

Report To: The Planning Board

Date: 2 June 2021

Report By: Head of Regeneration and Planning

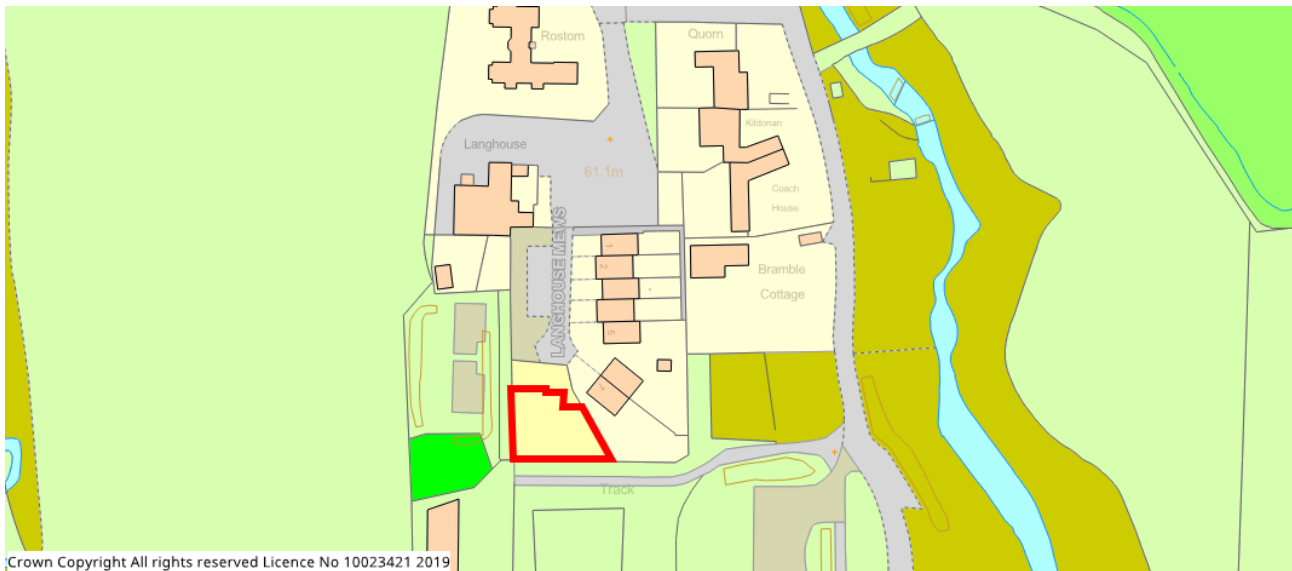
**Report No: 21/0084/IC
Plan 06/21**

**Local Application
Development**

Contact Officer: David Ashman

Contact No: 01475 712416

**Subject: Proposed construction of new semi-detached dwelling houses and associated works at
Langhouse Mews, Plots 8 And 9, Inverkip**



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SUMMARY

- The proposal is contrary to the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan
- One objection has been received
- The consultations 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=QQH43OIMLN600>

SITE DESCRIPTION

The application site is comprised of the southernmost part of the former walled garden associated with The Langhouse, located off Langhouse Road in Inverkip. The site is presently in a derelict state with some sparse tipped materials, overgrown weeds and grasses and a development platform which was built several years ago. The context for the development platform is explained below. The site boundaries vary from an approximately 2.5 metres high mainly coped brick wall to the west (which has a gap) and an approximately 1 metre high stone wall to the south, to a 1.8 metres high palisade fence to the east and north. The fence line does not equate to the application site boundaries. The site fronts onto a communal paviour surfaced courtyard and raised stone chipped area shared by seven existing dwellings and which includes parking provision. There are some mature trees outwith and to the south and west of the application site.

The existing adjacent dwellings which are of more recent construction, are a mix of semi-detached and terraced properties and are all two storeys in height with roof interventions consisting of rooflights and dormers. The dwellings are finished mainly in grey slates, coloured wet-dash render of different fawn hues and brown reconstituted blockwork. Fenestration consist of mainly white wooden and uPVC window frames featuring a stepped profile. The doors are mainly wooden and in a mix of white and grey. These existing dwellings all sit within the bounds of the walled garden of the B-Listed "Langhouse" located to the north-west outside of the walled garden.

The Langhouse is described in the Historic Environment Scotland listing as a mansion of 2 & 3 storeys; Victorian Baronial, with towerlets and battlements mainly dating from circa 1848; with early farmhouse nucleus. There is a two storey addition to the south, faced in imitation stone. The listing also indicates a suspected heritage feature on the wall above the gate of the walled garden dating to 1705.

Although the site is within the Green Belt there are a small collection of other houses in the immediate vicinity of various styles and finishes.

PROPOSAL

The proposal is to construct two semi-detached villas on the application site. These are to be designed and finished to closely resemble the existing more recent dwellings within the courtyard. The plans identify the use of Redland Cambrian slate, wetdash painted render and coloured blockwork with white uPVC window designs to match the adjacent properties. They will incorporate rooflights on the front elevations and a dormer and a rooflight on the rear elevations. The roof edges will be defined by club skews. In accordance with current energy requirements the rear roof elevations will also feature solar panels. Similar to the adjacent dwellings, the properties will not incorporate front gardens but will open out onto the communal courtyard. They will, however, incorporate private rear gardens of different depths (approximately 8 and 10 metres respectively). The courtyard paviour surface is to be extended to the sides of the dwellings to provide dedicated parking spaces. The plans indicate that the easternmost dwelling will have a shared access with the neighbouring property to the east. This replicates existing arrangements elsewhere within the former walled garden. The applicant owns other ground to the north of the application site.

Planning permission was granted in February 2005 for the conversion of The Langhouse into 2 houses and the construction of 11 houses within the walled garden and on the former tennis court outside of and to the west of the walled garden. The project progressed to the point that the conversion of the listed building took place and seven of the eleven new build dwellings were constructed. The full new build development was never completed, with the remaining undeveloped plots comprising those on the former tennis court and the two plots under consideration through this application. As development did commence, however, it remains the case that the original approvals could still be implemented, albeit that elements of the originally approved dwellings would need to be updated to meet current building standards.

This application has resulted from the applicant not only seeking to update the design of the houses but also to make changes from the houses which were originally approved on these plots, most notably, the deletion of some elevational features including the deletion of a two level projecting bay window and chimneys and the incorporation of front elevation eyebrow features over one window.

DEVELOPMENT PLAN POLICIES

ADOPTED 2019 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 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic environment

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 9 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 14 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.

Policy 29 - Listed Buildings

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building.

Policy 30 - Enabling Development

Proposals for enabling development to support the restoration of listed buildings will be considered favourably where it can be clearly shown to be the only means of preventing the loss of the listed building and securing its long term future. Any enabling development is required to be the minimum necessary to achieve this aim. The resultant development is required to be designed and sited carefully to preserve or enhance the character and setting of the listed building. Further detail will be set out in the Council's Supplementary Guidance on Enabling Development which will form part of the assessment of any proposals.

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

PROPOSED 2019 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 and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic or natural environment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 10 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and

- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- o provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- o include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters

Policy 12 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network.

Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards.

Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 15 - Green Belt and Countryside

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Policy 18 - Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- o a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- o there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- o that the proposal is for sustainable development; and
- o evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Policy 19 - Individual and Small Scale Housing Development in the Green Belt and Countryside

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- o where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- o where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;
- o demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- o sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
- o conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Policy 29 - Listed Buildings

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of meaningful repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building as set out in national guidance.

Policy 30 - Enabling Development

Proposals for enabling development to support the restoration of listed buildings, including those listed in Schedule 9, will be considered favourably where it can be clearly shown to be the only means of preventing the loss of the listed building and securing its long term future. Any enabling development is required to be the minimum necessary to achieve this aim, and the Council will not support enabling development where the scale of new building proposed is considered to outweigh the benefit of retaining the listed building. The resultant development is required to be designed and sited carefully to preserve or enhance the character and setting of the listed building. Further detail will be set out in the Council's Supplementary Guidance on Enabling Development which will form part of the assessment of any proposals.

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

CONSULTATIONS

Head of Service - Roads and Transportation – The following comments have been provided:

- Each plot shall contain 3 parking spaces
- The minimum dimensions of the driveways should be 3m wide by 5.5 m long per bay
- Driveways shall be paved for a minimum distance of 2m to prevent loose driveway material being spilled onto the road
- Driveway gradients should not exceed 10%
- All surface water is to be contained within the site and be limited to that of greenfield run-off. Surface water drainage measures should have a neutral or better effect on the risk of flooding both on and off the site, taking account of rain falling on the site and run-off from adjacent areas

Scotland Gas Networks – There is no plant in the vicinity. No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 2nd April 2021 as development affecting the setting of a listed building.

SITE NOTICES

A site notice was posted on 2nd April 2021 for development affecting a listed building.

PUBLIC PARTICIPATION

One objection has been received. The points of objection may be summarised as follows:

- Increased traffic flow to an area of natural wildlife;
- Increased traffic flow on a single track road;
- The road is in poor condition and increased construction traffic will adversely impact on this;
- Lack of maintenance to surrounding area;
- The proposed car park area has significant trees and wildlife including badgers, hedgehogs, birds and squirrels;
- The car park is directly behind a coach house which will attract possible youths and antisocial behaviour;
- The area is overgrown at the car park site and it is not known who will maintain it;
- Access to the property is over a weak Roman bridge and heavy traffic may weaken it further;
- Other houses remained unoccupied for years which attracted antisocial behaviour;
- A daycare business runs from The Langhouse and increased traffic may endanger children.

ASSESSMENT

The material considerations in determination of this application are the adopted 2019 Inverclyde Local Development Plan (LDP), the proposed 2021 Inverclyde Local Development Plan (LDP), the adopted and draft Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development", the consultation replies, the objection, the immediate development context the planning history of the site.



Location (presently fenced off) within the former walled garden, looking south

The application site is located within the Green Belt, as defined by the adopted LDP. This invokes initial consideration of the Glasgow and the Clyde Valley Strategic Development Planning Authority Clydeplan. It is the case, however, that the construction of two houses does not constitute a strategic scale of development under Schedule 14 of Clydeplan and therefore consideration of the proposal, in development plan terms, falls to the adopted LDP. As noted, the application site is within the Green Belt and Policy 14 of the adopted LDP which addresses development in the Green Belt is relevant. This policy indicates that development will only be permitted if it is appropriately designed, located and landscaped and is associated with five specified criteria, none of which the proposal meets and, therefore, it is contrary to the adopted LDP. Similar criteria are

listed under Policy 15 of the proposed LDP. Furthermore, Policy 19 of the proposed LDP reinforces Policy 15 with regard to individual and small scale housing in the Green Belt. This policy sets out additional criteria nuanced in respect of small scale development. The proposal again does not meet these criteria.

It is the case, however, that there are mitigating circumstances that apply in this instance as the proposal is very similar to a remaining element of planning permission IC/04/284 which could still be implemented without any further recourse to a revised planning application. As noted above, the key changes only relate to elements of design and it would not be a very defensible position for the Council to refuse planning permission given these circumstances. On that basis, although I note that the proposal is technically a departure from the development plan with regard to Green Belt policy, I consider that this alone does not merit refusal of the proposal. It is the case, however, that the other material considerations, including an examination of the remaining policies of the Local Development Plans, is required to establish if there are any other reasons the application should not be supported.

I consider that the design of the proposed dwellings and the choice of finishing materials are acceptable, noting that they will complement those of the existing dwellings within the former walled garden area. Adequate parking provision is also to be made. It is noted that the rear garden depth of one of the plots is substandard at approximately 8 metres, compared to the 9 metres depth set out in the guidance in the adopted and draft PAAN3. It is the case, however, that the rear garden width is greater than normal, being more than twice the width of the house. Furthermore, immediately to the rear of the plot is an access track with no existing dwelling in close proximity to the proposed dwelling. On this basis I conclude that a departure from the guidance is acceptable in this instance. Policy 18 of the proposed LDP requires that all proposals for residential development be assessed against the relevant supplementary guidance, in this instance the adopted and draft PAAN3. Considering my conclusion above I am therefore satisfied that the proposal is supportable in relation to Policy 18.

The supporting information provided by the applicant suggests that the principles of sustainable drainage can be met and this can be reinforced by condition, thus meeting the requirements of Policy 9 of the adopted LDP and Policy 10 of the proposed LDP.

The application site will link to the wider area via Langhouse Road but I also note the close proximity of a remote footpath which generally follows the Daff Glen. It is acknowledged that the site is slightly remote from Inverkip village, in common with the group of houses in the vicinity, but it is also appropriate under current policy to require that the applicant provide electric vehicle charging infrastructure to help address future sustainable travel. The latter point may be addressed by condition and I am therefore satisfied that the requirements of Policy 10 of the adopted LDP and Policy 11 of the proposed LDP can be addressed. The provision of dedicated parking spaces will ensure compliance with the requirements of Policy 11 of the adopted LDP and Policy 12 of the proposed LDP.

Policy 29 of the adopted and proposed LDPs is relevant insofar as the application site sits approximately 40 metres from The Langhouse. Both these policies require proposals affecting the setting of a listed building to protect its special architectural or historic interest. Given the conclusion was reached in 2005 that a similar proposal to that under consideration had an acceptable impact on the setting of the listed building I am satisfied that this remains the case, in compliance with these policies.

Policy 30 of both the adopted and proposed LDPs is in respect of enabling development, indicating support for that which enables the restoration of listed buildings, requiring that it be designed and sited carefully to preserve or enhance the character and setting of the listed building. This matter was considered in detail under the original application and the current application should be regarded as being in respect of adjustments to previously approved housing which was justified as part of the original overall financial package to ensure the long term retention of The Langhouse.

Drawing all of the above together, I conclude that the proposal has regard to and is acceptable with respect to the six qualities of successful places in Policy 1 of the adopted and proposed LDP, particularly in being “Distinctive” in reflecting local architecture and urban form and also contributing positively to the historic nature of the place; being “Adaptable” in addressing a space that has become neglected; it can be made “Resource Efficient” by condition ensuring that the houses will incorporate low and zero carbon energy-generating technology (also therefore addressing the requirements of Policy 6 of the adopted and proposed LDPs which require new buildings to ensure at least 15% of the carbon dioxide emissions standard set by the Scottish Buildings Standards be met through the installation and operation of low and zero-carbon generating technologies, increasing to at least 20% by the end of 2022 (20% and 25% respectively in the proposed LDP)); being “Easy to Move Around” as it is well connected with good links to the wider path network and neighbouring developments; being “Safe and Pleasant” in avoiding conflict with adjacent uses regarding noise, smell, vibration, dust, air quality, flooding, invasion of privacy or overshadowing. In this regard it is noted that there may be some disruption during the construction process but this is inevitable with any development project and does not form grounds for the refusal of planning permission. Should any excessive disturbances occur then the Head of Public Protection and Covid Recovery may be approached with regard to the relevant legislation. I also consider that the proposal would be “Welcoming” in integrating new development into existing communities.

It is therefore the case that notwithstanding the proposal being contrary to the adopted and proposed LDPs with regard to being a development in the Green Belt, the wider policy analysis and the planning history of the site confirms that it is an acceptable departure. It remains to be considered if there are any other material considerations which suggest that planning permission should not be granted.



Present condition of the site

With regard to the consultation responses, these do not suggest that permission should be refused. Matters relating to surfacing and gradients of driveways and containing surface water runoff may be addressed by conditions or advisory notes on a grant of planning permission.

With regard to the points of objection not already addressed above, the Head of Service – Roads and Transportation does not suggest that there is any issue with regard to the ability of the road to cope with extra traffic in terms of number of vehicles or the nature of construction traffic, including on the Roman bridge. I also note in this regard that it seems to have coped with the earlier more intensive traffic for the earlier new build development. The application site itself is not well maintained and the proposal will address this. Maintenance issues in the wider area are not relevant to the application under consideration. The applicant does not propose a car park, only

dedicated parking provision for the two house plots. There is “overspill parking” shown on the submitted plans to the north outwith the former walled garden but this relates to the original permission and does not form part of the current application. Having had the opportunity to view the site, I am satisfied that there are no ecological issues and that it is recognizably part of a wider residential development, albeit that it is currently fenced off. I note the other issues raised in terms of historical vacancy of other dwellings and potential dangers to children connected with a daycare business in the vicinity but neither of these matters merit refusal of the proposal.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Local Development Plan unless material considerations indicate otherwise. In this instance I consider that the planning history of the site determines that there is justification for a departure from the Local Development Plan in this instance and that planning permission should be granted, subject to appropriate conditions in respect of various matters.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. That prior to the commencement of development details and samples of all facing materials, including colours shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless a variation is approved in writing by the Planning Authority.
2. That prior to the commencement of development samples or other details of all soft and hard landscaping materials shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless a variation is approved in writing by the Planning Authority.
3. That prior to the commencement of development, details of all boundary treatments shall be submitted to and approved in writing by the Planning Authority. The approved treatments shall thereafter be used unless a variation is approved in writing by the Planning Authority and shall be completed prior to the occupation of the relevant house.
4. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). This shall include details of how flows are to be managed to avoid flooding of adjacent ground and shall be limited to that of greenfield run-off, and the containment of surface waters within the application site.
5. That all dwellings shall be designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies (rising to at least 20% by the end of 2022), details of which shall be submitted to and approved in writing by the Planning Authority prior to the erection of the house.
6. That each of the dwellinghouses hereby permitted shall be provided with an electric vehicle charging point prior to its occupation.
7. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.

8. That both driveways shall be paved over at least the first 2 metres.
9. That both driveway gradients shall not exceed 10%.
10. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted to and approved in writing by the Planning Authority.
11. That the surfacing within the blue line indicated on drawing JCM5 Rev B shall be provided prior to the first of the dwellinghouses hereby permitted being occupied.

Reasons

1. To ensure accordance with the design of the adjacent existing houses within the former walled garden area in the interests of amenity.
2. To ensure accordance with the adjacent developments in the interests of the amenity of the area.
3. To allow assessment of the appropriateness of any boundary features in the interests of amenity.
4. To control runoff from the site to reduce the risk of flooding.
5. To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.
6. In the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy.
7. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
8. To ensure usability of the driveways.
9. To prevent deleterious material being carried onto the carriageway.
10. To ensure the suitability of infrastructure connections.
11. To ensure the provision of adequate vehicular accesses to the driveways.

Stuart W Jamieson
Interim Service Director
Environment and Economic Recovery

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact David Ashman on 01475 712416