

10.09.17

Head of Corporate Governance
Finance & Resources
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1TR

Dear Sir/Madam

Application for Review by Local Review Body of Renfrewshire Council

Failure by Appointed Officer to Determine the Application Within the Period Allowed for the Determination of the Application – Planning Application Reference: 17/0391/PP

This letter accompanies the Application for Review by the Local Review Body of Renfrewshire Council submitted by Certus/DTA on behalf of the Applicants - Ashfield Grove Ltd. This has been submitted using the ePlanning service.

The Application for Review relates to the failure by the Appointed Officer to determine the planning application within the period allowed for the determination of the application.

The subject planning application (reference 17/0391/PP) relates to the proposed construction of one dwelling house within the substantial grounds of Ashfield, a detached sandstone villa on Prieston Road, Bridge of Weir.

The proposed development accords with the Council's Development Plan and therefore must under statute be consented. In that regard Section 25 of the Town and Country Planning (Scotland) Act 1997 states that a Planning Authority's decision on a planning application must be made in accordance with the Development Plan – unless material considerations indicate otherwise. There are no material considerations that indicate otherwise with regards to the proposed development.

In that regard the proposed development is in accordance with inter alia Adopted Local Development Plan Policy P1, Policy ENV3, New Development Supplementary Guidance with regards to Residential Development Within Garden Grounds and New Development Supplementary Guidance with regards to Development within Conservation Areas.

The Applicants look forward to presenting their case to the elected members of the Local Review Body in order to exhibit clearly and without further delay the acceptability of the proposed development and the imperative to grant planning permission for the proposed development.

Yours Sincerely

M A McGleish

BA Hons MRTPI

On Behalf of Certus Scotland Limited

