

LOCAL REVIEW BODY

3 APRIL 2019

PLANNING APPLICATION FOR REVIEW

MR E HANSEN

**NON-COMPLIANCE WITH STANDARD TIME CONDITION TO EXTEND THE TIME PERIOD FOR COMMENCEMENT OF THE DEVELOPMENT ON SITE IN RESPECT OF PLANNING PERMISSION 16/0035/IC
54 CLOCH ROAD, GOUROCK (18/0325/IC)**

Contents

- 1. Planning Application dated 22 November 2018 together with location plan**
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- 5. Notice of Review Form dated 13 February 2019 with supporting documentation from Taylor Haggarty Design**
- 6. Suggested conditions should planning permission be granted on review**

- 1. PLANNING APPLICATION DATED 22 NOVEMBER 2018 TOGETHER WITH LOCATION PLAN**

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 100144467-002

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Please give the application reference no. of the previous application and date when permission was granted.

Application Reference No: *

16/0035/IC

Date (dd/mm/yyyy): *

24/03/2016

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

to extend the time period for commencement of the development on site

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?

Yes No

(Answer 'No' if there is no change of use.) *

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:	Taylor Haggarty Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	
Last Name: *	Taylor	Building Number:	1A
Telephone Number: *	01475 785577	Address 1 (Street): *	Mearns Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Greenock
Fax Number:		Country: *	Scotland
		Postcode: *	PA15 4PP
Email Address: *	taylor-haggarty.design@virgin.net		

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: *	Elliot	Building Number:	54
Last Name: *	Hansen	Address 1 (Street): *	Cloch Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Gourock
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	PA19 1AT
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Inverclyde Council

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

Address 1:

54 CLOCH ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GOUROCK

Post Code:

PA19 1AT

Please identify/describe the location of the site or sites

Northing

676712

Easting

221944

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

0.15

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

garden

Access and Parking

Are you proposing a new 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 propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

Yes – connecting to public drainage network

No – proposing to make private drainage arrangements

Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

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.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

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: John Taylor

On behalf of: Mr Elliot Hansen

Date: 22/11/2018

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | | |
|--|------------------------------|---|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

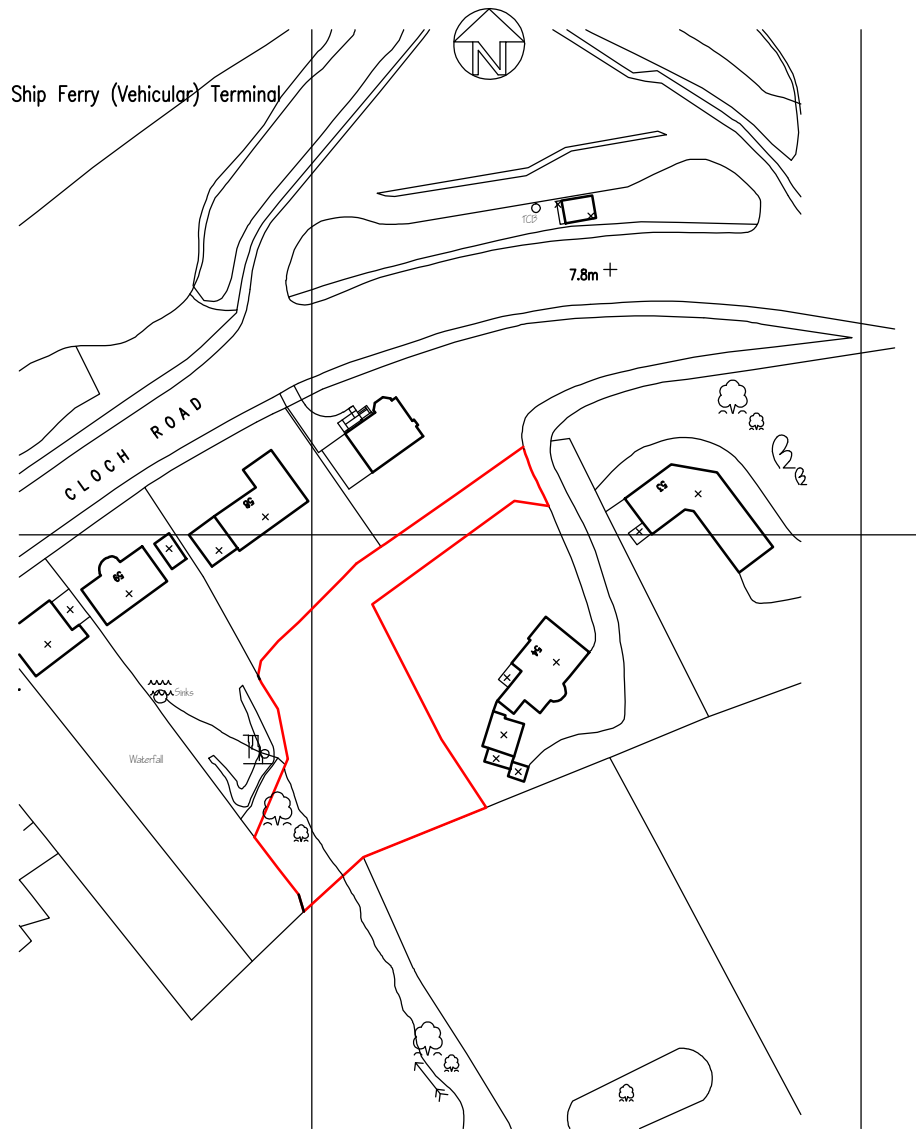
Declaration Name: Mr John Taylor

Declaration Date: 22/11/2018

Payment Details

Online payment: ICPP00000366
Payment date: 22/11/2018 15:22:00

Created: 22/11/2018 15:22

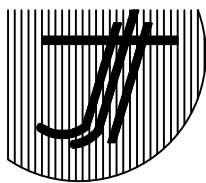


LOCATION PLAN

scale : 1/1250

Mr. & Mrs. E. Hansen

Proposed Dwelling House at
54 Cloch Road
Gourock



TAYLOR HAGGARTY DESIGN

1A Mearns Street GREENOCK PA15 4PP
tel & fax 01475 785577
e-mail taylor-haggarty.design@virgin.net

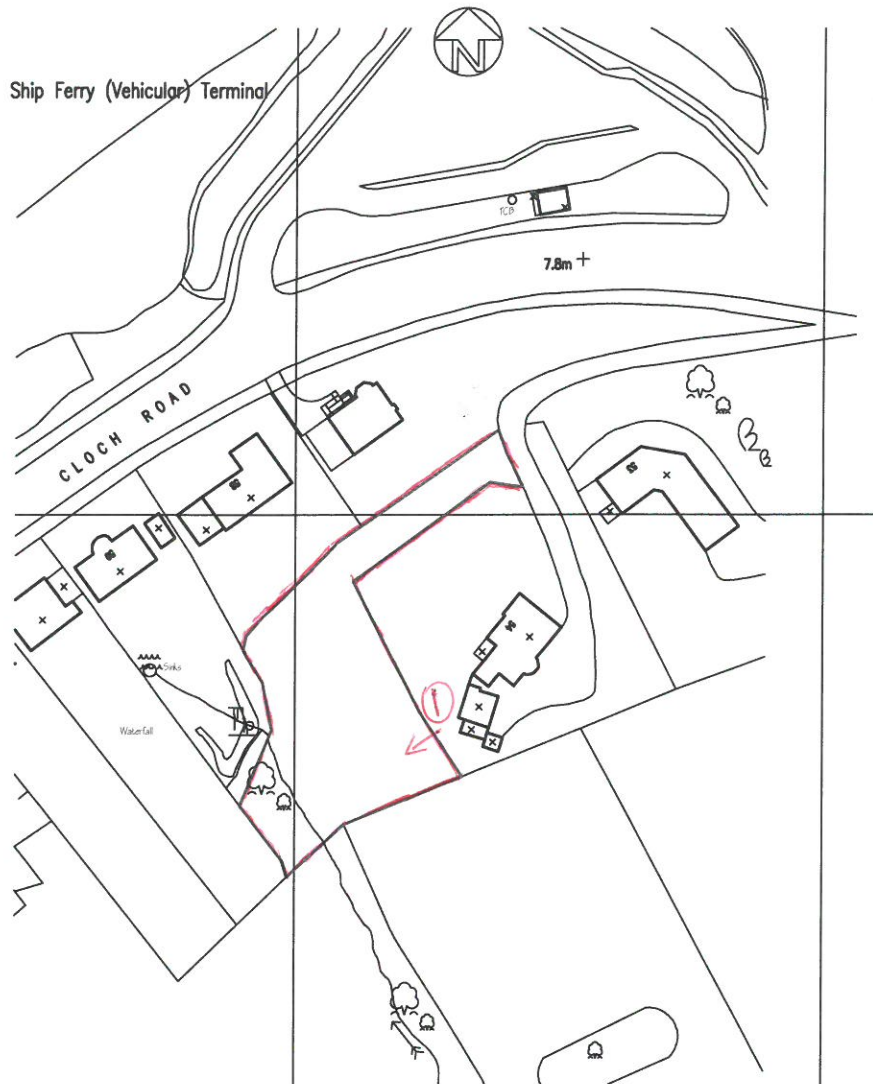
drawing no.

846.L1A

scale: 1/1250

date: August'12

**2. APPOINTED OFFICER'S SITE PHOTOGRAPH
TOGETHER WITH LOCATION PLAN**



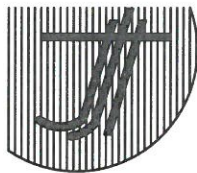
© Crown Copyright 2008. All rights reserved. Licence number 100020449

LOCATION PLAN

scale : 1/1250

Mr. & Mrs. E. Hansen

Proposed Dwelling House at
54 Cloch Road
Gourrock



TAYLOR HAGGARTY DESIGN

1A Mearns Street GREENOCK PA15 4PP
tel & fax 01475 785577
e-mail taylor-haggarty.design@virgin.net

drawing no.

846.L1A

scale: 1/1250

date: August '12



**3. APPOINTED OFFICER'S REPORT OF HANDLING
DATED 11 JANUARY 2019**

REPORT OF HANDLING

Report By: Fiona Milne

Report No:

18/0325/IC

**Local Application
Development**

**Contact
Officer:** 01475 712412

Date:

11 January 2019

Subject: Non-compliance with standard time condition to extend the time period for commencement of the development on site in respect of planning permission 16/0035/IC at
54 Cloch Road, Gourock

SITE DESCRIPTION

The site comprises the side garden lying to the west of the house at 54 Cloch Road, Gourock, extending to approximately 0.9ha. 54 Cloch Road is a 1.5 storey inter war house and occupies an elevated position on top of a cliff.

PROPOSAL

Planning permission is sought to vary planning permission 16/0035/IC to extend the time when work must commence on the erection of a house on the site.

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.

Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development" applies

Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" applies.

PROPOSED DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 20 - Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

Proposed Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development" applies

Proposed Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" applies.

CONSULTATIONS

None required.

PUBLICITY

The application was advertised in the Greenock Telegraph on 7th December 2018 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

No representations were received.

ASSESSMENT

The material considerations in the determination of this planning application are the planning history of the site, the adopted and proposed Local Development Plans and both the adopted and proposed Planning Application Advice Notes (PAAN) 2s on "Single Plot Residential Development" and PAAN3s on "Private and Public Open Space Provision in New Residential Development".

In April 2008, planning permission was granted for the erection of a 7 apartment, 1.5 storey house and an attached garage on the site. In September 2012 planning permission was granted to extend the time when work must commence until 3rd April 2016. In March 2016 planning permission was granted to further extend the time when work must commence until 3rd April 2019. The determining issue is whether or not there has been any change in circumstances since the most recent planning permission was granted which would suggest that a further time extension should not be granted.

Since planning permission was last extended in 2016 the proposed Inverclyde Local Development Plan was published in 2018. In terms of the proposed Plan, Policies 1 and 20 apply which together have similar aims to Policy RES1 in the adopted Plan. The design guidance contained in the proposed PAAN2 "Single Plot Residential Development" and PAAN3 "Private & Public Open Space In New Residential Developments" is similar to that contained within the existing PAANs and I am therefore satisfied that it is not necessary to assess the proposal against this advice.

There has been no development in the surrounding area since the original permission was granted, therefore it is appropriate that permission be extended. Conditions 2 to 5 imposed on the original permission should be reinstated.

RECOMMENDATION

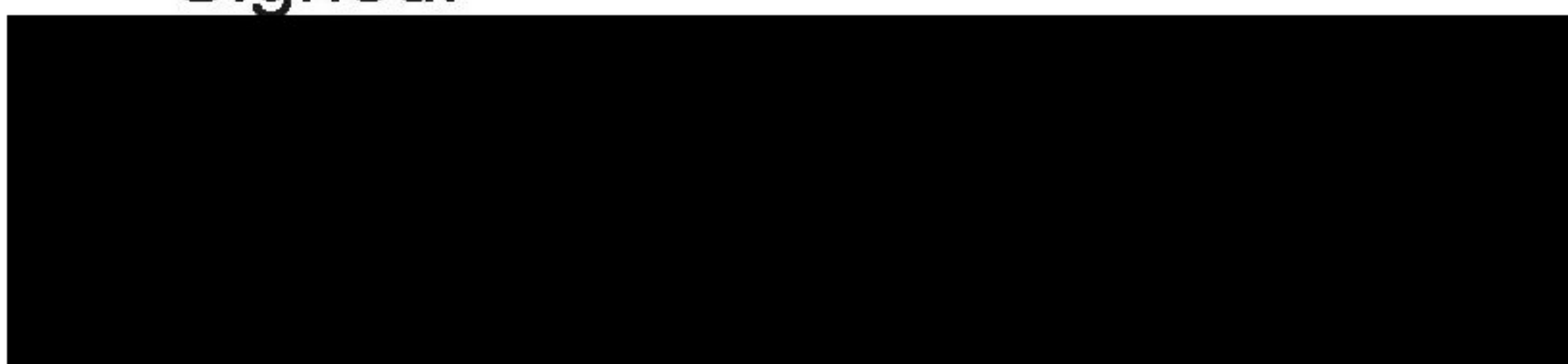
That the application be granted subject to the following conditions:

1. The 2.5m X 90.0m X 1.05m high sightline at the access onto Cloch Road, detailed in drawing 846.SL1 of planning permission IC/07/384, shall be achieved prior to the house hereby approved being occupied.
2. No development shall commence until samples of all external materials have been submitted to and approved in writing by the Head of Regeneration & Planning. Development thereafter shall proceed utilizing the approved materials unless the Head of Regeneration & Planning gives his prior written approval to any alternatives.
3. No development shall commence until details of screen planting for the northern side of the driveway have been submitted to and approved in writing by the Head of Regeneration & Planning.
4. The approved planting scheme shall be implemented in the first planting season following completion of the house and any specimens that in the subsequent 5 years die, become diseased or are damaged shall be replaced in the next planting season with a similar specimen unless the Head of Regeneration & Planning gives his prior written approval to any alternatives.

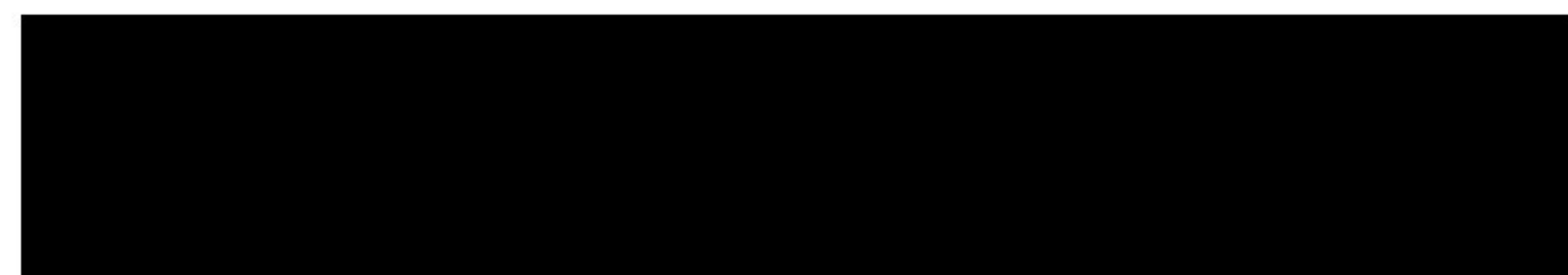
Reasons

1. In the interests of road safety on Cloch Road
2. To ensure a continuity of materials in this part of Gourock
3. To prevent potential overlooking of the rear of the properties at 57 & 58 Cloch Road.
4. To prevent potential overlooking of the rear of the properties at 57 & 58 Cloch Road.

Signed:



Case Officer: Fiona Milne



Stuart Jamieson
Head of Regeneration and Planning

**4. DECISION NOTICE DATED 11 JANUARY 2019
ISSUED BY HEAD OF REGENERATION &
PLANNING**

DECISION NOTICE

Conditional Planning Permission

Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 18/0325/IC

Online Ref:100144467-002

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

Mr Elliot Hansen
54 Cloch Road
GOUROCK
PA19 1AT

Taylor Haggarty Design
1A Mearns Street
GREENOCK
PA15 4PP

With reference to your application dated 22.11.2018 for planning permission under the abovementioned Act and Regulation for the following development:-

Non-compliance with standard time condition to extend the time period for commencement of the development on site in respect of planning permission 16/0035/IC at

54 Cloch Road, Gourock, PA19 1AT

Category of Application: Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby grant planning permission for the said development in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application.

In compliance with Section 58 of the Town and Country Planning (Scotland) Act,1997 this permission is granted subject to the condition that the development to which it relates must be begun not later than the expiration of 3 years beginning with the date of this permission.

Permission is issued subject to the following condition(s):

1. The 2.5m X 90.0m X 1.05m high sightline at the access onto Cloch Road, detailed in drawing 846.SL1 of planning permission IC/07/384, shall be achieved prior to the house hereby approved being occupied.
2. No development shall commence until samples of all external materials have been submitted to and approved in writing by the Head of Regeneration & Planning. Development thereafter shall proceed utilizing the approved materials unless the Head of Regeneration & Planning gives his prior written approval to any alternatives.
3. No development shall commence until details of screen planting for the northern side of the driveway have been submitted to and approved in writing by the Head of Regeneration & Planning.
4. The approved planting scheme shall be implemented in the first planting season following completion of the house and any specimens that in the subsequent 5 years die, become diseased or are damaged shall be replaced in the next planting season with a similar specimen unless the Head of Regeneration & Planning gives his prior written approval to any alternatives.

The foregoing condition(s) are imposed by the Council for the following reason(s):-



Healthy
Working
Lives

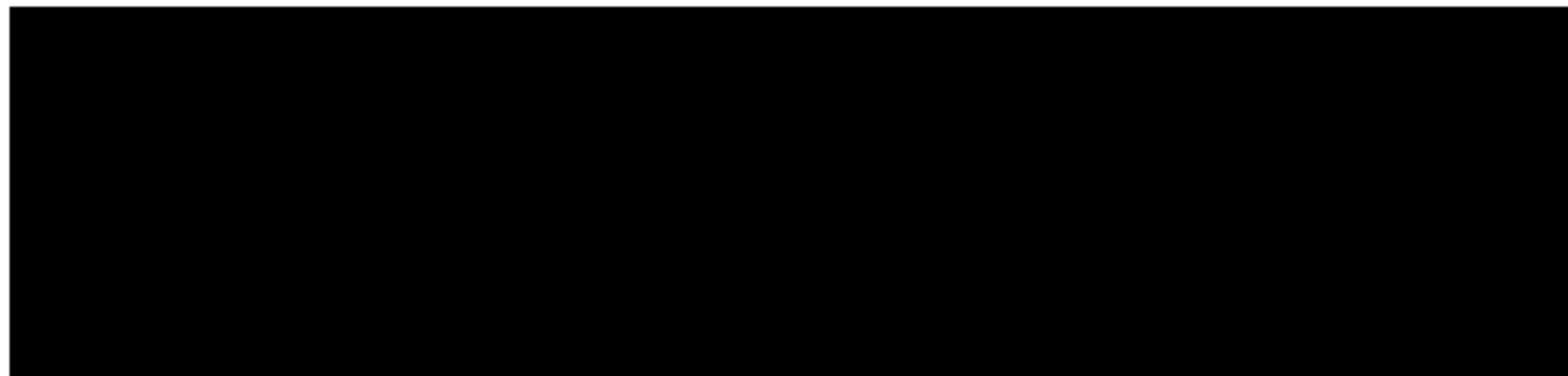


1. In the interests of road safety on Cloch Road
2. To ensure a continuity of materials in this part of Gourock
3. To prevent potential overlooking of the rear of the properties at 57 & 58 Cloch Road.
4. To prevent potential overlooking of the rear of the properties at 57 & 58 Cloch Road.

The reason why the Council made this decision is as follows:

1. The development is considered to comply with Development Plan policies.

Dated this 11th day of January 2019



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

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

Drawing No:	Version:	Dated:
846.L1A		01.08.2012

Appended to this decision notice are two forms: a "commencement of development form" and a "completion of development form". You are required to submit the former notice before starting work. Failure to do so is a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997. You are required to submit the latter notice as soon as practicable after completion of the development. If a third form has been appended, a "form of notice to be displayed while development is in progress" you are required to display this in a prominent place at or in the vicinity of the site of the development; it must be readily visible to the public, and it must be printed on durable material. It is a breach of planning control not to display such a notice if required.

**5. NOTICE OF REVIEW FORM DATED 13 FEBRUARY
2019 WITH SUPPORTING DOCUMENTATION
FROM TAYLOR HAGGARTY DESIGN**

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 100144467-003

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.

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: Taylor Haggarty Design

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1 (Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Elliot"/>	Building Number:	<input type="text" value="54"/>
Last Name: *	<input type="text" value="Hanson"/>	Address 1 (Street): *	<input type="text" value="Cloch Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Gourock"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA19 1AT"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="Inverclyde Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="54 CLOCH ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GOUROCK"/>
Post Code:	<input type="text" value="PA19 1AT"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="676712"/>	Easting	<input type="text" value="221944"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

to extend the time period for commencement of the development on site

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

see Supporting Documents section

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

1. Supporting Document 2. Location Plan 3. Decision Notice

Application Details

Please provide details of the application and decision.

What is the application reference number? *

18/0325/IC

What date was the application submitted to the planning authority? *

22/11/2018

What date was the decision issued by the planning authority? *

11/01/2019

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

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

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr John Taylor

Declaration Date: 13/02/2019

SUPPORTING DOCUMENT

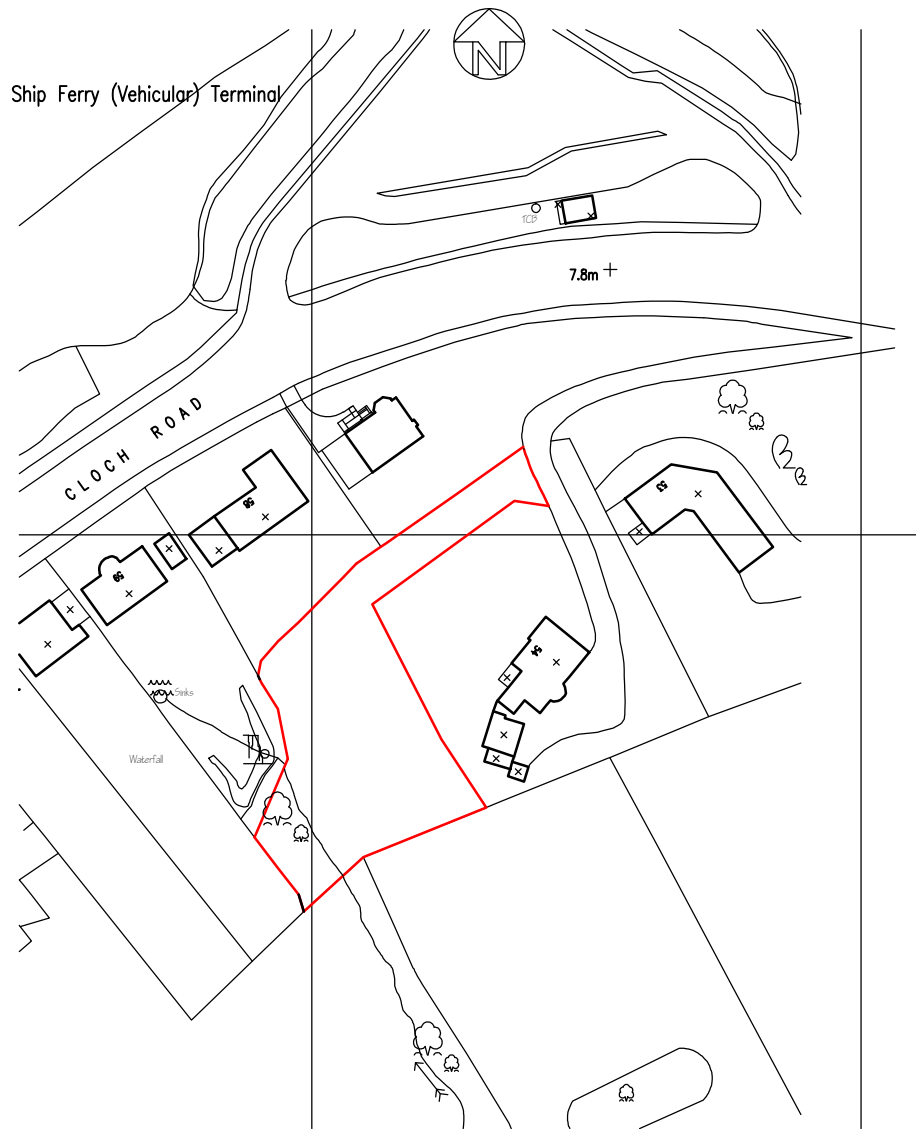
The decision notice did not specify that the consent expires 3 years from the previously approved expiry date of 3rd April 2019 i.e. 3rd April 2022 with the result that the Conditional Planning Permission ref 18/0325/IC expires 3 years from the date of approval - 11th January 2022.

The previous Decision Notice ref 16/0035/IC clearly states '*Variation of planning permission 12/0234/IC to extend the time when work must commence until 3rd April 2019*'

The Conditional Planning Permission 18/0325/IC should have read

Variation of planning permission 16/0035/IC to extend the time when work must commence until 3rd April 2022.

Taylor Haggarty Design

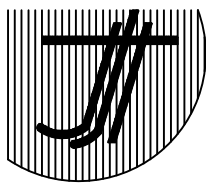


LOCATION PLAN

scale : 1/1250

Mr. & Mrs. E. Hansen

Proposed Dwelling House at
54 Cloch Road
Gourock



TAYLOR HAGGARTY DESIGN

1A Mearns Street GREENOCK PA15 4PP
tel & fax 01475 785577
e-mail taylor-haggarty.design@virgin.net

drawing no.

846.L1A

scale: 1/1250

date: August'12

DECISION NOTICE

Conditional Planning Permission

Issued under Delegated Powers

**Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY**

Planning Ref: 18/0325/IC

Online Ref:100144467-002

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

**Mr Elliot Hansen
54 Cloch Road
GOUROCK
PA19 1AT**

**Taylor Haggarty Design
1A Mearns Street
GREENOCK
PA15 4PP**

With reference to your application dated 22.11.2018 for planning permission under the abovementioned Act and Regulation for the following development:-

Non-compliance with standard time condition to extend the time period for commencement of the development on site in respect of planning permission 16/0035/IC at

54 Cloch Road, Gourock, PA19 1AT

Category of Application: Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby grant planning permission for the said development in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application.

In compliance with Section 58 of the Town and Country Planning (Scotland) Act,1997 this permission is granted subject to the condition that the development to which it relates must be begun not later than the expiration of 3 years beginning with the date of this permission.

Permission is issued subject to the following condition(s):

1. The 2.5m X 90.0m X 1.05m high sightline at the access onto Cloch Road, detailed in drawing 846.SL1 of planning permission IC/07/384, shall be achieved prior to the house hereby approved being occupied.
2. No development shall commence until samples of all external materials have been submitted to and approved in writing by the Head of Regeneration & Planning. Development thereafter shall proceed utilizing the approved materials unless the Head of Regeneration & Planning gives his prior written approval to any alternatives.
3. No development shall commence until details of screen planting for the northern side of the driveway have been submitted to and approved in writing by the Head of Regeneration & Planning.
4. The approved planting scheme shall be implemented in the first planting season following completion of the house and any specimens that in the subsequent 5 years die, become diseased or are damaged shall be replaced in the next planting season with a similar specimen unless the Head of Regeneration & Planning gives his prior written approval to any alternatives.

The foregoing condition(s) are imposed by the Council for the following reason(s):-



1. In the interests of road safety on Cloch Road
2. To ensure a continuity of materials in this part of Gourrock
3. To prevent potential overlooking of the rear of the properties at 57 & 58 Cloch Road.
4. To prevent potential overlooking of the rear of the properties at 57 & 58 Cloch Road.

The reason why the Council made this decision is as follows:

1. The development is considered to comply with Development Plan policies.

Dated this 11th day of January 2019



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

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

Drawing No:	Version:	Dated:
846.L1A		01.08.2012

Appended to this decision notice are two forms: a "commencement of development form" and a "completion of development form". You are required to submit the former notice before starting work. Failure to do so is a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997. You are required to submit the latter notice as soon as practicable after completion of the development. If a third form has been appended, a "form of notice to be displayed while development is in progress" you are required to display this in a prominent place at or in the vicinity of the site of the development; it must be readily visible to the public, and it must be printed on durable material. It is a breach of planning control not to display such a notice if required.

**6. SUGGESTED CONDITIONS SHOULD PLANNING
PERMISSION BE GRANTED ON REVIEW**

**NON-COMPLIANCE WITH STANDARD TIME CONDITION TO EXTEND THE TIME PERIOD FOR COMMENCEMENT OF THE DEVELOPMENT ON SITE IN RESPECT OF PLANNING PERMISSION 16/0035/IC:
54 CLOCH ROAD, GOUROCK (18/0325/IC)**

Suggested conditions should planning permission be granted on review

Conditions:

1. The 2.5m X 90.0m X 1.05m high sightline at the access onto Cloch Road, detailed in drawing 846.SL 1 of planning permission IC/07/384, shall be achieved prior to the house hereby approved being occupied.
2. No development shall commence until samples of all external materials have been submitted to and approved in writing by the Head of Regeneration & Planning. Development thereafter shall proceed utilising the approved materials unless the Head of Regeneration & Planning gives his prior written approval to any alternatives.
3. No development shall commence until details of screen planting for the northern side of the driveway have been submitted to and approved in writing by the Head of Regeneration & Planning.
4. The approved planting scheme shall be implemented in the first planting season following completion of the house and any specimens that in the subsequent 5 years die, become diseased or are damaged shall be replaced in the next planting season with a similar specimen unless the Head of Regeneration & Planning gives his prior written approval to any alternatives.

Reasons:

1. In the interests of road safety on Cloch Road.
2. To ensure a continuity of materials in this part of Gourock.
3. To prevent potential overlooking of the rear of the properties at 57 & 58 Cloch Road.
4. To prevent potential overlooking of the rear of the properties at 57 & 58 Cloch Road.