

**Report To:** The Planning Board  
**Date:** 7 April 2021

**Report By:** Interim Service Director  
Environment & Economic Recovery  
**Report No:** 20/0327/IC  
Plan 04/21  
Local Application  
Development

**Contact Officer:** Sean Mc Daid  
**Contact No:** 01475 712412

**Subject:** Two storey side extension and single storey rear extension; enlargement of raised decking at rear incorporating access steps  
at  
Hillside, 50A Dougliehill Road, Port Glasgow



### SUMMARY

- The proposal accords with the Inverclyde Local Development Plan
- Seven individuals have made representations
- The recommendation is to GRANT PLANNING PERMISSION subject to a condition

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=QM73MZIMJRJ00>

## **SITE DESCRIPTION**

The application site comprises a two storey detached house located at the east side of a row of detached houses. To the south, on the opposite side of Dougliehill Road, there are fields and the application site is elevated above the houses to the north. Dougliehill Road rises up from east to west with the neighbouring house to the west consequently elevated above the application site.

The house has a hipped roof arrangement and on the east side there is a two storey wing that contains a garage at ground floor level. The roof of this wing is at a lower level than the main part of the house and the ground and first floor levels are lower than the main part of the house due to the topography. There is a driveway in front of the garage that slopes down from Dougliehill Road. Above the garage there is a balcony at the front that runs across the width of this wing.

The main external materials on the house are buff coloured facing bricks and cream coloured render with brown coloured profiled tiles on the roof. The windows consist of brown coloured timber frames and buff coloured stone is used as quoins and on window cills.

The part of the garden at the west side of the site slopes down from the road and the rear garden continues to slope down to a 1.8m high vertical boarded fence. Along the west facing elevation there is a path leading to the rear garden with a retaining wall running parallel to it.

The rear garden is at a lower level than the ground floor of the house and this results in underbuilding at the rear. There is also raised timber decking along part of the rear elevation of the house and is generally triangular in shape. The floor level of the decking is approximately 0.3m lower than the ground floor level of the house. The decking extends out from the rear elevation of the house at its furthest point by approximately 5.3m. The decking can be accessed from the house through patio doors. There are external stairs leading from the east side of the decking down to the garden level. Planning permission was granted for this decking on 25/11/2013 (13/0297/IC). Sloping rear gardens are repeated along the other houses in this row.

The neighbouring house to the west at 50 Dougliehill Road has a roof terrace above the attached garage adjacent to the boundary with the application site. The application site can be viewed from this roof terrace. There is raised decking at the rear part of the gardens of the houses immediately to the north of the application site and this can be viewed from the decking within the application site as well as from the windows on the rear elevation of 50A Dougliehill Road.

## **PROPOSAL**

Planning permission is sought for the erection of a two storey side extension at the west side of the house. This extension is to extend out from the side elevation by approximately 2.1m and is to be approximately 5.8m long. The front of this extension is to be set back approximately 2.8m from the front elevation of the house. The extension is to have a hipped roof that is to be below the ridge line of the main part of the house by approximately 0.6m. At the rear of the proposed side extension there is to be a single storey extension that is to run along its entire width as well as along part of the rear elevation of the existing house. This extension is to extend out by approximately 1.8m and is to be approximately 6.7m wide.

The external materials to be used on the side and rear extension are to be a combination of facing bricks and timber cladding boards. The roof material has not been specified.

The submitted drawings also show a path with steps being formed along the side elevation of the extension leading to the rear garden. The path is to be 1.2m wide and there is to be a low retaining wall along the side.

Planning permission is also sought to extend the decking and this is to run along the rear elevation of the single storey rear extension as well as incorporating access steps down to the rear garden. The decking and steps are to extend out from the proposed single storey extension by approximately

0.9m. The floor level of the extended area of decking is to be above the existing decking by approximately 0.3m.

## **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.

**Planning Application Advice Notes (PAAN) 4 and 5** on “House Extensions” and “Outdoor Seating Areas” apply.

## **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.

## **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 and objections were received from 7 individuals in two objection letters. The grounds of objection relate to the proposal being out of character with the area; overshadowing and loss of sunlight to gardens; overlooking and loss of privacy; drainage concerns; and concerns over weakening of surrounding land.

## **ASSESSMENT**

The material considerations in the determination of this application are the Inverclyde Local Development Plan (LDP), the Planning Policy Statement on Our Homes and Communities, the representations and the amenity impact of the proposal.

Policy 1 of the LDP requires development to have regard to the six qualities of successful places, taking account of the factors set out in Figure 3. In this proposal, the relevant factors relate to being ‘Distinctive’ through reflecting local architecture and urban form and being ‘Safe and Pleasant’ by avoiding conflict with adjacent uses.

The site is located within a residential area under Policy D of the Planning Policy Statement on Our Homes and Communities where the general principle of erecting an extension and decking may be

acceptable subject to the details of what is being proposed and cross referring to PAAN4 and PAAN5 respectively.

It is considered that the proposed two storey side extension can be accommodated without resulting in overdevelopment of the house or the site. The design and appearance of the extension is considered to reflect the character of the existing house through the use of matching facing bricks and a hipped roof. The proposed timber cladding may be acceptable subject to exactly what material is to be used. If the application is granted, control of the external materials can be addressed through a planning condition. The lower roof ridge line and set back from the front elevation of the house means that it has a secondary appearance to the existing house and does not have a significant visual impact on the streetscene. It is not considered that the extension would have significant impacts on the neighbouring house to the west, bearing in mind that the neighbouring house is elevated above the site. Furthermore, no windows are proposed on the gable facing the neighbouring property.



Front of house street view

The single storey part of the extension is also considered to be secondary in appearance to the house and given its position would not be readily seen from public view from outwith the site. It is not considered that the windows along the rear elevations of the extensions will result in significant additional overlooking and loss of privacy to the houses to the north beyond that which already exists.

The extended decking, together with the access steps, is to run along the rear elevation of the single storey extension and is in effect only to provide access to the existing decking and the sliding doors/bi-folding doors to be installed on the rear elevation of the single storey extension. At approximately 3 square metres the extended decking is not considered to be excessive in size and would limit the range of activities that may be undertaken. This would in turn lessen any significant impact on neighbouring properties. The extended decking is considered to accord with PAAN5 in this regard.

PAAN5 advises that where there is a view of neighbouring rear garden areas, screening is required where the decking increases or intensifies the intervisibility between neighbouring properties. It is considered that the extended decking and steps will not increase or intensify intervisibility as they are set back from the existing decking and run parallel to the single storey rear extension. The position of the extended decking and steps therefore limits potential overlooking.

With regards to the objections received it should be noted that the application originally included a roof terrace above the single storey rear extension and the enlarged decking would have extended out to the furthest extent of the existing decking. The objections were received before amended drawings were submitted deleting the roof terrace and reducing the size of the extended decking. It is considered that the amended drawings address the objections that were received regarding overlooking and loss of privacy. With regard to the grounds of objection that have not been considered above the following comments are made.



Rear and side location of proposed extension

The house at the application site is at an angle to the houses to the north. The proposed two storey side extension is approximately 22m at its closest and the single storey rear extension is approximately 18m at its closest to the houses to the north. Given the position of the proposed extensions and combined with the separation distances it is not considered that significant additional overshadowing or loss of light would occur as to adversely impact the amenity of any of the neighbouring houses. In terms of drainage concerns, the surface water from the development would have to be contained within the site and connect to existing drainage. Safe construction methods are always expected and how the development is to be constructed will be considered in a separate building warrant application. The drainage concerns, in this instance, and possible weakening of surrounding land are not material considerations in determining this application.

Whilst I am mindful of the submitted objections conclude that the proposal accords with Policy 1 of the adopted Local Development Plan, the advice in PAAN4 and PAAN5 and Policy D of the Planning Policy Statement on Our Homes and Communities and that there are no material considerations which suggest that planning permission should not be granted, subject to an appropriate condition in respect of sample materials.

## **RECOMMENDATION**

That the application be granted subject to the following condition:

1. Development shall not commence until samples of materials to be used on all external surfaces of the building and hard surfaces have been submitted to and approved in writing by the planning authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason:

1. To ensure the development is acceptable in appearance.

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Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact Sean McDaid on 01475 712412.