

**My Ref:**  
**Contact:** Ms C Murray  
**Telephone:** 0141 618 7893  
**Email:** dc@renfrewshire.gov.uk  
**Date:** 09/02/2018

Paterson Architects  
3 Seton Mains  
Longniddry  
EH32 0PG

**Proposal:** Erection of three dwellinghouses.  
**Location:** Public House, 25 New Street, Kilbarchan, Johnstone, PA10 2LN  
**Application No.** 17/0792/PP

Dear Sir/Madam

**NOTIFICATION OF REFUSAL OF CONSENT**

The Council has decided to refuse your application, details of which are given above. I enclose a decision notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to seek a review of this decision by submitting a Notice of Review within three months from the date of the decision notice to the Head of Legal & Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1TR. The Notice of Review form and guidance is available on the Council's website or by contacting Legal & Democratic Services.

We would like to hear from you, let us know how satisfied you are with the service received from our Development Standards Section (Building Standards and Development Management) by completing our customer survey at <https://www.surveymonkey.com/s/DevelopmentStandards>

Yours faithfully,



Fraser Carlin  
Head of Planning and Development



**The Coal  
Authority**

**Any Planning Enquiries should be directed to:**

**Planning and Local Authority Liaison**

**Direct Telephone: 01623 637 119**

**Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)**

**Website: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)**

**STANDING ADVICE - DEVELOPMENT LOW RISK AREA**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 782 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

*This Standing Advice is valid from 1<sup>st</sup> January 2017 until 31<sup>st</sup> December 2018*

## DECISION NOTICE

Town and Country Planning (Scotland) Act 1997  
Planning etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations  
2013

**TO**

Punch Partnerships (PTL) Ltd (B)  
Jubilee House  
2nd Avenue  
Burton Upon Trent  
Staffordshire  
DE14 2WF

With reference to your application registered on 22/11/2017 for Planning Consent for the following development:-

**PROPOSAL**

Erection of three dwellinghouses.

**LOCATION**

Public House, 25 New Street, Kilbarchan, Johnstone, PA10 2LN

**DECISION**

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

**REFUSE Planning Consent for the reasons given on the reverse/paper apart.**

**PLANS AND DRAWINGS**

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated 9/2/16

Signed ...  
Appointed Officer  
on behalf of Renfrewshire Council

PAPER APART

TERMS AND CONDITIONS

- 1 **Reason for Decision**  
The proposal does not fully accord with the provisions of the Development Plan and other material considerations were not considered to carry sufficient weight to justify the grant of planning permission.
  
- 2 The proposal is contrary to Policy P1 of the Adopted Local Development Plan 2014, the associated New Development Supplementary Guidance 'Delivering the Places Strategy' and Renfrewshire's Places Residential Design Guide due to the nature of the proposal, the size of the site and the changes in levels. The relationship between the dwellings will result in an unacceptable impact on the lower dwelling and overlooking of the rear garden area, limiting its effective use. As a result, the development will appear as over development of the site and an acceptable residential environment will not be created.
  
- 2 The proposal is contrary to Policy ENV 3 of the Adopted Renfrewshire Local Development Plan 2014 and associated New Development Supplementary Guidance as a result of inappropriately sited buildings at heights and in a location which would be generally visible in the street scene and which would fail to contribute positively to the character of the area. As such the application proposal will not protect, preserve and enhance the visual amenity and character of the conservation area.



**Renfrewshire  
Council**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions 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, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

