

LOCAL REVIEW BODY

7 FEBRUARY 2018

CONTINUED PLANNING APPLICATION FOR REVIEW

MR D LIGHTBODY

**PROPOSED ERECTION OF RAISED DECKING AND BOUNDARY FENCE:
3 CARDROSS PLACE, GREENOCK (17/0186/IC)**

**RESUME CONSIDERATION OF A REQUEST FOR REVIEW OF REFUSAL OF
PLANNING PERMISSION WHICH THE LOCAL REVIEW BODY**

**(A) AT THE MEETING HELD ON 1 NOVEMBER 2017 DECIDED, FOLLOWING ITS
DECISION TO HAVE REGARD TO THE NEW MATTER SUBMITTED ON BEHALF OF
THE APPLICANT IN THE FORM OF A SIGNED DOCUMENT FROM NEIGHBOURING
PROPERTIES IN SUPPORT OF THE APPLICATION, TO CONTINUE TO ENABLE
THE SIGNATORIES OF THE DOCUMENT TO BE CONSULTED AS INTERESTED
PARTIES AND GIVEN THE OPPORTUNITY TO MAKE REPRESENTATIONS IN
ACCORDANCE WITH THE TOWN & COUNTRY PLANNING (SCHEMES OF
DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS
2013; AND**

**(B) AT THE MEETING HELD ON 3 JANUARY 2018 DECIDED TO CONTINUE FOR
AN UNACCOMPANIED SITE INSPECTION**

Contents

- 1. Planning Application dated 26 June 2017 together with plans**
- 2. Appointed Officer's Site Photographs**
- 3. Appointed Officer's Report of Handling dated 17 August 2017**
- 4. Inverclyde Local Development Plan 2014
Supplementary Guidance on Planning Application Advice Notes (PAANS)**
- 5. Consultation responses in relation to planning application**
- 6. Decision Notice dated 17 August 2017 issued by Head of Regeneration & Planning**
- 7. Letter dated 18 September 2017 from Rebecchi Architectural Services enclosing
Notice of Review Form and supporting documentation**
- 8. Email dated 26 September 2017 from Rebecchi Architectural Services in relation
to new material**
- 9. Signed document from neighbouring properties in support of the application
which the Local Review Body at its meeting on 1 November 2017 decided to have
regard to**

**1. PLANNING APPLICATION DATED 26 JUNE 2017
TOGETHER WITH PLANS**



Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email: devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100056820-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Proposed Erection of Raised Decking and Boundary Fence

Has the work already been started and/ or completed? *

No Yes - Started Yes – Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Rebecchi Architectural Services Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Marco	Building Name:	
Last Name: *	Rebecchi	Building Number:	55
Telephone Number: *	01475 634844	Address 1 (Street): *	Kempock Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Gourock
Fax Number:		Country: *	Inverclyde
		Postcode: *	PA19 1NF
Email Address: *	marco@rebecchiarchitectural.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	.	Building Number:	3
Last Name: *	Lightbody	Address 1 (Street): *	Cardross Place
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Greenock
Extension Number:		Country: *	Inverclyde
Mobile Number:		Postcode: *	PA15 3JE
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Inverclyde Council

Full postal address of the site (including postcode where available):

Address 1:

3 Cardross Place

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Greenock

Post Code:

PA15 3JE

Please identify/describe the location of the site or sites

Northing

674596

Easting

229537

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Marco Rebecchi

On behalf of: Mr . Lightbody

Date: 26/06/2017

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Marco Rebecchi

Declaration Date: 26/06/2017

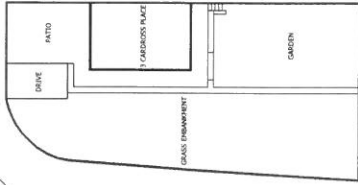
Payment Details

Departmental Charge Code: PAYLN

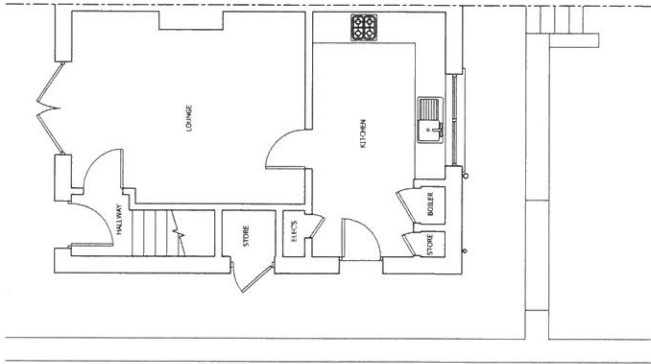
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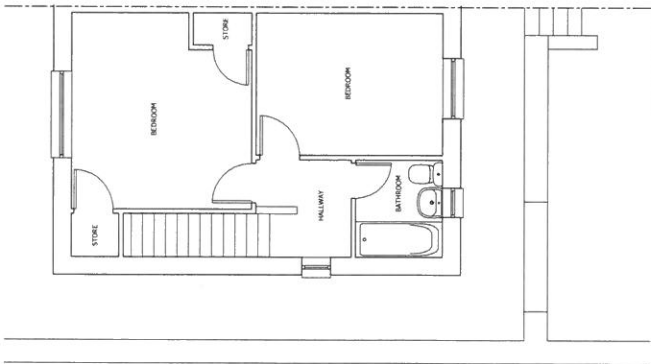
NEIGHBOURHOOD SITE PLAN - SCALE 1:1250
0 10m 20m 50m



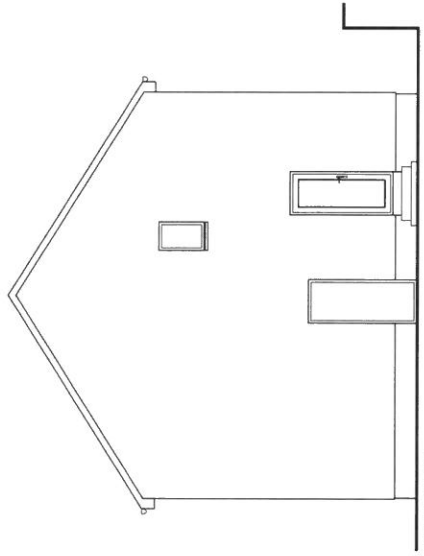
EXISTING SITE PLAN - SCALE 1:200
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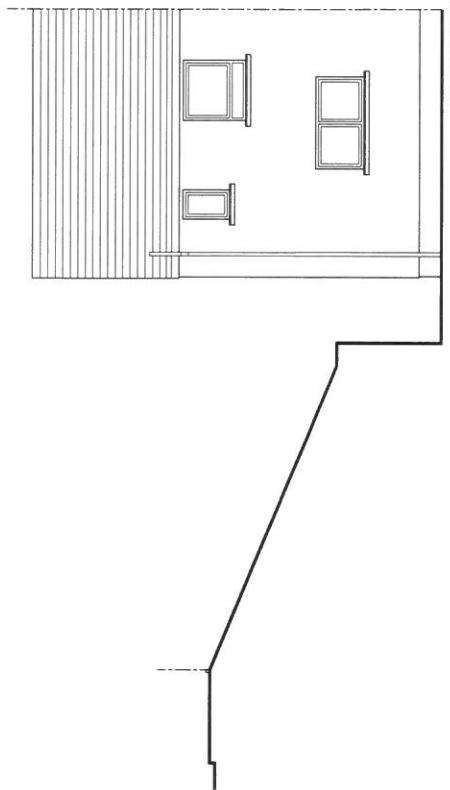
GROUND FLOOR PLAN AS EXISTING



FIRST FLOOR PLAN AS EXISTING



SIDE ELEVATION AS EXISTING



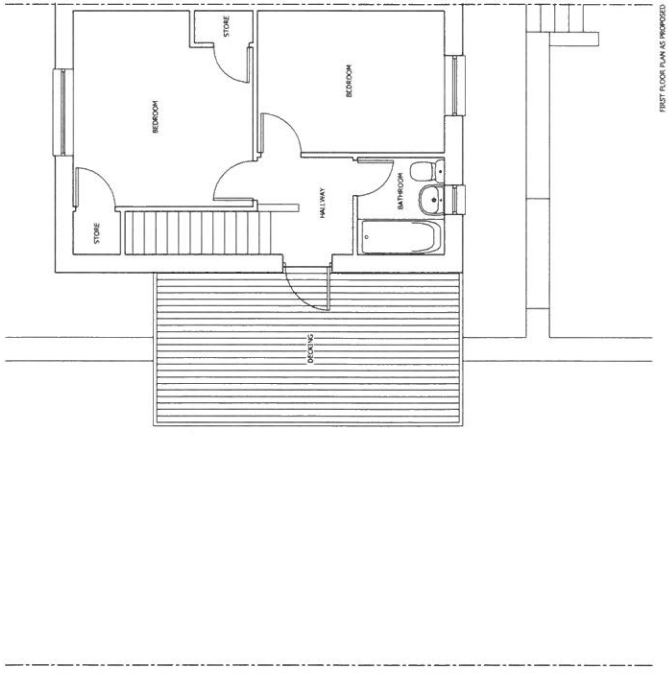
REAR ELEVATION AS EXISTING



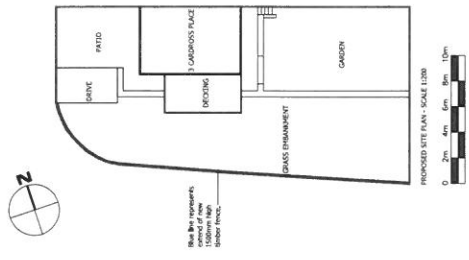
As used in this drawing, if in doubt ask. This drawing must not be copied or reproduced, either in part or for the purpose of any project.

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www.rebecchi.ie

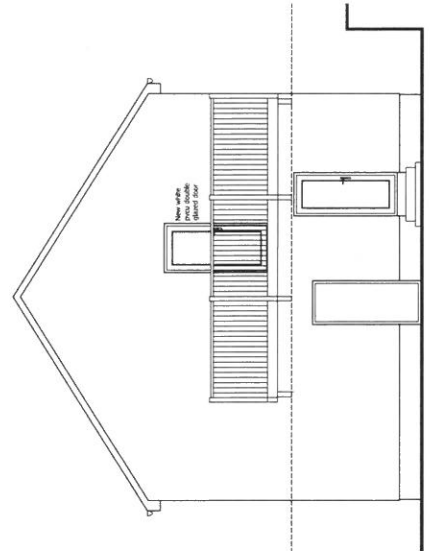
Client	Gavin and Nicola C. Carrison Place, Greystock
Project Title	Proposed Extension of Existing 1/2 Storey and Replacement of Existing
Drawing Title	Date
Existing Plans & Elevation	23/11/17
Drawing No.	Rev
17-005 (P1-001)	A1
Sheet	Scale
	1:50
PLANNING	



FIRST FLOOR PLAN AS PROPOSED

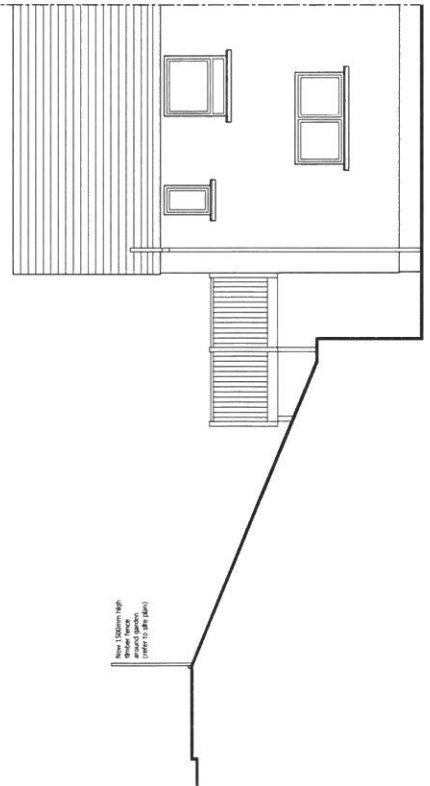


Red line represents extent of new driveway.



SIDE ELEVATION AS PROPOSED

Now 1.500mm High
around garden
(REF TO 200 LVL)



REAR ELEVATION AS PROPOSED



This is a site plan drawing. It is not a site plan. This drawing is for information only and is not to be used for any other purpose of this project.

rebecchi
architectural services

T: 07961 538174 E: info@rebecchiarc.co.uk
Company Registration No. 471555

Client	Genie JA, David, & Caroline Price, Gwentkirk
Project Title	Proposed Extension of Timber Decking and Boundary Fencing
Drawing Title	PLAN 177
Proposed Floor & Elevation	Side
Drawing No.	PL-05-177-002
Status	PLAN
Scale	1:50
PLANNING	

**2. APPOINTED OFFICER'S SITE PHOTOGRAPHS
(taken on 3 July 2017)**







CARDROSS PLACE

Cardross
Bus Stop













**3. APPOINTED OFFICER'S REPORT OF HANDLING DATED
17 AUGUST 2017**

REPORT OF HANDLING

Report By: Carrie Main

Report No: 17/0186/IC

Local Application
Development

Contact
Officer: 01475 712412

Date: 17 August 2017

Subject: Proposed erection of raised decking and boundary fence at
3 Cardross Place, Greenock.

SITE DESCRIPTION

The application site comprises of a two storey semi-detached dwellinghouse, located on the south-eastern side of Cardross Place on the corner of the junction with Clynder Road, Greenock. The site slopes steeply northwards at its southern end, creating a steep grass verge on the corner between the house and road. The surrounding roads take an elevated position relative to the site. The site is bound by an approximately 0.5 metre high white-painted boundary wall to the front (western) elevation and an approximately 0.5 metre high slatted timber fence from the corner of the western side extending to cover the southern side of the site. Access to the site is provided from its western side, where a driveway exists and provides one off-street parking space, a patio lies adjacent with concrete steps leading down to the front door and a pathway leading around the southern side of a the house to the rear garden area. The dwelling is finished externally in grey coloured dry cast render, grey concrete roof tiles and white uPVC windows and doors.

PROPOSAL

Planning permission is sought to erect decking on the upper storey southern side elevation of the house. Owing to the topography of the site the proposal would bridge an existing pathway which leads to the rear garden and involve construction and support posts to be fixed into the adjoining steeply sloping grass embankment lying between the property and its southern boundary with Clynder Road. The decking floor level will be approximately 3 metres in height above ground level and it will cover around 18 square metres. A 1.5 metre high open slatted timber fence is proposed to be constructed around the site covering the entire southern side and the western corner fronting Cardross Place.

The existing window within the upper storey of the southern side elevation will be altered to form a white uPVC glazed door, providing access to the decking. This alteration will however not require the benefit of planning permission.

DEVELOPMENT PLAN POLICIES

Policy RES1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;
- (c) proposals for the retention of existing landscape or townscape features of value on the site;
- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

Policy RES5 - Proposals for Changes to Properties for Residential Use

Proposals for the change of use, sub-division or conversion to properties to create new additional dwelling units, and for the alteration or extension to residential properties, will be assessed against and have to satisfy where appropriate, the following criteria:

- (a) the character and amenity of neighbouring properties;
- (b) impact on the streetscape;
- (c) impact on the character of the existing property;
- (d) accordance with the Council's adopted roads guidance; and
having regard to Supplementary Guidance on Planning Application Advice Notes.

Planning Application Advice Note (PAAN) 5 on "Balconies and Garden Decking" applies.

CONSULTATIONS

Head Of Environmental And Commercial Services –

1. The proposed new fence will replace an existing fence. The new fence is on the boundary line of the property which is different from the existing fence. The visibility splay from Cardross Place to Clynder Road appears to be 2.4m by 30.0m with the new fenceline. This is acceptable as traffic is likely to be travelling slowly from the dead end on Clynder Road toward Cardross Place.
2. The new fence also continues up to the driveway. The type of fence proposed provides no visibility of pedestrians on the footway or vehicles entering Cardross Place from Clynder Road. This is not acceptable. The applicant should lower the fence to 1.0m high from the driveway for a distance of approximately 40m.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. No written representations were received.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Development Plan, the Planning Application Advice Note (PAAN) 5 on "Balconies and Garden Decking", the visual impact of the proposal on residential, neighbour amenity, road safety and the consultation response received.

The Inverclyde Local Development Plan locates the site within a residential area under Policy RES1. Policy RES1 seeks to safeguard the character and amenity of residential areas. As a residential related development incidental to the enjoyment of the dwellinghouse, the proposal is acceptable in principle. However, appropriate assessment must be considered in terms of design, scale and position against the criteria set out in Policy RES5, against the specific guidance in relation to the erection of decking as set out within PAAN5 and against all other relevant material considerations to determine whether or not the details of the proposal are acceptable.

PAAN5 notes that there is no objection to garden decking being erected but that it must take account of privacy and the impact it may have on the neighbours' enjoyment of their garden. I am satisfied that the position of the deck has no adverse impact on neighbouring garden ground as a consequence of overlooking. However, a combination of its position to the side of the house, proximity to the southern boundary which fronts the road, its level relative to the existing footpath/ground level within the garden and its scale will make it a prominent feature within the streetscape which is not considered to be keeping with the existing pattern of development in the area. Additionally, the proposal will be visible from surrounding properties which lie at an elevated position to the site, therefore raising concerns regarding the visual impact of the proposal to neighbouring properties within this established residential area. I conclude the proposal to have a detrimental impact on the character and amenity of the area and on the streetscape, contrary to policies RES1 and RES5 (a) and (b). The inclusion of screening at the site boundary in the form of a 1.5 metre timber fence is welcomed, in that it reduces the visual impact, however, it is not considered to fully alleviate the concerns raised, particularly given the topography of the site and surrounding area. Furthermore, the erection of the fence will cause adverse implications to the visibility of the junction between Cardross Place and Clynder Road, to the detriment of road safety and contrary to policy RES5 (d). Following consultation, the Head of Environmental and Commercial Services advised that the type of fence proposed provides no visibility of pedestrians on the footway or vehicles entering Cardross Place from Clynder Road. It is advised that the applicant lower the fence to 1.0m high from the driveway for a distance of approximately 40m. However, this suggested lowered height will only intensify concerns of visibility of the proposal as well as overlooking/privacy implications. It is therefore not considered that the proposal can address concerns of adverse visual amenity, privacy and road safety in tandem. The proposal is therefore not compliant with Policy RES1 and Policy RES5 (a), (b) and (d) of the Inverclyde Local Development Plan. As such I am unable to support the application.

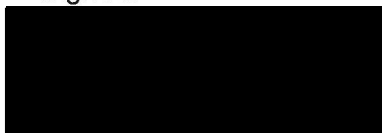
RECOMMENDATION

That the application be refused.

Reason:

1. The design and position of the raised decking has a detrimental impact on the streetscape and the character and amenity of the area, contrary to Policy RES1 and Policy RES5 of the Inverclyde Local Development Plan.
2. The position and height of the boundary fence has a detrimental impact on road safety at the junction of Cardross Place and Clynder Road, contrary to Policy RES5 of the Inverclyde Local Development Plan.

Signed:



Case Officer: Carrie Main



Stuart Jamieson
Head of Regeneration and Planning

**4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2014
SUPPLEMENTARY GUIDANCE ON PLANNING
APPLICATION ADVICE NOTES (PAANS)**

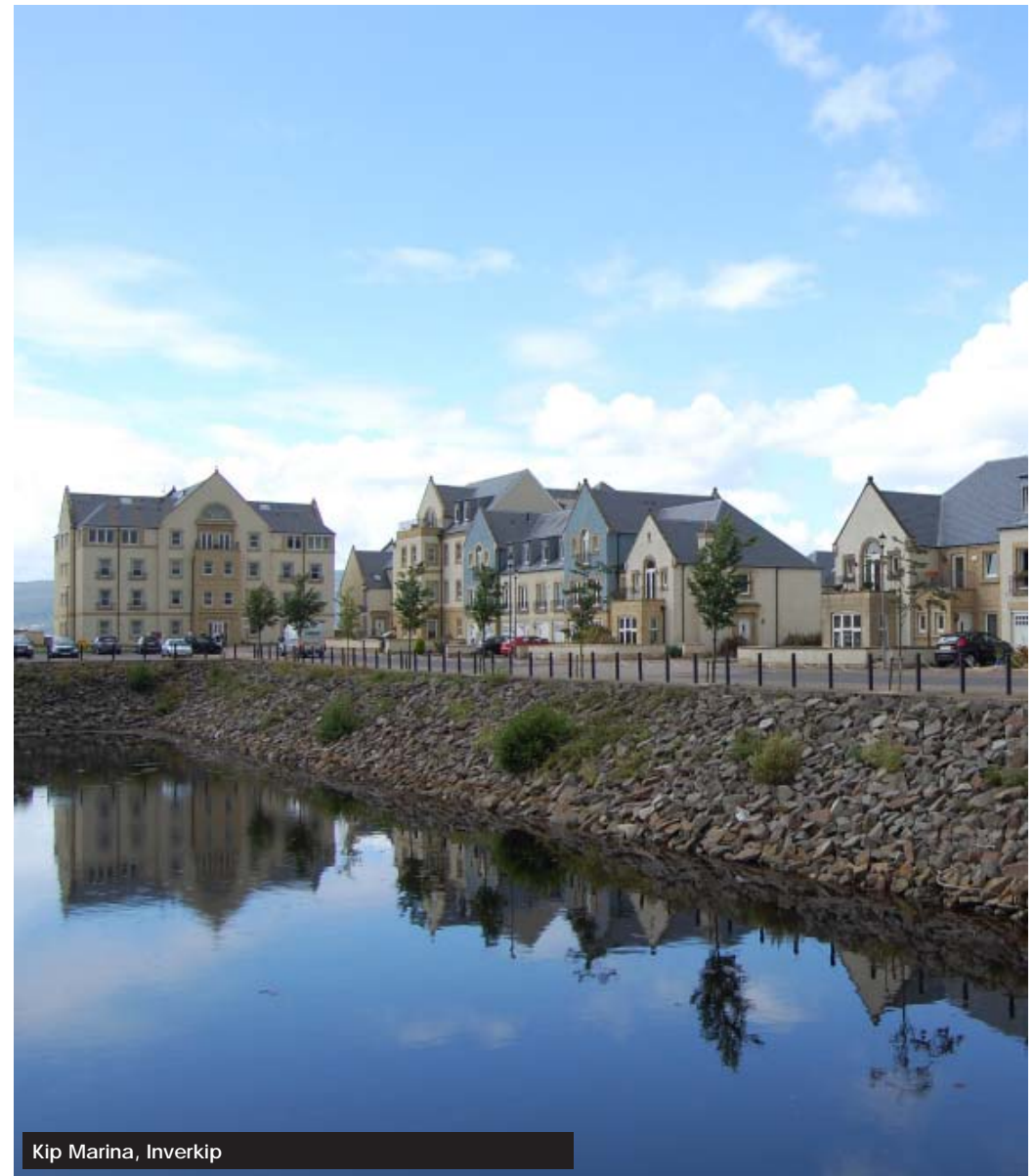


INVERCLYDE LOCAL DEVELOPMENT PLAN
2014

SUPPLEMENTARY GUIDANCE on PLANNING APPLICATION ADVICE NOTES (PAANS)

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- 2.0 Relationship to Local Development Plan
- 3.0 The PAANs
 - 1 Backland and Tandem Residential Development
 - 2 Single Plot Residential Development
 - 3 Private and Public Open Space Provision in New Residential Development
 - 4 House Extensions
 - 5 Balconies and Garden Decking
 - 6 Dormer Windows
 - 7 Window Replacement in Conservation Areas and in Listed Buildings
 - 8 Siting and Design of New Houses in the Countryside
 - 9 Siting and Design of New Farm Buildings
 - 10 Signage and Advertisements
 - 11 Shopfront Design



1.0 Purpose and Background

1.1 The purpose of this Supplementary Guidance (SG) is to supplement certain policies and proposals in the LDP. The policies that are most affected and require this additional advice are outlined in Section 2.0 and relate mainly to residential development proposals.

1.2 The SG is a material consideration for the Council in the assessment of all relevant planning applications under the policies listed in Section 2.0. It should be read in conjunction with other relevant policies of the adopted LDP.

1.3 The Council receives between 450 and 500 planning applications each year, including those for listed building and advertisement consent.

1.4 Considerable delays can result when applicants present their development proposals without having consulted the Planning Service first. Pre-application discussions are strongly encouraged in order to make applicants aware of the advice that is available to them, which should help to speed-up the planning process.

1.5 Eleven PAANs have been prepared for this purpose, providing detailed advice on the most common planning applications, which if followed should assist applicants wishing to undertake development and works of this kind and submit proposals that are more likely to be acceptable and approved.

1.6 The PAANs are designed to assist applicants to submit their proposals without having to amend them later on in the assessment process. Without

having first discussed the advice available with officers, proposals are likely to require amendment leading to applicants facing additional expense preparing revised plans and re-notifying neighbours.

1.7 The PAANs should not only assist applicants receive planning permission, but also within a reasonable timeframe.

1.8 It is acknowledged that there may be additional requirements or new issues that may arise requiring review and amendments to the existing PAANs or the preparation of new ones. If considered necessary, this will be done and any changes or new PAANs would have the same status as those currently approved PAANs within this adopted SG.

2.0 Relationship to Local Development Plan

2.1 The PAAN Nos. 1-11 are designed to supplement the policy content of the LDP. The PAANs are referenced in the LDP under a number of policies, in particular in Chapter 6 and to a lesser extent, chapters 7 and 9.

2.2 The relevant policies are:

Chapter 6: Policy RES1 – PAAN Nos. 1; 2 & 3

Chapter 6: Policy RES5 – PAAN Nos. 4; 5; 6 & 7

Chapter 6: Policy RES7 – PAAN Nos. 8 & 9

Chapter 7: Policy TCR7 – PAAN Nos. 10 & 11

Chapter 8: Policy ENV2 – PAAN No. 8

Chapter 9: Policies HER1 and HER4 – PAAN No. 7

3.0 The PAANs

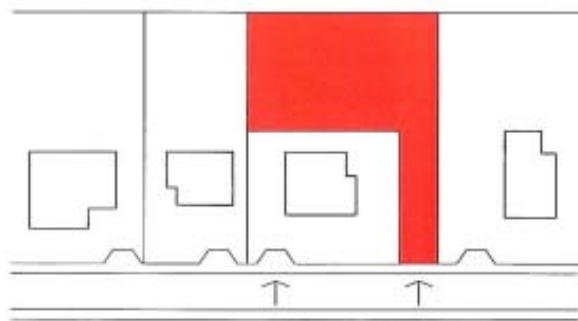
Planning Application Advice Note No. 1

BACKLAND and TANDEM RESIDENTIAL DEVELOPMENT

Backland sites are areas of ground which do not have a direct street frontage. They are linked to the road via an access between buildings which themselves have direct road frontages. Pressure for backland development comes in many forms; a new house within the rear garden of an existing house and the development of hidden sites accessed via a narrow lane between buildings are typical examples.

Tandem development is where a house is sited beside an existing house and it shares a common drive.

This Advice Note provides a guide to the issues that are considered in determining planning applications for these types of development.



Backland Development

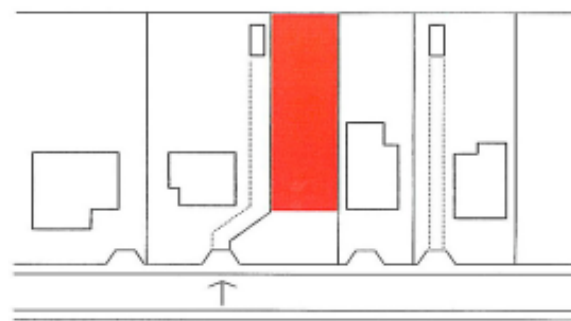
Applications for backland residential development will be considered with reference to the following:

- The impact of traffic generation and movement on the amenity of adjacent houses or flats.

The position of the site access and the location of any parking areas with particular reference to the proximity of existing residential buildings, the position of habitable rooms and windows within adjacent buildings, and the impact on areas of existing private garden ground will be assessed. Proposals will only be supported where the resultant impact is considered to be comparable to or better than established levels of amenity evident in the immediate locality.

- The impact on traffic safety.

Vehicles and pedestrians must be able to enter and leave the site safely without danger to others. In this respect appropriate visibility sightlines must be provided at the entrance to the site. The access link may require to provide for vehicles passing dependent upon the length of the access and the number of houses being developed.



Tandem Development

- The shape of the site and its ability to be developed without unacceptable impact on adjacent houses or flats.

Considerations will include an assessment of the proximity between existing and proposed residential buildings, the relationship between windows within adjacent buildings (see window intervisibility guidance), the impact on daylight in adjacent houses or flats and the impact of shadow and disturbance on areas of existing private garden ground. Proposals will only be supported where the resultant impact is considered to be comparable to or better than established levels of amenity evident in the immediate locality.

- Compatibility with established development.

The proposed development must be able to provide buildings and gardens comparable with and complementary to those in the immediate locality.

Applications for tandem residential development will be considered with reference to the following:

- The impact of traffic generation and movement on the amenity of adjacent houses or flats.

The position of the common drive and the location of any parking areas with particular reference to the proximity of existing residential buildings, the position of habitable rooms and windows within adjacent buildings, and the impact on areas of existing private garden ground will be assessed. Proposals will only be supported where the resultant impact is considered to be comparable to or better than established levels of amenity evident in the immediate locality.

PLANNING APPLICATION ADVICE NOTES

- The impact on traffic safety.

Vehicles and pedestrians must be able to use the common drive safely. In this respect the common drive may require to provide for vehicles passing dependent upon the length of the access.

- The shape of the site and its ability to be developed without unacceptable impact on adjacent houses or plots.

The proposed development must be able to be developed without unacceptable impact on adjacent houses or flats. Considerations will include an assessment of the proximity between existing and proposed residential buildings, the relationship between windows within adjacent buildings (see window intervisibility guidance), the impact on daylight in adjacent houses or flats and the impact of shadow and disturbance on areas of existing private garden ground. Proposals will only be supported where the resultant impact is considered to be comparable to or better than established levels of amenity evident in the immediate locality.

- Compatibility with established development.

Provide buildings and gardens comparable with and complementary to those in the immediate locality.

Applications in conservation areas

The Greenock West End and Kilmacolm Conservation Areas are characterised by substantial villas set in large gardens. Understandably, there has been pressure for backland residential development in these areas. Historic Scotland's Scottish Historic Environment Policy explains the Government's position. The Scottish Government require the historic environment to be cared for, protected and enhanced. Development which does not respect the scale, design and detailing of existing buildings

will not generally be supported.

Applications in the grounds of listed buildings

New development within the grounds of listed buildings must have regard to the following:

- The listed building should be maintained as the visually prominent building.
- The principal elevations of the listed building should remain visible from all key viewpoints. New building should not breach any close formal relationship between the listed building and traditional outbuildings.
- Formal gardens should not be affected.
- Developments in front gardens which damage buildings to street relationships will not be supported.
- If a listed building is proposed to be upgraded as part of any development, work requires to be implemented to the listed building as the first stage or as part of an agreed phasing scheme.

Trees

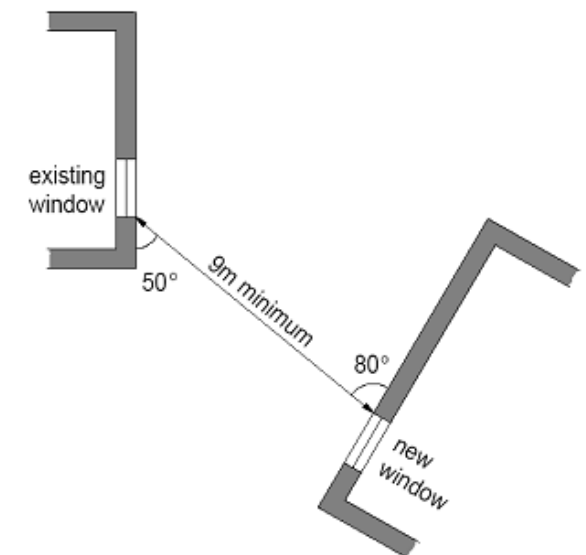
Some backland and tandem sites require tree felling to enable development. The Town and Country Planning (Tree Preservation Orders and Trees in Conservation Areas) (Scotland) Regulations 2010 deem that in all but exceptional circumstances, the consent of the Council is required to fell or lop any tree covered by a TPO (Tree Preservation Order) or within a Conservation Area. The promotion of TPOs is an ongoing process and, in assessing applications for development, the Council has a duty to consider the visual impact which would result if tree felling is required.

Window intervisibility

The table below details acceptable levels of window to window intervisibility. The distances are taken from the shortest point between the windows.

Minimum Window to Window Distances (metres)

		Angle at window of house/extension etc. to be erected not more than:									
		90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
Angle at window of any other house not more than:	90°	18	18	18	18	13	9	6	4	3	2
	80°	18	18	18	13	9	6	4	3	2	-
	70°	18	18	13	9	6	4	3	2	-	-
	60°	18	13	9	6	4	3	2	-	-	-
	50°	13	9	6	4	3	2	-	-	-	-
	40°	9	6	4	3	2	-	-	-	-	-
	30°	6	4	3	2	-	-	-	-	-	-
	20°	4	3	2	-	-	-	-	-	-	-
	10°	3	2	-	-	-	-	-	-	-	-
	0°	2	-	-	-	-	-	-	-	-	-



Planning Application Advice Note No. 2

SINGLE PLOT RESIDENTIAL DEVELOPMENT

There is a constant demand to erect single houses, often within the grounds of large private gardens and occasionally on small derelict or undeveloped areas of ground. These developments are often beneficial, providing additional housing in sustainable locations and removing derelict and untidy sites from the streetscene.

This Advice Note provides guidance on the issues that are considered in determining planning applications for this type of development.

Infill plots will be considered with reference to the following:

- The plot size should reflect those in the immediate locality.
- The proportion of the built ground to garden ground should reflect that in the immediate locality.
- The distance of the building to garden boundaries should reflect that in the immediate locality.
- The established street front building line should be followed.
- The proposed building height, roof design, use of materials and colours should reflect those in the immediate locality.

- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. Boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable.
- Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.
- The level of on site car parking should be comparable with the established pattern in the street and be capable of being implemented without detriment to road safety.

Applications in Conservation Areas

The Greenock West End and Kilmacolm Conservation Areas are characterised by substantial villas set in large gardens. Understandably, there has been pressure for infill residential development in these areas. Historic Scotland's Scottish Historic Environment Policy explains the Government's position. The Scottish Government requires the historic environment to be cared for, protected and enhanced. Development which does not respect the scale, design and detailing of existing buildings will not generally be supported.

Applications in the grounds of listed buildings

New development within the grounds of listed buildings must have regard to the following:

- The listed building should be maintained as the visually prominent building.
- The principal elevations of the listed building should remain visible from all key viewpoints. New building should not breach any close formal relationship between the listed building and traditional outbuildings.
- Formal gardens should not be affected.
- Developments in front gardens which damage buildings to street relationships will not be supported.
- If a listed building is proposed to be upgraded as part of any development, work requires to be implemented to the listed building as the first stage or as part of an agreed phasing scheme.

Trees

Some infill sites require tree felling to enable development. The Town and Country Planning (Tree Preservation Orders and Trees in Conservation Areas) (Scotland) Regulations 2010 deem that in all but exceptional circumstances, the consent of the Council is required to fell or lop any tree covered by a TPO (Tree Preservation Order) or within a Conservation Area. The promotion of TPOs is an ongoing process and, in assessing applications for development, the

PLANNING APPLICATION ADVICE NOTES

Council has a duty to consider the visual impact which would result if tree felling is required.

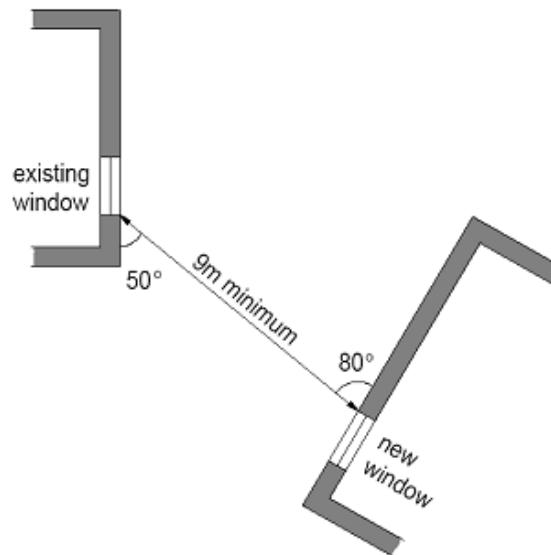
Window intervisibility

The table to the right details acceptable levels of window to window intervisibility. The distances are taken from the shortest point between the windows.



Minimum Window to Window Distances (metres)

Angle at window of any other house not more than:	Angle at window of house/extension etc. to be erected not more than:									
	90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
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60°	18	13	9	6	4	3	2	-	-	-
50°	13	9	6	4	3	2	-	-	-	-
40°	9	6	4	3	2	-	-	-	-	-
30°	6	4	3	2	-	-	-	-	-	-
20°	4	3	2	-	-	-	-	-	-	-
10°	3	2	-	-	-	-	-	-	-	-
0°	2	-	-	-	-	-	-	-	-	-



Planning Application Advice Note No. 3

PRIVATE and PUBLIC OPEN SPACE PROVISION in NEW RESIDENTIAL DEVELOPMENT

Open space provides two important functions; it contributes to “Placemaking”, providing space around and setting for buildings helping to establish the impression of an area, and it can be used to provide areas for outdoor leisure.

This Advice Note provides guidance on the required levels of public open space and private garden ground that should be included in new residential developments.

Types of development

No two sites are the same and residential development can range from the single house to sites in excess of 100 units. The standards required vary depending upon the scale of the development. The following definitions apply:

SMALL SCALE INFILL, INCLUDING SINGLE PLOTS

- 10 houses or fewer in a vacant / redevelopment site within a built up area.

LARGE SCALE INFILL

- more than 10 houses in a vacant / redevelopment site within a built up area.

GREENFIELD / EDGE OF TOWN

- the development of a site on the edge of or outside a town or village.

FLATTED INFILL

- the development of a block of flats, irrespective of number of units, on a vacant / redevelopment site within a built up area.

FLATTED DEVELOPMENT WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF TOWN SITE

- the development of a block of flats, irrespective of number of units, as part of a larger infill development within a town or village, or on a greenfield / edge of town or village site.

Private Garden Ground

SMALL SCALE INFILL DEVELOPMENTS, INCLUDING SINGLE PLOTS

- new development should accord with the established density and pattern of development in the immediate vicinity with reference to front and rear garden sizes and distances to plot boundaries.

FLATTED INFILL DEVELOPMENTS

- flats should reflect the existing scale of buildings and townscape in the immediate environs. Open space need only be provided where surplus land is available following the provision of any off-street parking required.

LARGE SCALE (INFILL) OR GREENFIELD / EDGE OF SETTLEMENT SITE

- the following minimum sizes shall apply:
 - Rear / private garden depth - 9 metres, although where the rear garden does not back onto residential property, this may be reduced if an area of screened side garden of size equivalent

to a rear garden with a 9 metre depth can be provided.

- Front / public garden depth - 6 metres.
- Distance from house to side boundary - 2 metres.
- Distance from house to side boundary when the house has an attached garage - 3 metres.

FLATTED WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF SETTLEMENT SITE

- 10 square metres per bedspace based upon an occupancy rate of two persons per double bedroom and one person per single bedroom.

Public Open Space

In developments other than small scale and flatted infill sites, public open space is required to be provided to achieve both an appropriate landscape setting for the development and play space.

In such circumstances the following criteria will apply:

- Public open space should be provided at the indicative ratio of 1.64 ha per 1000 population. Population estimates are based upon occupancy rates of two persons per double bedroom and one person per single bedroom.

- It will be the responsibility of the developer to equip the play areas. Children’s play areas and kickabout areas should comprise 0.32 ha per 1000 population.

- Developers may request that the Council take over maintenance of the open space and play areas. The decision is at the discretion of the Council, and will require the following criteria to be achieved:
 - The design and layout of play equipment and safety surface shall be of a design agreed with the Council as part of the planning application process.
 - That an accredited play area inspector confirm the conformity of the design and installation to the relevant standard prevailing at the time.
 - 12 months defects liabilities and warranties shall apply.
 - The land and any associated assets are disposed to the Council free of any charges or fees.
 - That a sum equal to 10 years maintenance of the site is paid to the Council in advance.
- Where the developer selects not to pass maintenance to the Council, it will be a requirement for the obtaining of planning permission that the developer passes ownership and maintenance of all open space and play equipment to a management company. A bond to cover the cost of maintenance and replacement over a 10 year period will also require to be provided.

Location of Play Areas

- Play areas should be located to ensure that they are overlooked, but at the same time must be positioned at least 10 metres distant from the boundary of the nearest residence.
- Where developments are located in close proximity to established parks or play areas, the Council may, in appropriate cases, consider as an alternative to on-site provision of play equipment the supplementing, at the expense of the developer, of existing play equipment in the nearby park or play area. This, however, will not absolve the developer of the requirement to provide amenity landscaped areas to enhance the setting of the development. Toddler play provision may not be required when the developer provides flat rear/private garden ground in excess of 9 metres.



Planning Application Advice Note No. 4

HOUSE EXTENSIONS

Not all house extensions require planning permission. For works that do require planning permission, this advice note offers guidance on how a house can be extended by achieving a reasonable balance between the interests of those wishing to extend and the interests of their neighbours.

Rear extensions

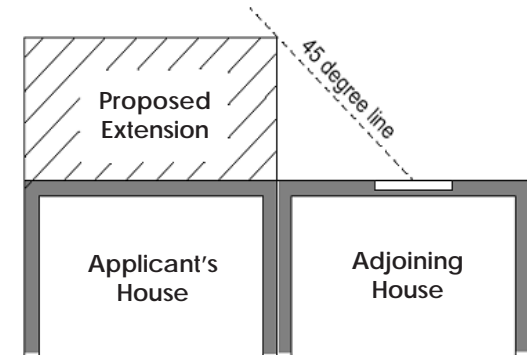
- Single storey extensions should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 4.5 metres from the rear wall of the existing house, whichever is the greater.
- Two storey extensions will be considered on individual merit. They must not result in unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres (two storeys) or 4.5 metres (single storey) then the house may be extended to equal size.
- An extension should not result in more than 25% of the rear garden area being developed. In all cases an extension should not encroach within 5.5 metres of the rear garden boundary.

- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. Boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must either not exceed 2.5 metres or itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

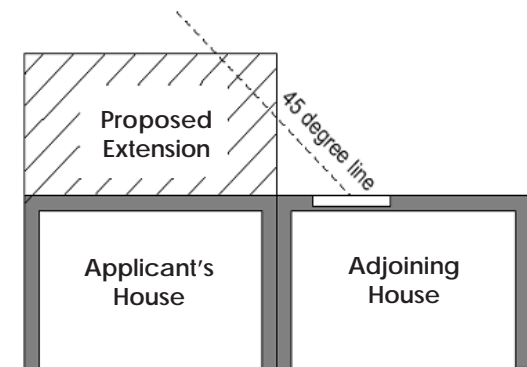
- Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.

- The extension should be finished in materials to match those of the existing house.

- The off street parking requirements of the Council's Roads Development Guide shall be met.



Extension not encroaching 45 degree line: Acceptable



Extension encroaching 45 degree line: Inappropriate

Side extensions

- Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. Boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must either not exceed 2.5 metres or itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Ground level window positions should comply with the window intervisibility guidance. Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.
- Windows which are visible from public areas shall match the scale, proportions and materials of those on the existing house.
- The roof over extensions should match the existing house roof. Extensions should be set back at least 1.0 metre from the site boundary.
- The off street parking requirements of the Council's Roads Development Guide shall be met.

Conservatories and sun rooms

- Conservatories and sun rooms should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 4.5 metres from the rear wall of the existing house, whichever is the greater.
- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres (two storeys) or 4.5 metres (single storey) then the conservatory or sun room may extend to equal size.
- A conservatory or sun room should not result in more than 25% of the rear garden area being developed. In all cases a conservatory or sun room should not encroach within 5.5 metres of the rear garden boundary.
- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens. Boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must not exceed 2.5 metres or it may itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

Front porches

- Where applicable, porches should be pitch roofed to match the existing roof.

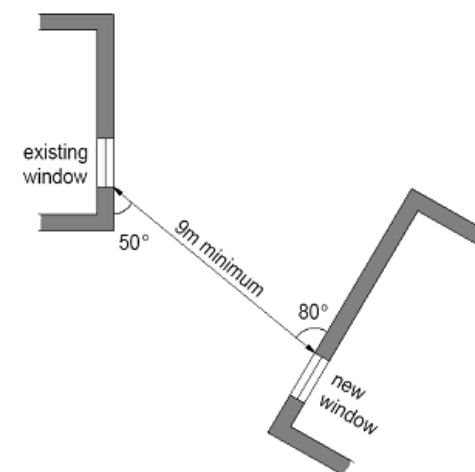
- Base courses should be finished in materials to match the existing house.

Window intervisibility

The table below details acceptable levels of window to window intervisibility. The distances are taken from the shortest point between the windows.

Minimum Window to Window Distances (metres)

		Angle at window of house/extension etc. to be erected not more than:									
		90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
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	40°	9	6	4	3	2	-	-	-	-	-
	30°	6	4	3	2	-	-	-	-	-	-
	20°	4	3	-	-	-	-	-	-	-	-
	10°	3	2	-	-	-	-	-	-	-	-
	0°	2	-	-	-	-	-	-	-	-	-



Planning Application Advice Note No. 5

BALCONIES and GARDEN DECKING

The topography of Inverclyde provides many houses with spectacular views over the Firth of Clyde. Inland there are often opportunities to view open countryside. There is no objection in principle to balconies being erected, but they must take account of privacy and the impact it may have on neighbours' enjoyment of their gardens.

Garden decking is becoming increasingly popular, and similarly there is no objection to this being erected, but again it must take account of privacy and the impact it may have on neighbours enjoyment of their gardens.

This Advice Note provides a guide to the issues that are considered in determining applications for planning permission.

Balconies

- The balcony should be restricted in size to allow for limited seating and the enjoyment of wider views. Unless obscured from view from neighbouring housing, it should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.
- Where a balcony is positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden area, the erection of screening shall generally be required.

Screening may not be required in cases where the balcony does not increase or intensify the intervisibility between and the overlooking of neighbours. Where screening is required and it is in excess of 2.5 metres high within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed balcony will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

- The design and position of the balcony shall be appropriate to the architectural design of the house.



Garden Decking

- The position of decking should respect the rights of neighbours to enjoy their gardens without being the subject of intrusive overlooking. If raised, it should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.

- Where decking is positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden area, the erection of screening, either at the decking edge or the garden boundary shall generally be required. Screening may not be required in cases where the decking does not increase or intensify the intervisibility between and the overlooking of neighbours. Where screening is required and it is in excess of 2.5 metres high, within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed decking will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

- The design and position of the decking shall be appropriate to the architectural design of the house.



Planning Application Advice Note No. 6

DORMER WINDOWS

It is appreciated that many households require additional accommodation and that, in many cases, the most cost effective way is to use attic space. Dormer windows can help to maximise the floorspace.

This Advice Note provides a guide to the issues that are considered in determining applications for planning permission.



Design Principles

- Dormers should, preferably, be located at the rear of the house where they will be less conspicuous.

- A dormer should be subordinate to the existing roof in terms of its shape and size and should be set back from the wall head, be below the ridge line of the roof and be set back from the gable ends.
- Exposed fascia boarding on dormers should be used sparingly and should be painted to match the colour of the dormer faces rather than the window frames.
- Where practical the external cladding of the dormer should be similar to that of the original roof.
- Dormers on the hipped gable of a roof should be avoided.
- The window openings of the dormer should, where practical, follow the style, proportion and alignment of door and window openings in the existing house.
- On a building of traditional design, a pitched or sloping roof over each dormer should reflect the architectural style of the building.

Planning Application Advice Note No. 7

WINDOW REPLACEMENT in CONSERVATION AREAS and in LISTED BUILDINGS

The appearance of a building and the impressions of a street and area can be impacted greatly by detailed features such as windows. Where windows are replaced in a piecemeal manner, resulting in a variety of different materials, profiles, colours and methods of opening, the quality of the building can be significantly reduced.

The Council seeks to ensure that the general quality of Inverclyde's built environment is improved to the benefit of all and is required to introduce policies and practice aimed at improving and enhancing the quality of Conservation Areas and Listed Buildings. Planning

Permission is required for replacement windows in a Conservation Area unless the replacement is an exact replica with reference to materials, proportion, method of glazing and method of opening. Listed Building Consent is required if it is proposed to replace windows in a building listed as being of Historical or Architectural Interest.

This Advice Note provides a guide to the issues that are considered in determining applications for planning permission and listed building consent.

Proposals which accord with the following principle will be recommended for approval.

Listed Buildings (Category A and B)

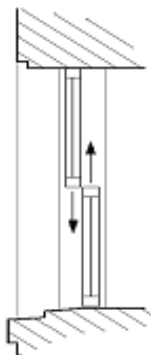
- Replacement windows should match the design of the original windows. For example, if the building was originally fitted with sash and case

windows, traditional timber sash and case windows (top and bottom sashes should slide vertically to open) should be used in all elevations.

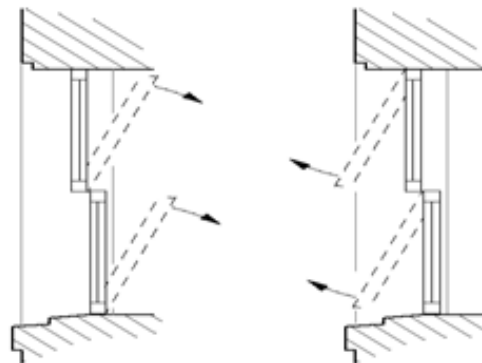
- Windows should be painted to accord with the original colour.
- Where appropriate, glazing bars should match the original in position and size.
- If sash and case windows are required, the bottom sash should be capable of opening inwards.

Listed Buildings (Category C)

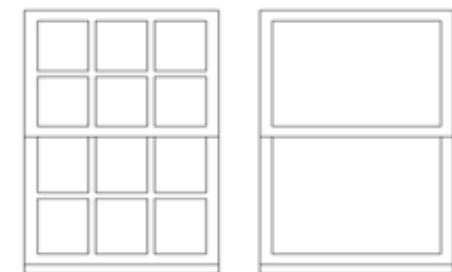
- Replacement windows should match the design of the original windows, although variations to the method of opening will be considered. For example, if the building was originally fitted with sash and case windows, traditional timber sash and



Sliding sash & casement window



Tilting sash & casement:
Acceptable for Category 'C' Listed Buildings
and in Conservation Areas



Glazing bars:
Important to match original

PLANNING APPLICATION ADVICE NOTES

case windows (top and bottom sashes should slide vertically to open) or tilting sash windows manufactured in either timber, uPVC or aluminium with a plasticated wood grain effect finish are acceptable options.

- Windows should be painted to accord with the original colour.
- Where appropriate, glazing bars should match the original in position and size.



Conservation Areas

The following replacement windows are acceptable :

- Windows should match the design of the original windows, although variations to the method of opening will be considered.

- Traditional timber sliding sash and case (painted in the original colour).
- uPVC sliding sash and case (finished in the original colour).
- Aluminium with a plasticated wood grain effect finish sash and case (finished in the original colour).
- Tilting sash windows in timber, uPVC or aluminium with a plasticated wood grain finish (finished in the original colour).
- Stepped windows with a combination of sliding, tilting or side opening in timber, uPVC or aluminium with a plasticated woodgrain finish (finished in the original colour).
- In all cases glazing bars should match the original in position and size. Bars inserted into double glazed window units are inappropriate.

Planning Application Advice Note No. 8

SITING and DESIGN of NEW HOUSES in the COUNTRYSIDE

Inverclyde's countryside is a valuable resource. Much of it is within the Clyde Muirshiel Regional Park and, in general, development is sparse. It is important that the character of the countryside is retained and that where development occurs it merges into the landscape. Where policies permit the development of new houses, the following design principles apply.

Siting of New Housing

- Prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate.
- Buildings should be set into the landform with excavation or infill minimised.
- Sites adjacent to or within groups of other buildings will be favoured.
- Tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact.

Design of New Housing

EXTERNAL WALL FINISH

- Natural stone or wet dash render are traditional to the Inverclyde countryside and should be used.

BASECOURSES

- Where a traditional wet dash finish is used, it is expected that this will be applied down to ground level.
- Where a basecourse is used, this should be minimal and finished in a smooth cement render.

UNDERBUILDING

- Excessive underbuilding should be avoided.

WINDOWS AND DOORS

- All windows should have a vertical emphasis and be surrounded by a smooth cement margin.
- Doors should similarly be surrounded by a cement margin.

ROOF

- A minimum pitch of 35 degrees should be achieved.
- The roof should be finished in natural slate or a synthetic slate look-a-like tile which reflects the size, colour and edge detail of a natural slate.

EAVES / SKEWS

- Boxed eaves, with large fascia boards and barge boards should be avoided.

ROOFLIGHTS

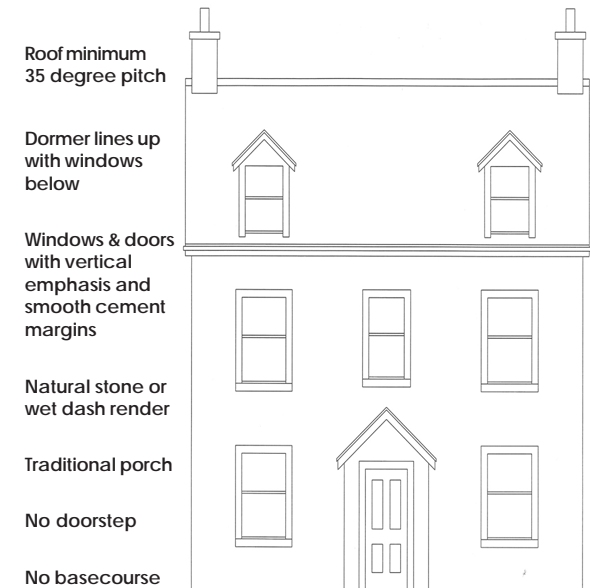
- When required, they should be located at the rear roof plane, have a vertical emphasis and be flush fitted with secret guttering.

DORMERS

- The design of dormer windows should accord with the design guidance contained in **Planning Application Advice Note No. 6** on dormer windows. They should be positioned on the roof to vertically line with windows and / or doors on the facade below and be symmetrical.

PORCHES

- If required, these should be designed as an integral part of the building.
- Wall finishes, windows, roofs and eaves / skews should reflect the remainder of the building.



Converting Buildings to Residential Use

The conversion or re-use of existing buildings in the countryside for residential use will be acceptable subject to the following :

- The building should be structurally sound, largely intact and capable of conversion without substantial demolition and rebuild.
- A structural survey of the property may require to be submitted to accompany any planning application.
- The original scale, character, proportion and architectural integrity of the building shall remain intact and any extension shall require, at all times, to be subsidiary to the original building.
- Where a traditional building, the detail of design shall follow the criteria specified previously under the heading "Design of New Housing".



Extending Existing Residential Buildings

Residential buildings are of a variety of shapes and sizes and it is important that alterations to such buildings ensure that their original character is maintained. In this respect, any extension to an existing residential building shall require the following:

- To be subsidiary in scale and position to the original dwellinghouse
- To follow the design details specified in the "Design of New Housing" in the case of traditional buildings.

Planning Application Advice Note No. 9

SITING and DESIGN of NEW FARM BUILDINGS

Inverclyde's countryside is a valuable resource. Much of it is within the Clyde Muirshiel Regional Park and, in general, development is sparse. It is important that the character of the countryside is retained and that where development occurs it merges into the landscape.

Siting of New Buildings

- Prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate.
- Buildings should be set into the landform with excavation or infill minimised.
- Sites adjacent to or within groups of other buildings will be favoured.
- Tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact.

Design of New Buildings

ROOFS

- Where traditional roofing material is proposed a minimum 35 degree pitch should be achieved using a natural slate or a synthetic slate look-a-like tile which reflects the size, colour and edge detail of a natural slate. On large buildings requiring wide roof spans, high pitch roofs would

have a significant impact. Also many buildings, for economic reasons, will propose the use of modern materials. Under such circumstances roofs should seek to blend in with the landscape or be finished in a colour to match the farm buildings in the immediate vicinity. Where large buildings use modern materials a low pitch roof should be used. Flat roofs are not appropriate.



Lukeston Farm, Bridge of Weir

WALLS

- Natural stone or wet dash render are traditional to the Inverclyde countryside and are acceptable. Where steel framed buildings are proposed, they should seek to blend in with the landscape or be finished in a colour to match other farm buildings in the immediate vicinity.

Planning Application Advice Note No. 10

SIGNAGE & ADVERTISEMENTS

Signs and advertisements are an integral feature in towns and make an important contribution to the visual appearance of an area. This Advice Note offers guidance on acceptable levels of signage aimed at achieving the balance between traffic safety, visual amenity and the requirement to advertise the presence of a business.

Hoardings

As part of an overall display including, where appropriate, fencing, landscape displays and seating, hoardings can make a positive contribution where used to screen visually prominent industrial and commercial sites, construction sites and vacant / derelict land. Except where applications will lead to a proliferation of hoardings along a street or within an area, proposals which bring about environmental improvement by screening commercial sites and vacant / derelict land will be supported.

Application for hoardings can only be considered with reference to amenity and public safety. As such, applications for hoardings will not generally be supported in the following circumstances:

- rural locations.
- predominantly residential areas.

- on the gables and walls of roadside buildings where the size and siting of a hoarding is considered not to be in keeping with the scale and character of the area.



East Hamilton Street, Greenock

Advance Directional Signs

Advance directional signs for commercial properties will not generally be supported other than in the exceptional circumstance of being necessary in the interests of road safety. Where appropriate, advance signage should be incorporated within the network of national road signage. Advance directional signage solely for the purpose of advertisement will not generally be permitted and in such circumstances proprietors should consider other means (e.g. the use of newspaper and radio advertisement) as a method of attracting business.

Hotels, Bed & Breakfast, Restaurants and Public Houses

The level of signage permitted will have regard to the location and nature of the premises. In predominantly residential areas signs should be restricted to a single non-illuminated sign. In commercial areas signage will generally be limited to one sign per gable per establishment. Incidental menu boards and directional signs (e.g. Lounge Bar / Restaurant etc.) at appropriate entrances may be acceptable provided they do not lead to clutter. Totem signs are generally only acceptable as an alternative to signage on the building and/or where the building and its function is not clearly evident.

Petrol Filling Stations

It is recognised that petrol brands and prices are important considerations to many motorists. Signage, however, shall generally be limited to positions on the canopy and the kiosk fascia and to a single pole sign. Incidental signage on pumps and around valeting facilities will be acceptable provided they do not lead to clutter. Illumination of signage, where considered to adversely affect nearby residential property or road safety, will not be permissible.

Car Sales

Due to the size of car sales premises sites can, on occasion, be the subject of excessive signage which can present an image of clutter. Signage will be permissible on the same level as petrol filling stations (canopy signage, building fascia

PLANNING APPLICATION ADVICE NOTES

signage and a single totem sign). In addition, incidental advertisement on sale vehicles will also be acceptable. Illumination of signage, where considered to adversely affect nearby residential property or road safety, will not be permitted. The use of flags, flywheels and balloons will not generally be supported.



Free-standing Display Signs / Bus Shelter Signage

Support will generally be given to bus shelter signage when there are no road safety issues. Similarly free-standing display signs, when incorporated in the public facilities (e.g. public toilet / payphones) will generally be supported. All such proposals which fail to preserve or enhance the character or appearance of Conservation Areas, or which adversely affect the setting of a Listed Building will be opposed.

Temporary Event Signs / Flyposting

These will be opposed. Where such signage relates to events within Council property consideration will be given to cancelling lets. In all other cases the Council will give due consideration to seeking prosecution.

Shop Signage

Signage should be limited to one fascia sign and one projecting sign per shop frontage subject to the following criteria :

- Signage should in all cases be limited to the upper fascia.
- In listed buildings and in conservation areas, fascia advertising shall generally be limited to the name of the business with no extraneous logos permitted. Any non-timber fascia panels should have a matt non-reflective finish. Illumination will generally only be permitted by way of individual internally illuminated letters or by appropriately designed downlighters.
- Projecting signs should be positioned at upper fascia level.
- In listed buildings and in conservation areas projecting signs should be top hung from a traditional wrought iron bracket. They should have a maximum dimension of 600mm. Internal illumination is not generally permitted. External illumination may be by trough light.

Planning Application Advice Note No. 11

SHOPFRONT DESIGN

Shopfronts are an important element in the streetscape. Their design can have a significant impact on the appearance of buildings and streets and on the image of a shopping area.

This Advice Note provides a guide to good design features that can enhance the image of the retailer.

Design and Proportion

The design and proportion of the shopfront is based on the framing of the window and door around the fascia board, stallrisers and pilasters. It is inappropriate to consider the shopfront in isolation, as it should reflect the other shopfronts both within the building (if in a tenement or parade of shops) and the street. Replacement shopfronts should comply with following design criteria:

- New shopfronts should either retain or reintroduce traditional high level windowheads and shallow fascias.

- Where alterations have resulted in lowered internal ceilings behind lowered secondary fascias, the high level fascias should be re-introduced with the lower level fascia replaced by mirrored glass.
- Stallriser heights may vary in depth, but are generally between 400 - 500mm. The finish of the stallriser should reflect the overall design on the building and shopfront.
- Pilasters act to delineate each shop and should run the full height of the shopfront through the stallriser, window height and fascia.
- The door and window positions and design should reflect the original design of the shopfront and building and the vertical emphasis.
- There are a variety of different materials available including stone, timber, aluminium, granite, marble and uPVC. Where a shopfront is in a listed building or a conservation area, the material should reflect the status of the building and utilise traditional materials.
- Shopfronts should be finished in any B Range matt or eggshell colour.

Canopies and Awnings

The re-introduction of traditional awnings, recessed at the base of the fascia, will be supported. Awnings should be matt finished canvas or cloth in a colour to reflect the shopfront. Gloss, plastic, or static canopies will not generally be supported.

Security

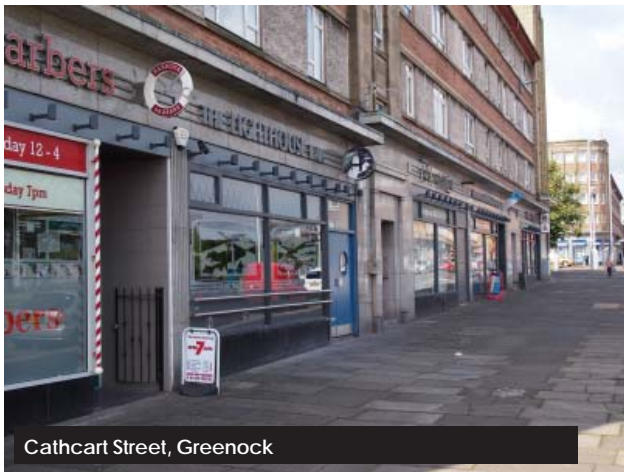
Shop window displays make an important contribution to the vibrancy and interest of shopping areas. This contribution is significant during the evenings when shop front displays are illuminated. This guide is aimed at ensuring that window displays continue to make a contribution while at the same time recognising the need for security.

In listed buildings and in conservation areas roller shutter blinds should comply with the following criteria:

- The shutter should be lattice grilled.
- The shutter should be positioned behind the shop window and / or door.
- The shutter box should be recessed behind the fascia.
- Where external security grilles are required, side hung grille panels, which may be removed daily at the commencement of trade, may be acceptable. Recessed doors may be protected by an appropriately designed security gate.



Grey Place, Greenock



In all other cases, roller shutters which protect the glazing will be permitted providing:

- The shutter should be latticed grilled.
- The shutter box should be recessed behind the fascia or, subject to appropriate design, a sub-fascia.
- In isolated shop units and in exceptional circumstances where evidence recognises a high level of vandalism and burglary, solid external security shutters may be permitted.
- Shutters and grilles should be painted to match shopfront.

Alarm boxes are acceptable in all cases subject to appropriate consideration of their design, size, colour and position.

Signage

Signage should be limited to one fascia sign and one projecting sign per shopfront, subject to the following criteria:

- Signage should in all cases be limited to the upper fascia. Lettering and advertising shall not generally be permitted on any lower fascia or on pilasters.
- In listed buildings and in conservation areas, fascia advertising shall generally be limited to the name of the business with no extraneous logos permitted. Any non-timber fascia panels should have a matt non-reflective finish. Illumination will generally only be permitted by way of individual internally illuminated letters or by appropriately designed downlighters.
- Projecting signs should be positioned at upper fascia level.
- In listed buildings and in conservation areas projecting signs should be top hung from a traditional wrought iron bracket. They should have a maximum dimension of 600mm. Internal illumination is not generally permitted. External illumination may be by trough light.

Inverclyde
council



Regeneration and Planning

Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
PA15 1LY

Tel: 01475 717171

E-mail: ldp@inverclyde.gov.uk

Web: www.inverclyde.gov.uk/ldp

5. CONSULTATION RESPONSES IN RELATION TO PLANNING APPLICATION

To:	Head of Regeneration & Planning	Your Ref:	17/0186/IC
		Our Ref:	EP/14/04/17/0186/IC
From:	Head of Environmental & Commercial Services	Contact:	E Provan
		Tel:	(01475) 714814
Subject:	Observations On Planning Application	PA Ref:	17/0186/IC
Detail:	Proposed erection of raised decking and boundary fence	Dated:	19/07/2017
		Received:	19/07/2017
Site:	3 Cardross Place, Greenock, PA15 3JE	Applicant:	Mr Lightbody
Type of Consent: Detailed Permission/ In Principle/ Approval of Matters/ Change of Use			

Comments:

1.	The proposed new fence will replace an existing fence. The new fence line is on the boundary line of the property which is different from the existing fence. The visibility splay from Cardross Place to Clynder Road appears to be 2.4m by 30.0m with the new fenceline. This is acceptable as traffic is likely to be travelling slowly from the deadend on Clynder Road towards Cardross Place.
2.	The new fence also continues up to the driveway. The type of fence proposed provides no visibility of pedestrians on the footway or vehicles entering Cardross Place from Clynder Road. This is not acceptable. The applicant should lower the fence to 1.0m high from the driveway for a distance of approximately 4.0m.

Notes For Intimation To Applicant

Construction Consent (S21)*	Not Required/ Required for all road works
Road Bond (S17)*	Not Required/ Required if building works are to be undertaken before roads are completed
Road Opening Permit (S56)*	Not Required/ Required for all works in the public road
Other	Not Required/ ***


*Relevant Section of the Roads (Scotland) Act 1984

Signed: 
Steven Walker, Service Manager (Roads)

Date: 26/07/2017

Rona McGhee

From: David Ashman on behalf of Devcont Planning
Sent: 11 July 2017 16:53
To: Laura Graham
Subject: FW: 17/0186/IC | Proposed erection of raised decking and boundary fence | 3 Cardross Place Greenock PA15 3JE

From: scott Thomson [<mailto:> 
Sent: 11 July 2017 12:17
To: Devcont Planning
Subject: 17/0186/IC | Proposed erection of raised decking and boundary fence | 3 Cardross Place Greenock PA15 3JE

Warrant required

**6. DECISION NOTICE DATED 17 AUGUST 2017 ISSUED BY
HEAD OF REGENERATION & PLANNING**

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 17/0186/IC

Online Ref:100056820-001

***TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND)REGULATIONS 2013***

Mr Lightbody
3 Cardross Place
GREENOCK
PA15 3JE

Rebecchi Architectural Services Ltd
Marco Rebecchi
55 Kempock Street
GOUROCK
PA19 1NF

With reference to your application dated 26th June 2017 for planning permission under the above mentioned Act and Regulation for the following development:-

Proposed erection of raised decking and boundary fence at

3 Cardross Place, Greenock.

Category of Application Local Application Development

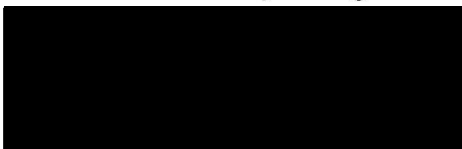
The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. The design and position of the raised decking has a detrimental impact on the streetscape and the character and amenity of the area, contrary to Policy RES1 and Policy RES5 of the Inverclyde Local Development Plan.
2. The position and height of the boundary fence has a detrimental impact on road safety at the junction of Cardross Place and Clynder Road, contrary to Policy RES5 of the Inverclyde Local Development Plan.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 17th day of August 2017



Head of Regeneration and Planning

- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.

- 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, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
17-053-PL-001		20.06.2017
17-053-PL-002		20.06.2017

7. LETTER DATED 18 SEPTEMBER 2017 FROM REBECCHI ARCHITECTURAL SERVICES ENCLOSING NOTICE OF REVIEW FORM AND SUPPORTING DOCUMENTATION

17-053

**INVERCLYDE COUNCIL
HEAD OF LEGAL & ADMINISTRATION
MUNICIPAL BUILDINGS
CLYDE SQUARE
GREENOCK
PA15 1LY**



18 September 2017

Dear Sir(s)

PROPOSED ERECTION OF DECKING TO SIDE OF HOUSE AND ERECTION OF NEW 1500MM HIGH BOUNDARY FENCE AT 3 CARDROSS PLACE, GREENOCK, PA15 3JE

With reference to the above project and the recent refusal of planning permission we wish to apply for a "Notice of Review"

We attach the following information: -

- 1 No. completed application form
- 5 No. site photographs
- Signed document from neighbouring properties in support of the application.
- 1 No. copy of drawing nos. 17-053-PL-001 & PL-002
- 1 No. copy of the Report of Handling

Reasons for refusal: -

1. The design and position of the raised decking has a detrimental impact on the streetscape and the character and amenity of the area, contrary to Policy RES1 and Policy RES5 of the Inverclyde Local Development Plan.
2. The position and height of the boundary fence has a detrimental impact on road safety at the junction of Cardross Place and Clynder Road, contrary to Policy RES5 of the Inverclyde Local Development Plan.

The grounds for our appeal are as follows: -

During discussions with the case officer, it was suggested that a deck to the rear of the property would be acceptable. Due to the positioning of the house on a corner plot, and with the street at an elevated position, a deck to the rear of the property would be as highly visible as a deck on the side of the house, particularly when viewed from 66 – 80 Clynder Road, Greenock. It is clear from the attached signed document, and by the fact that there were no written objections to the proposals, that none of these neighbours have any concerns about the proposed decking. Appendix 1 and 2 are photographs of the site taken from the garden ground of 68 & 80 Clynder Road, Greenock

It is also evident from the attached photograph (Appendix 3) taken on the approach to the Cardross Place junction from Clynder Road that the decking will not be seen even without a boundary fence. The inclusion of the boundary fence will further screen any view of the proposed decking.

Turning to the point on road safety, Appendix 4 demonstrates that a 43m x 2.4m visibility splay is still achieved with the new fence position, as is required by the Designing Streets guidance documentation. Appendix 5 & 6 taken 2.4 metres from the line of the junction demonstrates the visibility splays in both directions.

The observation comments from the Head of Environmental & Commercial Services stated that as the fence continued up to the driveway that there was no visibility of pedestrians on the footpath. The comments suggested that the fence be reduced to 1.0 metre in height over a distance of 4.0 metres. We were not given this information, or the opportunity to amend our drawings to satisfy these requirements.

Reference to these comments in the Report of Handling (Appendix 7) made by the case officer state that the advice is to lower the fence to 1.0 metre in height for a distance of 40metres from the driveway. The lowered height will only intensify the concerns regarding visibility of the proposals as well as overlooking/privacy implications. The distance of 40 metres is incorrect and should only be 4 metres. If the fence was only reduced over a distance of 4 metres, then the 1500mm high fence erected over the remainder of the side garden will still provide screening and assist with providing privacy from the street. Any pedestrians using the pavement on Clynder Road are unlikely to see the decking due to the height of the fence.

Taken the above in to account, the reasons for appeal are: -

- None of the neighbours have any concerns over the proposals.
- Given that the side garden faces on to the "dead end" section of Clynder Road, the number of vehicles and pedestrians using the public road and footpath are low, we disagree that the proposals will have a detrimental impact on the streetscape and the character and amenity of the area.
- The case officer has determined the application based on wrong information as the Head of Environmental & Commercial Services was only requesting the fence be lowered over a distance of 4 metres from the driveway and not 40 metres as the Report of Handling suggests.
- By reducing the fence to a height of 1 metre over a distance of 4 metres, then the remainder of 1500mm high fencing will still provide the required screening and will address any overlooking/privacy issues.

We feel the decision should be over turned on the condition that that boundary fence is reduced to a height of 1 metre over a distance of 4 metres from the driveway.

Yours faithfully,



MARCO REBECCHI
ACIAT AaPS
Director

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application

Date of decision (if any)

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

SEE ATTACHED COVERING LETTER

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Application form
 5 Site Photographs
 Extract from Designing Streets
 Site Plan demonstrating visibility splays
 Drawings (17-053-PL-001 & 002)
 A copy of the Report of Findings.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

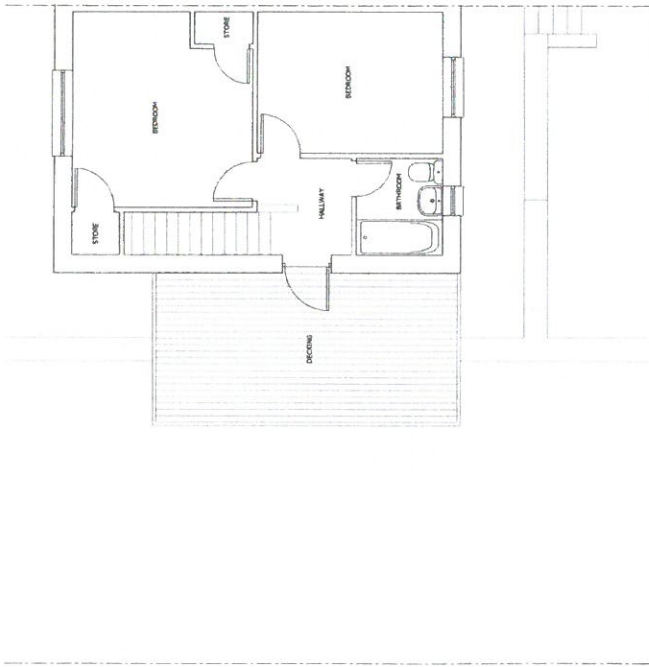
Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

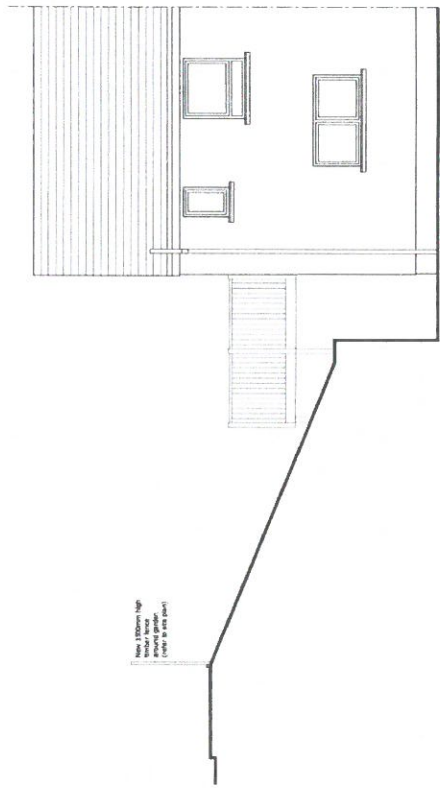
I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed [Redacted Signature]

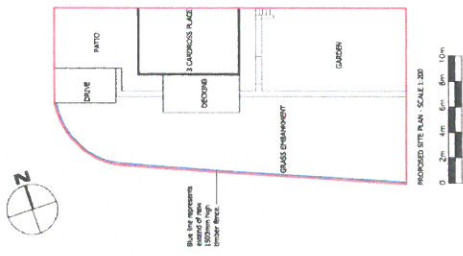
Date 18-9-2017



FIRST FLOOR PLAN AS PROPOSED



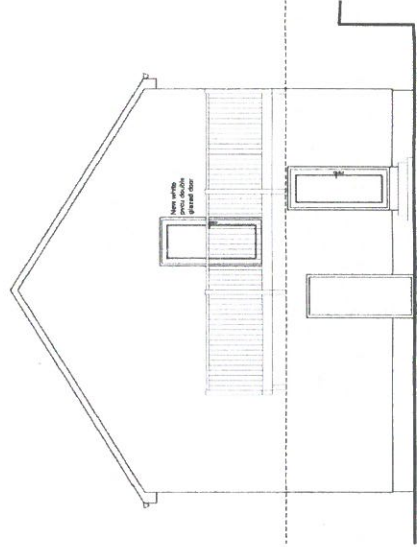
MAIN ELEVATION AS PROPOSED



PROPOSED SITE PLAN - SCALE 1:200



Black line represents the boundary of the proposed works.



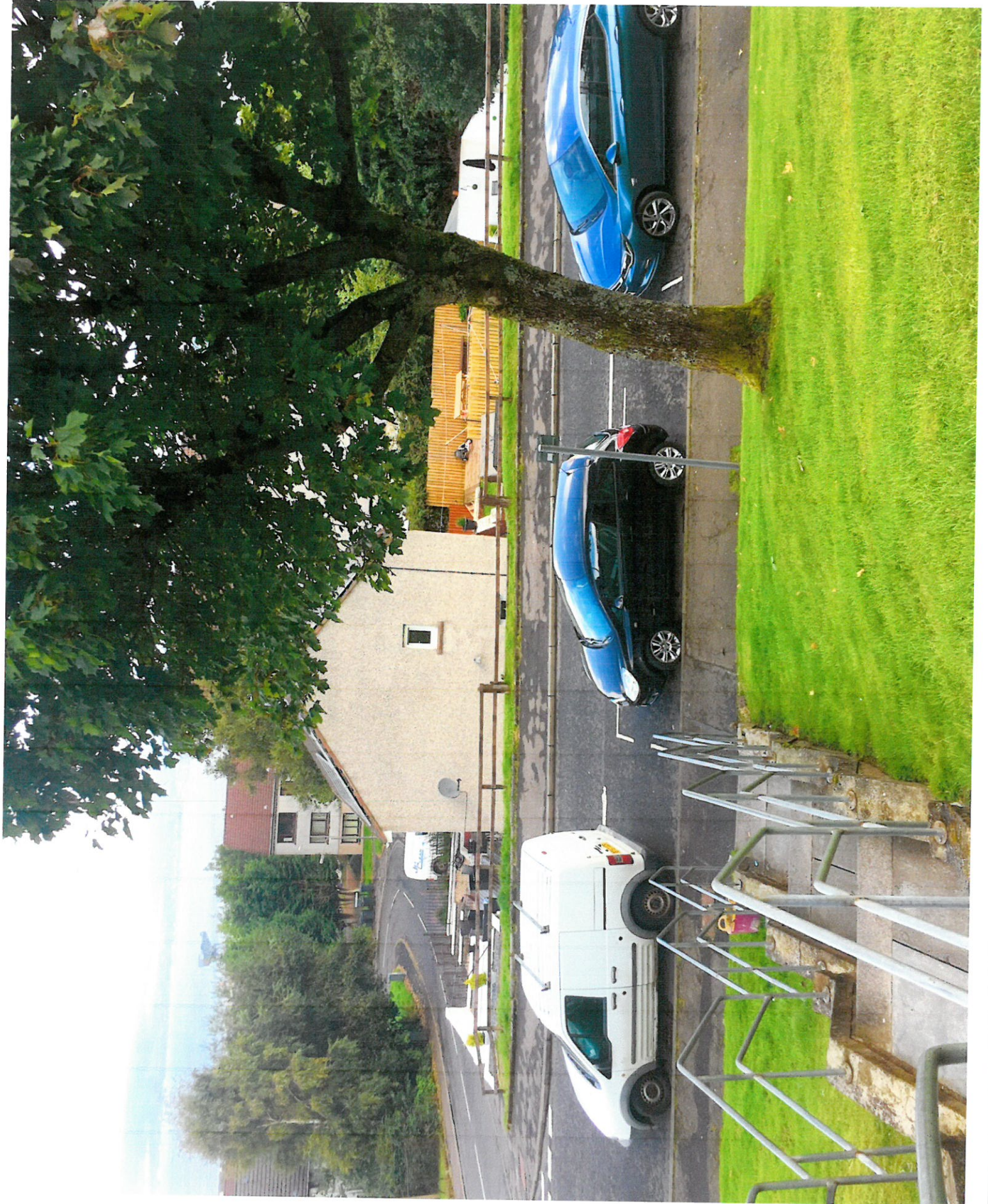
GABLE ELEVATION AS PROPOSED

This set of drawings is for the purpose of information only. It is not to be used for construction purposes. This drawing may not be copied or reproduced in any form for the purpose of this project.

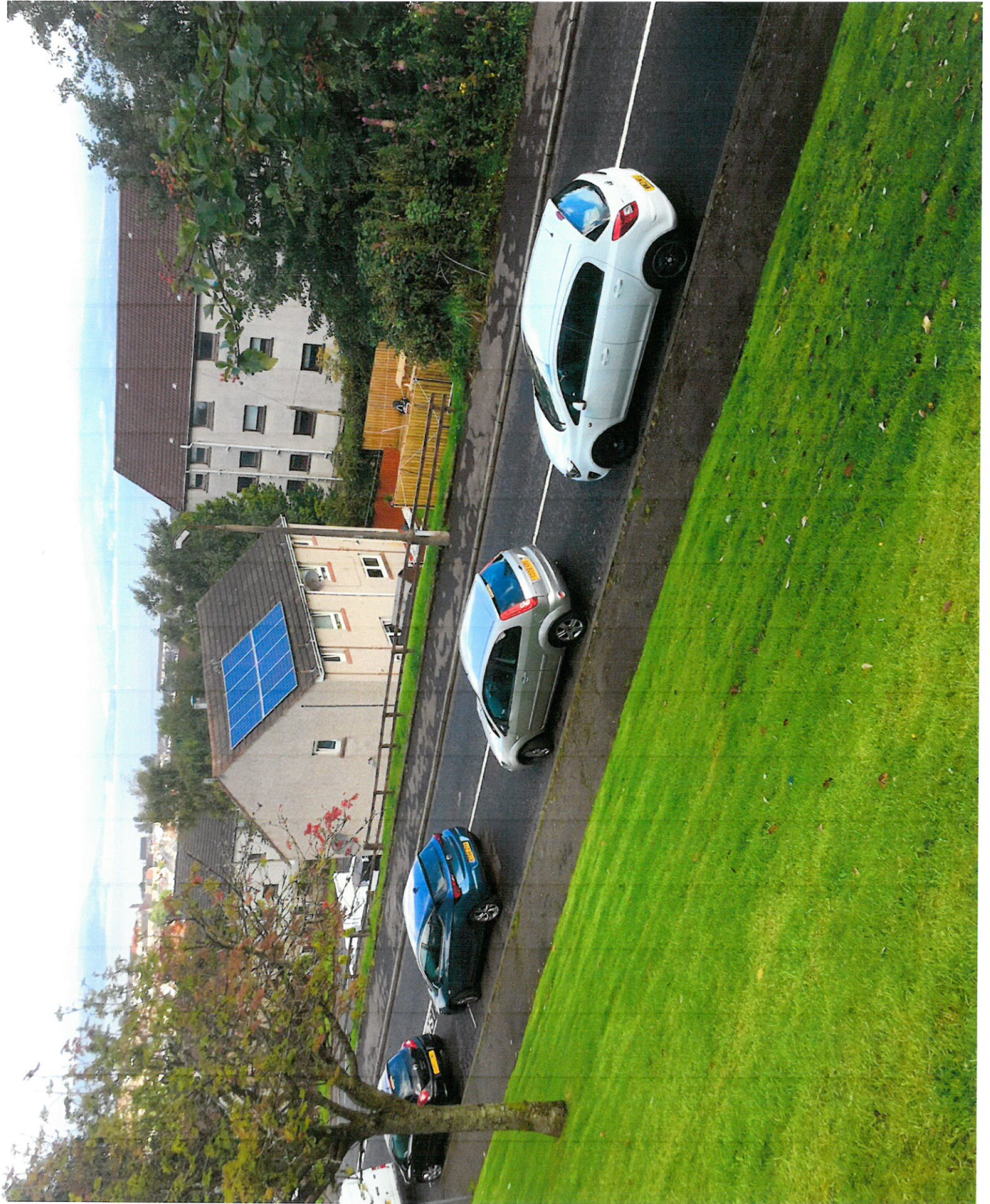
rebecchi
architectural services
 55 Glenview Street, Glenview, PA 19137
 Tel: 610-261-1111
 Fax: 610-261-1112
 Email: info@rebecchi.com

Client	Glenview Street, Glenview, PA 19137
Project Title	Proposed Erection of Timber Decking and Boundary Fence
Drawing Title	Plan
Proposed Date & Drawn	25.06.17
Drawn by	RL
Checked by	AL
Scale	1:50
Sheet	PLANNING

Appendix 1.



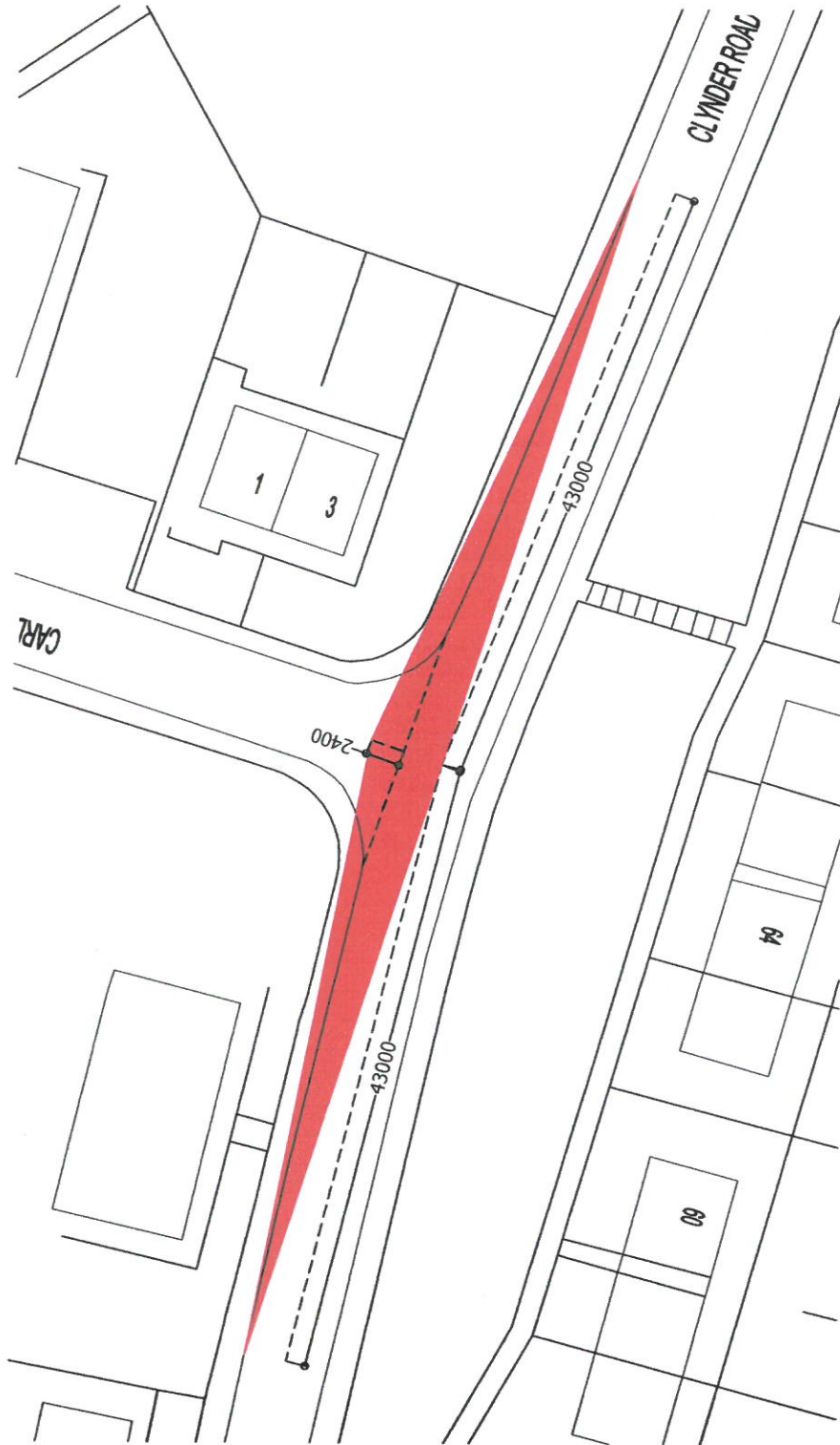
Appendix 2 .



Appendix 3



Appendix 4



Stopping sight distance

The stopping sight distance (SSD) is the distance within which drivers need to be able to see ahead and stop from a given speed.

The SSD values used in *Designing Streets* are based on research into deceleration rates, driver perception-reaction times and speed. These SSD values are appropriate for residential and lightly trafficked streets. The table below shows the effect of speed on SSD. These values are independent of traffic flow or type of road. It is recommended that they are used on all streets with 85th percentile wet weather speeds up to 60 kph.

Below around 20 mph, shorter SSDs themselves may not achieve low vehicle speeds: the design of the whole street and how this will influence speed needs to be considered at the start of the process; e.g. the positioning of buildings and the presence of on-street parking.

Further information on SSDs, including details of the calculation formula, and also the relationship between visibility and speed is available in *TRL Report No. 332*¹¹ and *TRL Report No. 661*¹².

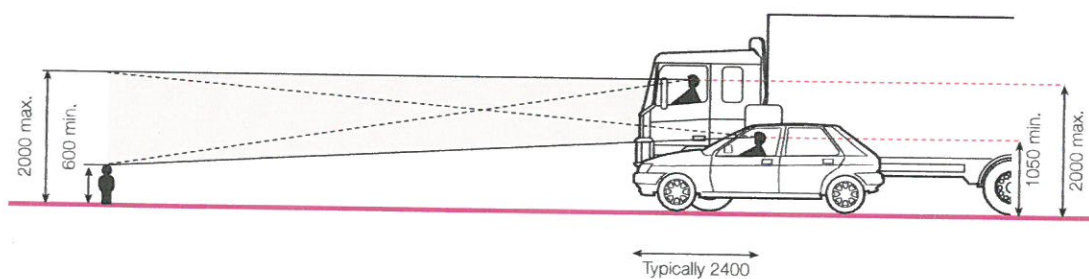
Speed	Kilometres per hour	16	20	24	25	30	32	40	45	48	50	60
	Miles per hour	10	12	15	16	19	20	25	28	30	31	37
SSD (metres)	SSD (metres)	9	12	15	16	20	22	31	36	40	43	56
	SSD adjusted for bonnet length	11	14	17	18	23	25	33	39	43	45	59

Visibility requirements

Visibility should be checked at junctions and along the street. Visibility is measured horizontally and vertically.

Using plan views of proposed layouts, checks for visibility in the horizontal plane ensure that views are not obstructed by vertical obstructions.

Checking visibility in the vertical plane is then carried out to ensure that views in the horizontal plane are not compromised by obstructions such as the crest of a hill, or a bridge at a dip in the road ahead. It also takes into account the variation in driver eye height and the height range of obstructions. Eye height is assumed to range from 1.05 m (for car drivers) to 2 m (for lorry drivers). Drivers need to be able to see obstructions 2 m high down to a point 600 mm above the carriageway.



Visibility splays at junctions

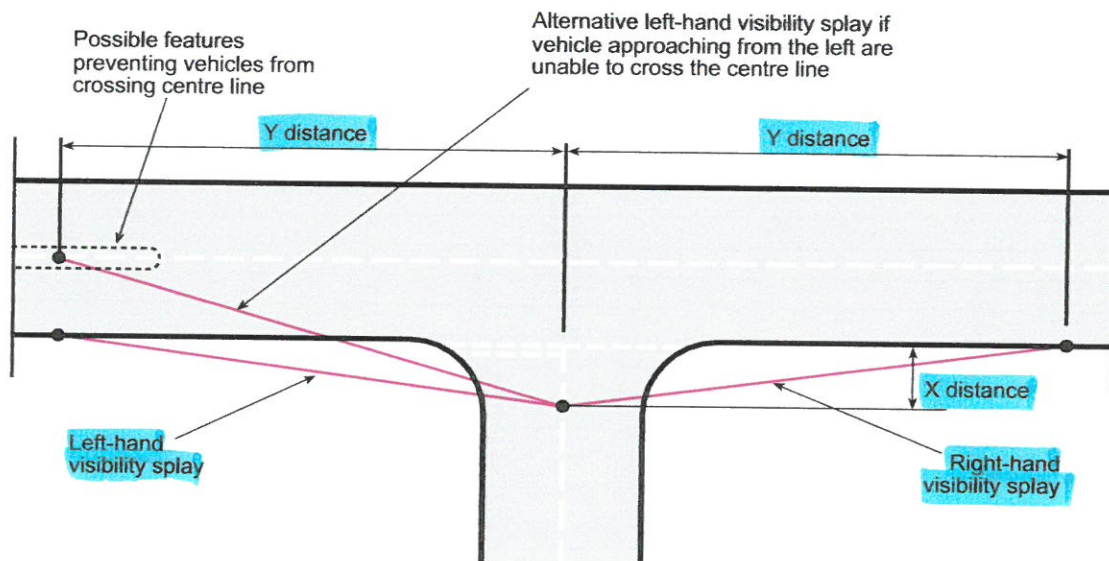
The visibility splay at a junction ensures there is adequate inter-visibility between vehicles on the major and minor arms.

The distance back along the minor arm from which visibility is measured is known as the X distance. It is generally measured back from the 'give way' line (or an imaginary 'give way' line if no such markings are provided). This distance is normally measured along the centreline of the minor arm for simplicity, but in some circumstances (for example where there is a wide splitter island on the minor arm) it will be more appropriate to measure it from the actual position of the driver.

The Y distance represents the distance that a driver who is about to exit from the minor arm can see to his left and right along the main alignment. For simplicity, it is measured along the nearside kerb line of the main arm, although vehicles will normally be travelling a distance from the kerb line. The measurement is taken from the point where this line intersects the centreline of the minor arm (unless, as above there is a splitter island in the minor arm).

When the main alignment is curved and the minor arm joins on the outside of a bend, another check is necessary to make sure that an approaching vehicle on the main arm is visible over the whole of the Y distance. This is done by drawing an additional sight line which meets the nearest wheel track at a tangent.

Some circumstances make it unlikely that vehicles approaching from the left on the main arm will cross the centreline of the main arm – opposing flows may be physically segregated at that point, for example. If so, the visibility splay to the left can be measured to the centreline of the main arm.



X and Y distances

An X distance of 2.4 m should normally be used in most built-up situations, as this represents a reasonable maximum distance between the front of the car and the driver's eye.

A minimum figure of 2 m may be considered in some very lightly-trafficked and slow-speed situations, but using this value will mean that the front of some vehicles will protrude slightly into the running carriageway of the major arm. The ability of drivers and cyclists to see this overhang from a reasonable distance, and to manoeuvre around it without undue difficulty, should be considered.

Using an X distance in excess of 2.4 m is not generally required in built-up areas.

The Y distance should be based on values for SSD.

Appendix S





REPORT OF HANDLING
Report By: Carrie Main

Report No: 17/0186/IC

**Local Application
Development**
**Contact
Officer:** 01475 712412

Date: 17 August 2017

Subject: Proposed erection of raised decking and boundary fence at
3 Cardross Place, Greenock.

SITE DESCRIPTION

The application site comprises of a two storey semi-detached dwellinghouse, located on the south-eastern side of Cardross Place on the corner of the junction with Clynder Road, Greenock. The site slopes steeply northwards at its southern end, creating a steep grass verge on the corner between the house and road. The surrounding roads take an elevated position relative to the site. The site is bound by an approximately 0.5 metre high white-painted boundary wall to the front (western) elevation and an approximately 0.5 metre high slatted timber fence from the corner of the western side extending to cover the southern side of the site. Access to the site is provided from its western side, where a driveway exists and provides one off-street parking space, a patio lies adjacent with concrete steps leading down to the front door and a pathway leading around the southern side of a the house to the rear garden area. The dwelling is finished externally in grey coloured dry cast render, grey concrete roof tiles and white uPVC windows and doors.

PROPOSAL

Planning permission is sought to erect decking on the upper storey southern side elevation of the house. Owing to the topography of the site the proposal would bridge an existing pathway which leads to the rear garden and involve construction and support posts to be fixed into the adjoining steeply sloping grass embankment lying between the property and its southern boundary with Clynder Road. The decking floor level will be approximately 3 metres in height above ground level and it will cover around 18 square metres. A 1.5 metre high open slatted timber fence is proposed to be constructed around the site covering the entire southern side and the western corner fronting Cardross Place.

The existing window within the upper storey of the southern side elevation will be altered to form a white uPVC glazed door, providing access to the decking. This alteration will however not require the benefit of planning permission.

DEVELOPMENT PLAN POLICIES

Policy RES1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;
- (c) proposals for the retention of existing landscape or townscape features of value on the site;
- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

Policy RES5 - Proposals for Changes to Properties for Residential Use

Proposals for the change of use, sub-division or conversion to properties to create new additional dwelling units, and for the alteration or extension to residential properties, will be assessed against and have to satisfy where appropriate, the following criteria:

- (a) the character and amenity of neighbouring properties;
- (b) impact on the streetscape;
- (c) impact on the character of the existing property;
- (d) accordance with the Council's adopted roads guidance; and having regard to Supplementary Guidance on Planning Application Advice Notes.

Planning Application Advice Note (PAAN) 5 on "Balconies and Garden Decking" applies.

CONSULTATIONS

Head Of Environmental And Commercial Services –

1. The proposed new fence will replace an existing fence. The new fence is on the boundary line of the property which is different from the existing fence. The visibility splay from Cardross Place to Clynder Road appears to be 2.4m by 30.0m with the new fenceline. This is acceptable as traffic is likely to be travelling slowly from the dead end on Clynder Road toward Cardross Place.
2. The new fence also continues up to the driveway. The type of fence proposed provides no visibility of pedestrians on the footway or vehicles entering Cardross Place from Clynder Road. This is not acceptable. The applicant should lower the fence to 1.0m high from the driveway for a distance of approximately 40m.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. No written representations were received.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Development Plan, the Planning Application Advice Note (PAAN) 5 on "Balconies and Garden Decking", the visual impact of the proposal on residential, neighbour amenity, road safety and the consultation response received.

The Inverclyde Local Development Plan locates the site within a residential area under Policy RES1. Policy RES1 seeks to safeguard the character and amenity of residential areas. As a residential related development incidental to the enjoyment of the dwellinghouse, the proposal is acceptable in principle. However, appropriate assessment must be considered in terms of design, scale and position against the criteria set out in Policy RES5, against the specific guidance in relation to the erection of decking as set out within PAAN5 and against all other relevant material considerations to determine whether or not the details of the proposal are acceptable.

PAAN5 notes that there is no objection to garden decking being erected but that it must take account of privacy and the impact it may have on the neighbours' enjoyment of their garden. I am satisfied that the position of the deck has no adverse impact on neighbouring garden ground as a consequence of overlooking. However, a combination of its position to the side of the house, proximity to the southern boundary which fronts the road, its level relative to the existing footpath/ground level within the garden and its scale will make it a prominent feature within the streetscape which is not considered to be keeping with the existing pattern of development in the area. Additionally, the proposal will be visible from surrounding properties which lie at an elevated position to the site, therefore raising concerns regarding the visual impact of the proposal to neighbouring properties within this established residential area. I conclude the proposal to have a detrimental impact on the character and amenity of the area and on the streetscape, contrary to policies RES1 and RES5 (a) and (b). The inclusion of screening at the site boundary in the form of a 1.5 metre timber fence is welcomed, in that it reduces the visual impact, however, it is not considered to fully alleviate the concerns raised, particularly given the topography of the site and surrounding area. Furthermore, the erection of the fence will cause adverse implications to the visibility of the junction between Cardross Place and Clynder Road, to the detriment of road safety and contrary to policy RES5 (d). Following consultation, the Head of Environmental and Commercial Services advised that the type of fence proposed provides no visibility of pedestrians on the footway or vehicles entering Cardross Place from Clynder Road. It is advised that the applicant lower the fence to 1.0m high from the driveway for a distance of approximately 40m. However, this suggested lowered height will only intensify concerns of visibility of the proposal as well as overlooking/privacy implications. It is therefore not considered that the proposal can address concerns of adverse visual amenity, privacy and road safety in tandem. The proposal is therefore not compliant with Policy RES1 and Policy RES5 (a), (b) and (d) of the Inverclyde Local Development Plan. As such I am unable to support the application.

RECOMMENDATION

That the application be refused.

Reason:

1. The design and position of the raised decking has a detrimental impact on the streetscape and the character and amenity of the area, contrary to Policy RES1 and Policy RES5 of the Inverclyde Local Development Plan.
2. The position and height of the boundary fence has a detrimental impact on road safety at the junction of Cardross Place and Clynder Road, contrary to Policy RES5 of the Inverclyde Local Development Plan.

Signed:



Case Officer: Carrie Main

To: Head of Regeneration & Planning Your Ref: 17/0186/IC
 From: Head of Environmental & Commercial Services Our Ref: EP/14/04/17/0186/IC
 Contact: E Provan
 Tel: (01475) 714814
 Subject: Observations On Planning Application PA Ref: 17/0186/IC
 Detail: Proposed erection of raised decking and boundary fence Dated: 19/07/2017
 Received: 19/07/2017
 Site: 3 Cardross Place, Greenock, PA15 3JE Applicant: Mr Lightbody
 Type of Consent: Detailed Permission/ In Principle/ Approval of Matters/ Change of Use

Comments:

1.	The proposed new fence will replace an existing fence. The new fence line is on the boundary line of the property which is different from the existing fence. The visibility splay from Cardross Place to Clynder Road appears to be 2.4m by 30.0m with the new fenceline. This is acceptable as traffic is likely to be travelling slowly from the deadend on Clynder Road towards Cardross Place.
2.	The new fence also continues up to the driveway. The type of fence proposed provides no visibility of pedestrians on the footway or vehicles entering Cardross Place from Clynder Road. This is not acceptable. The applicant should lower the fence to 1.0m high from the driveway for a distance of approximately 4.0m.

Notes For Intimation To Applicant

Construction Consent (S21)*	Not Required/ Required for all road works
Road Bond (S17)*	Not Required/ Required if building works are to be undertaken before roads are completed
Road Opening Permit (S56)*	Not Required/ Required for all works in the public road
Other	Not Required/ ***

*Relevant Section of the Roads (Scotland) Act 1984

Signed: 
 Steven Walker, Service Manager (Roads)

Date: 26/07/2017

**8. EMAIL DATED 26 SEPTEMBER 2017 FROM REBECCHI
ARCHITECTURAL SERVICES IN RELATION TO NEW
MATERIAL**

Rona McGhee

From: Marco Rebecchi <marco@rebecchiarchitectural.co.uk>
Sent: 26 September 2017 15:53
To: Rona McGhee
Subject: RE: Review of Decision to Refuse Planning Permission - Proposed Erection of Raised Decking and Boundary Fence, 3 Cardross Place, Greenock (17/0186/IC)

Rona,

As discussed, the report was lodged following the refusal of the planning consent. The information contained in the my appeal documentation was only prepared following the reading of the report of handling for the application. The information could not have been provided during the planning process and the case officer did not write her report until the application was refused.

Regards

Marco Rebecchi

rebecchi
architectural
services **ltd**

55 Kempock Street, Gourock, PA19 1NF
Tel: 01475 634844 / 07813 858 124
Email: marco@rebecchiarchitectural.co.uk

Why not visit our website www.rebecchiarchitectural.co.uk

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If you have received this email in error, I request that you inform me by return e-mail and then delete it immediately.

From: Rona McGhee [<mailto:Rona.McGhee@inverclyde.gov.uk>]
Sent: 26 September 2017 15:45
To: marco@rebecchiarchitectural.co.uk
Subject: Review of Decision to Refuse Planning Permission - Proposed Erection of Raised Decking and Boundary Fence, 3 Cardross Place, Greenock (17/0186/IC)

Dear Mr Rebecchi

I refer to the Notice of Review that you served on Inverclyde Council's Local Review Body on 19 September 2017.

I acknowledge receipt of the Notice and supporting documentation.

As you may be aware, Section 43B of the Town & Country Planning (Scotland) Act 1997 restricts the introduction of matter which was not before the planning officer at the time of the determination now under review (or at the time

of the expiry of the period of determination). A new matter will only be permitted where the applicant can demonstrate that it could not have been introduced earlier in the process, or that it arises as a consequence of exceptional circumstances. Having examined the Notice of Review, the signed document from neighbouring properties in support of the application has been identified as a new matter.

In the circumstances, I should be obliged if you would either (i) demonstrate that the above material could not have been introduced earlier in the process, or (ii) that it arises as a consequence of exceptional circumstances. In this regard, I should be pleased to hear from you within 14 days of the date of this email.

The Local Review Body is required to notify all those who submitted comment on the planning application, giving 14 days to make any further representation. Should any representations be received I shall write to you providing copy of any correspondence and allow you the opportunity to make comment.

I look forward to hearing from you.

Regards,
Rona

Rona McGhee
Senior Committee Officer
Legal & Property Services
Inverclyde Council
Municipal Buildings
Clyde Square
Greenock
Inverclyde
PA15 1LX

Phone – 01475 712113
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Inverclyde Council website – www.inverclyde.gov.uk
Inverclyde on Twitter – twitter.com/inverclyde

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- 9. SIGNED DOCUMENT FROM NEIGHBOURING PROPERTIES IN SUPPORT OF THE APPLICATION WHICH THE LOCAL REVIEW BODY AT ITS MEETING ON 1 NOVEMBER 2017 DECIDED TO HAVE REGARD TO**

TRANSCRIBED FROM ORIGINAL

Duncan Lightbody
3 Cardross Place
Greenock PA15 3JE

I am putting in a appeal to get decking built at side of my house that has been rejected. I have spoke to neighbours in my surrounding area they have no objections.

Alex McWaters, 74 Clynder Road, Greenock
Michelle Grana, 68 Clynder Road, Greenock
Joe Grana, 68 Clynder Road, Greenock
Josephine Kelly, 66 Clynder Road, Greenock
Christopher Kelly, 66 Clynder Road, Greenock
Shaun McWaters 62 Clynder Road, Greenock
B Gregory, 70 Clynder Road, Greenock
Mary Ward, 72 Clynder Road, Greenock
John Duffy, 1 Cardross Place, Greenock