



**Renfrewshire
Council**

My Ref:
Contact: Andrew Mackenzie
Telephone: 0141 618 7889
Email: dc@renfrewshire.gov.uk
Date: 07/06/2018

Mr McQuiston
44 Lainshaw Avenue
Shortlees
Kilmarnock
KA1 4RZ

Proposal: Erection of first floor extension over shop to accommodate storage area with associated stair access to side and alterations to frontage.
Location: 45 Broomlea Crescent, Inchinnan, Renfrew, PA4 9PJ
Application No. 18/0031/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 Corporate Governance, 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.

Yours faithfully,

Fraser Carlin
Head of Planning and Housing

REFUSAL OF PLANNING CONSENT

Ref. 18/0031/PP

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**Renfrewshire
Council**

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

Mr Amin
45 Broomlea Crescent
Inchinnan
PA4 9PJ

With reference to your application registered on 21/02/2018 for Planning Consent for the following development:-

PROPOSAL

Erection of first floor extension over shop to accommodate storage area with associated stair access to side and alterations to frontage.

LOCATION

45 Broomlea Crescent, Inchinnan, Renfrew, PA4 9PJ

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 07/06/18

Signature 
Appointed Officer
on behalf of Renfrewshire Council

PAPER APART

TERMS AND CONDITIONS

- 1 The proposed development would result in an increase in the floorspace of a commercial use which, as a result, would be over-dominant rather than complementary to the primary use in the area of residential. The scale of the development would in this respect be detrimental to the function and character of the residential area and therefore be contrary to Policies P1 and C2 of the Renfrewshire Local Development Plan.



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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.

Applicant: Mr Amin	Ref. No: 18/0031/PP
Site: 45 Broomlea Crescent, Inchinnan, Renfrew, PA4 9PJ	Officer: Andrew Mackenzie


Plans to be stamped

Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
Not numbered	Site Location Plan	✓		✓
Not numbered	Proposed Block Plan	✓		✓
FA/001	Existing Ground Floor Layout	✓		✓
FA/002	Proposed Ground Floor Layout	✓		✓
FA/003	Existing Ground Floor Layout	✓		✓
Not numbered	Proposed Ground Floor - Close up.	✓		✓
FA/005	Proposed Roof Layout	✓		✓
FA/006A	Proposed First Floor Layout	✓		✓
FA/007	Existing Elevations	✓		✓
FA/008	Existing Elevations	✓		✓
FA/010	Proposed Rear Elevation	✓		✓
FA/011	Proposed Side Elevations	✓		✓
FA/012A	Proposed Front Elevation	✓		✓

Officers Initials: AJM

Admin Initials: 

Checked by : 

RENFREWSHIRE COUNCIL	
Town and Country Planning (Scotland) Act 1997	
Application No	18/0031/PP
REFUSED on	19 JUN 2018
Signed by	
On behalf of Renfrewshire Council	

