

**Elaine Melrose**

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Tel: (01389) 738575 Fax: (01389) 738584

Our Ref: GDC/8

Your Ref:

Date: 21 June 2010

**PRODUCTION  
No 4**

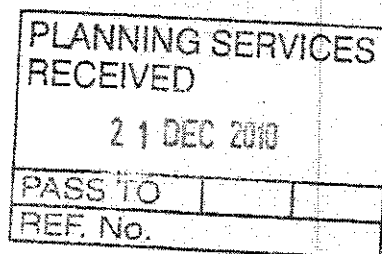
If calling or telephoning please ask for:- Bernard Darroch

Mr Sayers  
Tyne Dene  
Old Dalnottar Road  
Old Kilpatrick  
Glasgow  
G60 5DX

Dear Sir/Madam,

**Redevelopment Opportunity**

**Anbarda, Old Dalnottar Road, Old Kilpatrick**



I refer to your letter received on the 18<sup>th</sup> May 2010 and our subsequent site meeting on 10<sup>th</sup> June 2010 in relation to the above.

At the present time, the above site is occupied by a 1930's bungalow which has been lying vacant for a number of years. Consequently, the garden has become overgrown and there is evidence of vandalism and graffiti at the property. It is my understanding that as the new owner of this property, you are seeking permission to redevelop the property and prior to submitting a planning application, would appreciate some comments on the following options:

1. The first option would be to refurbish the existing property and add a single storey rear extension whilst also converting the attic. The main external alterations would be the addition of a dormer window and the rear extension. Providing the design of the extension and dormer window are in keeping with the property, it is unlikely that this proposal will raise any significant issues and would be an acceptable form of development at this location.
2. The second option involves removing the existing hipped roof and replacing it with a pitched roof. Potentially, this development would also include a dormer window to allow an attic conversion and a single storey rear extension. As stated previously, the main issue would be the design of the roof and associated works. Providing the design of the roof and associated works are in keeping with the property and surrounding area, it is unlikely that this proposal will raise any significant issues and would be an acceptable form of development at this location.

C:\Documents and Settings\bdarroch\My Documents\Letters\2010\Anbarda, Old Dalnottar Road.doc

*West Dunbartonshire ~ from the banks of Loch Lomond to the shores of the Clyde*

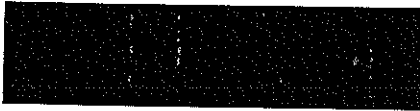
3. The third option is to demolish the existing property and erect a new dwellinghouse. This option would require to be justified and consideration given to the design, location and size of any building.

In addition to the above, the reduction in size of the plot due to a loss of garden ground could impact on the erection of a new dwellinghouse and would require careful consideration. Overall, I would consider the first option, which is primarily to refurbish the property to be the favoured option. However, I am willing to consider either of the other options once further details or a planning application is submitted.

Should you wish to discuss this matter further then I can be contacted on 01389 738208.

I trust this information is of assistance.

Yours sincerely



Bernard Darroch  
Planning Officer

31 May 2010

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REF. No.		

**Anbarda**

You will no doubt have seen the activity going on in the bungalow opposite to you so I thought it appropriate to let you know what is happening. As you know this house has been largely unoccupied for the past 15 years. However, throughout all that time it was heated and despite repeated break-ins and vandalism it remained in good condition internally. Unfortunately at the end of last year a decision was made not to keep the heating on due to recent mild winters and this resulted in numerous burst pipes during the extremely cold weather that we all experienced this winter. This brought down ceilings and caused other damage.

I was advised that a decision had been taken to sell the bungalow and land. Over the years there have been many expressions of interest in purchasing the property by private individuals which Mrs Watson would not entertain. More worryingly from my point of view was the interest from developers in purchasing the plot for redevelopment into a number of houses. If approved this would have created overshadowing of my property and, indeed, a likely loss of afternoon sunlight to your own home. I expressed an interest in buying the property to Mrs. Watson and after she had an independent valuation carried out she agreed to my purchasing it, recognising that my family had been closely involved in looking after the house and its occupants for the past 58 years.

You will no doubt have been wondering what my intentions are in purchasing the house. Subject to planning authority I intend to retain the bottom half of the garden within my possession as garden land. This will hopefully prevent any of the overshadowing that I referred to earlier. The bungalow is very small internally with only one bedroom, making it still likely to be demolished and a much larger house built in its place if I were to sell it on, even with the reduction in garden size, in its present condition. I am therefore exploring the possibility of raising the two gable walls to allow the creation of rooms in the loft space thus making it a 3 bedroom bungalow. Neither of the gable walls would have windows in them if my proposal is accepted. This would of course be subject to the project being financially viable ie. being able to keep the existing external walls and ground floor of the bungalow. If this is not financially viable or if it is not acceptable to the planning department then I would have to consider demolishing the existing bungalow and build a new one. If I have to take this route then it would still be my intention to try to create a new property within the footprint of the existing bungalow, and still a 1.5 storey property.

Presently I am still in the early stages of this project having just cleared the bungalow as part of Mrs Watson's agreement to sell me the bungalow and land, and taking to her the possessions that she wished to retain.

If you wish to discuss with me any concerns that you have I would be happy to hear from you. I will of course advise you, as I am obliged to do, once a formal planning application is made. At the end of the day my hope is that the development of the property will result in a much more pleasant outlook to us all and we will end up with a property that causes no greater overshadowing of our own homes; and equally important to me, that I can recoup my costs!



**PRODUCTION  
No 6**

24 August 2010

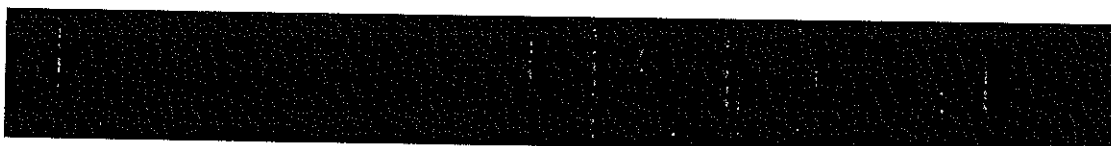
**72 Old Dalnottar Road (formerly Anbarda)**

In my letter of 31<sup>st</sup> May I said that I would let you know in due course what was happening with the bungalow. You will recall that it had been my intention to refurbish it by raising the gable walls and putting some bedrooms with dormer windows in the loft space created. I have taken advice from a number of professionals over the past couple of months and have been advised that the works required to make it comply with current Building Regulations would make the project uneconomic.

I have therefore made an application to the Planning Authorities to build a timber frame kit house on the site. This would obviously involve the demolition of the bungalow. You will receive notification of my application from them in due course and will be able to view the plans at the Council Offices if you wish. However, I have a copy of the plans at home and would be happy to show these to you if you wish to see them.

The house I have applied to construct is 1½ storey and I have attached a print of the front elevation to this letter. The external finishes may be different eg colour of tiles etc. and the integral garage shown will actually be another room with a matching window to the front. There will be no windows in the side elevations; a small conservatory to the rear. The house has almost the same footprint and will look very similar to what I had hoped to achieve by refurbishing the existing bungalow.

Please feel free to phone me if you wish to see the plans.



## Scotframe House

Hazel



4 Bedrooms

FLOOR AREA (EXCL. GARAGE)

135.21m<sup>2</sup> (1453ft<sup>2</sup>)

PERMITS

10-1409, 10-091

10-1409, 10-091

10-1409, 10-091

ROOM	METRES	FEET
Lounge	5.58 x 4.09	18'4" x 13'5"
Dining	3.3 x 3.27	10'10" x 10'9"
Kitchen	3.97 x 3.27	13'0" x 10'9"
Utility	2.1 x 1.83	6'11" x 6'0"
Shower	2.1 x 1.70	6'11" x 6'0"
Bedroom 1	3.1 x 3.0	10'2" x 9'10"
En-Suite	1.87 x 1.39	6'2" x 4'7"
Bedroom 2	3.0 x 2.946	9'10" x 9'8"
Bedroom 3	4.09 x 2.5	13'5" x 8'2"
Bedroom 4	4.25 x 2.5	14'0" x 8'2"
Bathroom	1.87 x 1.824	6'2" x 6'0"
Garage	5.17 x 2.83	17'0" x 9'3"

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**Note:** The integrated garage is replaced with a window similar to the one  
on the left hand side of the house

**Owen Sayers**

**From:** David [David Findlay Architecture] [david@davidfindlayarchitecture.com]  
**Sent:** 20 October 2010 11:45  
**To:** Owen Sayers; Bernard Darroch  
**Subject:** Planning Application  
**Attachments:** 72\_Old\_Dalnottar\_Road\_\_Planning\_Boundary\_Options\_(1).pdf

Owen

I have spoken with Bernard Darroch today re the planning application. You will see I have copied him in on this email.

He has one concern and that is to do with the area of rear garden for the new house. He wants it bigger by 4.0m. I tried for less but his view is that for a 4 bedroom house and the addition of the conservatory that the garden needs to be bigger. I have therefore attached a couple of options. The first one is what planning have asked for and the second one gives the same additional area but I have sloped the rear boundary to make your own garden less 'L-shaped'.

Please have a look over this and get back to me with your comments. Bernard has intimated that if we can get this issue resolved today or tomorrow at the latest then he will be able to submit his report recommending approval before the end of the week.

I look forward to hearing from you.

Regards

David Findlay BSc (Dist) MBEng  
 David Findlay Architecture  
 Tel: 0141 951 8800  
 Or visit us at [www.davidfindlayarchitecture.com](http://www.davidfindlayarchitecture.com)

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David,

In terms of the revised options that were submitted, I am satisfied that both options make a significant improvement to the proposal. My preference is for the plot to be squared although I would accept both options.

I note your comments concerning the residential area opposite. However, one of the considerations in this type of application is the size of the house, the plot size and the neighbouring properties. It is evident that the existing garden of the neighbouring property (excluding the proposed increase) would be significantly longer to the rear than the current proposal's rear garden. Similarly, the gardens opposite tend to be in keeping with each other. Based on the plans submitted, it is clear that there is sufficient ground to increase the size of the rear garden.

It is my intention to write my report concerning this application tomorrow and if the garden size is increased, I will recommend approval of the application. If the rear garden remains as proposed, it is likely to be refused. I did comment at the pre-application stage that *'the reduction in size of the plot due to a loss of garden ground could impact on the erection of a new dwellinghouse and would require careful consideration'*.

I would appreciate if you could advise me of your intentions by return.

Regards,

Bernard

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**From:** David [David Findlay Architecture] [mailto:david@davidfindlayarchitecture.com]  
**Sent:** 20 October 2010 17:06  
**To:** Bernard Darroch; Owen Sayers  
**Subject:** Anbarda, OK

Bernard

I have consulted with my client in respect of your comments re rear garden size. He disagrees that the rear garden allocated for the new house is inadequate. I have attached an aerial view of the area where the rear garden ground of nearby houses can be seen. In particular we would draw your attention to the house directly opposite (the one with the trampoline). Given it's size I would suggest this house has at least 4 bedrooms and with the conservatory to the rear it can be clearly seen that the rear garden ground is considerably less than that proposed for the application property. This is only one example of many adjacent properties where rear garden ground is less than that proposed here.

I would welcome your further thoughts on this.

Regards

David Findlay BSc (Dist) MBEng  
 David Findlay Architecture  
 Tel: 0141 951 8800  
 Or visit us at [www.davidfindlayarchitecture.com](http://www.davidfindlayarchitecture.com)

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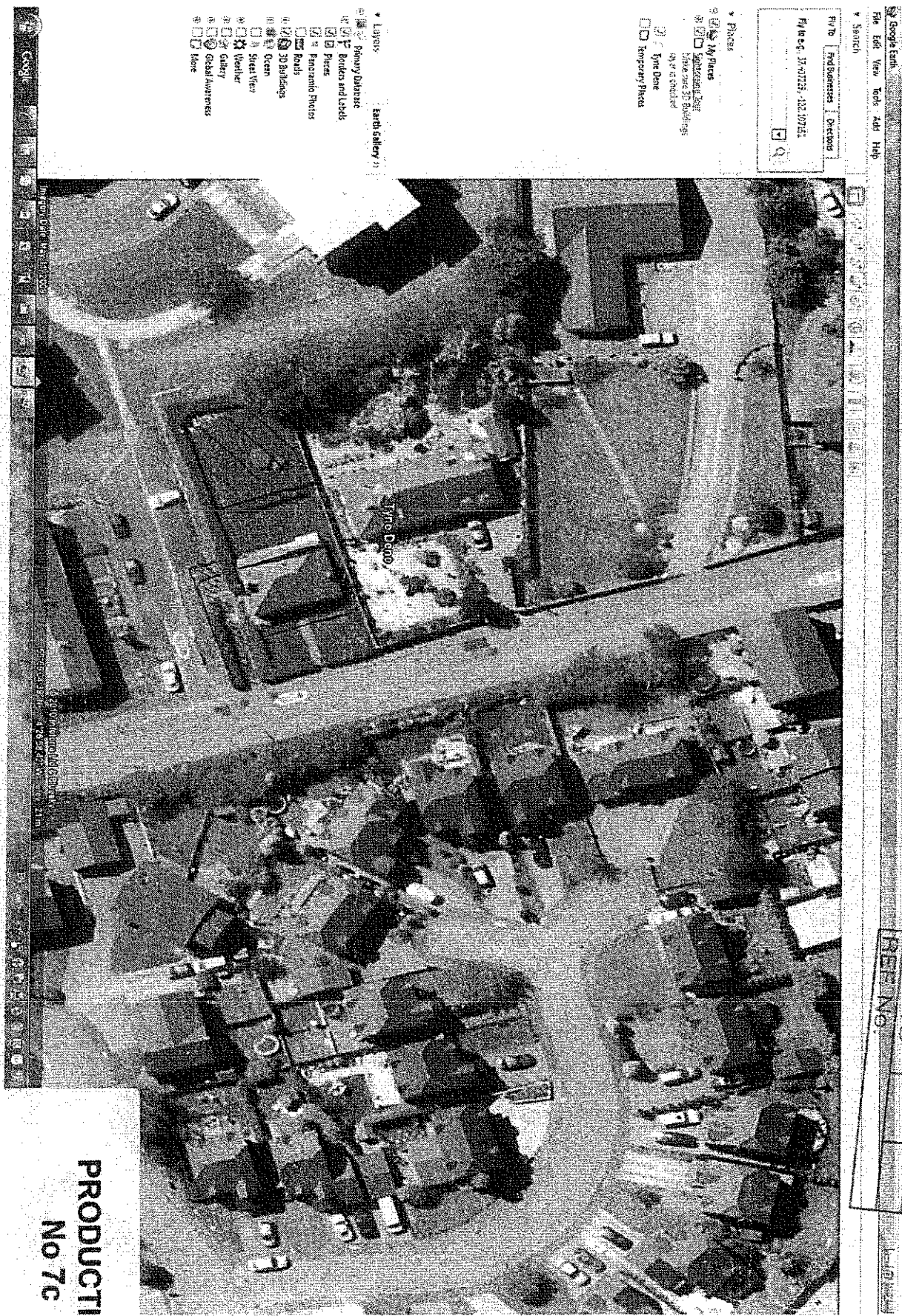
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