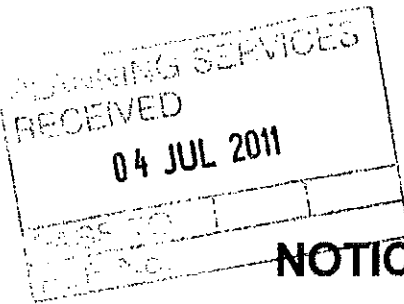


**APPLICATION FOR REVIEW:**

**DC11/064/HOU**



DC11/064

Notice of Review

**NOTICE OF REVIEW**

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)  
IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)  
(SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.**  
**Failure to supply all the relevant information could invalidate your notice of review.**

Use **BLOCK CAPITALS** if completing in manuscript

**Applicant(s)**

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

**Agent (if any)**

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

Mark this box to confirm all contact should be  
through this representative: ☒

\* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application  Date of decision (if any)

**Note.** This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

- |  |                                     |
|--|-------------------------------------|
| 1. Application for planning permission (including householder application)   | <input checked="" type="checkbox"/> |
| 2. Application for planning permission in principle  | <input type="checkbox"/>            |
| 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) | <input type="checkbox"/>            |
| 4. Application for approval of matters specified in conditions   | <input type="checkbox"/>            |

**Reasons for seeking review**

- |   |                                     |
|---|-------------------------------------|
| 1. Refusal of application by appointed officer  | <input checked="" type="checkbox"/> |
| 2. Failure by appointed officer to determine the application within the period allowed for determination of the application | <input type="checkbox"/>            |
| 3. Conditions imposed on consent by appointed officer   | <input type="checkbox"/>            |

**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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- |   |                                     |
|---|-------------------------------------|
| 1. Further written submissions                                    | <input type="checkbox"/>            |
| 2. One or more hearing sessions                                   | <input type="checkbox"/>            |
| 3. Site inspection  | <input checked="" type="checkbox"/> |
| 4. Assessment of review documents only, with no further procedure | <input checked="" type="checkbox"/> |

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

**Site inspection**

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

- |  | Yes                      | No                       |
|--|--------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

**Statement**

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

My main concern with the refusal, is having made quite a number of changes both in ascetic and dimensional value to meet the planning officers requirements, there was never any previous concern shown toward the size and position of the extension; which I understand is the main reason for refusal.

Relating to the reasons for refusal:-

**Building Lines.**

My clients have been very aware of the building lines within the street from the outset. They pointed out on several occasions that the extensions on the houses on adjacent corners of the street, noting that they would like something in keeping with their own house but also a design that reflected similar extensions on Gells Avenue.

**Unattractive Elevation.**

With regards to the statement.....'a plain and unattractive elevation to that street'. We attempted to create a side elevation that was considerably different to the existing extensions seen round the area (Ref Sheet; photos of adjacent extensions). Our initial intension was to clad the proposed extension in white render to match the painted stone of the existing house. Our planning officer, Stewart McCallum advised that the external treatment should endeavour to match the existing with a similar stone. This was taken on board and a stone was found that would both give the side elevation depth and texture and break up the unsightly grey common brick wall that adorned the existing garden to the street side. My client agreed that Stewart's suggestion was more attractive than some of the unsightly dark grey rendered extensions in the surrounding streets. (Ref Sheet; photos of adjacent extensions).

**Character and Amenity**

In relation to respecting the character and amenity of the surrounding area, we had the discussion with our planning office, quite early on in the process. Stewart mentioned that our original submission had a roof that was quite prominent. We endeavoured to compose a more inconspicuous elevation and roof with his direction; and developed the current proposal.....he was happy with the final proposal.

The reasons for refusal came as quite a surprise, as I understood that all issues had been dealt with, and now; we are having to revisit them.

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

### List of documents and evidence

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.

1. Photo sheet, showing existing extensions on and around Geils Avenue and Geils Quadrant.
2. Location plan, showing the location of the properties shown on the photo sheet.

**Note.** The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

### Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**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 from that earlier consent.

### Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

[Redacted Signature]

Date

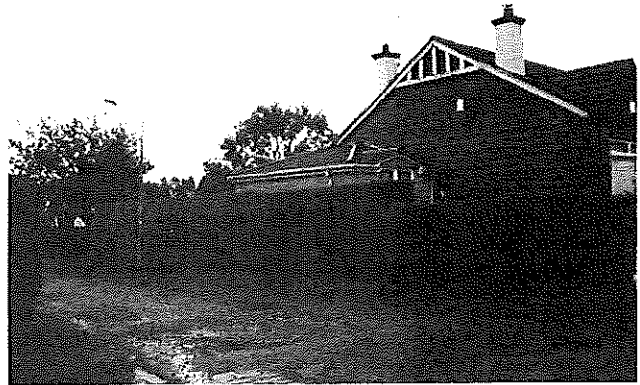
28 / 06 2011

**APPLICANT'S INFORMATION:**

**DC11/064/HOU**



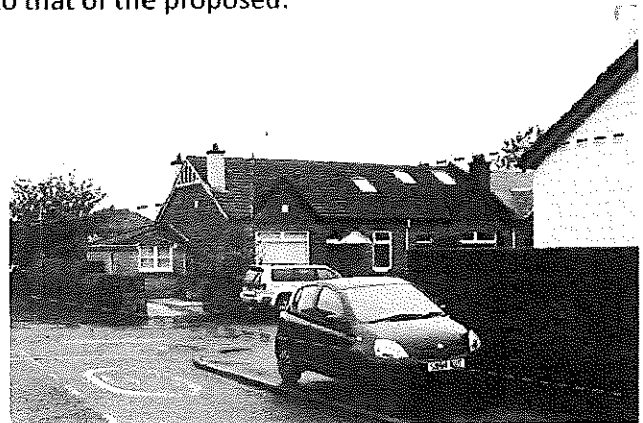
53 Geils Avenue / Geils Quadrant



54 Geils Avenue, showing a similar side extension to that of the proposed.



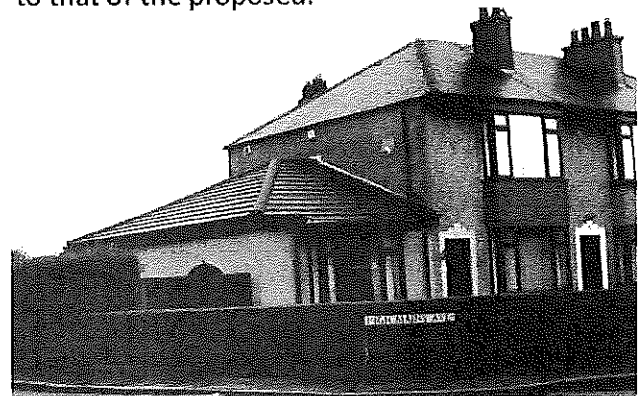
66 Geils Avenue, showing a similar side extensions (not sympathetic to the existing)



54 Geils Avenue, showing a similar building line to that of the proposed.



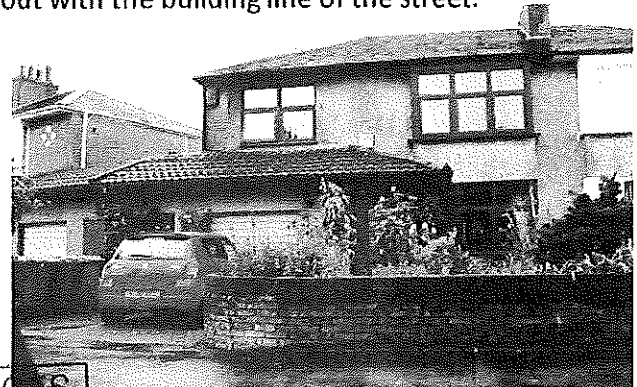
Extension at the end of Geils Quadrant showing a side extensions ,same size as the property.



Property on Geils Quad showing a side extension out with the building line of the street.

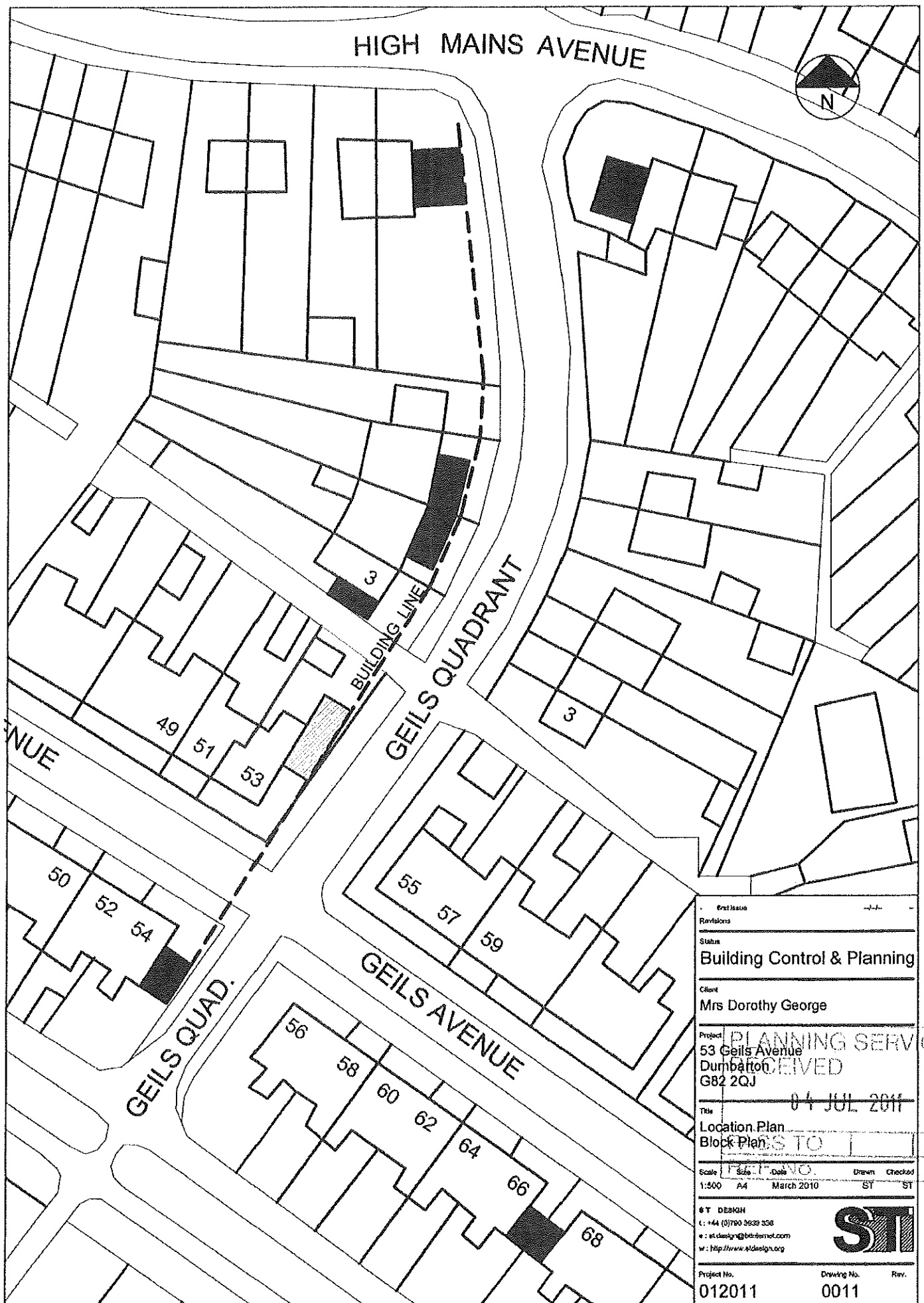


Front and side extension on Geils Quadrant showing no cognisance of the described building line.



Similar front extension to Geils Quadrant, which would take the same building line and shape as the proposed.

PLANNING SERVICES	
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04 JUL 2011	
PASS TO	
REF No.	



First Issue			
Revisions			
Status			
Building Control & Planning			
Client			
Mrs Dorothy George			
Project			
53 Geils Avenue Dumbarton G82 2QJ			
Date			
04 JUL 2011			
Title			
Location Plan Block Plan			
Scale	Size	Date	Drawn
1:500	A4	March 2010	ST
ST DESIGN			
t: +44 (0)790 3939 358			
e: stdesign@btinternet.com			
w: http://www.stdesign.co.uk			
Project No.		Drawing No.	
012011		0011	

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04 JUL 2011



**PLANNING APPLICATION:**

**DC11/064/HOU**



## Planning Department

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000019701-001

The online ref number 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)

Extension to the rear of the property; consisting of a bedroom, study, WC and living area.

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18 MAR 2011

Has the work already been started and/or completed? \*

☒ No ☐ Yes - Started ☐ Yes - Completed

PASS TO  
REF. No. 0011064

## 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:

Ref. Number:

First Name: \*

Last Name: \*

Telephone Number: \*

Extension Number:

Mobile Number:

Fax Number:

Email Address: \*

You must enter a Building Name or Number, or both: \*

Building Name:

Building Number:

Address 1 (Street): \*

Address 2:

Town/City: \*

Country: \*

Postcode: \*

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="Mrs"/>
Other Title:	<input type="text"/>
First Name: *	<input type="text" value="Dorothy"/>
Last Name: *	<input type="text" value="George"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text" value="01389765532"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text" value=""/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

You must enter a Building Name or Number, or both:\*

Building Name:	<input type="text"/>
Building Number:	<input type="text" value="53"/>
Address 1 (Street): *	<input type="text" value="Geils Avenue"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Dumbarton"/>
Country: *	<input type="text" value="UK"/>
Postcode: *	<input type="text" value="G82 2QJ"/>

## Site Address Details

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

Address 1:	<input type="text" value="53 GEILS AVENUE"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text"/>	Town/City/Settlement:	<input type="text" value="DUMBARTON"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="G82 2QJ"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northings	<input type="text" value="674951"/>	Easting	<input type="text" value="241232"/>
-----------	-------------------------------------	---------	-------------------------------------

## 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 propose 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 8 -- Town and Country planning (General Development Management Procedure) (Scotland) Order 1992 (GDPO 1992) Regulations 2008

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1 or Certificate Form B or Certificate C, but if this is a Minerals application, you will need Certificate Form D.

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 2008

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: Scott Taylor

On behalf of: Mrs Dorothy George

Date: 15/03/2011

☒ Please tick here to certify this Certificate. \*

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PASS TO

REF. No.

## 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 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 proposals. 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: Scott Taylor

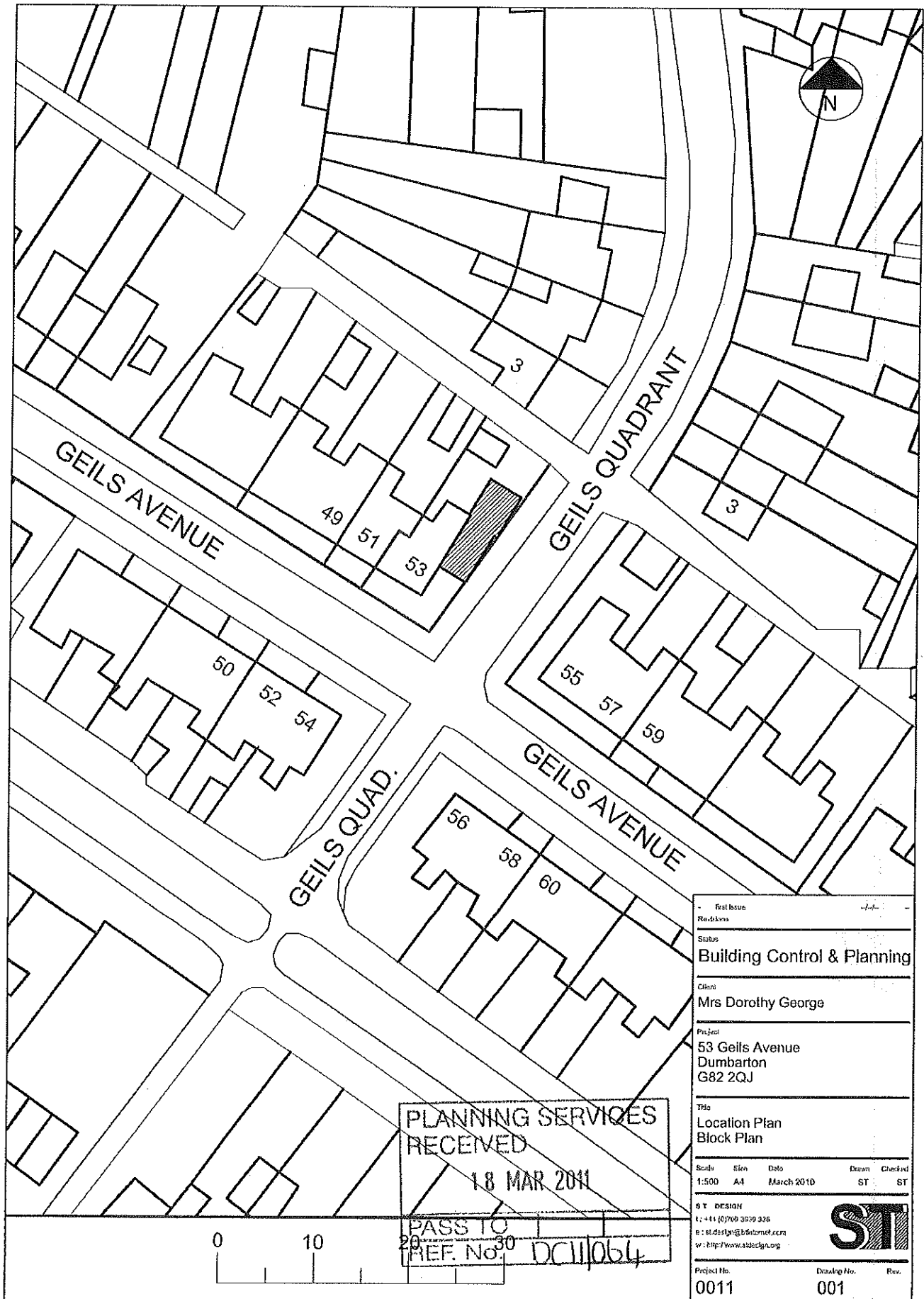
Declaration Date: 17/03/2011

Submission Date: 18/03/2011

## Payment Details

Cheque: Mr Scott Taylor, 000007

Created: 18/03/2011 00:02



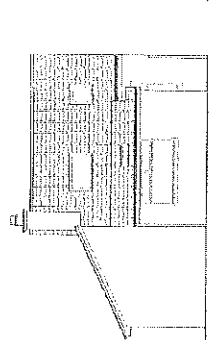
PLANNING SERVICES  
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18 MAR 2011

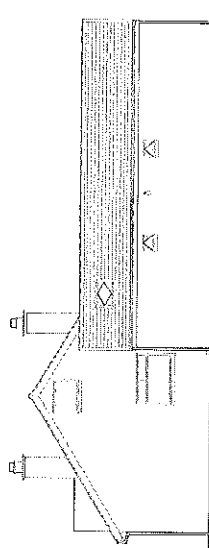
PASS TO  
REF. No.

DC111064

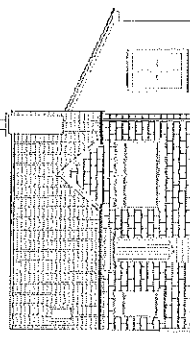
First Issue						
Revisions						
Status						
Building Control & Planning						
Client						
Mrs Dorothy George						
Project						
53 Geils Avenue Dumbarton G82 2QJ						
Title						
Location Plan Block Plan						
Scale	File	Date	Drawn	Checked		
1:500	A4	March 2010	ST	ST		
ST DESIGN						
t: +44 (0)700 3030 336						
e: st.design@btinternet.com						
w: http://www.stdesign.org						
Project No.			Drawing No.		Rev.	
0011			001			



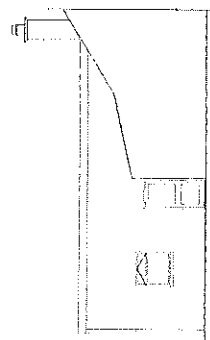
Proposed Rear Elevation 1:100



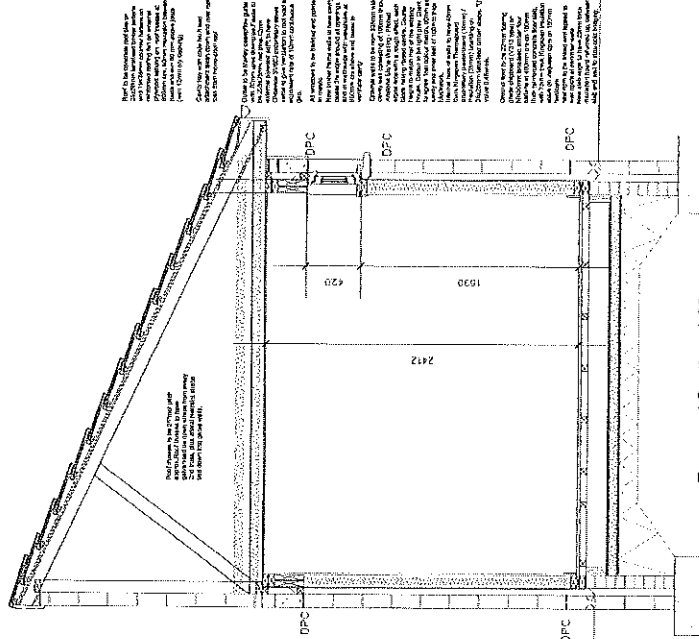
Proposed Left Side Elevation 1:100



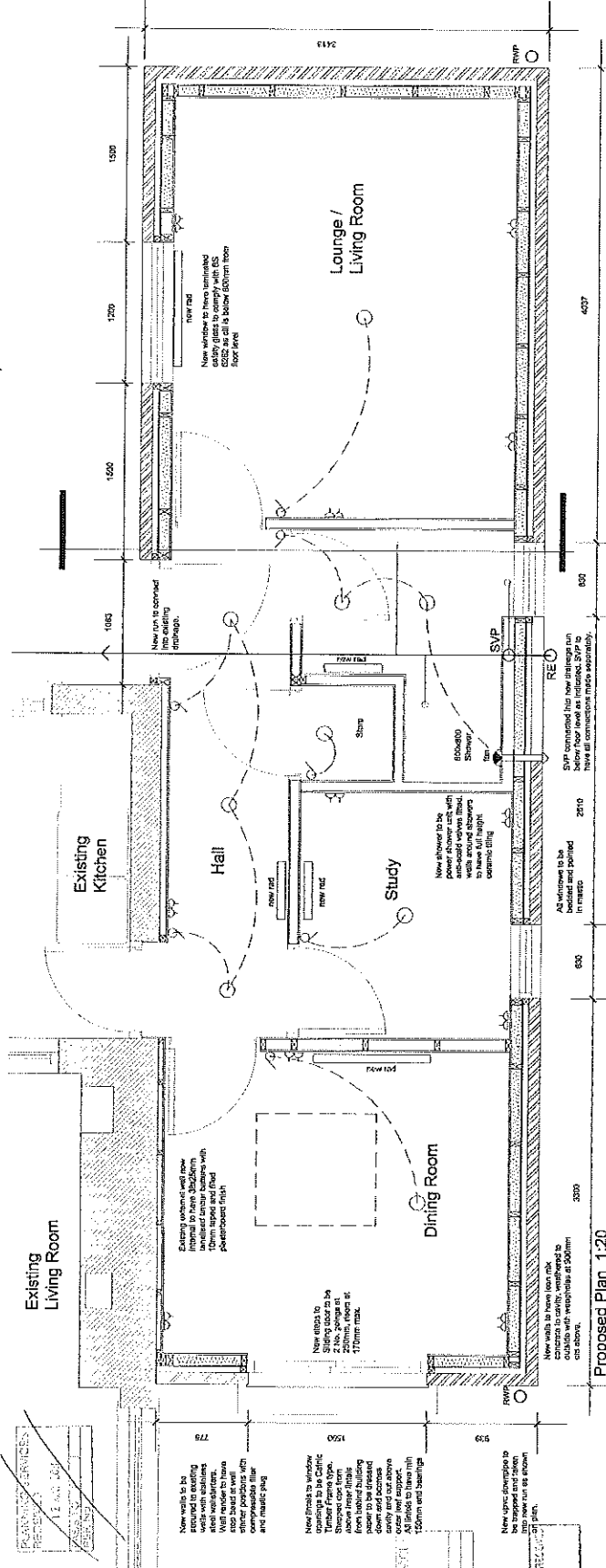
Proposed Front Elevation 1:100



Proposed Right Side Elevation 1:100

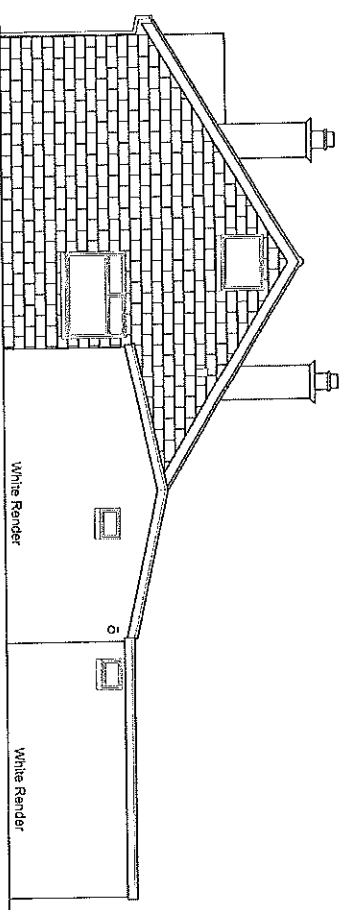


Proposed Section 1:20

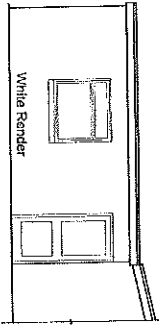


Proposed Plan 1:20

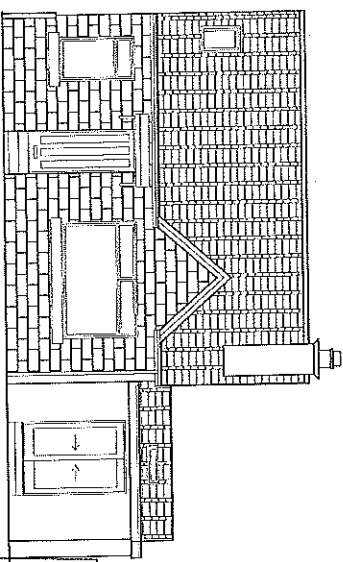
Notes:  
 1. The above plans are for information only and should not be used for any other purpose.  
 2. The above plans are for information only and should not be used for any other purpose.



Proposed Side Elevation 1:50

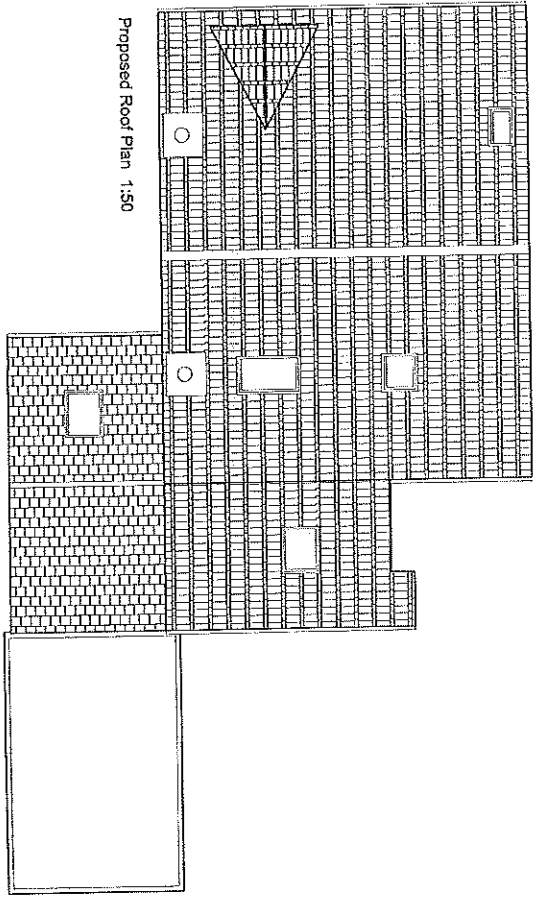


Proposed Part Side Elevation 1:50

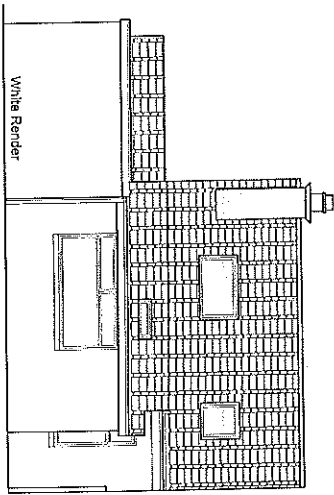


Proposed Front Elevation 1:50

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 18 MAR 2011  
 PASS TO  
 REF. NO. DC11/064



Proposed Roof Plan 1:50

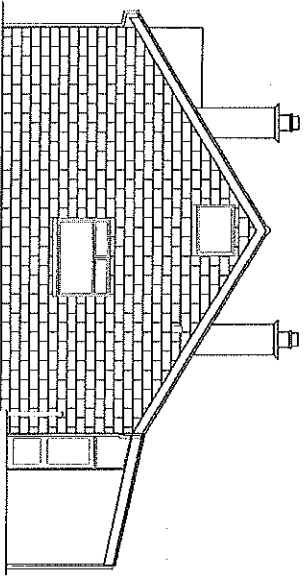


Proposed Rear Elevation 1:50

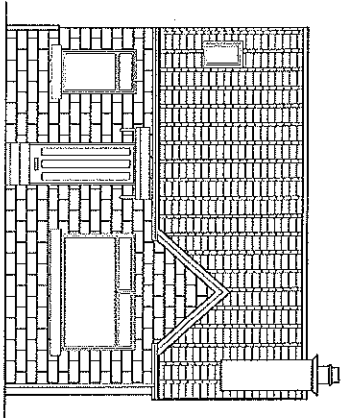
Submitted by: Mrs Dorothy George  
 Date: 18 MAR 2011  
 Title: Proposed Plans & Elevations  
 Scale: 1:50  
 Drawn: ST  
 Checked: ST  
 Date: 18 MAR 2011  
 Project No: 012011  
 Drawing No: 0014



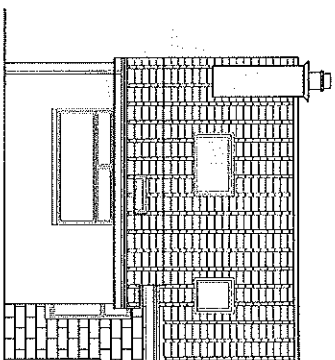




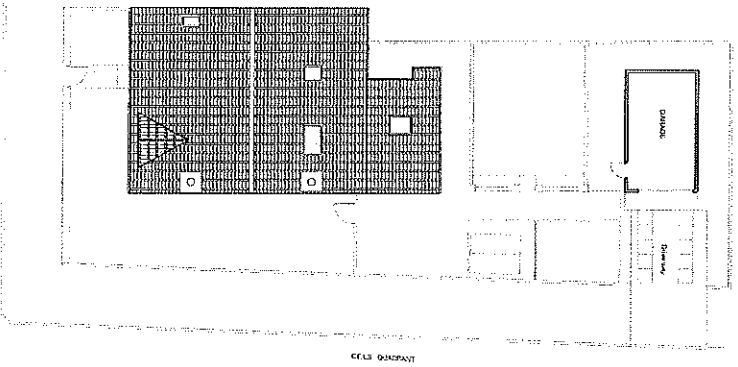
Existing Side Elevation 1:50



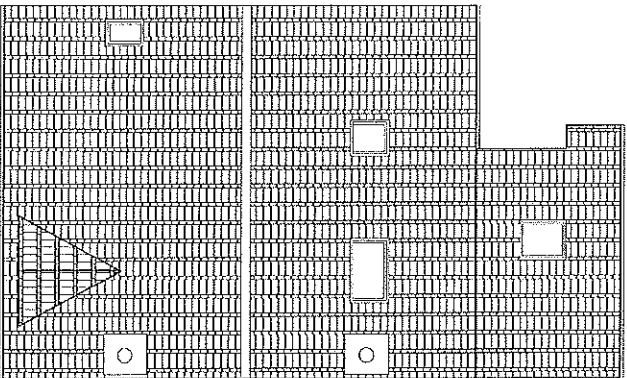
Existing Front Elevation 1:50



Existing Rear Elevation 1:50



Existing Site Plan 1:100



Existing Roof Plan 1:50

A technical drawing of a roof structure. The roof is shown in a perspective view, with a gable end on the right and a dormer window on the left. The roof is covered with a pattern of small squares representing tiles. A chimney is located on the right side of the roof. The drawing is labeled with 'Dachstuhl' and 'Dachstuhl'.

Roof Plan

Dimensions: 10' 0" x 10' 0"

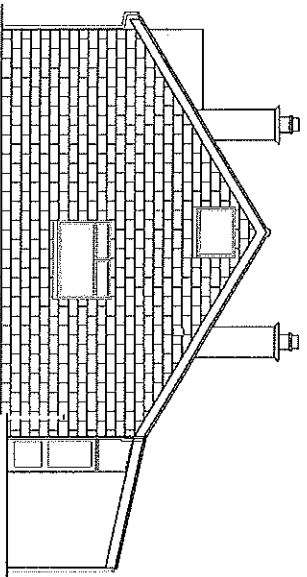
Scale: 1" = 10'

PLANNING SERVICES  
RECEIVED  
18 MAR 2011  
PASS TO  
FEE NO. 001004

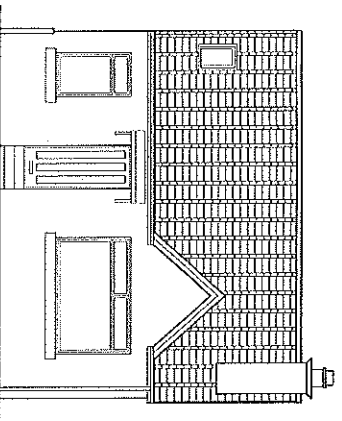
Boat	Size	Dist	Exam	Crab
Various	A1	March 2011	ST	S

ST STEADN  
 11-44 1000s 200s 20s  
 \* 11-44 1000s 200s 20s  
 \* 11-44 1000s 200s 20s  
 \* 11-44 1000s 200s 20s

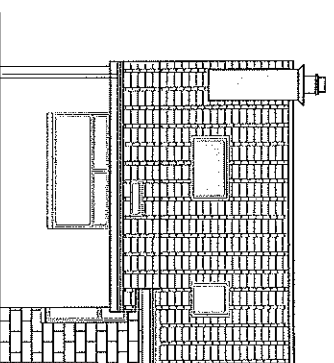
Project No.	Creating Loc.	Rev.
012011	0013	



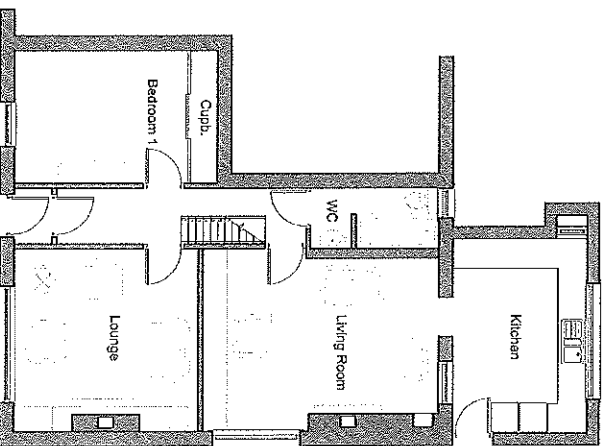
Existing Side Elevation 1:50



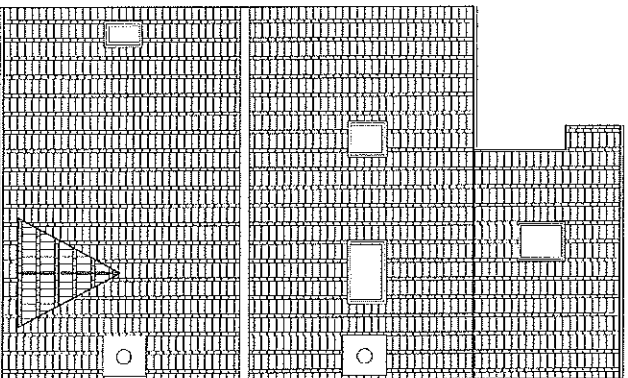
Existing Front Elevation 1:50



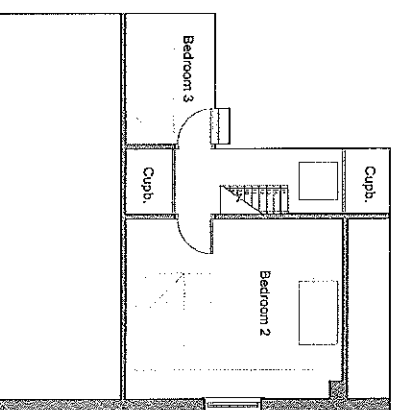
Existing Rear Elevation 1:50



Existing Ground Floor Plan 1:50



Existing Roof Plan 1:50



Existing First Floor Plan 1:50

DC11064

Project No.	012011	Drawn No.	0012
Client	Mrs Dorothy George	Architect	ST
Address	55 Gals Avenue Dorchester OS2 2JL	Scale	1:50
Building Control		Notes	
Drawn	AT	Check	ST
Date	March 2011	Drawn	ST
Scale	1:50	Check	ST
Project No.	012011	Drawn No.	0012

ST

**APPOINTED OFFICER'S DECISION:**

**DC11/064/HOU**

Ref No – DC11/064/HOU

COPY

Refusal of Planning Consent

**WEST DUNBARTONSHIRE COUNCIL**  
**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS**  
**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT)**  
**(SCOTLAND) ORDERS**

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Proposal                      **Single storey rear and side extension**

Site                              53 Geils Avenue  
Dumbarton  
West Dunbartonshire  
G82 2QJ

Applicant                      Mrs Dorothy George

Agent                              Scott Taylor  
29 St Ninian Place  
Stonehouse  
Lanarkshire  
M19 9ES

Class of Development      Local Development  
Decision Type                  Delegated

WEST DUNBARTONSHIRE COUNCIL, AS PLANNING AUTHORITY, IN EXERCISE OF THEIR POWERS UNDER THE ABOVE-MENTIONED ACTS AND ORDERS, AND HAVING CONSIDERED YOUR PROPOSED DEVELOPMENT, THE PLAN(S) DOCQUETTED AS RELATIVE THERETO AND THE PARTICULARS GIVEN IN THE ABOVE APPLICATION, HEREBY:-

**DECISION: REFUSE PLANNING CONSENT FOR THE REASON(S) CONTAINED IN THE ACCOMPANYING PAPER(S) APART.**

DATED THIS: 14th day of June 2011

EXECUTIVE DIRECTOR of HOUSING, ENVIRONMENT  
AND ECONOMIC DEVELOPMENT  
COUNCIL OFFICES,  
CLYDEBANK G81 1TG

SIGNED   
for WEST DUNBARTONSHIRE COUNCIL

**Reason**            The proposed development would comprise a large extension forward of the building line in Geils Quadrant and would present a plain and unattractive elevation to that street. Accordingly, it would not respect the predominant pattern of development in the street and would detract from the appearance and character of the area. The proposal is therefore contrary to policies GD1 and H5 of the West Dunbartonshire Local Plan, which require that new development respect the character and amenity of the surrounding area.

**FOR NOTING**

**Informatives**

01. The plans referred to in this consent are Drawing No 001, Drawing No 0012, Drawing No 0013 Rev A and Drawing No 0015 Rev A.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
PLANNING ETC. (SCOTLAND) ACT 2006

RIGHTS OF AGGRIEVED APPLICANTS (DELEGATED DECISIONS)

1. If this decision involves a refusal of planning permission or the granting of permission subject to conditions, and if the applicant is aggrieved by this decision, they may seek a review of this decision with the Local Review Body within 3 months of the date of this notice.

The review may be submitted in writing to:

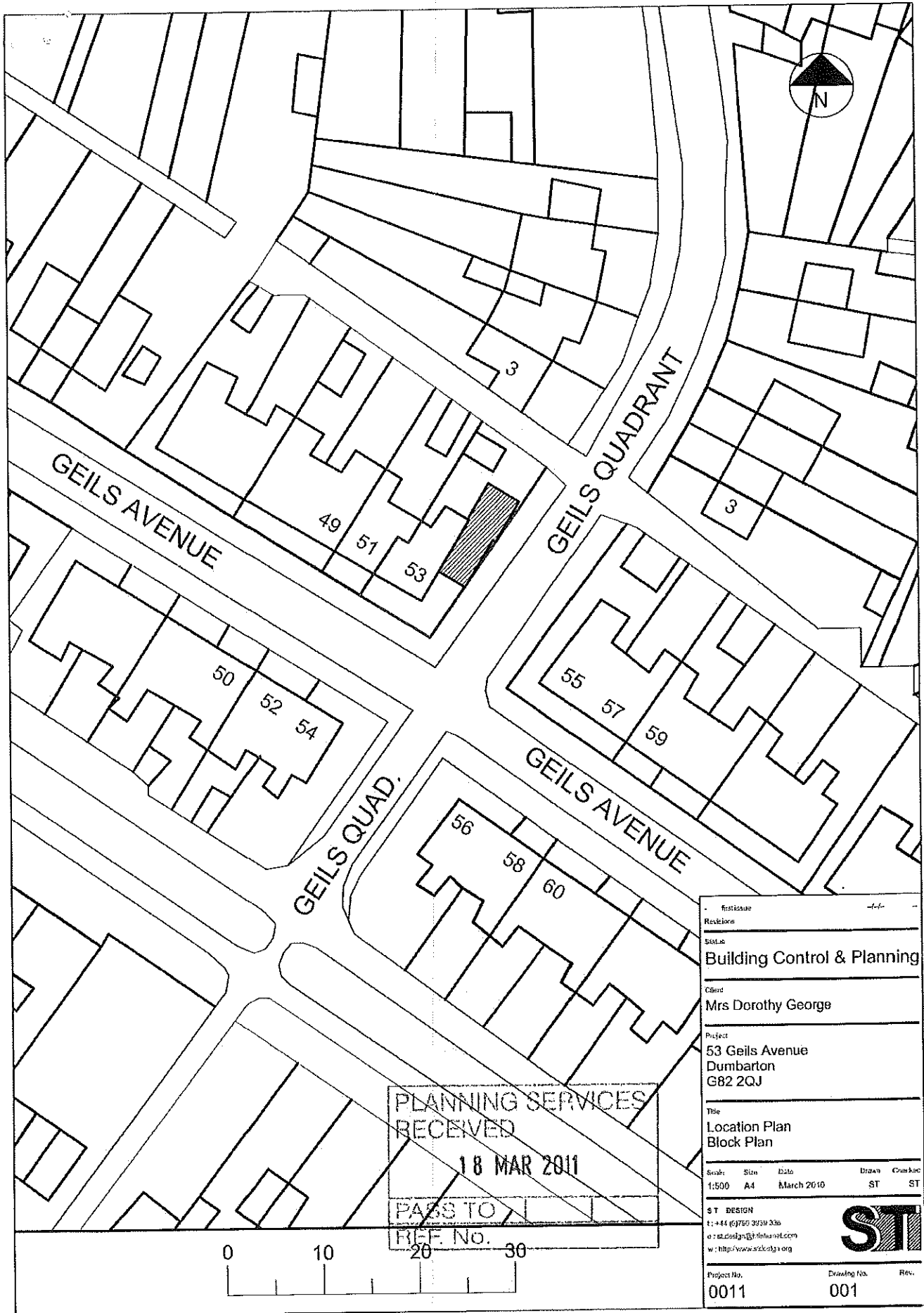
**West Dunbartonshire Council  
Planning Local Review Body  
Council Offices  
Garshake Road  
Dumbarton G82 3PU**

Telephone                      01389 737210

Review forms can be obtained on request from the above address or can be downloaded from the Council's website:

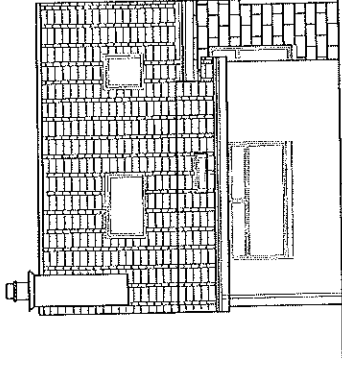
<http://www.west-dunbarton.gov.uk/building-and-planning/planning-permission/application-forms/appeals-and-reviews/>

2. If permission to develop is refused or granted subject to conditions (whether by the Planning Authority or the Scottish Ministers), 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, he may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.

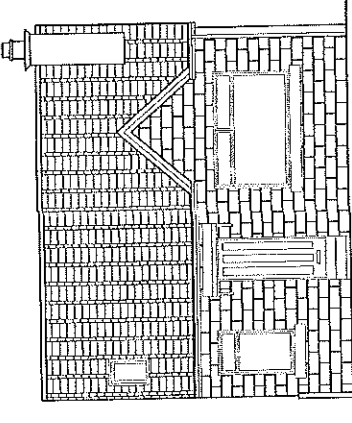


Revision					
Scale					
Building Control & Planning					
Client					
Mrs Dorothy George					
Project					
53 Geils Avenue Dumbarton G82 2QJ					
Title					
Location Plan Block Plan					
Scale	Size	Date	Drawn	Checked	
1:500	A4	March 2010	ST	ST	
ST DESIGN					
t: +44 (0)750 3939 330 e: stdesign@btinternet.com w: http://www.stdesign.org					
Project No.			Drawing No.		Rev.
0011			001		

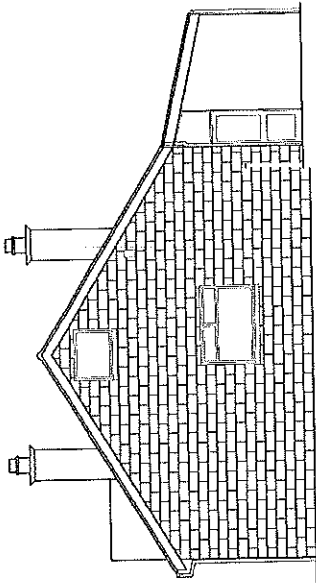




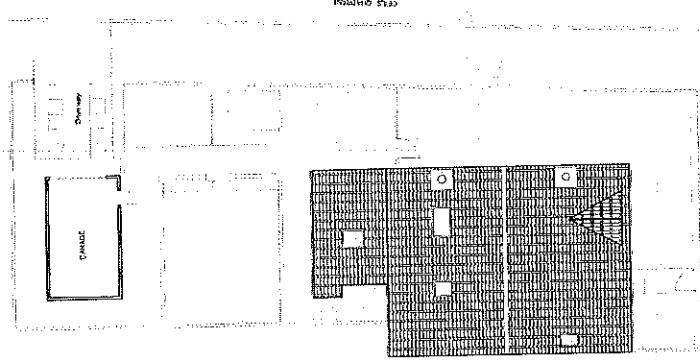
Existing Rear Elevation 1:50



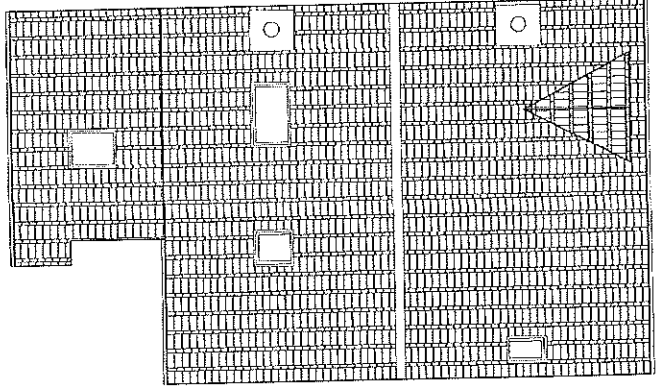
Existing Front Elevation 1:50



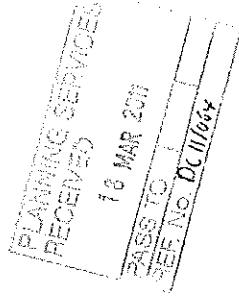
Existing Side Elevation 1:50



Existing Site Plan 1:100



Existing Roof Plan 1:50



DC11/064

A. Received in person at 11/064  
B. Received in person at 11/064  
C. Received in person at 11/064  
D. Received in person at 11/064

Received in person at 11/064

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Received in person at 11/064

SCANNED

Line	Size	Date	Owner	Quoted
1	1/4"	March 2011	ST	ST
2	1/4"	March 2011	ST	ST
3	1/4"	March 2011	ST	ST
4	1/4"	March 2011	ST	ST
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100	1/4"	March 2011	ST	ST

Existing Plans & Elevations

Client

Mrs Dorothy George

Project

53 Gellis Avenue

Dunbarton

G82 2QU

Project

53 Gellis Avenue

Dunbarton

G82 2QU

Project

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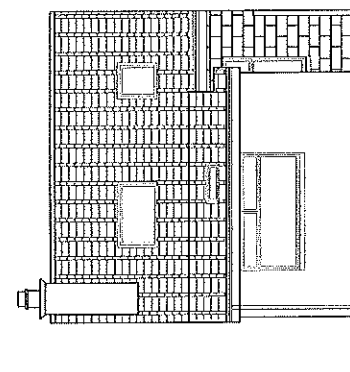
Project

53 Gellis Avenue

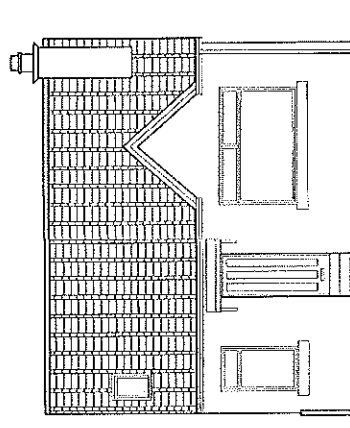
Dunbarton

G82 2QU

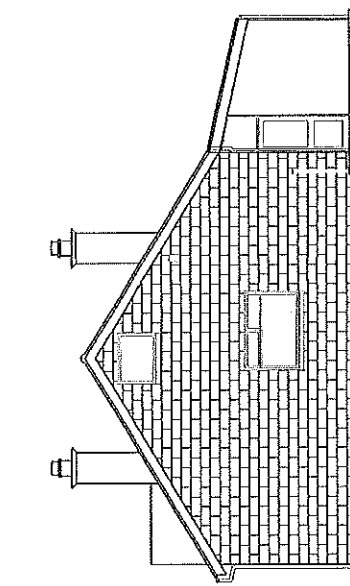
Notes:  
1. The drawings are for the existing building only. All alterations to the building must be approved by the planning authorities and the local authority before construction.  
2. The drawings are for the existing building only. All alterations to the building must be approved by the planning authorities and the local authority before construction.



Existing Rear Elevation 1:50



Existing Front Elevation 1:50

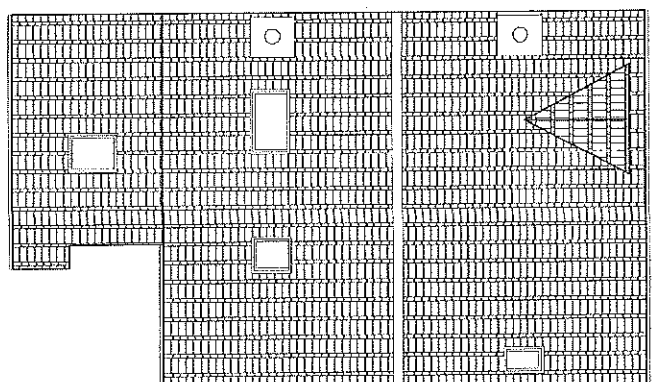


Existing Side Elevation 1:50

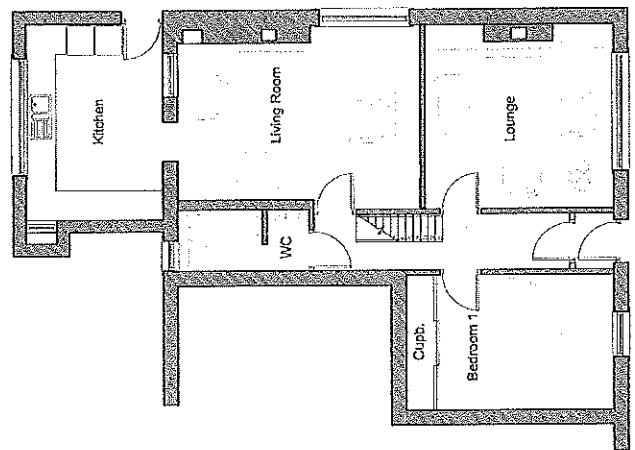
PLANNING SERVICES  
RECEIVED  
18 MAR 2011  
PASS TO  
REF NO. 01/11/004

SCANNED

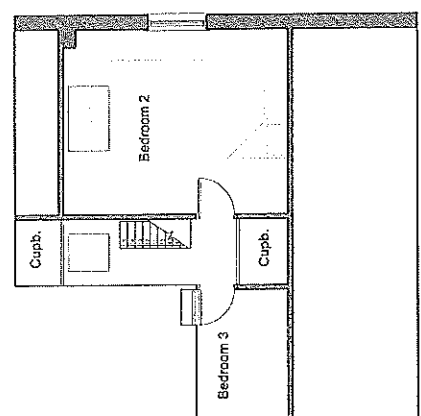
DC11/064



Existing Roof Plan 1:50



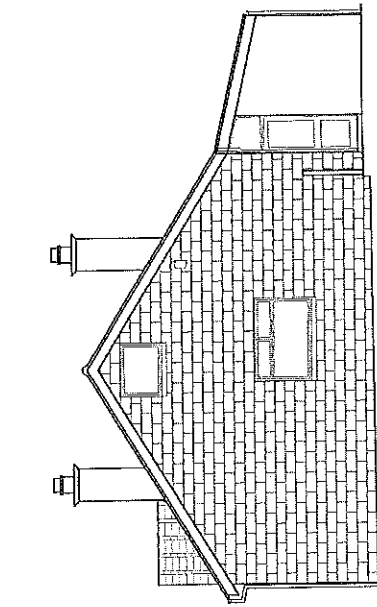
Existing Ground Floor Plan 1:50



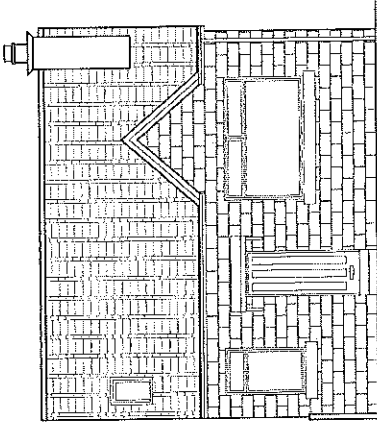
Existing First Floor Plan 1:50

Building Name	Building Control
Client	Ms Dorothy George
Project	53 Gells Avenue Dunbarton G82 2QJ
Project Name	Existing Internal & External Plans & Elevations
Scale	1:50
Rev	A1
Date	March 2011
Drawn	ST
Checked	ST
Project No	012011
Drawn No	0012

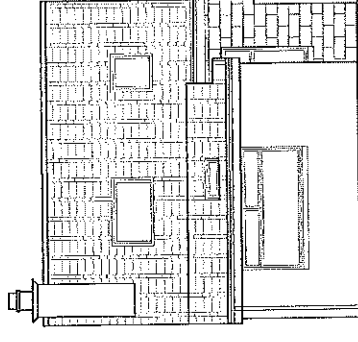
Notes:  
 1. All drawings are to be read in conjunction with the specification and any amendments thereto.  
 2. All dimensions are to be taken from the finished face of the work unless otherwise stated.  
 3. All work is to be in accordance with the current Building Regulations.



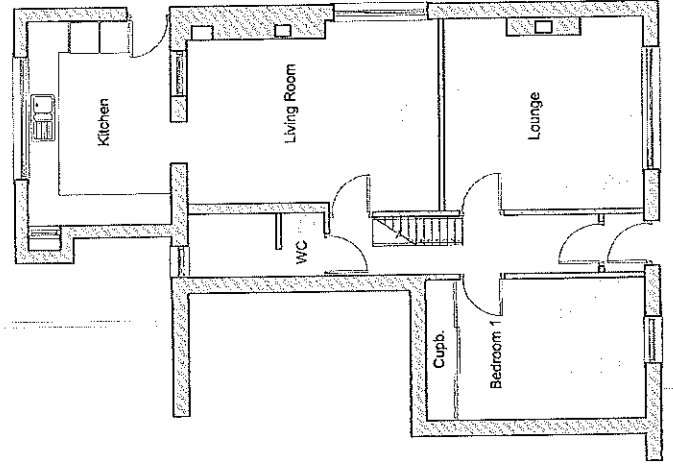
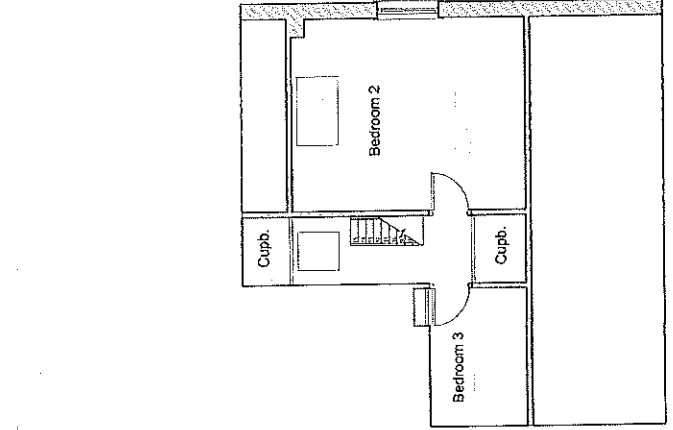
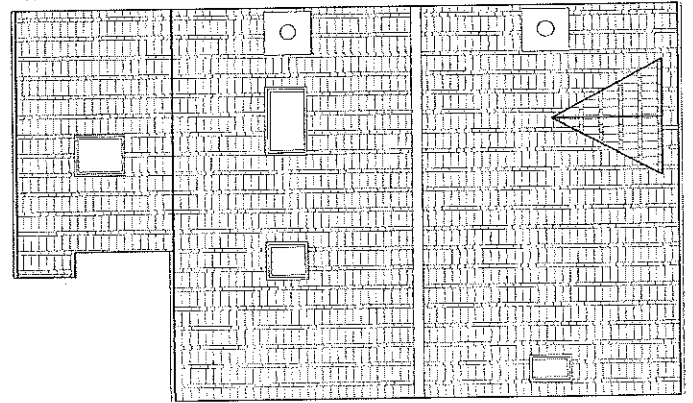
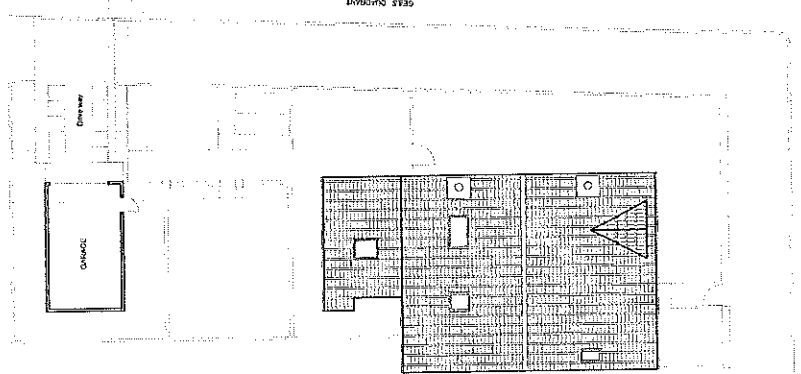
Existing Side Elevation 1:50



Existing Front Elevation 1:50

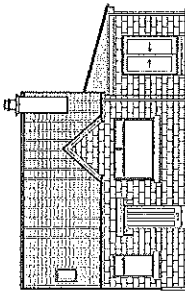


Existing Rear Elevation 1:50

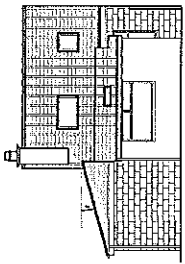


PREPARED DRAWINGS BY:  
 DATE: 9/6/11

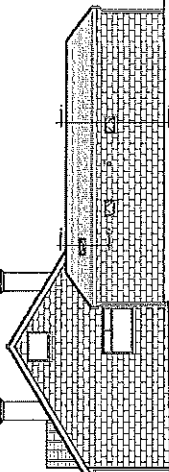
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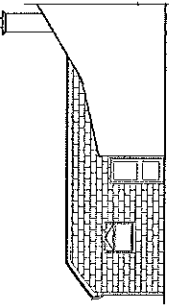
Proposed Front Elevation 1:100



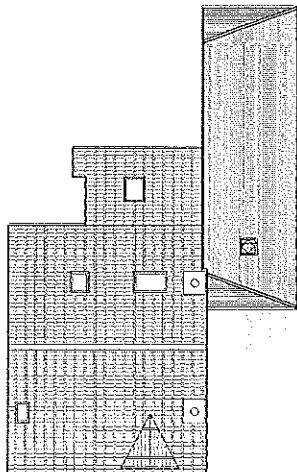
Proposed Rear Elevation 1:100



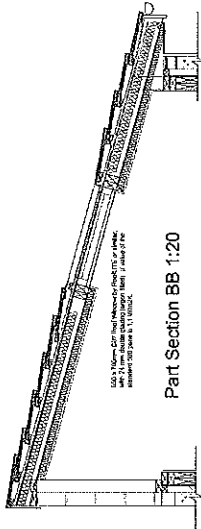
Proposed Left Side Elevation 1:100



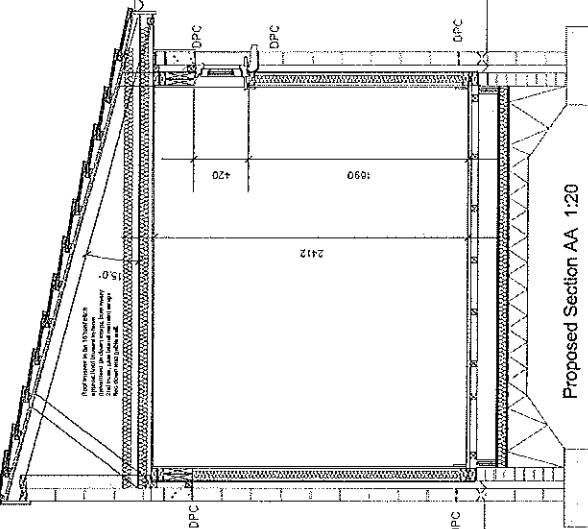
Proposed Right Side Elevation 1:100



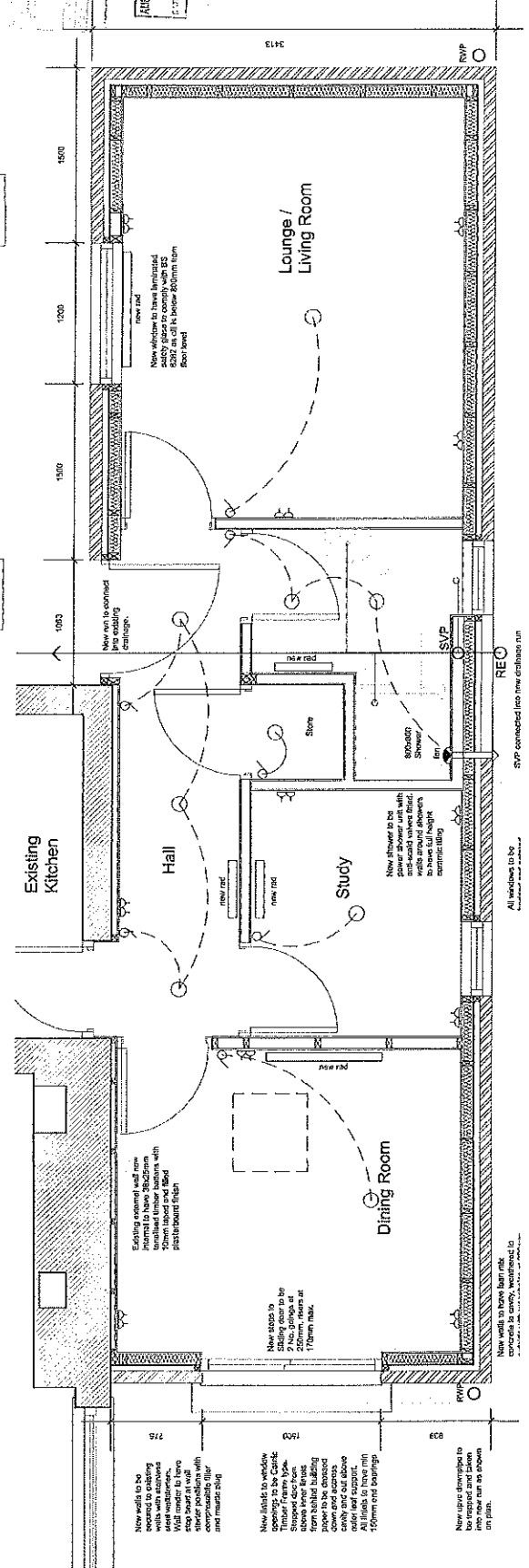
Proposed Roof Plan 1:100



Part Section BB 1:20



Proposed Section AA 1:20



ST

Drawn: 12/10/10 AT  
Date: May 2011  
Client: Mrs Dorothy George  
Project: 93 Gells Avenue  
Dumbarton  
G82 2QJ

Proposed Plans & Elevations

ST

1:14 (3/10/10) 2010  
1:14 (3/10/10) 2010  
1:14 (3/10/10) 2010

WEST DUNBARTONSHIRE COUNCIL  
REPORT OF HANDLING (Delegated)

**APP NO:** DC11/064/HOU

**CASE OFFICER:** Mr Stewart MacCallum

**ADDRESS/SITE:** 53 Geils Avenue, Dumbarton, West Dunbartonshire, G82 2QJ

**PROPOSAL:** Single storey rear and side extension

**1. Site Description/Development Details**

The application relates to a single storey end terraced property within an established housing area which is characterised by traditional terraced properties. The property is situated on a corner and has a lean-to rear extension and a flat roofed detached garage at the rear, within a reasonably sized rear garden area. The site is bordered by residential properties on all sides

The proposal involves a single storey side extension extending back behind the house. As this is a corner plot, the side of the extension would front the side street. The extension would project 3.21m from the side of the building and would be some 11.21 metres in length (projecting 5.26m beyond the end of the existing rear extension). The original proposal had a mixture of shallow pitched and flat roofs, but a lean-to/monopitch roof has been proposed as an amendment. It would have a white roughcast exterior to match the colour of the whitewashed stone of the existing house. The extension would provide an additional dining room, study and lounge/ living room space.

**2.Consultations**

West Dunbartonshire Council Roads have no objection.

**3.Application Publicity**

None.

**4.Representations**

None.

**5.Relevant Policy**

West Dunbartonshire Local Plan 2010

Policy GD1 (Development Control)

Policy H5 (Existing Residential Areas)

**6. Appraisal**

The proposed extension would have no adverse impact upon the privacy or amenity of neighbouring properties, and does not raise any parking or

overdevelopment issues. However, the relationship of the extension to the side street (Geils Quadrant) is of concern.

Although the building line on Geils Quadrant is not consistent, all of the properties are stepped back from the road to some degree. The proposed side extension would however be positioned more or less hard to the edge of the street. Whilst a more modest side extension (such as a conservatory) projecting towards Geils Quadrant might be acceptable, the proposed extension would be over 11m in length with a very plain elevation fronting the street. It is considered that the extension would be of unacceptable appearance in a prominent position forward of the building line, and would not respect the development pattern of the area.

The amendment of the roof design has improved the appearance of the proposal somewhat, and it would be possible to improve it further by altering the fenestration to avoid the near-blank façade which is currently proposed (although this would involve having windows opening directly onto the street). However, even if this change were to be made it would not overcome the concerns about the extension's relationship with the building line.

Overall, the proposal is considered to be of unacceptable design and appearance, and contrary to Policies GD1 and H5 of the adopted local plan.

#### **7. Added Value**

None.

#### **8. Recommendation**

Refuse planning permission.

#### **9. Reasons**

##### **Reason**

The proposed development would comprise a large extension forward of the building line in Geils Quadrant and would present a plain and unattractive elevation to that street. Accordingly, it would not respect the predominant pattern of development in the street and would detract from the appearance and character of the area. The proposal is therefore contrary to policies GD1 and H5 of the West Dunbartonshire Local Plan, which require that new development respect the character and amenity of the surrounding area.

**FOR NOTING**  
***Informatives***

- 01. The plans referred to in this consent are Drawing No 001, Drawing No 0012, Drawing No 0013 Rev A and Drawing No 0015 Rev A.***

**RELEVANT POLICIES:**

**DC11/064/HOU**



## **Development Control**

4.3 The following policy relates to all new development and applies to the whole of the Plan area.

### **Policy GD 1 Development Control**

All new development is expected to be of a high quality of design and to respect the character and amenity of the area in which it is located.

Proposals will be required to:

- be appropriate to the local area in terms of land use, layout and design (including scale, density, massing, height, aspect, effect on daylighting, crime prevention measures and privacy); developers will be required to submit design statements where appropriate;
- be energy efficient, including considering options for micro-renewable technologies;
- ensure that landscaping is integral to the overall design, that important landscape features and valuable species and habitats are conserved and where possible enhanced, and that there is an emphasis on native planting;
- ensure that the value of the historic and natural environment is recognised, and is not devalued or threatened by the proposal;
- ensure that open space standards are met;
- assess and address any existing or potential increase in flood risk and/or environmental pollution, provide drainage consistent with Sustainable Urban Drainage Systems design guidance and ensure that suitable remediation measures are undertaken on contaminated sites;
- demonstrate, where appropriate, that the development will not result in a negative impact on the water environment;
- ensure that increases in traffic volumes and adverse impacts on air quality are avoided or minimised by including provision for public transport, pedestrian and cycling access, and considering the need for a Green Travel Plan;
- meet the roads, parking and access requirements of the Council (particularly for disabled people and the emergency services) reflecting national guidance where appropriate;
- consider the availability of infrastructure and the impact on existing community facilities;
- minimise waste, and provide for the storage, segregation and collection of recyclable and compostable material; a Site Waste Management Plan may be required; and
- be consistent with other Local Plan policies.

### **Reasoned Justification**

4.4 Policy GD 1 sets out the criteria which will be used in considering all development proposals and applications for planning permission. The intention of the policy is to ensure that all new development enhances the Plan area and

environmental quality in general. The emphasis on the importance of design reflects a similar emphasis in SPP 1 and the Designing Places document published by the Scottish Government. This emphasis has been continued in more recent policy and advice, and SPP 20 draws together and reinforces the Government's design policy commitment. Achieving better quality design in the built environment and public open space requires design to be given greater importance from the beginning. New development should provide lasting improvements to the built environment, create successful places and promote local distinctiveness. PAN 68 Design Statements provides further advice. Specific design guidelines have been produced for both the Clydebank and Dumbarton Riverside areas and have been approved as Supplementary Planning Guidance. Other Local Plan policies within the following chapters will give more guidance to developers on specific types of development, for example Policy H 4 in relation to new housing. These should be referred to where appropriate, and together with Policy GD 1, will form the first point of reference when considering planning applications.

4.5 Development proposals on sites which have watercourses flowing through them or adjacent to them, or which are at risk from tidal flooding, are likely to be required to be submitted with a Flood Risk Assessment. Further details in relation to flooding and drainage are provided in the flooding and sustainable urban drainage policies in Chapter 13. However, it is considered appropriate to apply Sustainable Urban Drainage Systems to all new developments, whether or not they are currently affected by flooding, in order to address diffuse pollution originating from new developments, as well as controlling site run-off so as not to exacerbate flood risk elsewhere. The Government has endorsed the guidance "Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland" published by the Sustainable Urban Drainage Systems Scottish Working Party, but further guidance may be appropriate as methods develop. PAN 61 Planning and Sustainable Urban Drainage Systems provides further advice. It should be noted that as at 2009 the Council does not have a policy of adopting SUDS features and the matter of liability and maintenance must be discussed for every development with the Council, to ensure all parties are aware of their responsibilities prior to any construction. The Council requires that any planning applications affecting contaminated land include suitable remediation measures so that the ground is made suitable for the new use, as required by PAN 33 Development of Contaminated Land. Finally, the Water Framework Directive and related regulations require that the physical characteristics of water courses as well as the quality is to be protected – see also paragraphs 13.10 – 13.11.

4.6 The requirement to minimise waste and provide for its storage and collection from new development is in accordance with SPP 10 Planning for Waste Management and PAN 63 Waste Management Planning. A Site Waste Management Plan may be required to minimise waste at source on construction sites through the accurate assessment of the use of materials and the potential for recycling material on or off site.

### **Development within Existing Residential Areas**

6.34 As well as ensuring that new residential development reaches the highest standard, it is also vital that the character and amenity of existing residential areas is protected and enhanced by any new development which is proposed. This is particularly important when, as a matter of policy, development is being actively promoted within the existing built up area.

### **Policy H5 Development within Existing Residential Areas**

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded and where possible enhanced. Development within existing residential areas will be considered against the following criteria:

- the need to reflect the character of the surrounding area in terms of scale, density, design and materials;
- the requirement to avoid over development which would have an adverse effect on local amenity, access and parking or would be out of scale with surrounding buildings;
- the need to retain trees, hedgerows, open space and other natural features;
- extensions to dwellings must complement the character of the existing building, particularly in terms of scale and materials, not dominate in terms of size or height, and not have a significantly adverse affect on neighbouring properties;
- the subdivision of the curtilage of a dwelling for a new house should ensure that the proposed plot can accommodate a house and garden; the new house and garden to be of a scale and character appropriate to the neighbourhood; sufficient garden ground should be retained for the existing house; the privacy of existing properties should not be adversely affected and separate vehicular accesses should be provided;
- with regard to non-residential uses, whether they can be considered ancillary or complementary to the residential area, and would not result in a significant loss of amenity to the surrounding properties. A significant loss of amenity might be expected to occur as a result of increased traffic, noise, vibration, smell, artificial light, litter, hours of operation and general disturbance; and
- the proposal conforms with other Local Plan policies

### **Reasoned Justification**

6.35 This policy seeks to ensure that the character of existing residential areas is protected and that all development proposals within these areas will maintain or enhance their amenity. It is considered that using sympathetic design, avoiding over-development and retaining existing landscape features is the best way of achieving this. It is particularly important that the development of infill and gap sites should not be at the expense of open space which makes an important contribution to the quality of local environments.

6.36 The introduction of small-scale non-residential uses to existing residential areas may be acceptable, but their impact on the residential environment will be the overriding consideration. Policy H 5 indicates the factors which might lead to a loss of amenity in an existing area. However, there may be benefits in encouraging some other suitable uses into existing residential areas, for example nursing homes, children's nurseries and offices, which could provide small-scale local services and employment opportunities.

**SUGGESTED CONDITIONS:**

**DC11/064/HOU**

**DC11/064/FUL**

**53 Geils Avenue, Dumbarton**

**Proposed Conditions/Reasons**

Condition 1 - The development hereby approved shall commence within a period of 3 years from the date of this decision notice.

Reason        In accordance with the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Condition 2 - The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:

a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);

b) A Notice of Completion of Development as soon as practicable once the development has been completed

Reason        In accordance with the terms of Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2008.