

Report To: The Planning Board

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Report By: Head of Regeneration and Planning

Report No: 20/0290/IC
Plan

**Local Application
Development**

**Contact
Officer:** David Sinclair

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Subject: Proposed rear single storey extension and formation of new dormer to front at
3 Divert Road, Gourock



SUMMARY

- The proposal accords with the Inverclyde Local Development Plan.
- No objections have been received.
- 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=QK3AX7IMIVK00>

SITE DESCRIPTION

The application site comprises a detached dwellinghouse located within an established residential area on the south side of Divert Road, Gourrock. On the front elevation the dwellinghouse contains a protruding gable incorporating a bay window on the east side of the main entrance and a rounded corner tower with a conical roof on the west side. The house roof is finished in grey slate with a decorative red tile ridge line, contains a dormer window on both front and rear elevations and a rooflight 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.

The site is bound by a two-storey detached villa to the east and a single storey bungalow to the west. To the rear are two storey semi-detached properties and to the north, across Divert Road, lies an area of open space with a row of garages and 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 contains a car port which adjoins the application site boundary.

PROPOSAL

Planning permission is sought for the construction of a single storey rear extension and a dormer window on the west side of the protruding gable towards the front of the property.

The rear extension is proposed to contain a flat roof, will measure approximately 3.1 metres in height and project beyond the rear elevation of the house by 6.3 metres, and is to be in line with the east side boundary of the dwellinghouse. The extension is proposed to measure 4.6 metres across and will be finished with vertical timber cladding and contain a set of glazed folding screen doors on the south-west corner. A square rooflight measuring approximately 1.7 metres across is proposed on the roof and will be positioned approximately 0.5 metres from the existing rear elevation.

The proposed dormer window is to be set back from the gable head by approximately 1.8 metres, being positioned directly above the main entrance door when viewed from the south-west. The dormer is proposed to project from the side facing roof by approximately 1.3 metres, with a height of approximately 1.6 metres and a width of approximately 1.5 metres, matching the existing front facing dormer in terms of height, width and glazing design. The dormer is proposed to be finished with slate cheeks. No further details are confirmed regarding choice of materials and finishes for the roofs and glazed elements of the extension or for the roof and dormer face of the proposed dormer.

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.

Planning Policy Statement on Our Homes and Communities

Policy D - 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.

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

No representations were received.

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 Planning Policy Statement on Our Homes and Communities approved by the Environment and Regeneration Committee in October 2020.

The site is located within an established residential area and requires assessment against LDP Policy 1. Policy 1 requires all development to have regard to the six qualities of successful places and the relevant Planning Application Advice Notes Supplementary Guidance, of which PAAN 4 is relevant to this proposal. The relevant qualities to this proposal in LDP Policy 1 are being ‘Distinctive’ through reflecting local architecture and urban form and being ‘Safe and Pleasant’ by avoiding conflict with adjacent uses.

The proposed extension will be located to the rear of the building and will not be visible from the public realm, being obscured behind the main dwellinghouse, therefore it will have no impact on the urban form of the area or the streetscape. The proposed dormer will be located on the principal elevation of the building and will be visible from the public realm. In considering the impacts of the dormer on the urban form of the area, the dormer does not project forwards of the established building line, being positioned on the side of the projecting front facing gable and will be positioned within the footprint of the existing dwellinghouse, therefore I am satisfied that the proposal reflects the urban form of the area, in accordance with the quality of being ‘Distinctive’. Further assessment is required to determine whether the proposal reflects local architecture and to consider the impacts of the proposal on the amenity of neighbouring properties. In assessing these, I shall turn to the guidance given in the PAAN series.

In assessing the proposed rear extension, the guidance given in PAAN 4 states that single storey rear extensions should not cross a 45 degree line from the mid-point of the nearest neighbouring ground floor window, should not result in more than 50% of the rear garden being developed and should not encroach within 5.5 metres of the rear garden boundary. The extension complies with all of these guidelines, being approximately 7.5 metres from the nearest neighbouring ground floor window at 1 Divert Road and extending outwards by approximately 6.3 metres, coming to approximately 15.9 metres from the rear garden boundary. The rear garden covers approximately 480 square metres and currently contains a small outbuilding towards the rear and areas of hard surfacing along the rear of the house and around the perimeter of the garden which cover around a quarter of the rear garden area. Approximately two thirds of the proposed extension is to be built onto an area which currently contains a deck, with around 10 square metres being built on undeveloped ground. I am therefore satisfied that the proposal will not result in an excessive amount of development in the rear garden.

PAAN 4 goes on to state that windows should comply with the window intervisibility guidance and windows on side elevations should be avoided where they offer a direct view of neighbouring private/rear gardens. I note the proposed extension contains glazed folding screen doors on the rear and south-west side elevations, however note that the proposed extension is to be positioned approximately 14.8 metres from the side boundary, which contains a 1.8 metre high solid timber fence and that the neighbouring property is set considerably lower than the application site. When viewed from the proposed extension, the top of the fence will sit approximately in line with the height of the eaves of the neighbouring bungalow, obscuring anything which is below eaves height from view. I am satisfied that the proposed glazing will not afford a direct view of the neighbouring private/rear gardens from inside the extension and consider the proposal to accord with PAAN 4 in this regard.



PAAN 4 also requires the extension to be finished in materials that complement the existing house and for the off-street parking requirements of the Council's Roads Development Guide to be met. As the proposal is for a family room and does not introduce any additional bedrooms to the property, it meets the parking requirements. In considering the choice of materials, the use of vertical timber cladding is of a more contemporary design than that of the existing house, which currently contains a render finish on the rear elevation. Whilst this differs from the original dwellinghouse, I note that vertical timber fencing is used on both side elevations which complements the proposed materials and consider that the extension will be viewed in context with the timber fencing from neighbouring properties. 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. Taking all of the above into account, I consider the proposal to be acceptable with regard to PAAN 4.

In considering the proposed dormer on the principal elevation, the design guidance given in PAAN 6 states that dormers should be subordinate to the existing roof by being set back from the wall head, gable ends and below the ridge line. The dormer design accords with all of these principles. In considering materials and finishes, PAAN 6 states that 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. The dormer is proposed to have fascia boarding which matches the design, materials and finishes of the fascia boarding on the existing front facing dormer window on the property and can be considered acceptable for the proposed dormer. Regarding the external cladding, the proposal indicates that this will be finished in slate, which matches the materials on the existing dormer cheeks and the slate roof in accordance with the guidance.

The guidance in PAAN 6 also states that dormers should preferably be located at the rear of the house and on a building of traditional design, a pitched or sloping roof over each dormer should reflect the architectural style of the building. The proposed dormer is to contain a shallow pitched roof, which matches the design of the existing dormer and I am satisfied the design proposed will reflect the architectural style of the building. Furthermore, I note that the existing property and neighbouring properties at 5 and 7 Divert Road contain front facing dormers with flat or low pitched roofs and consider that, in this instance, having a flat roof on the front dormer more accurately reflects the existing local architecture and considering the surrounding context, would not impact negatively on the overall appearance of the building. Whilst the proposal does not strictly comply with the guidance in PAAN 6 in this regard, I consider that it largely complies with the guidance and that the criteria which the proposal does not accord with is also not met by a number of properties on Divert Road. As such, the proposal can be considered acceptable with having regard to PAAN 6. Overall, I consider that the design has been thought through to reflect local architecture and therefore the proposal meets the quality of being 'Distinctive'.



In considering the impact on the amenity of neighbouring properties, the proposed dormer is to be positioned on a side facing roof, with windows looking towards the neighbouring property at 5 Divert Road. I note that the dormer is to be positioned approximately 13.5 metres back from the side boundary and that the existing dwellinghouse contains side facing windows which are positioned much closer to the boundary, most notably on the single storey tower which faces the neighbouring front garden at distance of approximately 6.3 metres from the boundary. The proposed dormer does not provide a view into the neighbouring private/rear gardens and complies with the window intervisibility guidance. Furthermore, I note that the area of the neighbouring front garden which is visible from the dormer is fully visible from the public realm and consider that the dormer does not present any privacy or overlooking issues. It stands that the proposal can be implemented without creating conflict with neighbouring uses in terms of

noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing, therefore it meets the quality of being 'Safe and Pleasant' in LDP Policy 1.

With regard to other material considerations, the site, as noted, is located within a mainly residential area under Policy D of the Planning Policy Statement on Our Homes and Communities. The proposal is considered to have an acceptable impact on the amenity, character and appearance of the area as required by the Policy.

In conclusion, the proposal is in accordance with LDP Policy 1. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications are determined in accordance with the Local Development Plan unless material considerations indicate otherwise. As the proposal is in accordance with the relevant Plan policies and there are no material considerations which would warrant refusal of this application, it stands that planning permission should be granted, subject to a condition.

RECOMMENDATION

That the application be granted subject to the following condition:

1. That prior to installation, full details of materials and finishes for the extension and dormer hereby approved, shall be submitted to and approved in writing by the Planning Authority. Development shall proceed utilising the approved materials and finishes, unless the Planning Authority gives its prior written approval to any alternatives.

Reasons:

1. In the interests of visual amenity.

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