

Ref:
AB1

ARGYLL AND BUTE COUNCIL
WWW.ARGYLL-BUTE.GOV.UK/**

OFFICIAL USE

Date Received

NOTICE OF REVIEW

Notice of Request for Review under Section 43(a)8
of the Town and Country Planning (Scotland) Act 1997 and the Town and
Country Planning (Schemes of Delegation and Local Review Procedures
(Scotland) Regulations 2008

Important – Please read the notes on how to complete this form and use
Block Capitals. Further information is available on the Council's Website.
You should, if you wish, seek advice from a Professional Advisor on how to
complete this form.

(1) APPLICANT FOR REVIEW	
Name	CHARLES LIVINGSTON
Address	29 STUCKLECKIE ROAD HELENSBURGH
Postcode	G84 7NN
Tel. No.	01436 67 1728
Email	M: 07900 693597

(2) AGENT (if any)	
Name	JOHN WAGNER
Address	51 COLQUHOUN ST. HELENSBURGH
Postcode	G84 9JR
Tel. No.	01436 67 0422 M: 07985 610638
Email	John.Wagner@2tax-Co.UK

(3) Do you wish correspondence to be sent to you ☐ or your agent ☒

(4) (a) Reference Number of Planning Application 12/01405/PA
(b) Date of Submission 22 JUNE 2012
(c) Date of Decision Notice (if applicable) 22 AUGUST 2012

(5) Address of Appeal Property

29 STUCKLECKIE ROAD
HELENSBURGH
G84 7NN.

(6) Description of Proposal

ERECTION OF EXTENSION
TO DWELLING HOUSE

(7)

Please set out the detailed reasons for requesting the review:-

READ STATEMENTS AND DRAWINGS LISTED
IN DRAWING REGISTER & ISSUE SHEET ALSO
DOCUMENTS IN SCHEDULE ON PAGE 3/4

If insufficient space please continue on a separate page. Is this is
attached? ☐ (Please tick to confirm)

(8) If the Local Review Body determines that it requires further information on "specified matters" please indicate which of the following procedure you would prefer to provide such information :-

- (a) Dealt with by written submission ☐
- (b) Dealt with by Local Hearing ☐
- (c) Dealt with by written submission and site inspection ☒
- (d) Dealt with by local hearing and site inspection ☐

NB It is a matter solely for the Local Review Body to determine if further information is required and, if so, how it should be obtained.

(9) Please list in the schedule all documentation submitted as part of the application for review ensuring that each document corresponds to the numbering in the sections below:-

Schedule of documents submitted with Notice of Review (Note: 3 paper copies of each of the documents referred to in the schedule below must be attached):

No.	Detail
1	REFER DRAWING REGISTER E ISSUE SHEET ISSUE DATE 30/8/12 FOR DRAWINGS
2	MS. C. MCCALLUM'S LETTER DATED 19.06.2012 TO MR. REID, PLANNING DEPT.
3	CLIENTS' SUPPORTING STATEMENT DATED 18 JUNE 2012
4	STATEMENT RELATIVE TO REPOSED PLANNING APPLICATION NO 12/01405/PP IN TWO PAGES.
5	
6	
7	
8	
9	
10	

If insufficient space please continue on a separate page. Is this is attached? ☐ (Please tick to confirm)

Submitted by
(Please Sign)

John Wagner

Dated

30.08.2012

Important Notes for Guidance

1. All matters which the applicant intends to raise in the review must be set out in or accompany this Notice of Review
2. All documents, materials and evidence which the applicant intends to rely on in the Review must accompany the Notice of Review **UNLESS** further information is required under Regulation 15 or by authority of the Hearing Session Rules.
3. Guidance on the procedures can be found on the Council's website – www.argyll-bute.gov.uk/
4. If in doubt how to proceed please contact 01546 604406 or email localreviewprocess@argyll-bute.gov.uk
5. Once completed this form can be either emailed to localreviewprocess@argyll-bute.gov.uk or returned by post to **Committee Services (Local Review Board), Kilmory, Lochgilphead, Argyll, PA31 8RT**
6. You will receive an acknowledgement of this form, usually by electronic mail (if applicable), within 14 days of the receipt of your form and supporting documentation.

If you have any queries relating to the completion of this form please contact Committee Services on 01546 604392 or email localreviewprocess@argyll-bute.gov.uk

For official use only

Date form issued

Issued by (please sign)

JOHN WAGNER RIBA ARIAS

Chartered Architect

51 Colquhoun Street, Helensburgh G84 9JR

Phone: 01436 67 0422

Mobile: 07985 610 638

DRAWING REGISTER & ISSUE SHEET

[illegible]

✓ 19.6.12 CLIENT'S SUPPORTING STATEMENT
✓ " " " TYPED BY ARCHITECT
✓ PLANNING APPLIC. IN 6 PAGES

BW Applic.	NEW	PLANNING	APPLIC.	BUILD OVER	BUILD STAND	PLANNING	PLANNING	TECHNICAL	PLANNING	REVIEW
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29 Stuckeckie road
Helensburgh
Argyll + Bute
Scotland
G84 7NN

19.06.2012

Dear Mr Reid,

I am writing regarding our recent planning application. We understand that our application was refused and would like to try to adjust our original plans to have a better chance of approval.

At present there are eight of us sharing 3 bedrooms, myself, my partner Charles, our two grown up sons of 23 and 20, our 15 year old daughter and sons of 10, 6 + 4, this is of course not an ideal situation. We cannot afford to buy a bigger house and think an extension is the only way to approve our situation.

All adults in our house are in employment so we do not need any benefits to help us extend or pay our mortgage.

John Wagner Chartered Architect, BA Arch, RIBA ARIAS
51 Colquhoun St., Helensburgh G84 9JR
tel: 01436 67 0422 email: john.wagner@2tax.co.uk

Clients: Mr. Charles Livingston and Ms. Catherine McCallum.
29 Stuckleckie Road, Helensburgh G84 7NN

Proposed single storey extension to dwelling house.
Site address: 29 Stuckleckie Road, Churchill, Helensburgh G84 7NN

Planning application reference 12/00914//PP received Wed. 25th April 2012,
Argyll & Bute Council, Whitegates Office, Lochgilphead.

Council decision: Planning permission refused.

Clients' supporting statement dated 18 June 2012

- i) At present two families, comprising a total of eight (8) persons live in the three (3) bedroom house. (Refer clients' letter addressed to Mr. Reid).
- ii) The families do not want to be broken up.
- iii) All bedrooms are shared. Individual living space at present is not possible
- iv) The families cannot afford to move to a larger house.
- v) All adults are in employment, not on welfare.
- vi) The two additional single person rooms proposed, although of a minimal size, would make a very significant difference.
- vii) The proposed extension area has been reduced by 4.6 square metres, to comply with the planner's advice. Also the planned small toilet has been relinquished, as advised.
- viii) The "flat" roof has been altered to monopitch with a significant fall, in compliance with council's recommendation.
- ix) The house currently has 4.6 x 4.6 metre, hard surfaced, off-street parking for two cars (ground Council owned).

Mr. Charles Livingston and Ms. Catherine McCallum, Applicants.
Erection of extension to dwelling house at 29 Stuckleckie Rd., Helensburgh G84 7NN.

Date: 27th August 2012.

**STATEMENT ON BEHALF OF APPLICANTS RELATIVE TO REFUSED
PLANNING APPLICATION NUMBER 12/01405/PP. PAGE 1 OF 2.**

Areas:

Site Area $27.05 \times 6.54 = 167.91 \text{ sq. m.}$

Development.

Existing shed $4.0 \times 3.5 = 14.0 \text{ sq. m.}$

Existing House $8.25 \times 6.4 = 52.8 \text{ sq. m.}$

Proposed extension $= 4.615 \times 4.790 = 22.10 \text{ sq. m.}$

Total area covered by development 88.90 sq. m

Development area as a percentage $= 88.9 \text{ divided by } 167.91 \times 100 = 53\% \text{ approx.}$

Private open space:

Site area less development area $= 167.91 - 88.90 = 79.01 \text{ sq. m.}$ (not 49 sq. m. as Council suggests)

Proposed extension roof design:

It is mono-pitched falling 1 in 46 – It is incorrect to describe it a *flat* roof.

The specific reason why the proposed extension has a mono-pitched roof is so that it should not dominate the existing building. The steeply pitched red roof of the existing house clearly remains the major and noteworthy element, undiminished in importance by the new roof.

Off street car parking:

The existing house has two parking spaces, not a single parking space as stated in Reasons for Refusal.

Look at As Existing Site Layout/Ground Floor Plan, drawing number 03A which shows an existing, 4.6 metre square, concreted car parking area off Stuckleckie Road facing the house and capable of taking two motor vehicles.

The client will request the council to consider allowing increase of this existing parking area from 4.6 to 6.5 metres i.e. to provide a single further car space as well as physical protection to the existing lighting column. If the principle is agreeable to Area Roads, the details could be worked out.

Proposed extension footprint:

Council should be aware that the Council received the initial application number 12/00914/PP on 25th April 2012 and responded to with a letter of 24th May 2012.

While earlier in the year the applicant had been given a positive reaction by Planning to the notion of a rear addition, the Council letter of 24th May suggested the size of the extension was a problem and warned of a recommendation for refusal (officially confirmed 18th June 2012).

At a meeting with Planning on 29th May 2012 Council recommended withdrawal of the current application 12/00914/PP and resubmission of modified plans with a new application with a smaller extension footprint and mono-pitch roof design.

The foregoing recommendations were accepted and, after consultation meetings with Planning when revised plans were tabled for comment, a new application 12/01405/PP was officially validated on 27th June 2012.

You will understand the disappointment and current dismay regarding the outcome, considering the honest efforts made following advice received.

This is plan referred to in the foregoing

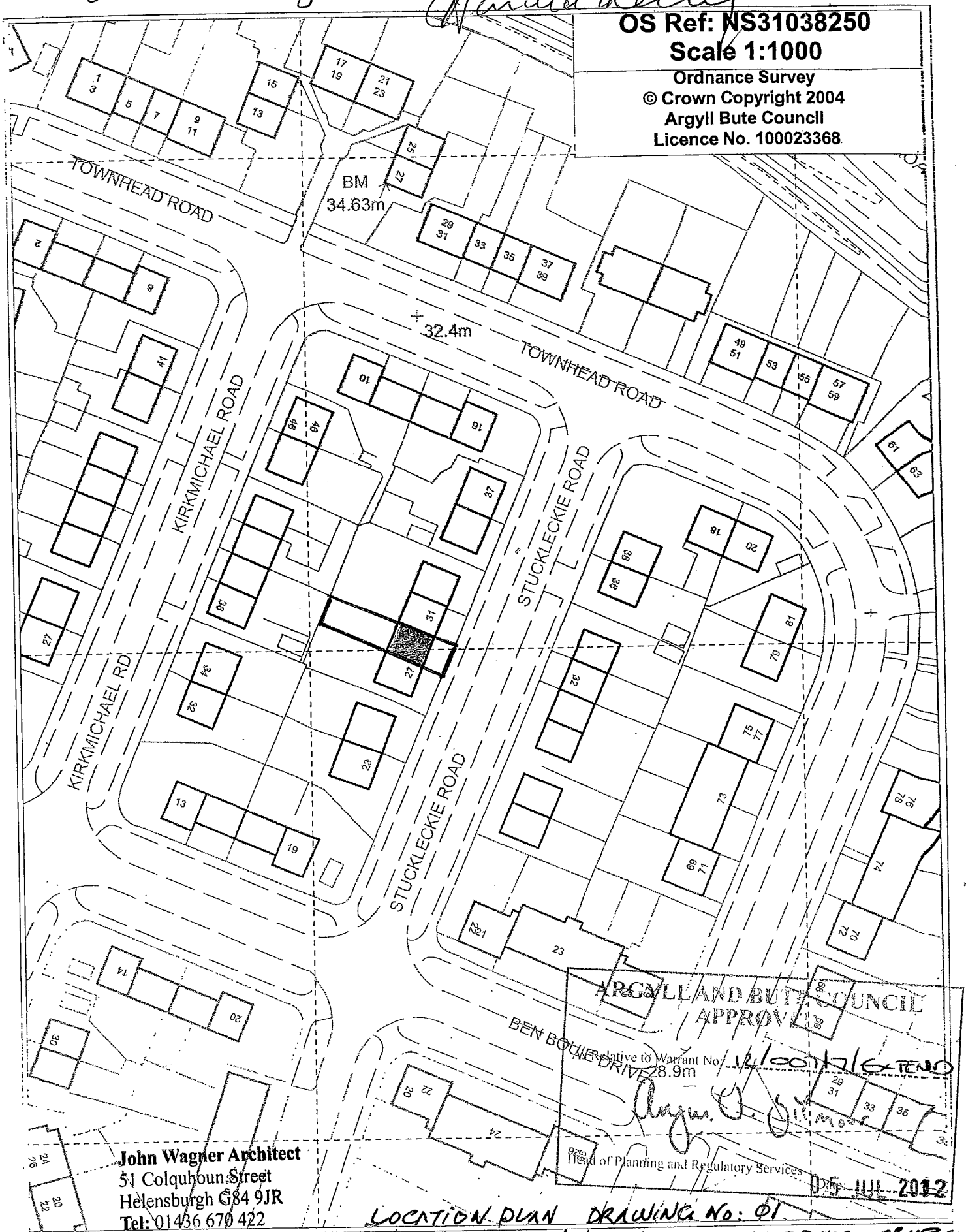
offer from

Argyll and Bute Council to Cathleen McCallum &
Charles Livingston dated 12th April 2006

OS Ref: NS31038250

Scale 1:1000

Ordnance Survey
© Crown Copyright 2004
Argyll Bute Council
Licence No. 100023368



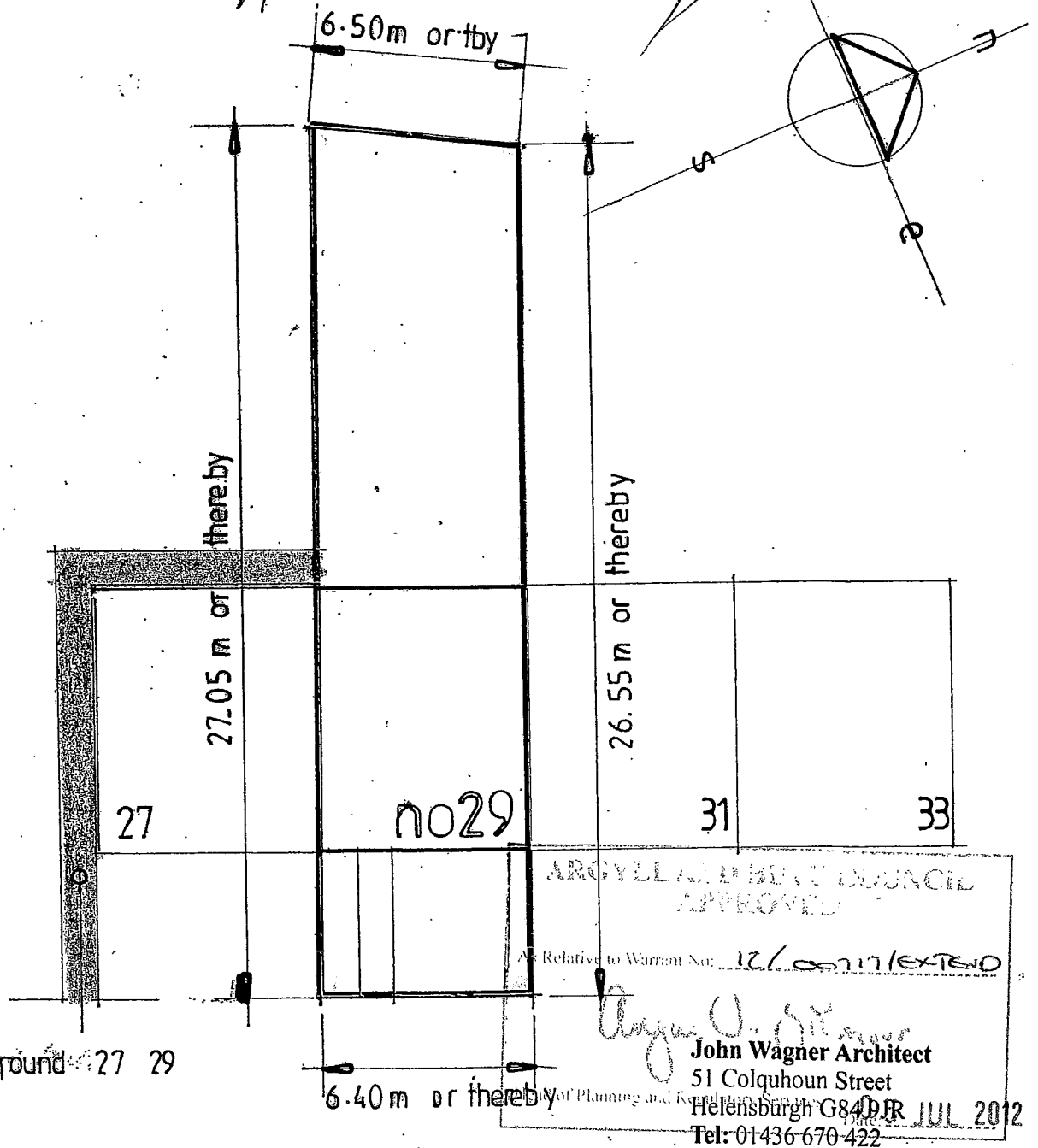
LOCATION PLAN DRAWING No: 01
PROPOSED EXTENSION 29 STUCKLECKIE RD, HELENSBURGH
G84 7NN.

This is plan referred to in the foregoing

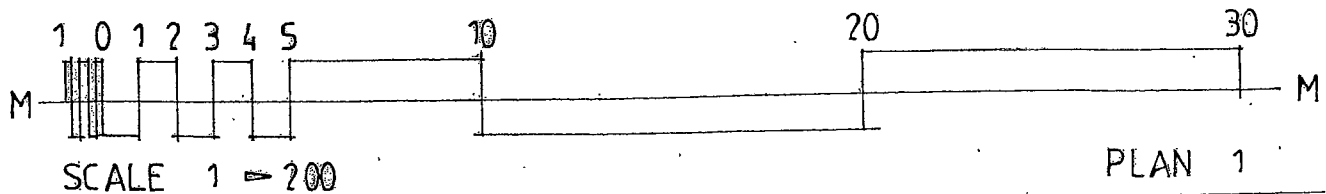
Offer from

Argyll and Bute Council to Catherine McCallum &
Charles Livingston dated 12th April 2006

Annika Kelly



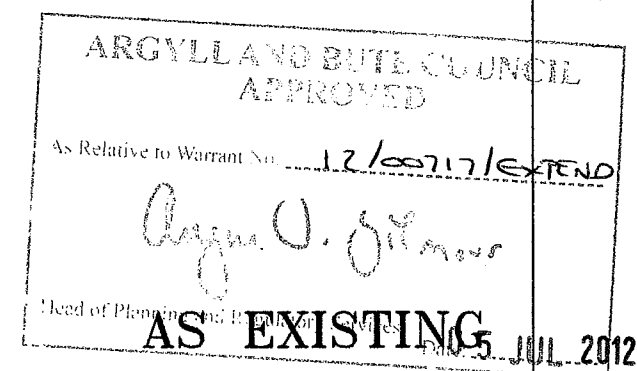
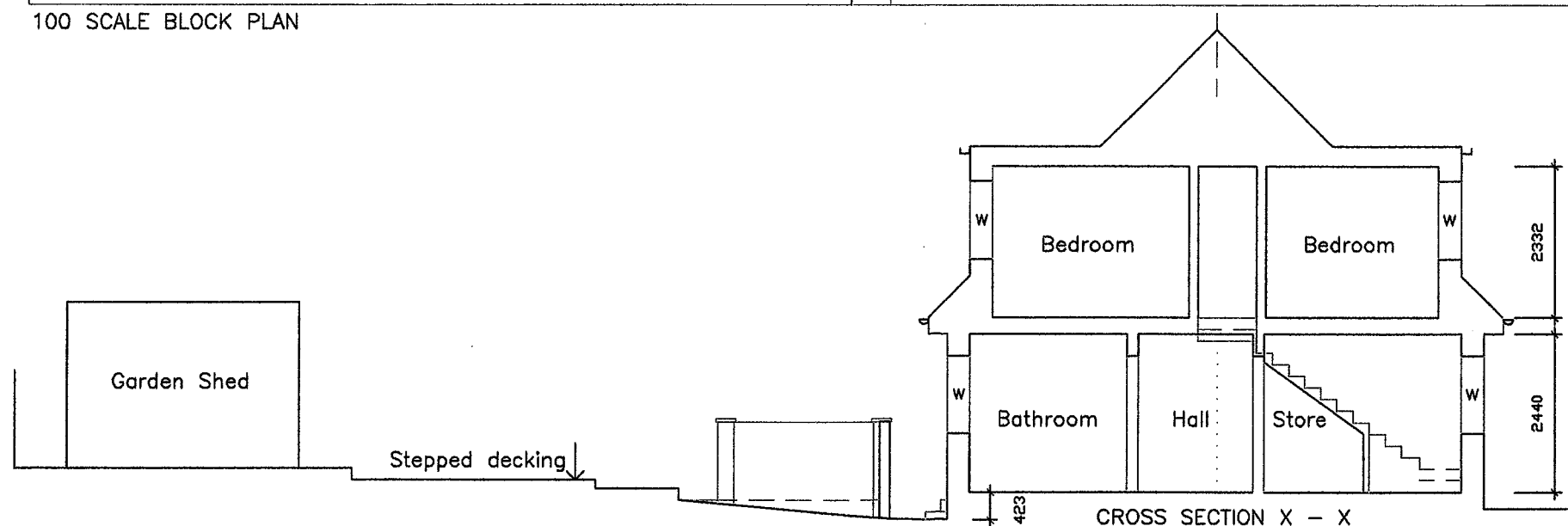
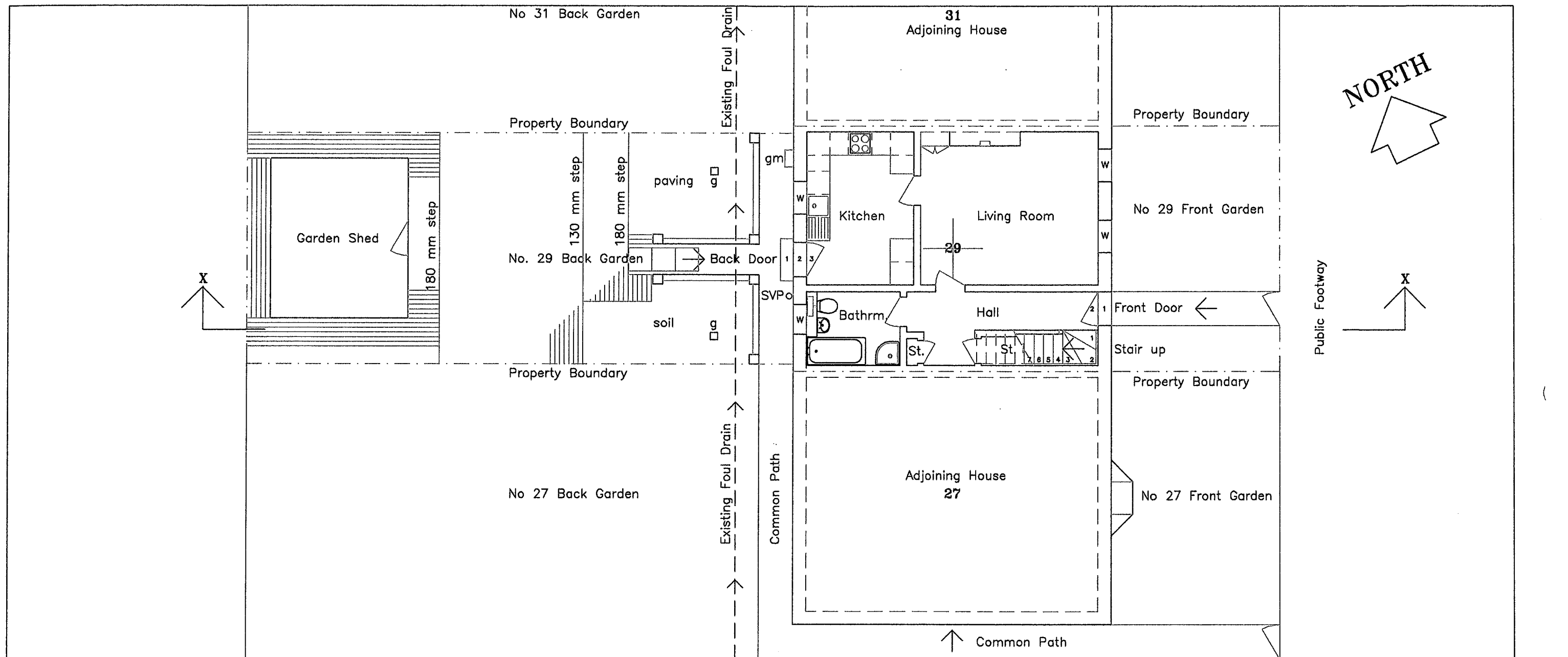
AREA WITHIN RED LINES 171.5 sqM OR THEREBY



McCallum / Livingston. 29 stuckleckie road helensburgh

DRAFT

CHS 7508



JOHN WAGNER
CHARTERED ARCHITECT

51 COLQUHOUN STREET
HELENSBURGH
G84 9JR
TEL: 01436 672275/670422
MOB: 07949 222843

ARCHITECTURE DESIGN INTERIORS

REV	REVISION NOTE	DATE

CLIENTS: MR. CHARLES & MRS. CATHERINE LIVINGSTON
PROJECT: PROPOSED HOUSE EXTENSION & ALTERATIONS.
AS EXISTING, SITE LAYOUT/GROUND FLOOR PLAN.
29 STUCKLECKIE ROAD, HELENSBURGH G84 7NN.

SCALE 1:100	DATE 16.04.12
DRAWING NO. 03	



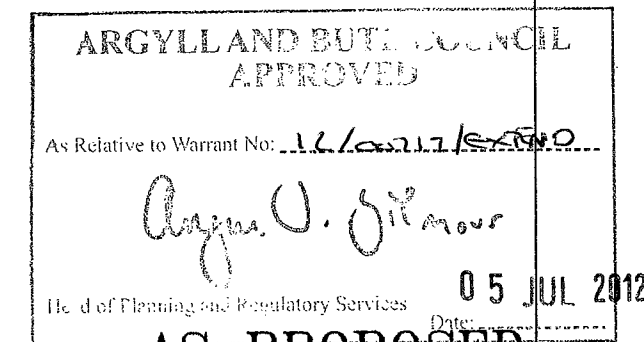
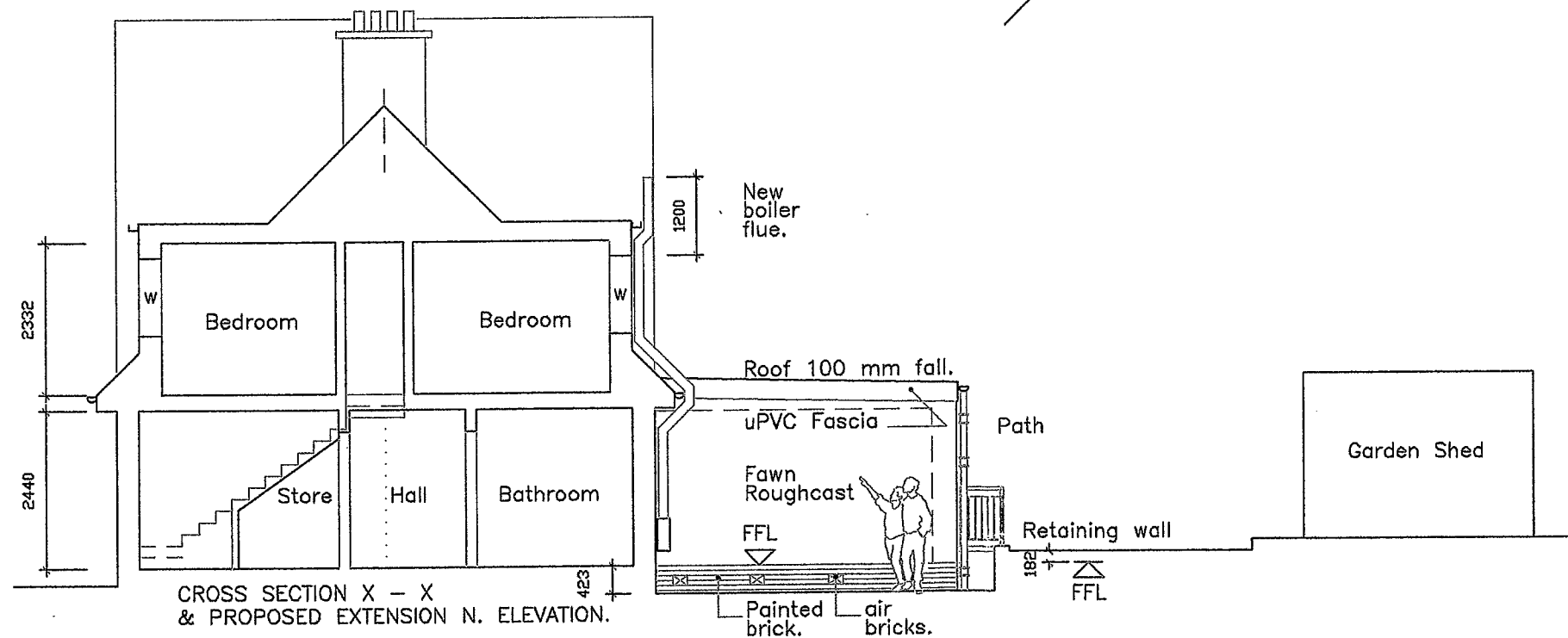
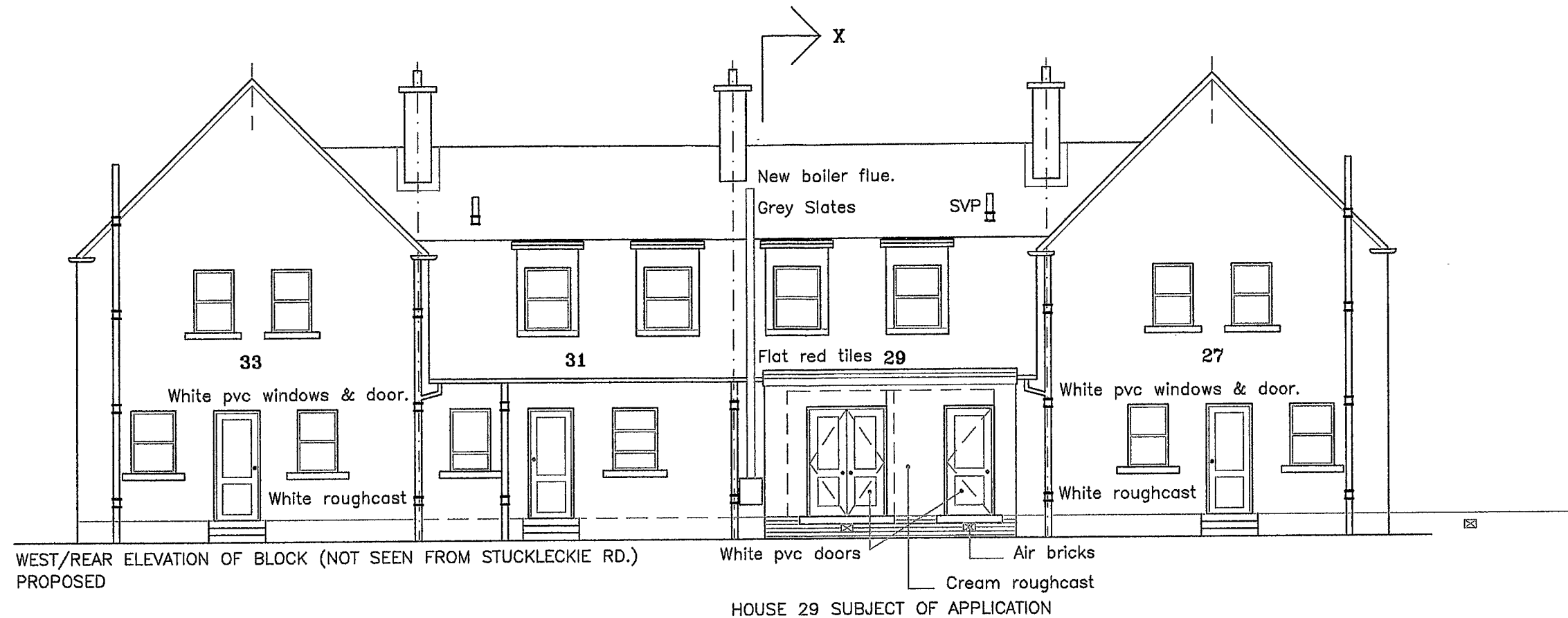
WOMEN'S TOWN COUNCIL
12/09/17/EXTEND
AS EXISTING JUL 2012

REV	REVISION NOTE	DATE	CLIENTS: MR. CHARLES & MRS. CATHERINE LIVINGSTON PROJECT: PROPOSED HOUSE EXTENSION & ALTERATIONS. AS EXISTING ELEVATIONS, REAR/WEST & SOUTH GABLE (NO.27) 29 STUCKLECKIE ROAD, HELENSBURGH G84 7NN.	SCALE 1:100	DATE 16.04.12	51 COLQUHOUN STREET HELENSBURGH G84 9JR TEL: 01436 672275/670422 MOB: 07949 222843

JOHN WAGNER

CHARTERED ARCHITECT

ARCHITECTURE DESIGN INTERIORS



51 COLQUHOUN STREET
HELENSBURGH
G84 9JR
TEL: 01436 672275/670422
MOB: 07949 222843

• ARCHITECTURE DESIGN INTERIORS •

REV	REVISION NOTE	DATE
A	Extension rear elevation measurement.	07.05.12
B	Extension shortened by 950 mm. Bedroom 2 external door.	19.06.12

CLIENTS: MR. CHARLES & MRS. CATHERINE LIVINGSTON
PROJECT: PROPOSED HOUSE EXTENSION & ALTERATIONS.
AS PROPOSED REAR/WEST ELEVATION.
29 STUCKLECKIE ROAD, HELENSBURGH G84 7NN.

SCALE
1:100

DATE
16.04.12

DRAWING NO.
05B

Wall	0.19
Floor	0.15
Flat roof	0.15
Windows, doors	1.4

WEATHER COVERING
Lay breather type roof underlay on top of insulation.
Follow with three bitumenous felt layers mopped on with hot asphalt. Green mineral finish final layer. _____

WARM ROOF
Fall 1 in 46.
125 reducing to 25
mm tilting fillets on
top of joists. _____

225 mm thick rigid insulation board on vapour control layer on 18 mm ply deck supported by roof joists.

ROOF JUNCTION
FLASHING.
Code 4 lead
flashing below tiles
and roof covering.

uPCV fascia.

Coving

Vapour control layer
minimum 250 MNs/g
with sealed laps on
warm side of
insulation.

ROOF X SECTION

50 x 220 roof joists
@ 600 mm crs. span
4.3 metres.

Ceiling.
12.5 mm Plasterboard.

REFER SPEC. FOR
CONSTRUCTION DETAILS.

Internal non loadbearing wall

Substructure walls:
100mm p.c. conc.
block, also engineering
brick. Wall cavity filled
up to G.L.

Compressible seal
between floor deck
and wall panels.

Cement roughcast on
100 mm block cladding.

Metal railings
< 100mm gaps

225mm engineering
brick retaining wall
bitumen coated on
back side.

Free draining
granular backfill.

Perforated plastic drain.

100 dia. path drain —
connected to existing
R.W. drain ref. Spec.

bridge

251	UPC brick
-----	-------------------------

DPC below sole plate. Honeycomb support wall, 100 mm thick.
air bricks Vented space.

P.C. block	
---------------	--

SOLUM 100 mm
consolidated hardcore
with ash blinding.

STRIP FOOTINGS
All 1:2:4 Concrete
with 252 mesh.
See note re: Scottish
Water.

W

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Rafters supported by,
and side nailed to,
proprietary metal shoes,
latter rawbolted to
existing wall.

EXISTING HOUSE

Remove existing windows, sills etc. Infill openings with framing, p.board & plaster skim finish.

2440

Construct extension strip foundations to protect public sewer per Scottish Water BUILD OVER REQUIREMENTS also Scottish Water, BUILD OVER GUIDANCE detail drawing 2008, using Catnic C lintels.
Tom Pitt, Scottish Water
T: 01786 458922

ARGYLL AND BUTE COUNCIL
APPROVED

As Relative to Warrant No: 12/00717/EXTEND

Angus J. Gilman

JOHN WAGNER 5 11 2011
 CHARTERED ARCHITECT

51 COLQUHOUN STREET
HELENSBURGH
G84 9JR
TEL: 01436 67 0422/67 2275
MOB: 07 985 610 638

• ARCHITECTURE DESIGN INTERIORS

REVISION NOTE	
A	21.06.12 Extnsn.length (from house)
	25.06.12 Warm roof.

PROJECT
CLIENTS: MR. CHARLES & MRS. CATHERINE LIVINGSTON
PROJECT: PROPOSED HOUSE EXTENSION & ALTERATIONS.
29 STUCKLECKIE ROAD, HELENSBURGH G84 7NN.
EXTENSION, DETAIL LONG (EAST/WEST) SECTION

1:25

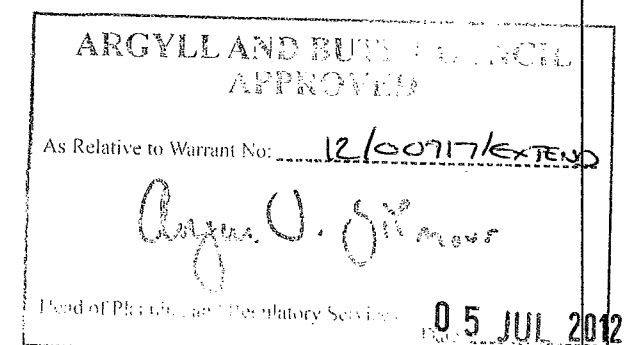
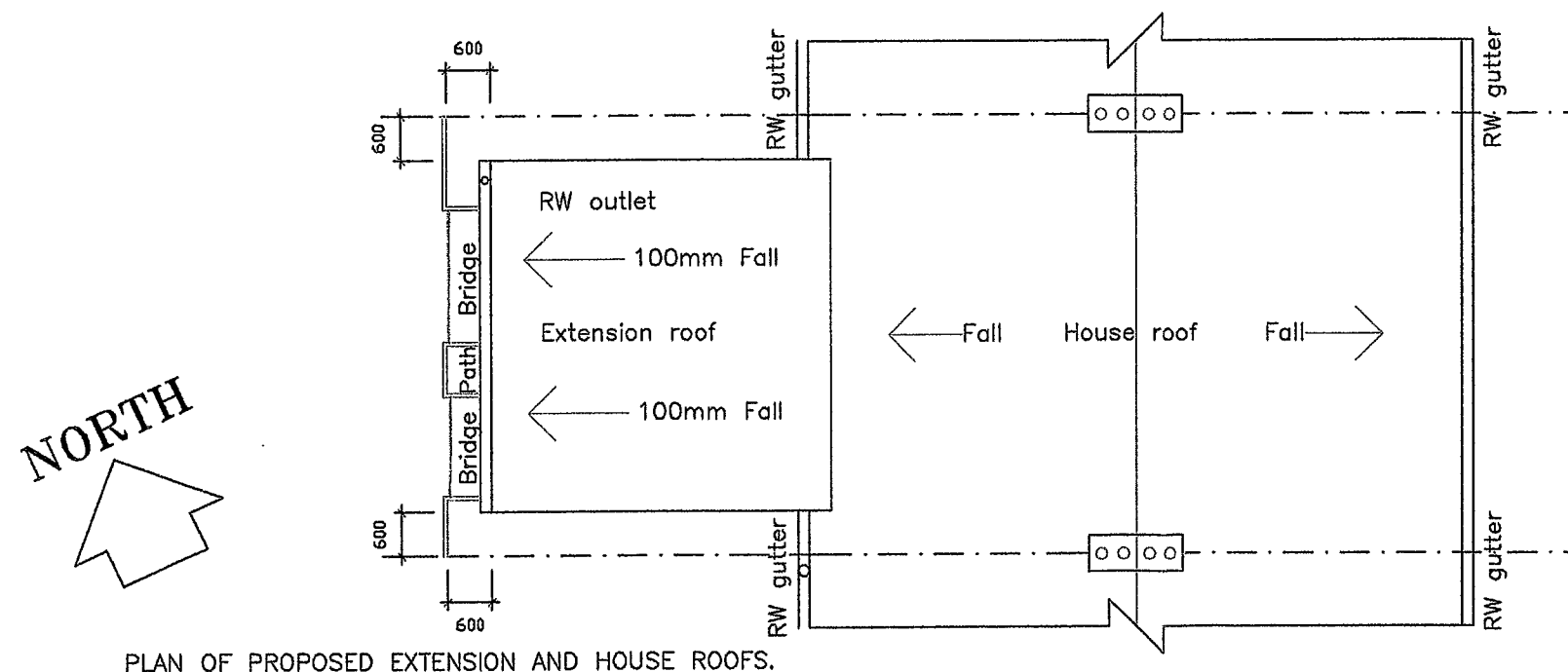
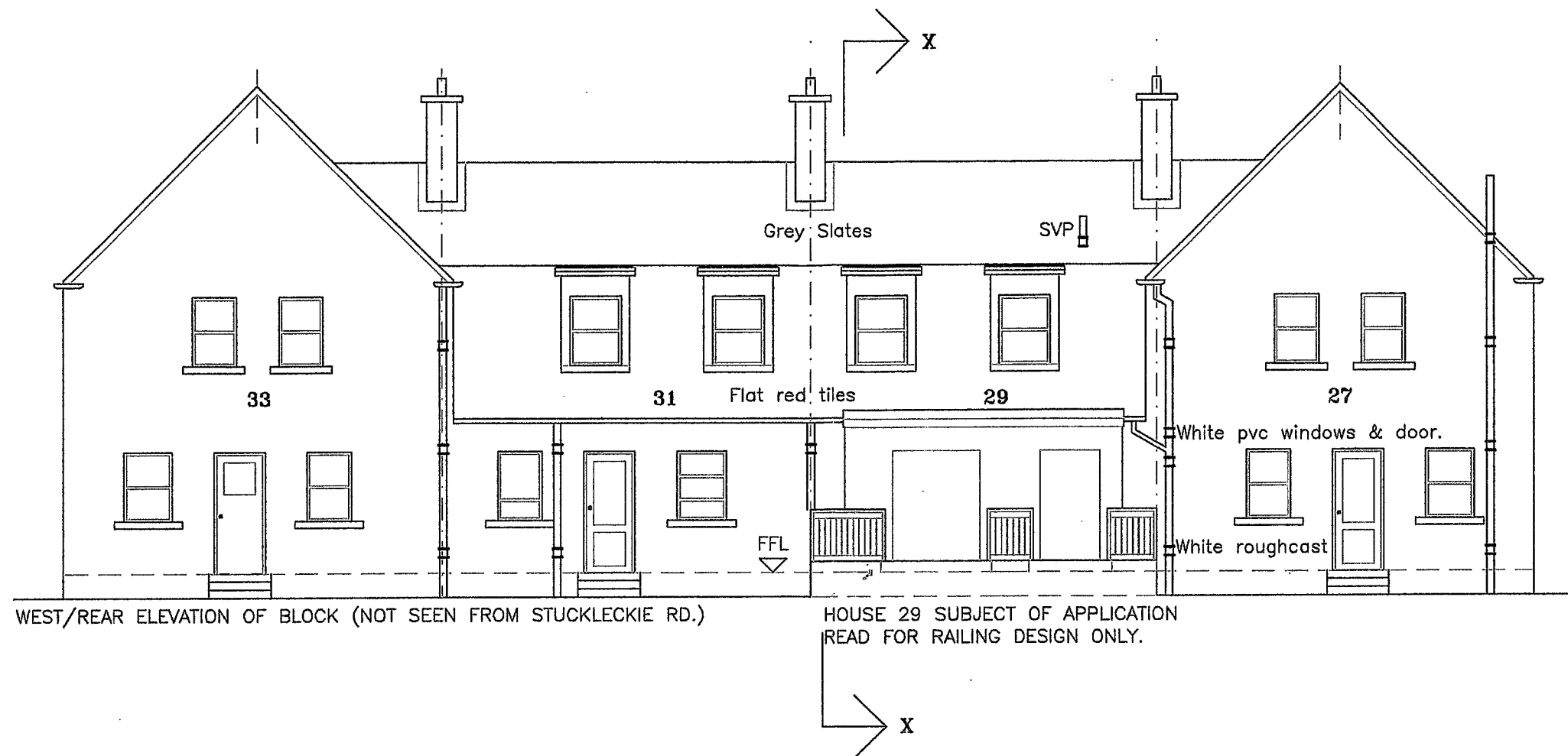
DRWG NO.
08A

DATE
11.05.12

51 COLQUHOUN STREET
HELENSBURGH
G84 9JR

TEL: 01436 67 0422/67 2275
MOB: 07 985 610 638

• ARCHITECTURE DESIGN INTERIORS



AS PROPOSED



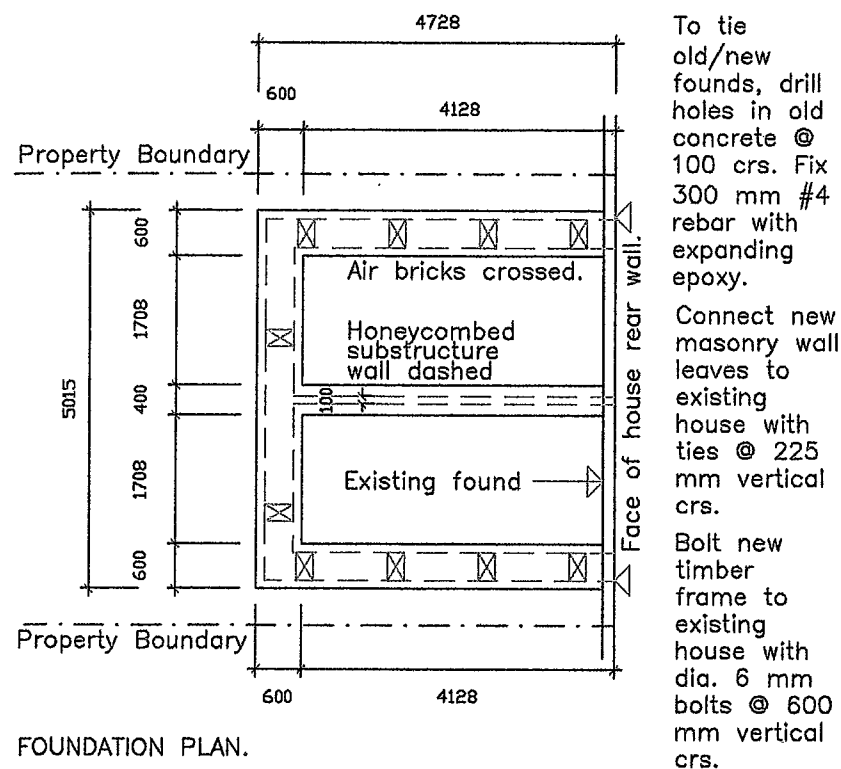
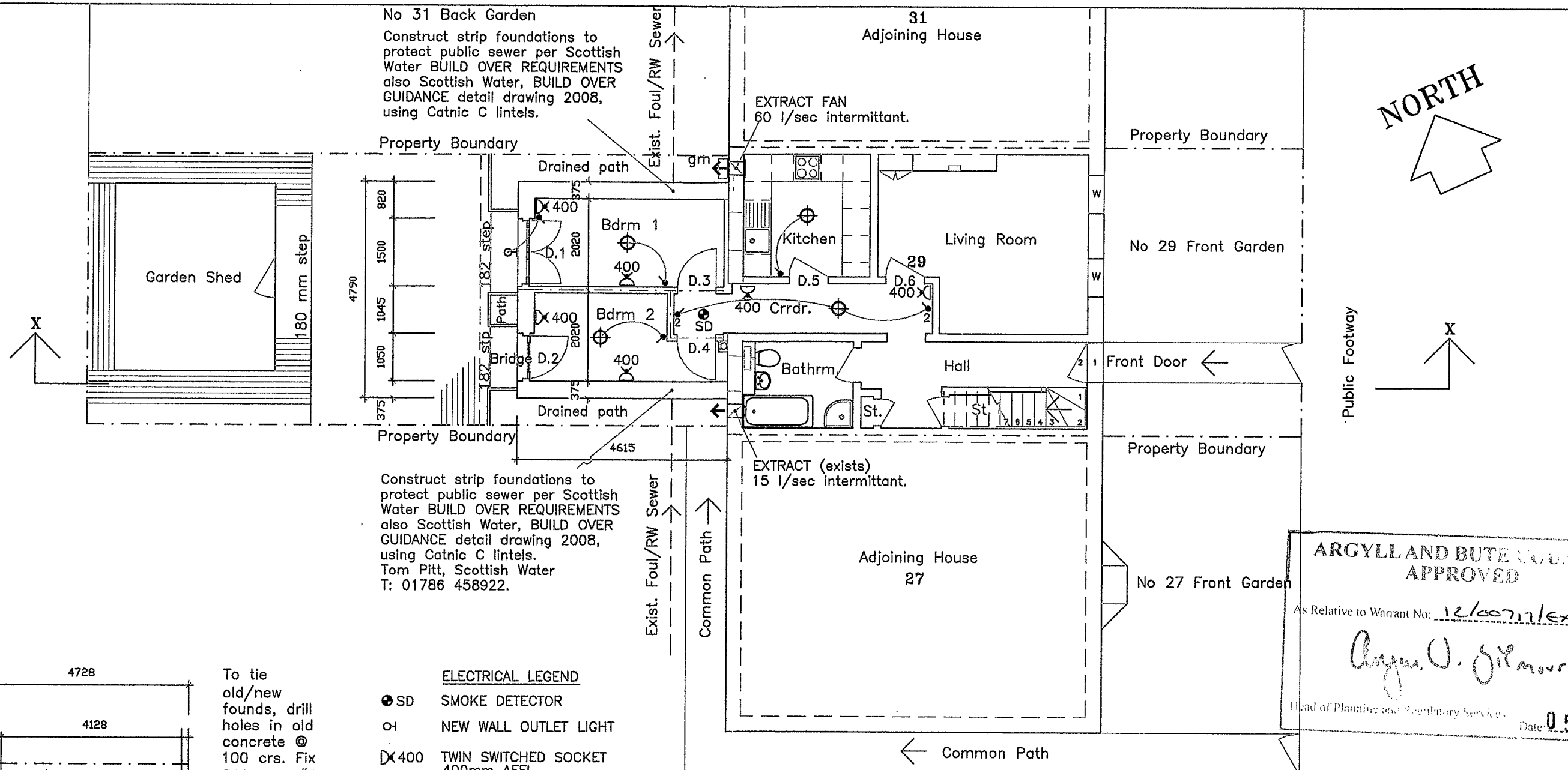
51 COLQUHOUN STREET
HELENSBURGH
G84 9JR
TEL: 01436 672275/670422
MOB: 07 985 610 638

• ARCHITECTURE DESIGN INTERIORS •

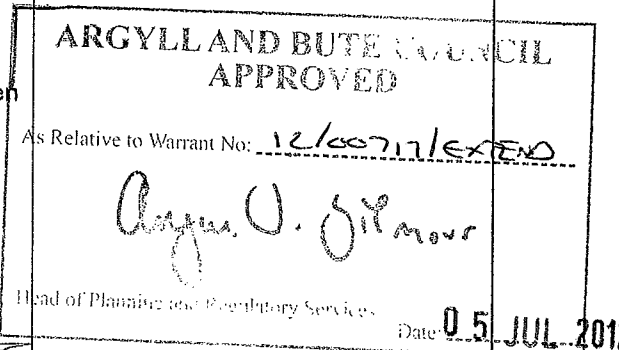
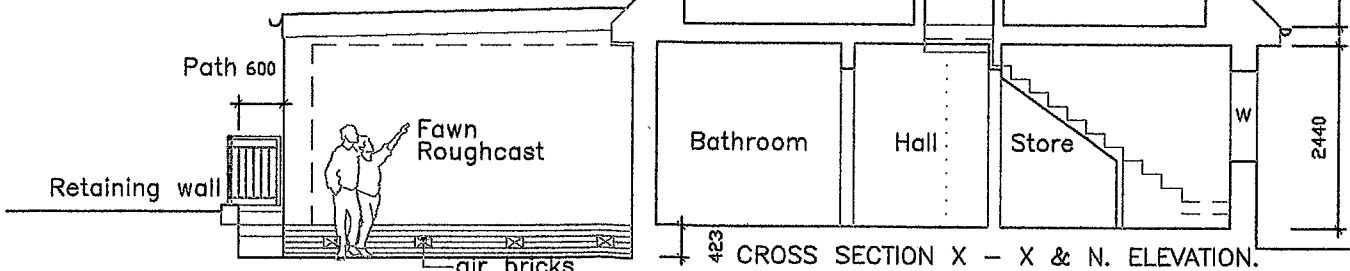
REV	REVISION NOTE	DATE
A	Extension shortened by 950 mm.	19.06.12
B	Extension width corrected.	26.06.12

CLIENTS: MR. CHARLES & MRS. CATHERINE LIVINGSTON
PROJECT: PROPOSED HOUSE EXTENSION & ALTERATIONS.
PROPOSED EXTENSION REAR/WEST ELEVATION.
PLAN OF ROOF OVER PROPOSED EXTENSION AND HOUSE.
29 STUCKLECKIE ROAD, HELENSBURGH G84 7NN.

SCALE 1:100	DATE 09.05.12
DRAWING NO. 09B	



- ELECTRICAL LEGEND**
- SD SMOKE DETECTOR
 - NEW WALL OUTLET LIGHT
 - ✕ 400 TWIN SWITCHED SOCKET 400mm AFFL
 - ⌋ LIGHT SWITCH
 - 2⌋ LIGHT SWITCH, TWO WAY
 - ⊕ CEILING OUTLET LIGHT
 - ⌋ EXTRACT FAN 15 or 60 l/sec. intermittent.



Thermal Insulation of Building Envelope. (W/m2K)
Standard 6.2.9, Column A.

Wall 0.19
Floor 0.15
Flat roof 0.15
Windows, doors, rooflight 1.4

New single leaf internal & external doors.
850 mm clear opening width.

PROPOSED

JOHN WAGNER
CHARTERED ARCHITECT

51 COLQUHOUN STREET
HELENSBURGH
G84 9JR
TEL: 01436 672275/670422
MOB: 07 985 610 638

ARCHITECTURE DESIGN INTERIORS

REV	REVISION NOTE	DATE
A	To meet Building Standards regs.	25.06.12

CLIENTS: MR. CHARLES & MRS. CATHERINE LIVINGSTON
PROJECT: PROPOSED HOUSE EXTENSION & ALTERATIONS.
PROPOSED REDUCED AREA EXTENSION (REAR PROJECTION 950 LESS)
29 STUCKLECKIE ROAD, HELENSBURGH G84 7NN.
LAYOUT PLAN, NORTH ELEVATION, ELECTRICAL ALSO FOUNDATION PLAN.

SCALE
1:100
DRAWING NO.
10A

DATE
18.06.12