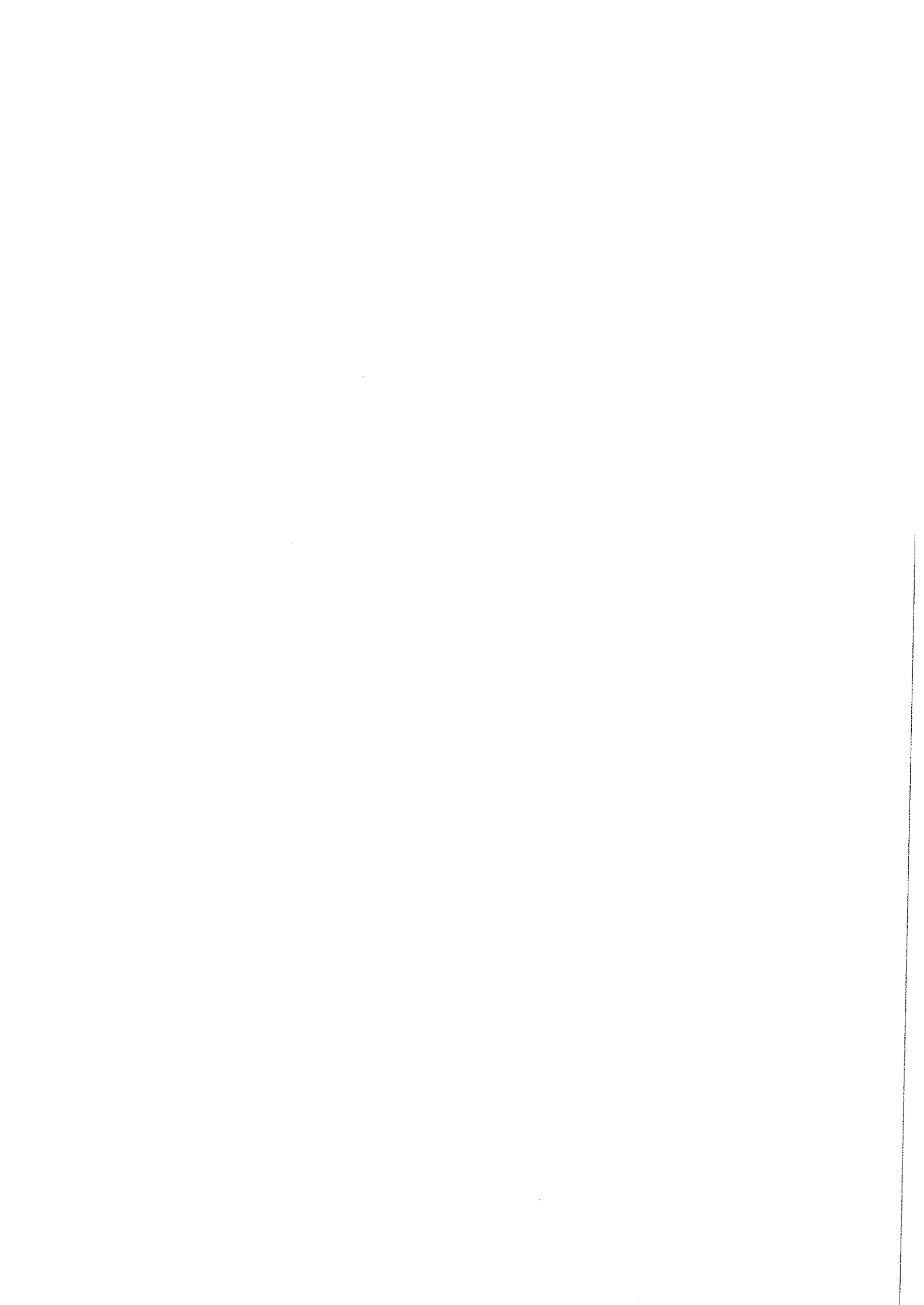


CASE CORRESPONDENCE:

DC10/252/FUL



Bernard Darroch

From: Owen Sayers [REDACTED]
Sent: 20 October 2010 19:14
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. 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

21/10/2010

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.

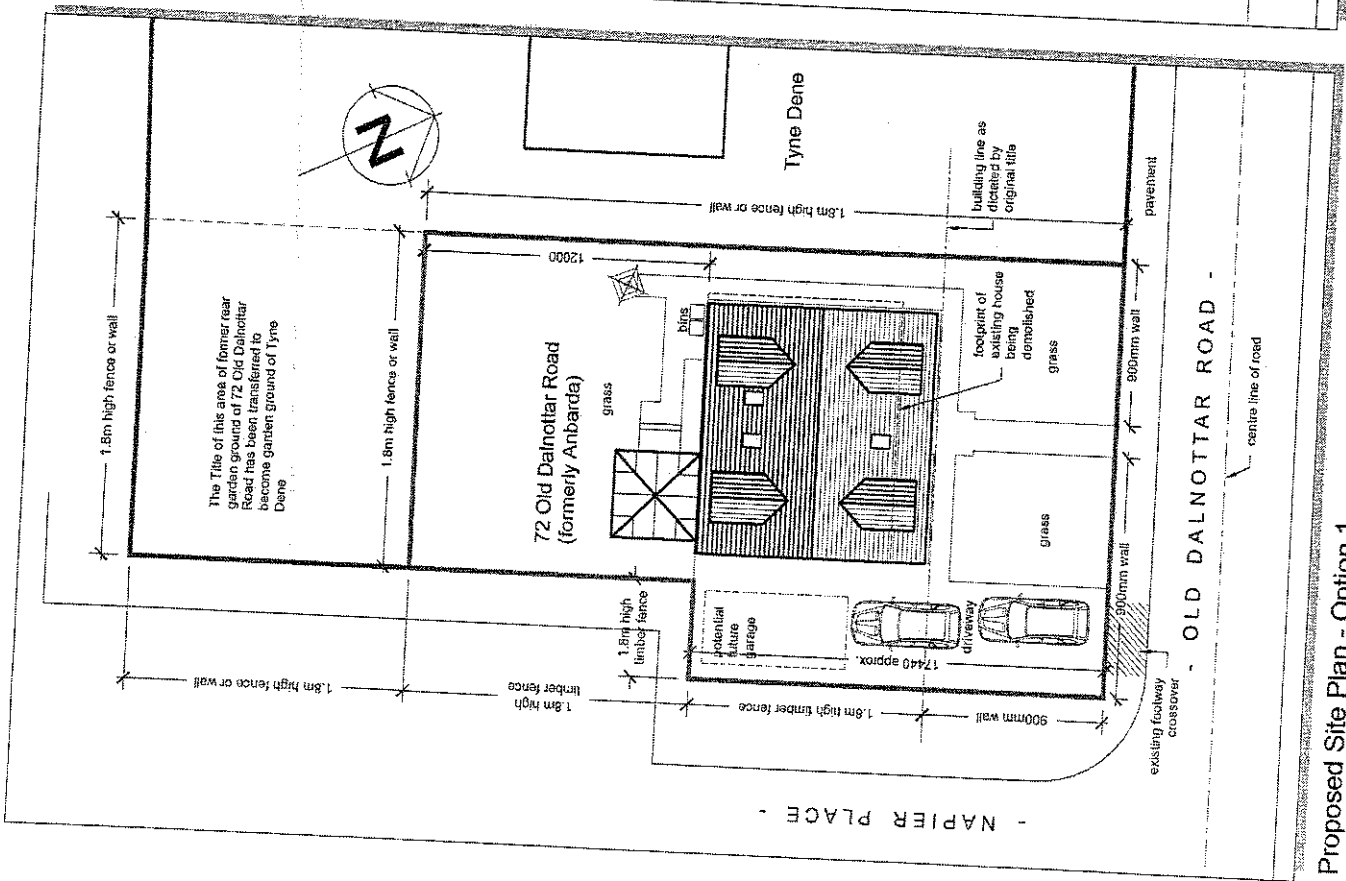
Regards

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

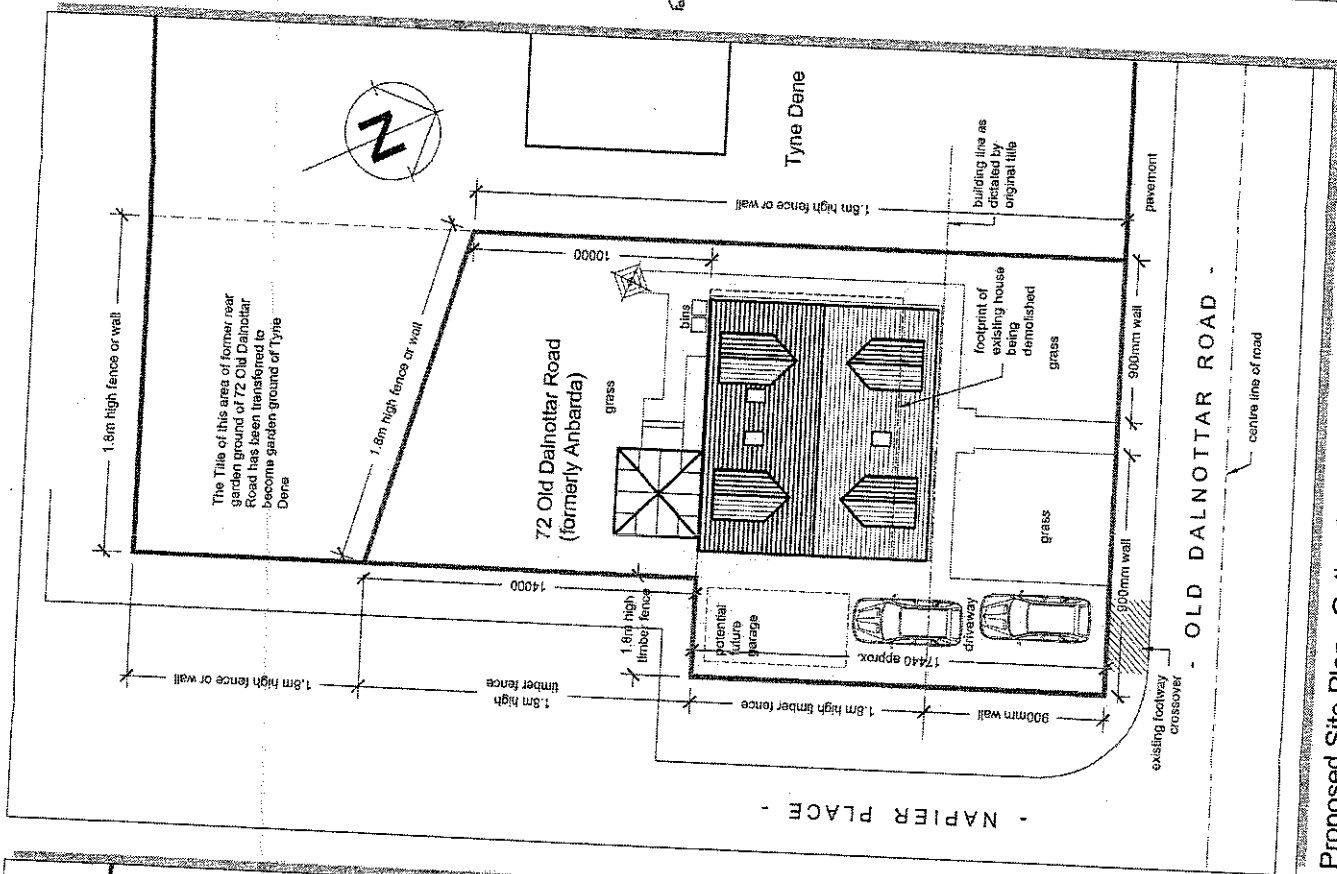
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21/10/2010



Proposed Site Plan - Option 1 Scale 1:200 @ A3



Proposed Site Plan - Option 2 Scale 1:200 @ A3

For discussion only.

Rev	Description	Date
1	This drawing is the copyright of David Findlay Architecture and shall not be copied or reproduced without permission.	
This drawing must not be scaled, only written dimensions to be respected.		
Where applicable, all dimensions are to be checked on site.		
This drawing must be used in conjunction with the contract specification and all other authority / engineers / layouts, schedules and details.		
Client	Mr Owen Sayers	
Project	Replacement House at: 72 Old Dalnottar Road Old Kilpatrick, G50 5DX	
Sheet	Stown	720LD SK10
Drawn & Rev	David Findlay	

david findlay architecture
 144 Aberdeen Business Centre,
 78 Pittodrie Avenue, Aberdeen, AB9 8DQ
 Tel: 0141 871 8800 Fax: 0141 717 1212
 Email: info@davidfindlayarchitecture.com
 Web: www.davidfindlayarchitecture.com

Bernard Darroch

From: David [David Findlay Architecture] [david@davidfindlayarchitecture.com]
Sent: 21 October 2010 11:00
To: Owen Sayers; Bernard Darroch
Subject: Re: Anbarda, OK
Attachments: 72_Old_Dalnottar_Road_Planning_Location_&_Site_(1).pdf

Owen - see below for the latest from planning. Front garden ground is not taken in to account in terms of garden ground. As regards moving the house forward, by copying Bernard in on this email I am asking the question of him (what's your thoughts on that Bernard?). I have attached the originally proposed site plan with an extra line showing the line of the edge of the existing adjacent terrace properties. It is approximately 3.4m out from the currently proposed front face of the new house. Could we move the new house out to that?

I look forward to hearing from each of you.

Regards

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

From: Bernard Darroch
Sent: Wednesday, October 20, 2010 5:28 PM
To: 'David [David Findlay Architecture]'; Owen Sayers
Subject: RE: Anbarda, OK

David,

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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.

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

Regards,

Bernard

From: David [David Findlay Architecture] [mailto:david@davidfindlayarchitecture.com]

25/10/2010

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
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25/10/2010