

A meeting of the Planning Board will be held on Wednesday 4 December 2019 at 3pm within the Municipal Buildings, Greenock.

GERARD MALONE
Head of Legal & Property Services

BUSINESS

1. **Apologies, Substitutions and Declarations of Interest**
2. **Planning Application**
Report by Head of Regeneration & Planning on application for planning permission by Mr C Quinn for side extension to dwelling at 3 Divert Road, Gourock (19/0253/IC)

Enquiries to – **Rona McGhee** – Tel 01475 712113

Report To: The Planning Board

Date: 4 December 2019

Report By: Head of Regeneration and Planning

**Report No: 19/0253/IC
Plan 12/19**

**Local Application
Development**

Contact Officer: David Sinclair

Contact No: 01475 712436

**Subject: Side extension to dwelling at
3 Divert Road, Gourock**



SUMMARY

- The proposal presents no conflict with the Inverclyde Local Development Plan.
- One objection has been received raising concerns including design, drainage and the visual impact of the modern extension on surrounding traditional properties.
- Consultations received present no impediment to development.
- The recommendation is to GRANT PLANNING PERMISSION subject to conditions.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=PYQM96IMN1V00>

SITE DESCRIPTION

The application site is a detached dwellinghouse located within an established residential area on the south side of Divert Road, Gourrock. On the front elevation the dwellinghouse has a protruding gable incorporating a bay window, and on the right side when viewed from the street a rounded corner tower with conical roof. The house roof is finished in grey slate with a decorative red tile ridge line, a dormer window on both front and rear elevations and a skylight on the north east side elevation. The house is finished with traditional red brick walls on the principal elevation and white roughcast render on the side and rear elevations. The windows, doors and fasciae are finished in anthracite grey uPVC.

To the east side is a two-storey detached villa and to the west lies a single storey bungalow. To the rear are two storey semi-detached properties and to the north, across Divert Road, lies an area of open space with two storey semi-detached properties set behind at a lower level.

The site is bound by a traditional stone wall 1.2 metres in height, topped with a wooden fence panel in line with the rear garden. The villa to the east previously had a garage, of which a 2 metre high brick wall remains adjacent to the boundary.

PROPOSAL

Planning permission is sought for the construction of a single storey extension on the east side elevation for the building. The extension will be set back approximately 6 metres from the principal elevation of the house, measuring 6.4 metres in length by 1.75 metres width. The extension is proposed to be finished with zinc cladding walls incorporating oak frame glazed doors on both ends, each with precast steps and a timber planter. The extension is proposed to have a flat roof finished with a sedum roof covering and a strip skylight measuring 3.7 metres by 0.5 metres towards the rear. The cooker hood extract and boiler extract will be redirected to flues which extend upwards by 0.6 metres and 1.2 metres respectively from the main house roof.

DEVELOPMENT PLAN POLICIES

Inverclyde Local Development Plan

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.

Planning Application Advice Note (PAAN) 4 on "House Extensions" applies.

2014 Inverclyde Local Development Plan

The 2014 Inverclyde Local Development Plan previously formed part of the Development Plan against which planning applications required to be assessed.

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) 4 on "House Extensions" applies.

CONSULTATIONS

None required.

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. One representation was received objecting to the proposal and raising the following points:

- The application shows a flat roof weathered zinc extension on a traditional red sandstone building with a pitched slate roof; there are concerns about how this will look against the 'traditional' design of both the existing building and the neighbouring buildings.
- The extension will rest against the 115 year old boundary wall.
- Foundation works could cause structural damage to the boundary wall.
- There is no space between the boundary wall and extension to fit the weathered zinc cladding onto the extension wall.
- There will be no space between the boundary and extension wall to allow for future maintenance.
- Rainfall and drainage will be an issue for the flat roof.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Development Plan (LDP); Planning Application Advice Note (PAAN) 4 on "House Extensions"; and the amenity impact of the proposal. The LDP has been adopted following notification from the Scottish Ministers on 15 August 2019 that "the Council may now proceed to adopt the Plan".

The site is located within an established residential area where Policy 20 of the LDP applies. This Policy facilitates assessment of the proposal with regard to its impact on the amenity, character and appearance of the area, cross-referencing to the Planning Application Advice Notes Supplementary Guidance (PAANs). Policy 1 of the Plan requires development to have regard to the six qualities of successful places, taking account of the factors set out in Figure 3 of the Plan. In this proposal, the relevant factors are 'Distinctive', through reflecting local architecture and urban form, and 'Safe and Pleasant' by avoiding conflict with adjacent uses.

The proposed extension is to be located to the side of the building and set back approximately 14 metres from the street from where it will be largely obscured by trees and bushes. The proposal is subordinate in scale, form and position to the house. I consider that it will have a negligible impact on the overall character of the area.

In considering neighbour amenity it will be clearly visible over the boundary wall between 1 and 3 Divert Road. To consider this impact and that on the character of the existing building, assessment against the guidance in PAAN4 on "House Extensions" is required.



Firstly addressing design, the proposal has no side windows, and the forward and rear facing glazed doors comply with the window intervisibility guidance. PAAN4 states that windows which are visible from public areas shall match the scale, proportions and materials of those on the existing house. The glazed door on the front elevation is proposed to be of a similar scale to the existing front door and is similarly finished with an oak frame. While there is a variation with the use of glazing the set-back position of both doors in relation to the front gable prevents the doors from being viewed in unison and there is no resultant visual disruption.

The roof of the extension does not match that of the main house as advised in PAAN4, with representations expressing concern over the appearance when viewed against the traditional building. Again I am influenced by the discrete position, set back approximately 6 metres from the building frontage, and by the small scale of the extension. These combine to reduce the visual impact of the design and materials when viewed against the existing property. The proposed green roof will also allow for rainfall to be absorbed more effectively than a traditional roof and I consider it would reduce any drainage issues that could occur from having a typical flat roof.

The proposed use of pre-weathered zinc cladding on the extension walls is of a more contemporary design than that of the existing house. This is, however, a material being more increasingly used; it deliberately makes no attempt to blend in with the traditional materials and instead provides a contrast to distinguish it from the original design of the house. Recognising the position and scale of the extension, I consider that it neither visually detracts from the

traditional features of the house nor negatively impacts on the house's overall unique design and as such is acceptable with reference to meeting the quality of being 'Distinctive' in LDP Policy 1.

The extension meets the site's side boundary in close proximity to the neighbouring property to the east; this is not in accordance with the 1 metre set back distance as advised in PAAN4. Side boundary set back is required to avoid the terracing of houses and to ensure that there is suitable access between front and rear gardens. The set back from the frontage and the garden screening will prevent any impression of terracing, and there remains ample access at the other side of the house for external movement between the front and rear gardens.

In assessing the impact on neighbour amenity (Policy 20), this is a small scale single storey extension facing the neighbour's side gable; the visual impact is not such that refusal of planning permission is merited. The extension does incorporate a roof overhang, and to address concerns over drainage I consider it prudent to attach a condition with the granting of any permission requiring all surface water to be contained within the site, with suitable arrangements in place to prevent rainwater running off the roof into the neighbouring property.



The relocation of the flues towards the rear of the building and their siting below the ridge line of the roof will not impact negatively on the appearance of the building. This will also have no impact on the amenity of neighbouring properties. Based on the above, I consider that the proposal does not have any adverse impacts in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing, and therefore it meets the quality of being 'Safe and Pleasant' in LDP Policy 1.

Finally, concerns over the construction detail, maintenance of the extension and any structural and maintenance issues relating to the existing boundary wall are a matters to be resolved outwith the planning application process and can have no impact on the determination of this application.

To conclude, I am satisfied that the proposal can be considered acceptable with reference to LDP Policy 1 and Policy 20. This continues the approach of Policies RES1 and RES5 of the 2014 Local Development Plan and PAAN4. Having taken into account all representations received, I consider that there are no material planning considerations that would justify the refusal of the planning application.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. All surface water shall be contained within the site.
2. That prior to the commencement of development, full details shall be provided of the proposed soft landscaping to be used in conjunction with the proposed sedum roof hereby permitted. The soft landscaping on the roof shall be installed within the first planting season following completion of the extension hereby permitted.

Reasons:

1. To ensure adequate drainage is in place to prevent surface water running from the development hereby permitted onto neighbouring properties.
2. To ensure that a quality finish is provided that maintains the character of the existing dwellinghouse.

Stuart Jamieson
Head of Regeneration and Planning

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact David Sinclair on 01475 712436.