

Report To: The Planning Board

Date: 2 June 2021

Report By: Interim Service Director
Environment and Economic Recovery

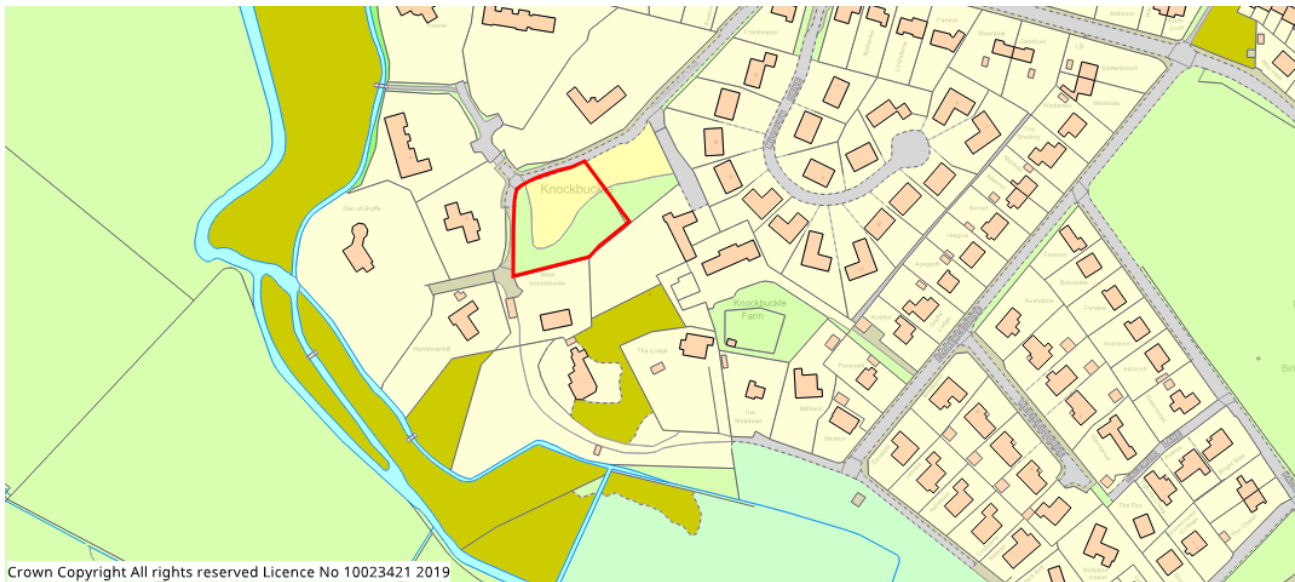
Report No: 20/0246/IC
Plan 06/21

Local Application Development

Contact Officer: David Ashman

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Subject: Detached garden room in garden grounds of existing dwelling house (in retrospect) at 6 Knockbuckle Lane, Kilmacolm



SUMMARY

- Planning permission was refused by the Planning Board at its meeting in February 2021.
- The applicant has appealed the decision to the Scottish Ministers and is seeking an award of costs.

Details of the appeal may be viewed at:
<https://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=121552>

INTRODUCTION

In February 2021 the Planning Board, following a site visit, decided to refuse planning permission for the siting of a detached garden room in the garden grounds of the existing dwelling house at 6 Knockbuckle Lane, Kilmacolm. The application was considered in retrospect. The reasons for refusal were:

1. The detached garden room contradicts Local Plan Policy 1 'Creating Successful Places – Safe and Pleasant', as the garden room's unexpected domineering position on the skyline detracts from the character of the area and does not integrate well with the surrounding development.
2. The steep access route to the garden room is unsafe in contradiction to the Local Plan Policy 1 'Creating Successful Places – Welcoming – make buildings legible and easy to access'.
3. The garden room has a detrimental impact on the amenity, character and appearance of the area contrary to Policy D 'Residential Areas' of the Council's Planning Policy Statement on 'Our Homes and Communities'.

NOTIFICATION OF APPEAL

Notification has been received that an appeal against the refusal of planning permission has been lodged with the Scottish Government. At the time of writing a Reporter has not yet been appointed to determine the appeal nor has the means by which the appeal is to be determined been clarified. The appellant has however confirmed that expenses are to be sought on the grounds that the Council has not determined the application on legitimate planning grounds.

Stuart 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