
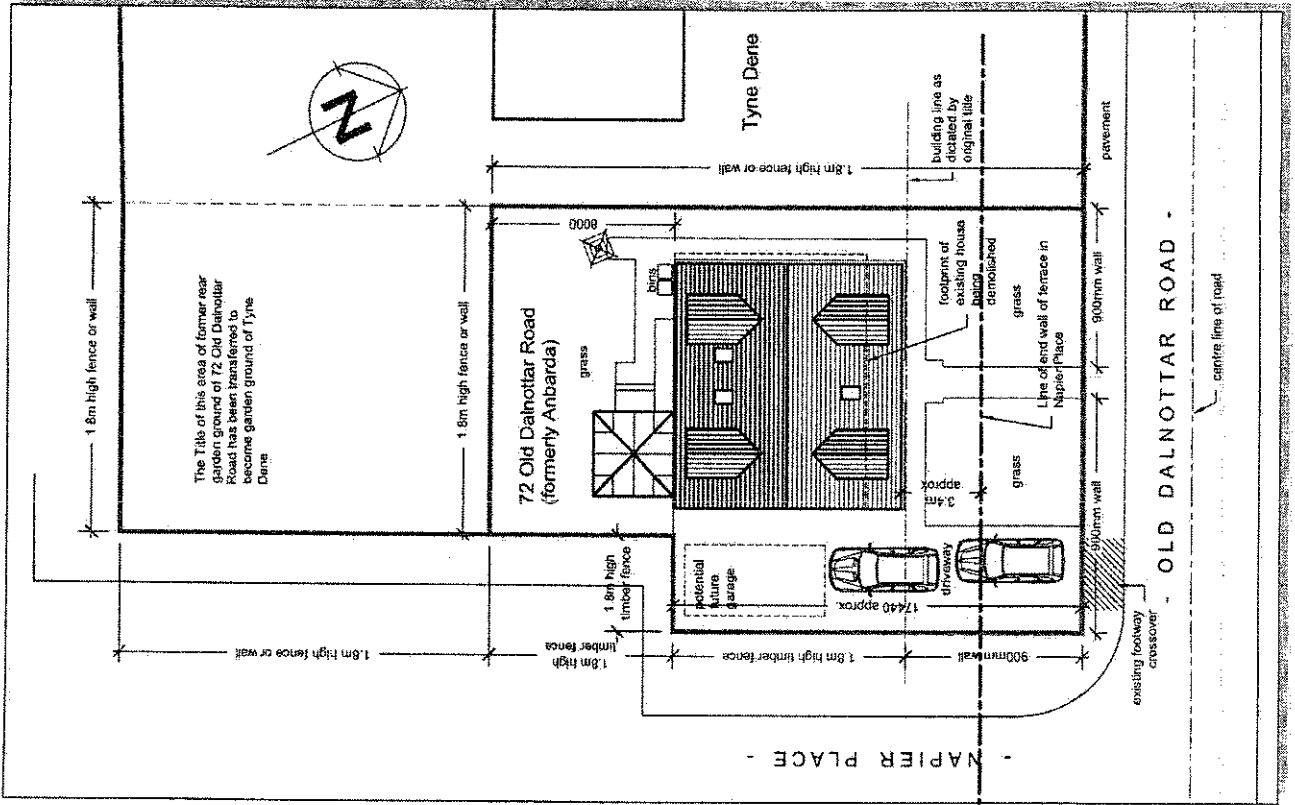


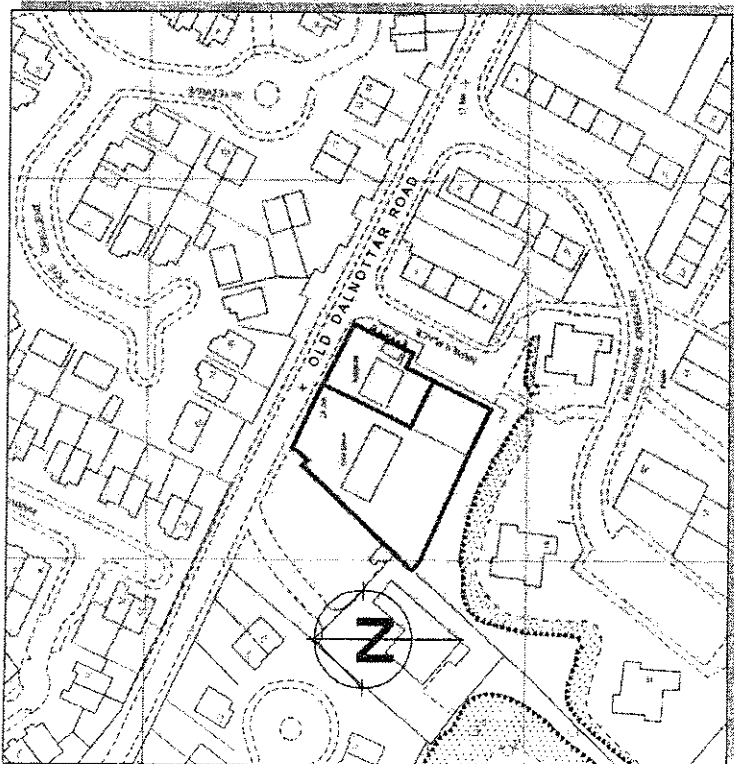
for discussion only

1. Address building line named 24.00m	2. Date:
3. Project:	4. Date:
This drawing is the copyright of David Findlay Architects and shall not be reproduced without permission.	
This drawing may be scaled, only written comments to be included.	
Where applicable, all dimensions are to be checked on site.	
This drawing must be used in conjunction with the contract specification and all other documents: drawings, reports, schedules and conditions.	
Client: Mr Owen Sayers	
Project: Replacement House at 72 Old Dalnottar Road Old Kilpatrick, G66 5DX	
Scale: 1:200	Sheet: A1.09.11B
Drawn by: 720LD	Check by: 720LD

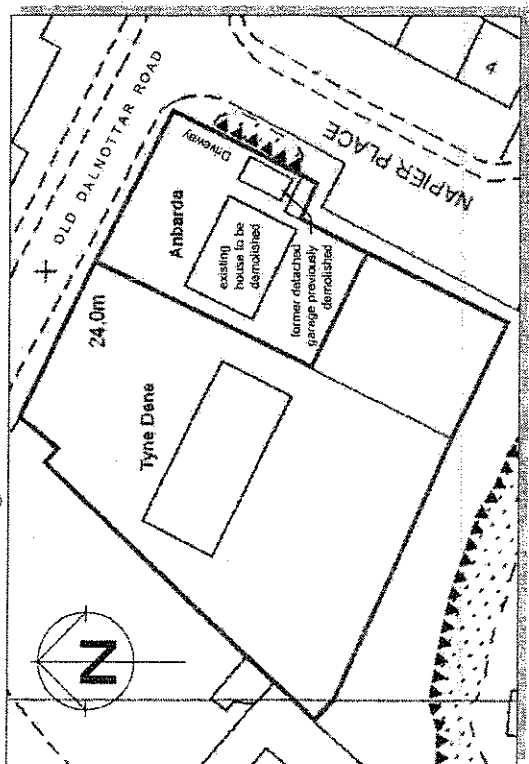

david findlay architecture
 Unit B1, Whitehouse Business Centre,
 72-74 Old Dalnottar Road, Old Kilpatrick,
 Glasgow G66 5DX
 Tel: 0141 83 8888
 Email: david@findlayarchitecture.com
 Web: www.findlayarchitecture.com



Proposed Site Plan Scale 1:200 @ A3



Location Plan Scale 1:1250 @ A3



Existing Block Plan Scale 1:500 @ A3

Bernard Darroch

From: David [David Findlay Architecture] [david@davidfindlayarchitecture.com]
Sent: 21 October 2010 11:51
To: Owen Sayers; Bernard Darroch
Subject: Re: Anbarda, OK
Attachments: 72_Old_Dalnottar_Road__Planning_Location_&__Site_(1).pdf

Owen

Please find attached latest plan showing the house location and relocated rear boundary. Basically the rear boundary moves back by 2.0m (as opposed to the previous 4.0m) and the house moves forward by 1.0m meaning the rear garden is now 3.0m deeper than originally proposed. Bernard has intimated he would accept this. Please advise if you are able to accept this. If you are then Bernard has suggested the consent could be approved this week.

As regards just demolishing the existing house to become increased garden then a separate Prior Approval would be needed from planning for this if the application for the new house were to be withdrawn or refused.

Regards

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

From: Owen Sayers
Sent: Thursday, October 21, 2010 11:33 AM
To: 'David [David Findlay Architecture]'
Subject: FW: Anbarda, OK

From: [REDACTED]
Sent: 20 October 2010 7:14 PM
To: 'Bernard Darroch'
Subject: RE: Anbarda, OK

David

In reference to my earlier email to you, it would seem that Mr Darroch will be refusing the application and I will obviously appeal that decision through its various stages. As I indicated the front walled garden taken together with the rear garden is far larger than similar surrounding properties. If the rear garden area is the problem then as I have said the front house building line could be moved forward to the Council Housing building line in Napier Place. In my view it beggars belief that throughout West Dunbartonshire planning permission is being granted for rear and side garden areas to be significantly reduced by the building of extensions and conservatories. This is particularly true of the new estate opposite Anbarda. However, as I've already told you it is my intention to demolish Anbarda before the end of the Council Tax relief period in order that the site will be removed from the Council Tax Register and not attract Council Tax unless or until a new house is built. If my appeal is refused and I am unable to build a new house on the reduced plot then I will absorb the whole plot into my garden area - not my preferred option but as I am not looking for a return on my purchase, acceptable.

25/10/2010

In regard to my earlier email requesting that you arrange for the necessary permits for the demolition, can you advise when these are likely to be in place.

Many thanks

Owen

From: Bernard Darroch [mailto:Bernard.Darroch@west-dunbarton.gov.uk]

Sent: 20 October 2010 5:28 PM

To: 'David [David Findlay Architecture]'; Owen Sayers

Subject: RE: Anbarda, OK

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

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) MBEEng
David Findlay Architecture
Tel: 0141 951 8800

25/10/2010

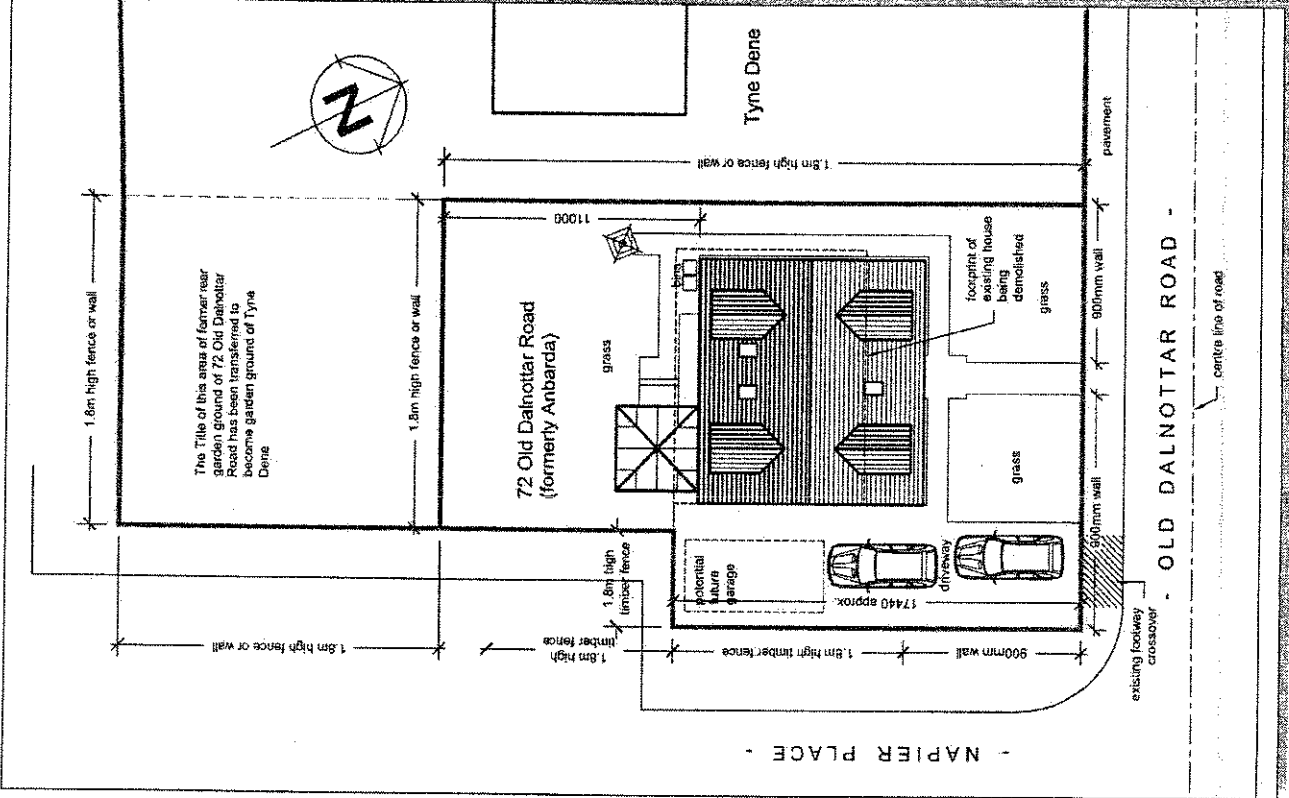
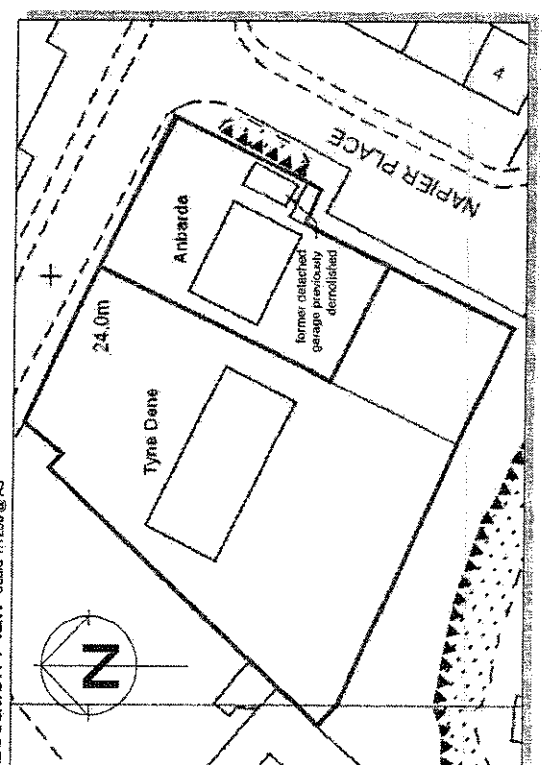
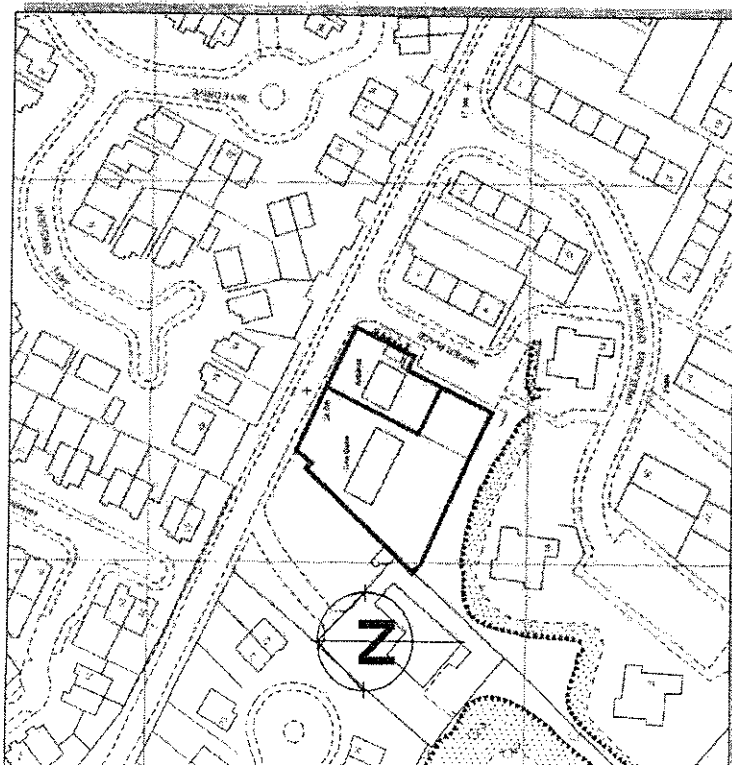
Or visit us at www.davidfindlayarchitecture.com

The information contained in this message is confidential and is intended for the addressee only. If you have received this message in error or there are any problems please notify the originator immediately at systems.manager@west-dunbarton.gov.uk. The unauthorised use, disclosure, copying or alteration of this message is strictly forbidden. West Dunbartonshire Council will not be liable for direct, special, indirect or consequential damages arising from alteration of the contents of this message by a third party or as a result of any virus being passed on.

Unless expressly stated to the contrary, this email and its contents shall not have any contractually binding effect on West Dunbartonshire Council or its clients and any writings which are or could form the basis of any agreement are subject to contract.

25/10/2010

for discussion only.



C	Boundaries Aligned	210x10
A	Additional building line added	210x10
A	Additional boundaries	210x10
B	Demolition	210x10

This drawing is the copyright of David Findlay and is not to be reproduced without permission.

This drawing may be scaled, only written dimensions are to be respected.

Where stipulations, all dimensions are to be checked on site.

This drawing must be read in conjunction with the contract specification and all other documents: contracts, reports, drawings and details.

Client: Mr Owen Sayers

Project: Replacement House at: 72 Old Dalnottar Road Old Kippatrick, G60 5DX

Scale: **Show** 720LD **Plot 8 Plan** A1(0)A1C

David Findlay Architects Ltd
14 Waterloo Street, Glasgow, G2 7DF
Tel: 0141 205 1100
Fax: 0141 205 1101
Web: www.davidfindlayarchitects.com

Bernard Darroch

From: David [David Findlay Architecture] [david@davidfindlayarchitecture.com]
Sent: 21 October 2010 16:54
To: Bernard Darroch; Owen Sayers
Subject: Anbarda

Bernard

To follow on from our most recent discussion re the above I am confirming that my client is not willing to move the proposed rear boundary as he feels, based on other similar sized properties in the area that the garden provided is adequate and in many cases far better than those nearby properties. He is however willing to pull the proposed house forward toward Old Dalnottar Road. You have agreed to 1.0m further forward than the current proposals thus increasing the rear garden by that same amount and he would be willing to go further forward if you would accept that thus further increasing the rear garden area. He has asked that this be taken into consideration in your final assessment and this offer is presented to your seniors. Also, on the basis that the proposed conservatory could be built under permitted development then we would remove that from the proposals if it helps to gain a positive outcome to the application.

I look forward to hearing from you.

Regards

David Findlay BSc (Dist) MBEEng
David Findlay Architecture
Tel: 0141 951 8800
Or visit us at www.davidfindlayarchitecture.com

21/10/2010

