

Inverclyde Local Review Body

Our Ref: 18/0343/IC

REVIEW DECISION NOTICE

Decision by Inverclyde Local Review Body (the ILRB)

- Site address: Shielhill Farm, Dunrod Road, Inverkip
 - Application for Review by Nicholson McShane Architects on behalf of Mr A McIntyre against the decision by an appointed officer of Inverclyde Council
 - Application Ref: 18/0343/IC
 - Application Drawings:
 - Existing GF Plan - Drawing Number 18052_D.001
 - Existing FF Plan & Front Elevation - Drawing Number 18052_D.002
 - Existing Elevations - Drawing Number 18052_D.003
 - GF Plan as Proposed - Drawing Number 18052_D.004 - Revision A
 - FF Plan as Proposed - Drawing Number 18052_D.005 - Revision A
 - Elevations as Proposed - Drawing Number 18052_D.006 - Revision B
 - Elevations as Proposed - Drawing Number 18052_D.007 - Revision D
 - Model Images - Drawing Number 18052_D.008 - Revision A
 - Block Plans as Existing - Drawing Number 18052_D.009 - Revision A
 - Block Plans as Proposed - Drawing Number 18052_D.010
 - Location Plan - Drawing Number 18052_LP
 - Date of Decision Notice: 13 December 2019
-

Decision

The ILRB reverses the determination reviewed by it and grants Planning Permission, subject to the condition listed below. Attention is also drawn to the Advisory Notice at the end of this Review Decision Notice.

1. Introduction

- 1.1 This Notice constitutes the formal decision notice of the ILRB as required by the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.
- 1.2 The above application for planning permission was considered by the ILRB at a meeting held on 4 December 2019. The Review Body was constituted by Councillors J Crowther, G Dorrian, D McKenzie, I Nelson, L Rebecchi and D Wilson (Chair).

2. Proposal

- 2.1 The application proposal is for demolition of both single storey extensions to the rear and western side, front porch and outhouse and erection of a single storey western side extension and two storey rear extension together with alteration to the roof over three dormers within the front elevation to form pitched roof dormers.

The single storey western side extension will be rebuilt to a similar scale as the existing extension to form a kitchen/dining room including a pitched roof with an open gable and large horizontally orientated window to its western elevation; a vertically orientated window within the front elevation and two roof windows within the front roof slope. It will be finished in render and will include stone quoins, lintels and cills. The roof will be standing seam pre-finished steel.

The two storey rear extension covers a footprint of approximately 133m² comprising (1) a pitched roof central link/entrance hall measuring 2.7 metres in width and located centrally to the immediate rear (north) of the existing house, extending to height of 6.9 metres, in line with the chimney height of the main house, exceeding the main roof height by approximately 0.1 metre and (2) a larger open pitched roof element (to the west and east) which measures 5.8 metres in width and further extends the height of the roof to 8.1 metres (8.9 metres to the top of the chimney). The roof ridge height will therefore exceed the existing roof height by 0.9 metres when viewed from the front elevation.

The rear extension will form an entrance hall, stores and two bedrooms to the ground floor and an office, store, snug and family room to the first floor. Its design includes fenestration in the form of vertically orientated windows and doors of varying proportions, three roof windows within both the western and eastern roof slope within the central link, two balconies with associated glazed balustrades, including a wraparound balcony which covers approximately 10m² on the western side elevation and rear elevation and a second balcony to the rear elevation which covers approximately 6.3m² and will be additionally accessed from the rear elevation at ground level via a galvanised powder coated steel external spiral stair with balustrade. Externally, the rear extension will be finished in a combination of wet dash render and natural stone with stone quoins, lintels and cills and a standing seam pre-finished steel roof.

To the eastern side of the rear elevation of the existing house an existing window is to be replaced with a small vertically orientated window and door.

The dormer roofs will extend in height by approximately 0.7 metres and remain between 0.2-0.4 metres below the roof ridge height of the house.

3. Preliminaries

3.1 The ILRB members were provided with copies of the following:

- (i) Planning Application dated 20 December 2018 together with Plans;
- (ii) The Appointed Officer's Site Photographs;
- (iii) The Appointed Officer's Report of Handling dated 11 July 2019;
- (iv) Inverclyde Local Development Plan 2014 Supplementary Guidance on Planning Application Advice Notes (PAANs), 4 (House Extensions), 5 (Balconies and Garden Decking), 6 (Dormer Windows) and 8 (Siting and Design of New Houses in the Countryside);
- (v) Inverclyde Local Development Plan - Proposed Plan 2018, Draft Supplementary Guidance on Planning Application Advice Notes (PAANs) 4 (House Extensions), 5 (Outdoor Seating Areas), 6 (Dormer Windows) and 8 (Siting and Design of New Houses in the Green Belt and the Countryside);
- (vi) Consultation response in relation to Planning Application;
- (vii) Decision Notice dated 12 July 2019 issued by Head of Regeneration & Planning;
- (viii) Notice of Review Form dated 30 September 2019 with supporting documentation from Nicholson McShane Architects;
- (ix) Suggested condition should planning permission be granted on review.

3.2 Having regard to the material produced the ILRB resolved that the Review Application could be determined without any further procedure allowed in terms of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.

4. **Reasons**

- 4.1 The determining issues in this review were (1) the dilapidated condition of the porch, (2) the impact of the proposals on the surrounding area and the Green Belt, and (3) the proposed design and materials.

In addition, the ILRB noted that the Clyde Muirshiel Park co-ordinator had not objected to the proposal.

- 4.2 Having regard to the whole circumstances, the ILRB having considered the matter afresh, and having taken into account the Inverclyde Local Development Plan and all relevant material and planning considerations, determined that the review application should be upheld.
- 4.3 It was also agreed by the ILRB that the condition listed at paragraph 5 below be placed on the planning permission for the reason specified.

5 **Condition**

1. That, prior to their use, samples of all external materials to be used in construction be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless an alternative is agreed in writing by the Planning Authority.

Reasons

1. In the interests of visual amenity.

Signed _____

Head of Legal & Property Services
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LX

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A(8)

Notice under Regulation 22 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure)(Scotland) Regulations 2013

1. If the applicant is aggrieved by the decision of the planning authority -
 - (a) to refuse permission for the proposed development;
 - (b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission; or
 - (c) to grant permission or approval, consent or agreement subject to conditions,

the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.