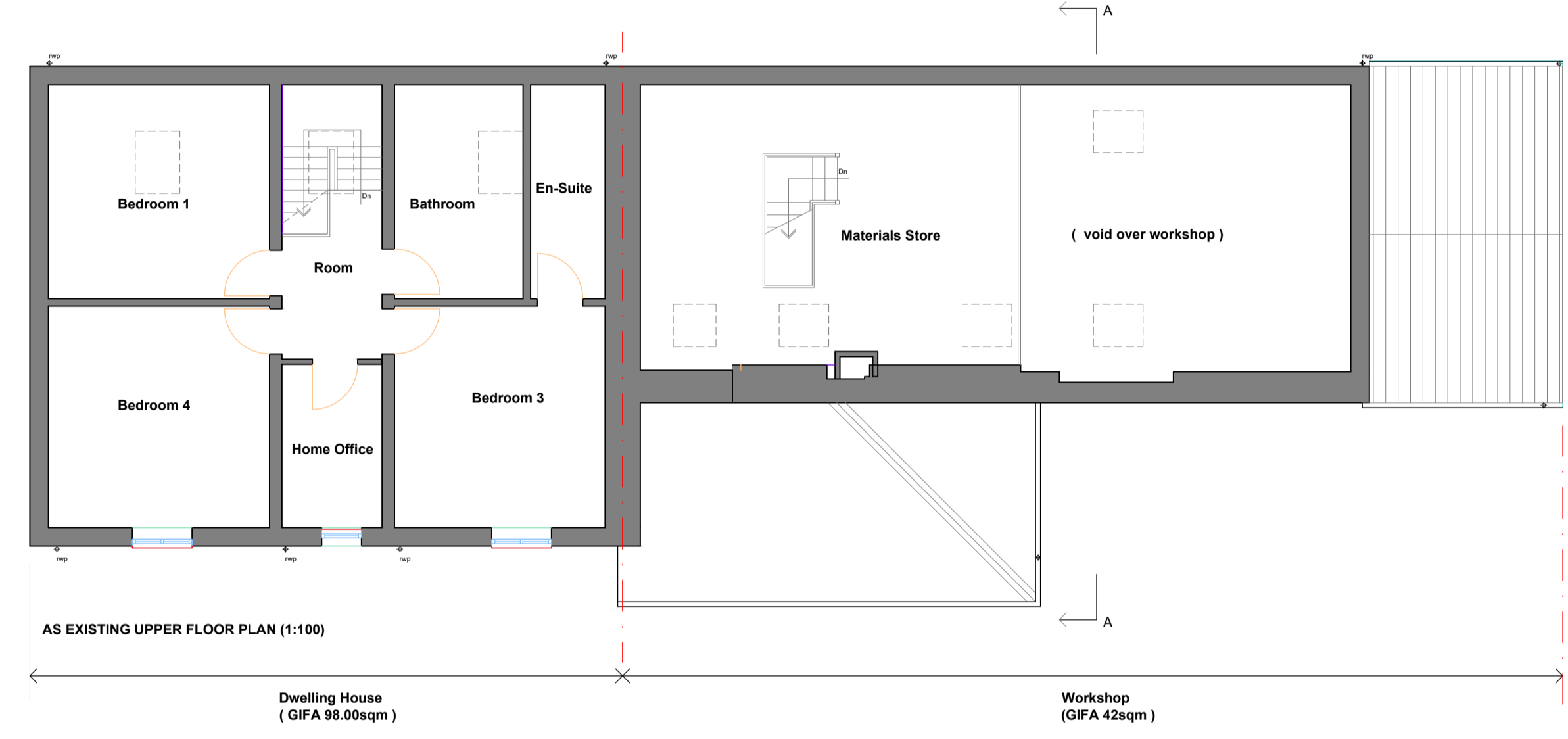
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EXTERNAL FINISHES

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- Rainwater goods- UPVC (black)
- Fascia/Soffits - Timber (white)
- Windows - Timber (white)
- Roof Windows - Velux
- Doors - Composite/Timber (black)
- Render - Painted Render (cream)



Client : MR & MRS WEIR

Project : SUB DIVISION TO FORM 2NO DWELLINGS BANKVIEW 7 STATION ROAD, HOWWOOD PA9 1AY

Drawing : AS EXISTING PLANS ELEVATIONS and SECTION

Project No : C&S21-36	Drawing No : 10-001	Rev :
Scale : 1/100	Drawn / Approved : BC	Date : 12-07-21

C & S Architects.
Milton Lodge, Milton Road, Howwood, Renfrewshire PA9 1AG.
t: 01905 704709 • m: 07730 731552 • e: bob@scotlandarchitect.com