

**LOCAL REVIEW BODY**

**6 APRIL 2022**

**PLANNING APPLICATION FOR REVIEW**

**MR AND MRS S KAY**

**CHANGE OF USE OF AGRICULTURAL GRAZING LAND TO DOMESTIC GARDEN  
GROUND TO FORM AN ENLARGED GARDEN TOGETHER WITH THE ERECTION  
OF AN EXTENSION TO THE DWELLINGHOUSE AND ASSOCIATED WORKS  
CASTEHILL FARM COTTAGE, KILMACOLM ROAD, PORT GLASGOW (21/0136/IC)**

**Contents**

- 1. Planning Application dated 29 April 2021 together with site, location, elevation floor, roof and farm ownership plans**
- 2. Planning Application Design Statement**
- 3. Appointed Officer's Report of Handling dated 26 August 2021**
- 4. Inverclyde Local Development Plan 2019 Policy Extracts**

**To view the Inverclyde Local Development Plan see:**

**<https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>**

- 5. Inverclyde Local Development Plan 2019 Map Extract**
- 6. Inverclyde Local Development Plan 2019 Supplementary Guidance on Planning Application Advice Notes Policy Extracts**
- 7. Representation in relation to Planning Application**
- 8. Decision Notice dated 29 October 2021 issued by Head of Regeneration & Planning**
- 9. Notice of Review Form dated 9 January 2022 with Supporting Statement from Scotplan**
- 10. Suggested Conditions should Planning Permission be Granted on Review**

**Note: Inverclyde Proposed Local Development Plan 2021 has been attached to the rear of the agenda papers as supplementary content.**

**1. PLANNING APPLICATION DATED 29 APRIL 2021  
TOGETHER WITH SITE, LOCATION, ELEVATION,  
FLOOR, ROOF AND FARM OWNERSHIP PLANS**

Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email:  
devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100403918-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Change of use of agricultural grazing land to domestic garden ground to form an enlarged garden together with the erection of an extension to the dwellinghouse and associated works

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*  Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	ataSTUDIO		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Graeme	Building Name:	
Last Name: *	Andrew	Building Number:	6
Telephone Number: *	07740862403	Address 1 (Street): *	Knockbuckle Lane
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Kilmacolm
Fax Number:		Country: *	UK
		Postcode: *	PA13 4JS
Email Address: *	mail@atastudio.com		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	Castlehill Farm
First Name: *	S	Building Number:	
Last Name: *	Kay	Address 1 (Street): *	Kilmacolm Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Port Glasgow
Extension Number:		Country: *	Scotland UK
Mobile Number:		Postcode: *	PA14 6SX
Fax Number:			
Email Address: *	[REDACTED]		

## Site Address Details

Planning Authority:

Inverclyde Council

Full postal address of the site (including postcode where available):

Address 1:

CASTLEHILL FARM COTTAGE

Address 2:

KILMACOLM ROAD

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PORT GLASGOW

Post Code:

PA14 6SX

Please identify/describe the location of the site or sites

Northing

672469

Easting

235237

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

Advised to resubmit application with non householder forms so as to include change of use of agricultural grazing land to domestic garden ground (previous submission 21/0119/IC using householder form not been validated), top up fee included with this application.

Title:

Mr

Other title:

First Name:

James

Last Name:

McColl

Correspondence Reference Number:

ref 21/0119/IC

Date (dd/mm/yyyy):

29/04/2021

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

## Site Area

Please state the site area:

2380.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

dwelling house and agricultural grazing land

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*

Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

5

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

5

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

Yes  No

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*

Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- Yes  
 No, using a private water supply  
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

garden ground include sufficient space to store collection of waste and recycling

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

Do you have any agricultural tenants? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate E

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: \*



(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and \*have/has been unable to do so –

Signed: Graeme Andrew

On behalf of: Mr & Mrs S Kay

Date: 29/04/2021

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

- |  |   |   |
|--|---|---|
| A copy of an Environmental Statement. *  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. *                                   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A            |
| A Flood Risk Assessment. *   | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. *  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. *  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. *  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. *  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

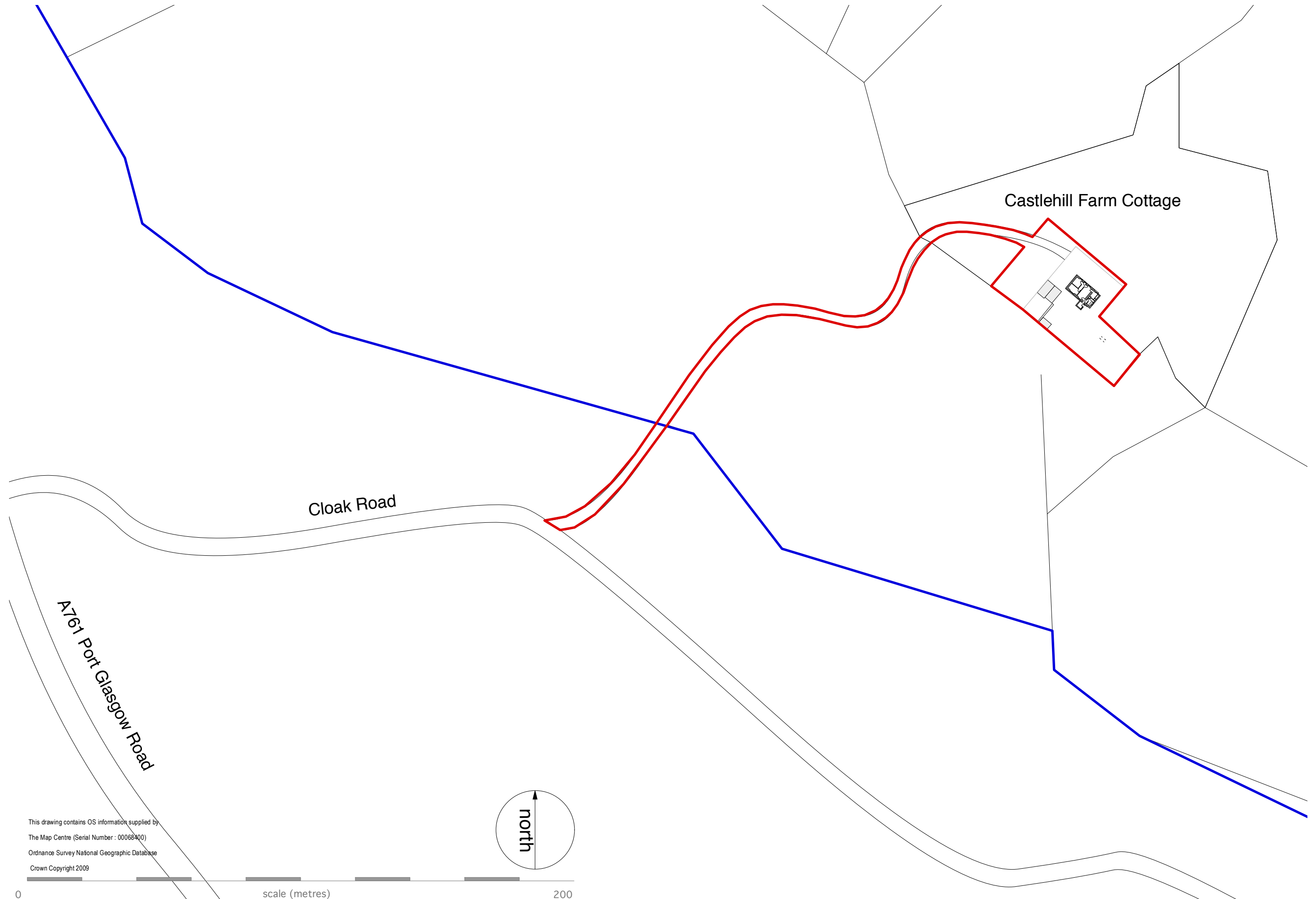
Declaration Name: Mr Graeme Andrew

Declaration Date: 29/04/2021

## Payment Details

Online payment: ICPP00001113  
Payment date: 29/04/2021 17:45:00

Created: 29/04/2021 17:45



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 The Map Centre (Serial Number : 00068400)  
 Ordnance Survey National Geographic Database  
 Crown Copyright 2009

Castlehill Farm Cottage, Port Glasgow  
 Proposed changes for Mr + Mrs Kay

PLANNING Drawing 015 April 2021  
 Enlarged location plan 1:4000 @A3 size

110 Brunswick Street  
 GLASGOW  
 G1 3TA  
 TEL 07740 862403  
 mail@atastudio.com  
 www.atastudio.com





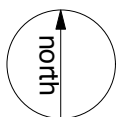
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Castlehill Farm Cottage, Port Glasgow

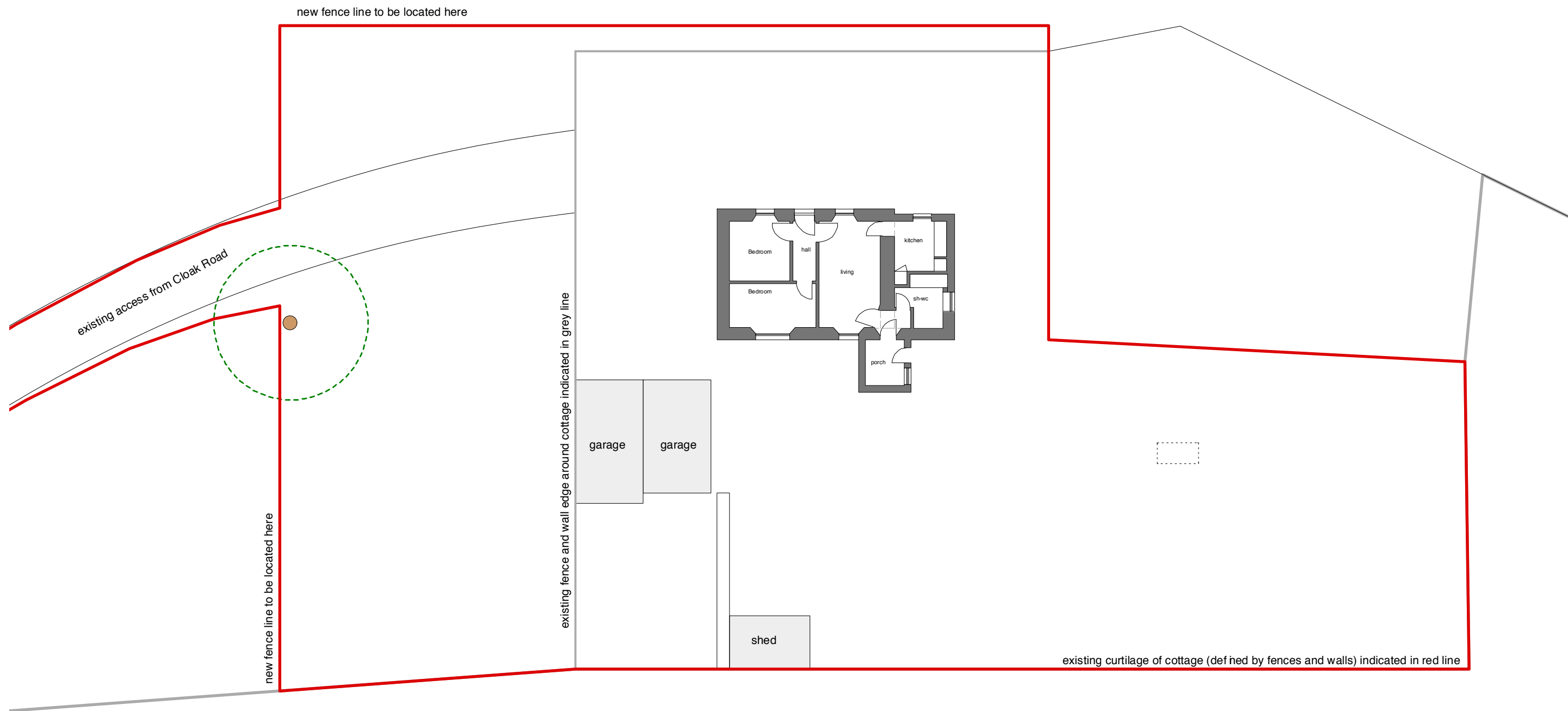
Proposed changes for Mr + Mrs Kay

PLANNING Drawing 014 April 2021  
 Farm field ownership plan 1:4000 @A3 size

110 Brunswick Street  
 GLASGOW  
 G1 3TA  
 TEL: 07740 882403  
 mail@atastudio.com  
 www.atastudio.com







new fence line to be located here

existing access from Cloak Road

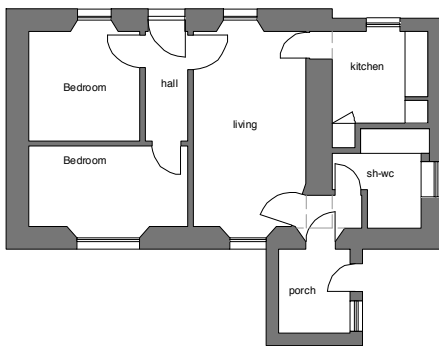
new fence line to be located here

existing fence and wall edge around cottage indicated in grey line

garage

garage

shed



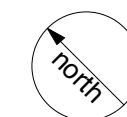
existing curtilage of cottage (defined by fences and walls) indicated in red line

0 scale (metres) 20

Castlehill Farm Cottage, Port Glasgow  
Proposed changes for Mr + Mrs Kay

PLANNING Drawing 003 April 2021  
Existing Site plan 1:200 @A3 size

110 Brunswick Street  
GLASGOW  
G1 3TA  
TEL: 07740 862403  
mail@atastudio.com  
www.atastudio.com





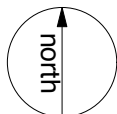
ABOVE - proposed image of extended cottage

BELOW - existing view



Castlehill Farm Cottage, Port Glagsow

Proposed changes for Mr + Mrs Kay



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Ordnance Survey National Geographic Database  
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0 scale (metres) 200

Castlehill Farm Cottage, Port Glasgow  
Proposed changes for Mr + Mrs Kay

PLANNING Drawing 002 April 2021  
Location plan 1:4000 @A3 size

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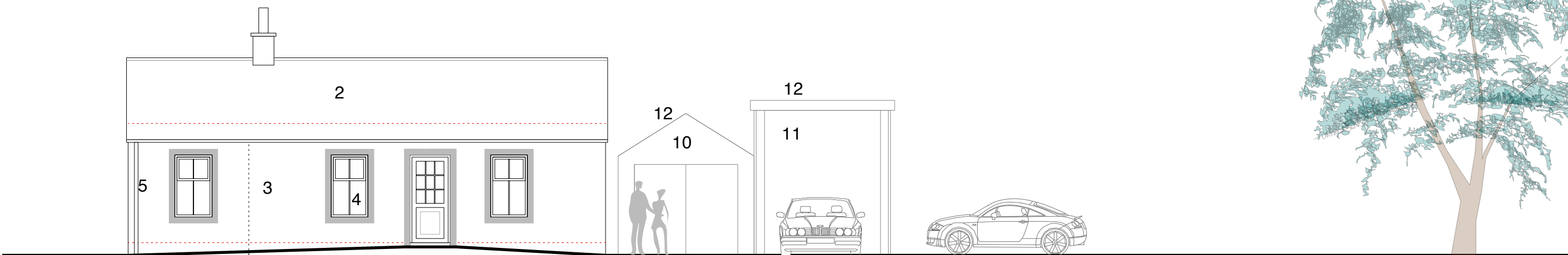


Material key

1. timber frame windows & doors
2. natural slate roof
3. rendered brick and stone
4. UPVC windows
5. metal rainwater goods
6. EPDM rubber membrane roof covering
7. Cedar fire cement weather board (light grey)
8. natural zinc standing seam roof cladding
9. bespoke glvanized metal edge detailing
10. timber cladding
11. profile metal sheet cladding
12. felt roof

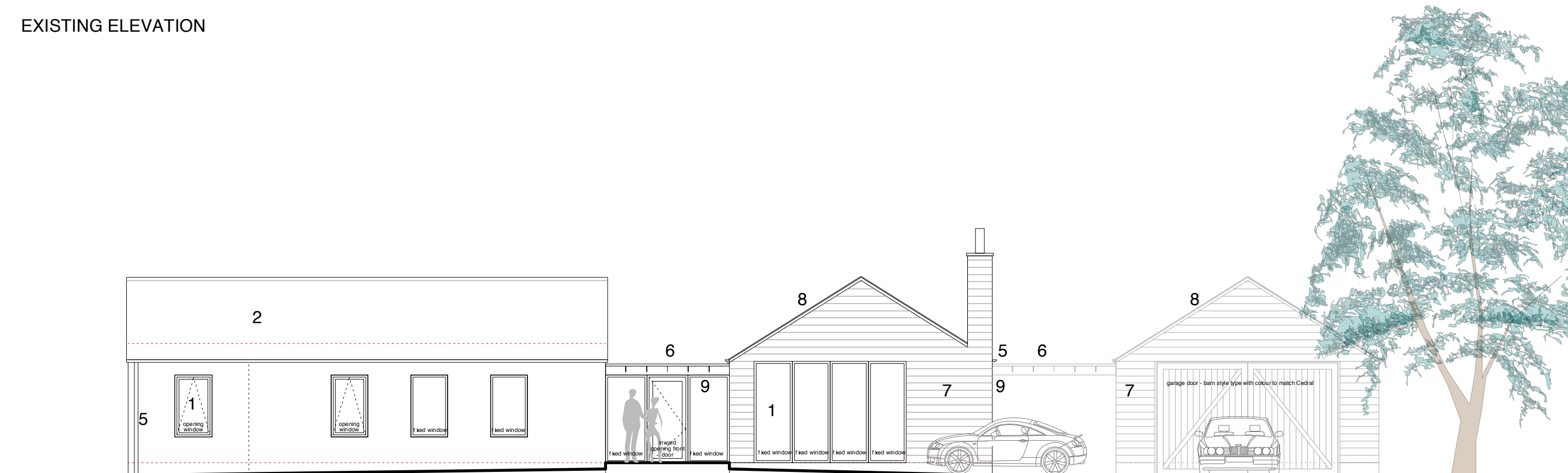


ABOVE - proposed image of cottage front approach showing double gables pitched roof with height and angle to match existing cottage and chimney to corner



existing garages to be demolished and replaced with cottage extension

EXISTING ELEVATION



Painted window surrounds to be white to match rest of cottage walls

PROPOSED ELEVATION



Castlehill Farm Cottage, Port Glasgow

Proposed changes for Mr + Mrs Kay

PLANNING Drawing 008revA April 2021

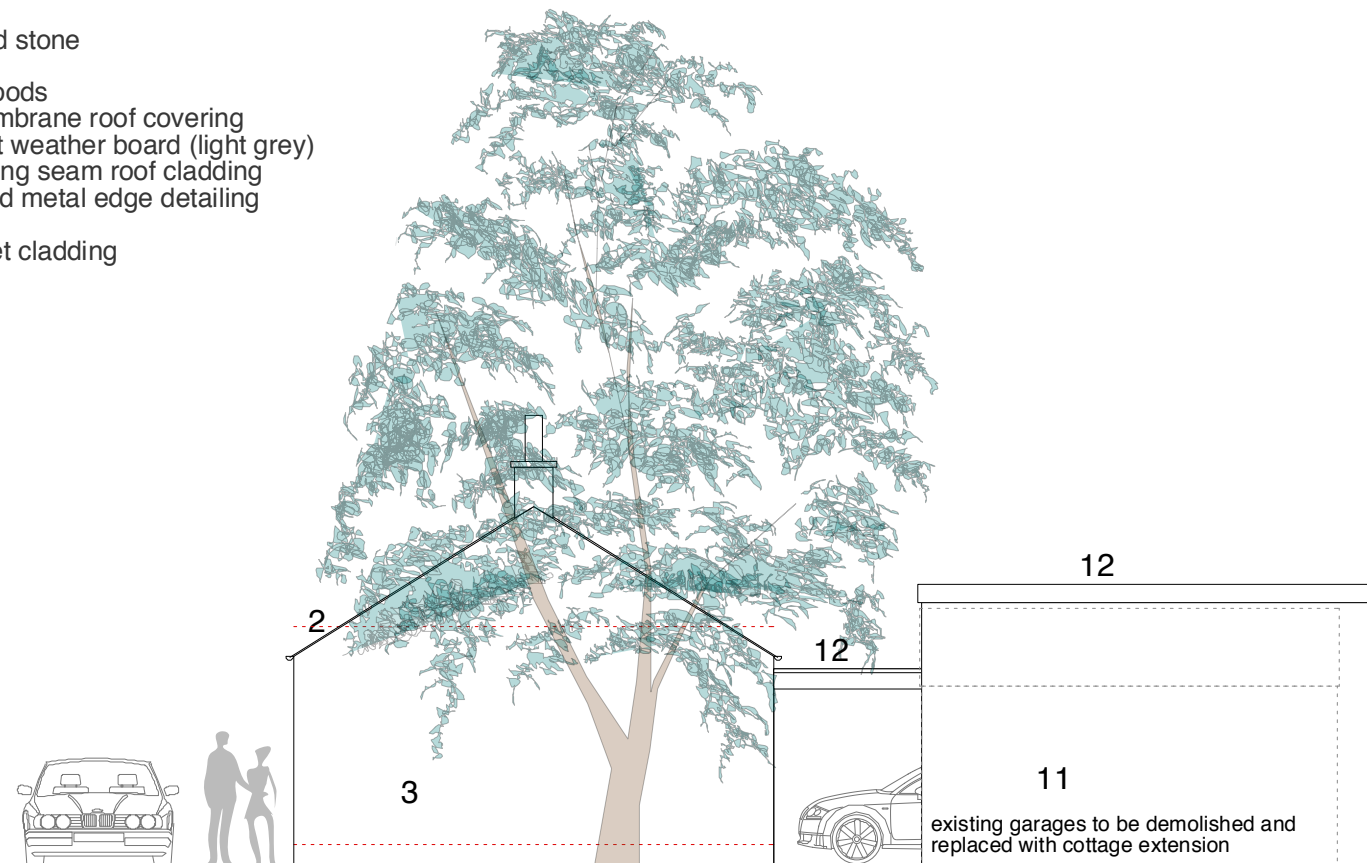
North-east (front) elevation 1:100 @A3 size

110 Brunswick Street  
GLASGOW  
G1 3TA  
TEL: 07740 862403  
mail@atastudio.com  
www.atastudio.com



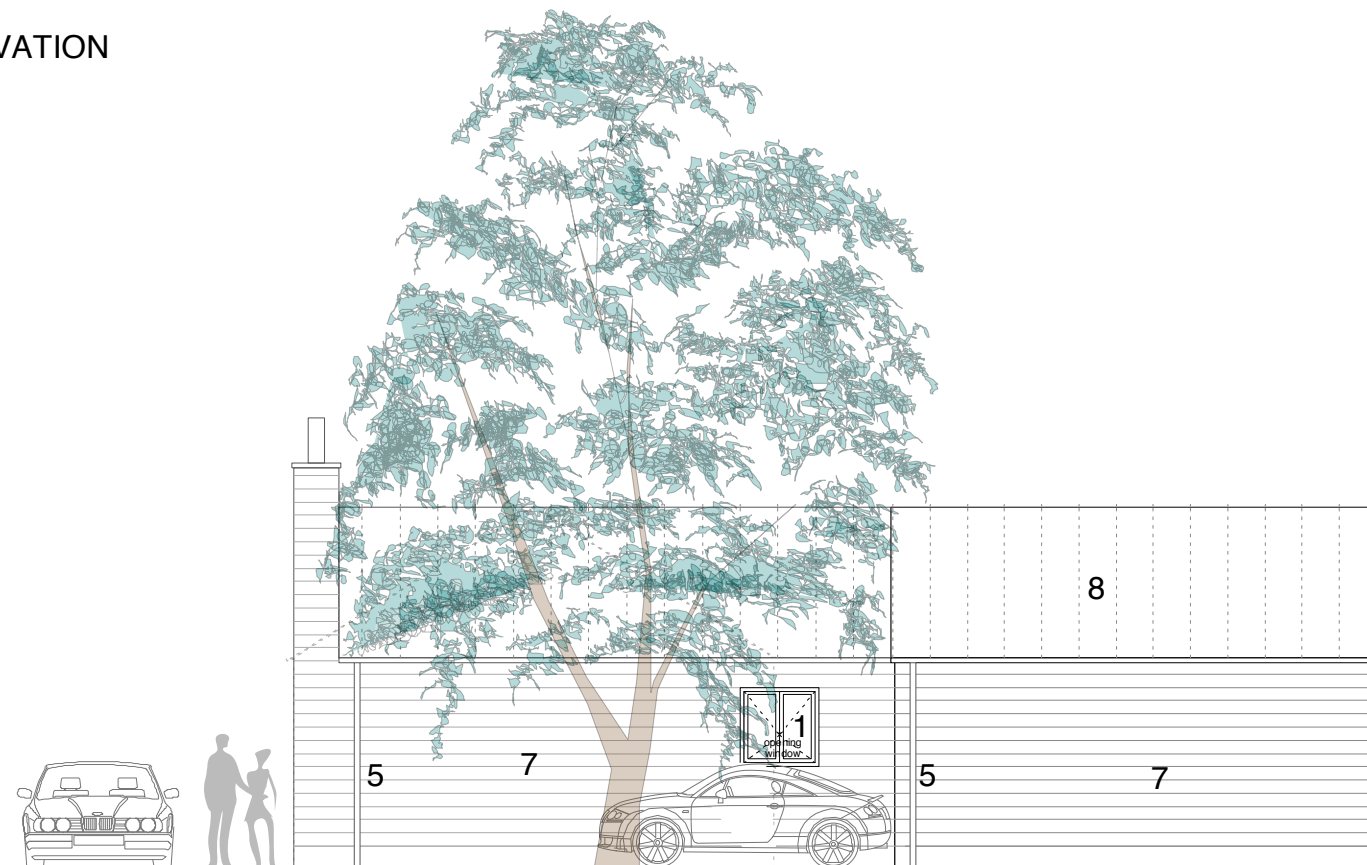
Material key

- 1. timber frame windows & doors
- 2. natural slate roof
- 3. rendered brick and stone
- 4. UPVC windows
- 5. metal rainwater goods
- 6. EPDM rubber membrane roof covering
- 7. Cedral fire cement weather board (light grey)
- 8. natural zinc standing seam roof cladding
- 9. bespoke glvanized metal edge detailing
- 10. timber cladding
- 11. profile metal sheet cladding
- 12. felt roof

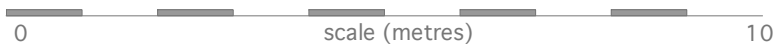


ABOVE - proposed image from inside cottage living room looking north to view

EXISTING ELEVATION



PROPOSED ELEVATION

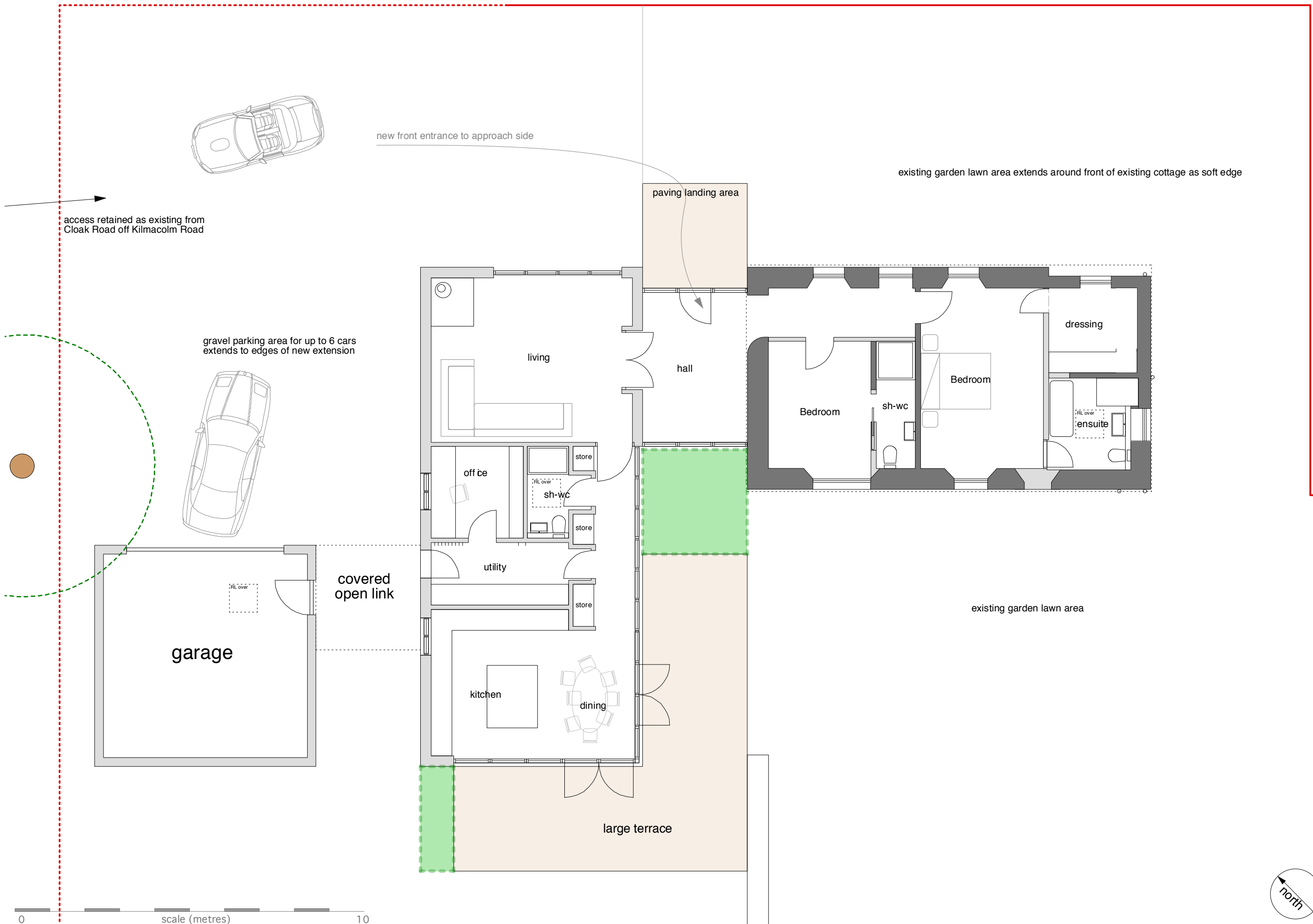


Castlehill Farm Cottage, Port Glasgow  
 Proposed changes for Mr + Mrs Kay

PLANNING Drawing 011 April 2021  
 North-west (side) elevation 1:100 @A3 size

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Castlehill Farm Cottage, Port Glasgow  
 Proposed changes for Mr + Mrs Kay

PLANNING Drawing 006 April 2021  
 Proposed floor plan 1:100 @A3 size

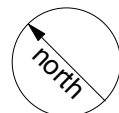
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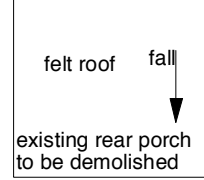
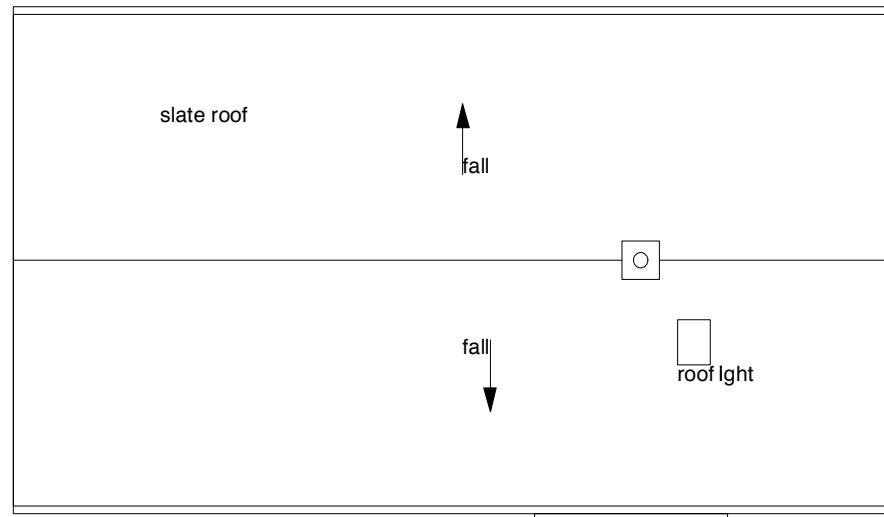




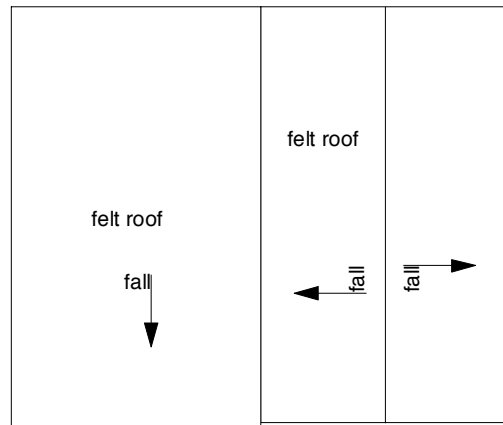
ABOVE - proposed image of extended cottage

0 scale (metres) 20

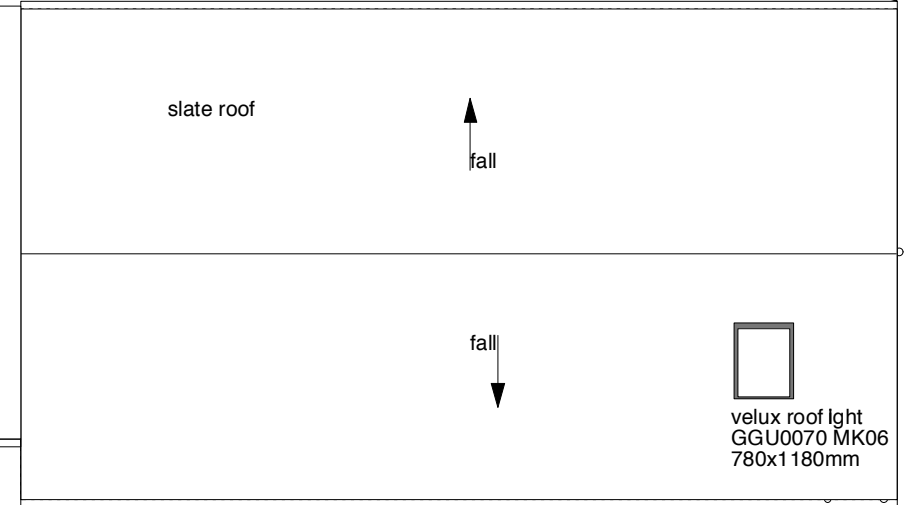
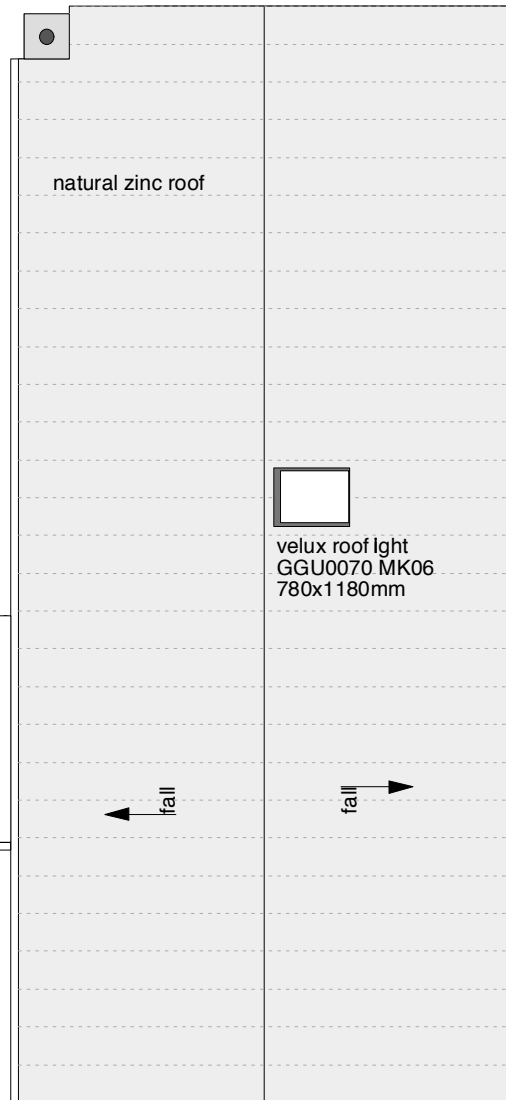
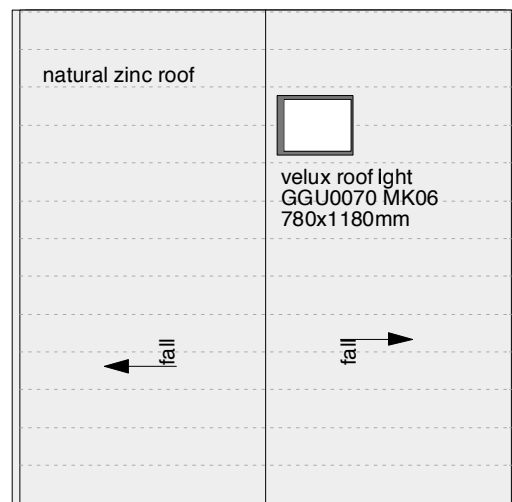




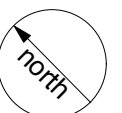
EXISTING PLAN



existing garages to be demolished and replaced with cottage extension



PROPOSED PLAN



Material key

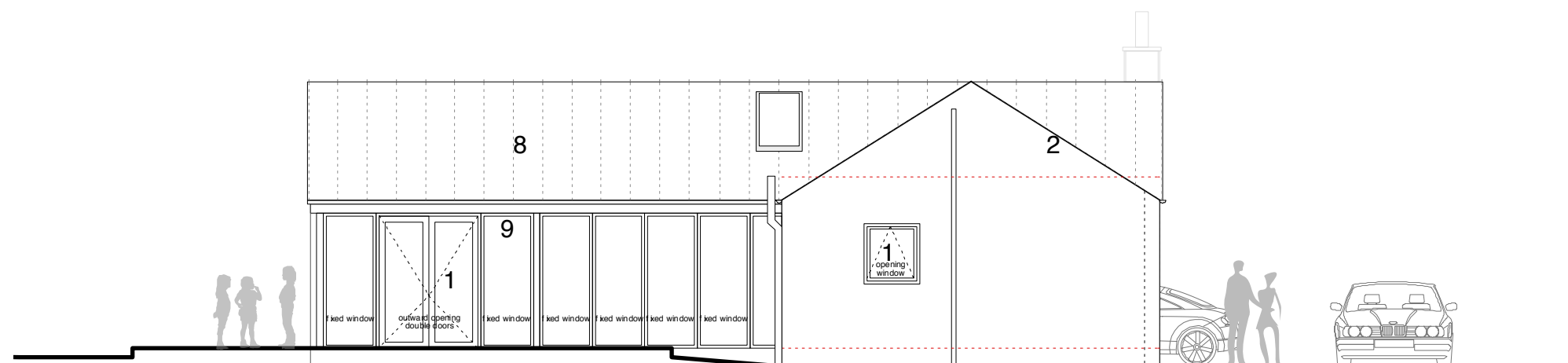
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11. profile metal sheet cladding
12. felt roof



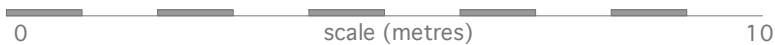
ABOVE - proposed image of cottage showing double gables pitched roof with height and angle to match existing cottage



EXISTING ELEVATION



PROPOSED ELEVATION



Castlehill Farm Cottage, Port Glagsow

Proposed changes for Mr + Mrs Kay

PLANNING Drawing 009 April 2021

South-east (side) elevation 1:100 @A3 size

110 Brunswick Street  
GLASGOW  
G1 3TA  
TEL: 07740 862403  
mail@atastudio.com  
www.atastudio.com

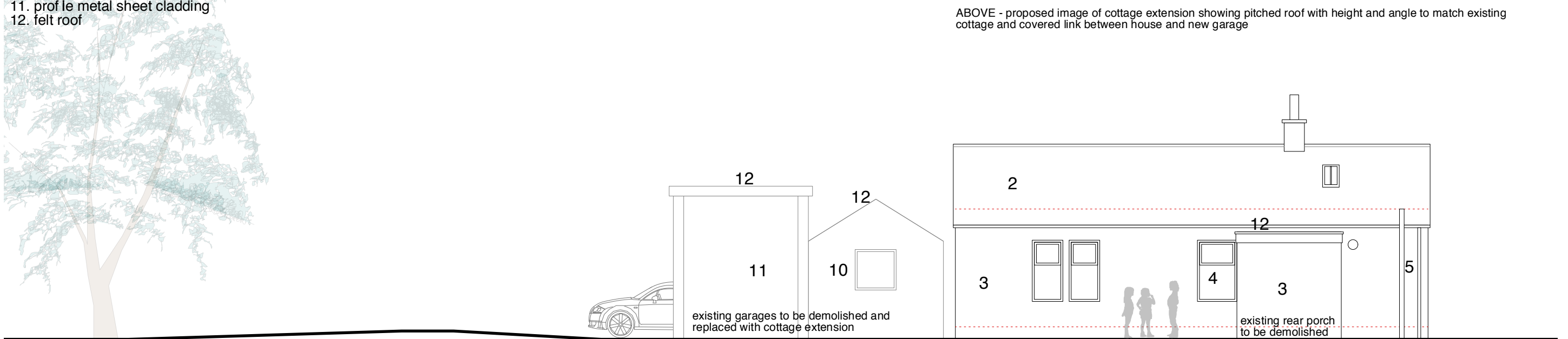


Material key

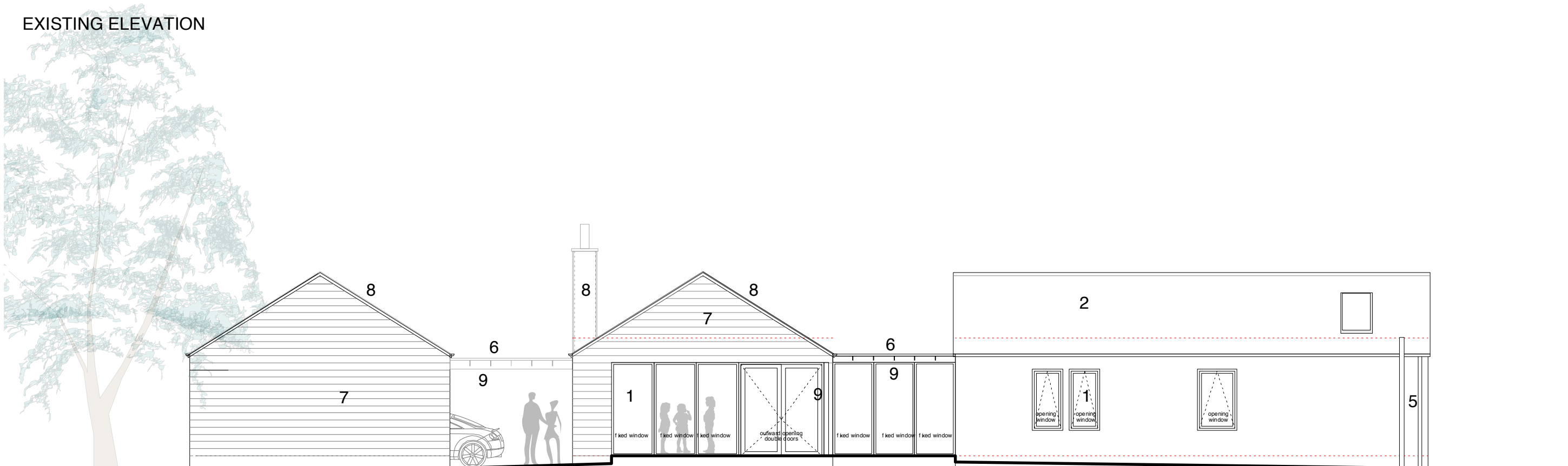
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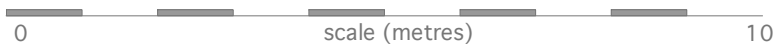
ABOVE - proposed image of cottage extension showing pitched roof with height and angle to match existing cottage and covered link between house and new garage



EXISTING ELEVATION



PROPOSED ELEVATION



Castlehill Farm Cottage, Port Glasgow

Proposed changes for Mr + Mrs Kay

PLANNING Drawing 010revA April 2021

South-west (back) elevation 1:100 @A3 size

110 Brunswick Street  
GLASGOW  
G1 3TA

TEL: 07740 862403  
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## **2. PLANNING APPLICATION DESIGN STATEMENT**



## Summary of Proposal

This application proposes the extension of an existing dwelling house located off Cloak Road off the Kilmacolm Road (A761) just between the village of Kilmacolm and Port Glasgow. The site is currently occupied by a single storey farm dwelling house in need of significant upgrading. The Farm site area completely surrounds the secluded cottage and garages. Rather than rebuild completely, the proposal seeks to retain the character and history of the existing dwelling named Castlehill Farm Cottage, but sensitively extend it to the side and rear to create a highly efficient, modest family home. The existing two garages and porch are to be demolished and a new replacement garage is to be erected to the side of the dwelling.

This proposal includes details of the existing dwelling, elements to be demolished, the proposed site layout plans, floor plans and elevation drawings together with computer generated visualisations of the proposal.

The existing cottage is very small (footprint of 120m<sup>2</sup>) uninsulated and is not suitably for the current and future needs of the farm owners Mr & Mrs Kay, specifically in relation to the spacial requirements for building control (homes for life regulations, activity and maneuvering spaces and lining the cottage to meet insulation standards) to make a comfortable and accessible home. The house has been designed on one level, with an accessible semi-open plan layout, improved bathroom spaces, covered entrance area and level terrace yet remains modest at 220m<sup>2</sup> in total on one level on a very large site area.

The site is accessed from Cloak Road. This proposal includes repositioning the garden fence around the house, moving this north-west to suit the proposed design layout and keep livestock out of the domestic garden. The extension is sited to the side and rear of the existing front elevation. A new glazed entrance is proposed to allow for a spacious accessible entrance (existing entrance is into an extremely tight and narrow hallway). This new entrance is recessed back from the existing front elevation line to define the existing cottage.

The form and massing of the main extension area mirrors the existing cottage in height and roof pitch. This creates a strong and harmonious relationship and respect between the dwelling and the extension, sensitively integrating old and new. This is further emphasized by lining up the front elevation edge to create a clear geometric relationship. The extension however is finished in a darker colour to contrast the existing white cottage. This scales it back and allows it to visually recede. Edge profile details will also match the existing cottage.

The house plan focuses on two key features, the stunning view to the north and the sunny garden to the south. The new central hallway links the existing cottage volume to the new extension volume, The semi-open plan kitchen-dining-living spaces with glass wall to the south edge face the rear private garden offering visual and physical connection from inside to outside. Bedrooms and bathrooms are located in the existing upgraded cottage volume. The garage is detached from the house but linked with a similar roof to the main entrance to provide cover when entering in a remote and exposed location. The garage is on the line of the existing garages located behind the line of the existing house rear elevation.

Though mirrored in form, the material finish is contrasting yet traditional rural materials namely metal roofing and timber effect cladding. These are reminiscent of a traditional barn and agricultural architecture. The walls are to be light grey Cedral weatherboarding and the roof natural zinc both of which have been chosen to recede in scale and proportion to the main cottage allowing it to stand clearly defined brightly finished in white render and slate roofing.

The site specific dwelling has been designed in a sensitive architectural manner with high quality build materials, timber framed windows and a SIPS thermally efficient frame, taking cues from a selection of agricultural architectural styles, building lines and materials to fit into the context. The proposal will integrate green renewable technologies, sustainable materials and with aims of substantially exceeding the required thermal performance requirements to provide a low carbon, energy efficient home.

Our design is intended to contribute positively to the current and future development of building in and around Kilmacolm by integrating into the site and setting with truly crafted architecture.



proposed images of extended cottage



**3. APPOINTED OFFICER'S REPORT OF HANDLING  
DATED 26 AUGUST 2021**

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**REPORT OF HANDLING**

**Report By:** Craig Iles

**Report No:** 21/0136/IC

**Local Application  
Development**

**Contact  
Officer:** 01475 712462

**Date:** 26<sup>th</sup> August 2021

**Subject:** Change of use of agricultural grazing land to domestic garden ground to form an enlarged garden together with the erection of an extension to the dwellinghouse and associated works at Castlehill Farm Cottage, Kilmacolm Road, Port Glasgow

**SITE DESCRIPTION**

The application relates to a detached single storey cottage and adjacent agricultural land situated within the countryside between Kilmacolm and Port Glasgow. Externally the building has a white painted finish and a slate roof. Although part of Castlehill Farm on Kilmacolm Road, the cottage is accessed independently via a gated track and is around 240 metres from Cloak Road. The cottage is situated within an agricultural field and the curtilage is defined by a timber and wire fence. The nearest neighbouring buildings are at the steading at Castlehill Farm which lies around 165 metres across agricultural fields to the north-east. The dwelling can be seen in views from the A761.

**PROPOSAL**

There are two aspects to the proposal. Firstly, it is proposed to change the use of an area of agricultural grazing land within the field adjacent to the cottage to provide an enlarged domestic curtilage. The current boundary is defined by fencing and new fencing will define the extended curtilage. The curtilage will be extended by approximately 486 square metres. This curtilage extension would be mostly in a north-westerly direction.

Secondly, the enlarged domestic curtilage will allow the erection of an extension to the dwellinghouse. The proposed extension, to be constructed to the north-west within the extended curtilage, will have a footprint of around 100 square metres. The existing dwelling has a footprint of around 120 square metres. A double garage of approximately 41 square metres is also proposed to the side of the new extension and is connected to it by a covered but open link. The extension is of a single storey contemporary design and features a gable profile which follows that of the existing cottage, albeit turned 90 degrees. A central hallway links the existing cottage and the main part of the new extension. External materials proposed are indicated to be a light grey weatherboarding and natural zinc roof. The proposed double garage will be finished to match the new extension. An existing shed and garage within the garden will be removed, as will the existing porch to the rear elevation of the cottage.

The application is supported by a design statement in which the applicant explains the overall rationale of the design approach is to retain the character and history of the existing dwelling and sensitively extend it to the side and rear to create a highly efficient modest family home.

## **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.

### **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 33 - Biodiversity and Geodiversity**

#### Natura 2000 sites

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

#### Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

#### Protected Species

When proposing any development which may affect a protect species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

#### Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

#### Local Landscape Area

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment.

#### Non-designated sites

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

**Planning Application Advice Note (PAAN) 4** on "House Extensions" applies.

**Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" applies.

### **PROPOSED 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 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 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 33 – Biodiversity and Geodiversity**

### **European sites**

Development proposals that are likely to have a significant effect on a European site which are not directly connected with or necessary to their conservation management must be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site either during construction or operation of the development, or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the network is protected.

In such cases, the Scottish Ministers must be notified.

### **Sites of Special Scientific Interest**

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

### **Protected Species**

When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

### **Local Nature Conservation Sites**

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, adequate compensatory measures will be required.

### **Non-designated sites**

All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

**Draft Planning Application Advice Note (PAAN) 4** on "House Extensions" applies.

**Draft Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" applies.

## **CONSULTATIONS**

None required.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 10th May 2021 as it is contrary to the development plan.

## **SITE NOTICES**

The nature of the proposal did not require a site notice.

## **PUBLIC PARTICIPATION**

The Kilmacolm Civic Trust intimate that they fully support this application. They further note that the proposal will make the house appropriate for present day living and the design of the extension will fit well within its countryside environment.

## **ASSESSMENT**

The material considerations in determination of this application are the 2019 adopted Inverclyde Local Development Plan (LDP), the 2021 proposed Inverclyde Local Development Plan, adopted and draft Planning Application Advice Notes (PAAN) 4 and 8 on "House Extensions" and "the Siting and Design of Houses in the Green Belt and Countryside" respectively, the visual impact, impact on wider amenity, the applicant's supporting statement and the representation received in support of the proposal.

Policy 1 of the adopted and proposed LDPs seeks to ensure that proposals have regard to the six qualities of successful placemaking. The relevant factors in respect of this development contributing to the qualities of successful places are being "Distinctive" in reflecting local architecture and materials (expanded to "respect landscape setting and character, and urban form" and "reflect local vernacular/architecture and materials" in the proposed LDP), retaining locally distinct built features such as the original cottage and respecting landscape setting together with being "Safe and Pleasant" in avoiding conflict with adjacent uses and minimising the impact of traffic and parking. Adopted and draft PAAN4s provide advice on house extensions and adopted and draft PAAN8 provide specific advice on extensions to dwellings in the Green Belt and Countryside. Policy 14 of the adopted LDP and Policy 15 of the proposed LDP both support extensions to existing properties within the Green Belt where they are appropriately designed and located, and of appropriate scale and form. However, this is where the extension is within the curtilage of the existing use which is not the case here. To accommodate the extension, the existing domestic curtilage needs to be extended into the surrounding agricultural field. Prior to any assessment of the extension itself, it must therefore be considered whether the proposed enlargement of the curtilage can be justified.

The Green Belt is an important strategic tool in directing planned growth to the most appropriate locations; supporting regeneration; safe-guarding identity through place setting and protecting the separation between communities; and protecting the character, landscape setting and identity of settlements. The planning strategy promoted by Policy 14 of the adopted LDP seeks to contain development within the built up area and minimise development in the Green Belt and Countryside. Such development is restricted to specific, appropriate types and where justification is provided as to why the development is required at the proposed location. The proposed development which seeks to expand a domestic curtilage into the surrounding agricultural field is not a development within the Green Belt supported by Policy 14 of the adopted LDP. The existing cottage benefits from a generous curtilage relative to its size and this would allow for the construction of an extension without the requirement to expand the curtilage into the adjacent field. I therefore do not consider there to be any justification for the expansion of the curtilage into the surrounding field in this Green Belt location, contrary to Policy 14 of the adopted LDP. Policy 15 of the proposed LDP takes the same position and additionally permits development in exceptional or mitigating circumstances. I do not consider that there are any such exceptional or mitigating circumstances allowing support for the proposal with reference to Policy 15 of the proposed LDP.

Whilst the enlarged curtilage is required to accommodate the proposed extension and notwithstanding the above, an assessment of the extension itself is also required. In this respect, PAAN4 (adopted and draft) offers guidance on house extensions with PAAN8 (adopted and draft) offering specific advice on extending existing dwellings in the Green Belt. PAAN8 (adopted and draft) recognises that residential buildings are of a variety of shapes and sizes noting that it is important

that alterations to such buildings ensure that their original character is maintained. It is further advised that any extension to an existing residential building in the Green Belt requires to be subsidiary in scale and position to the original dwellinghouse and, in the case of a traditional building, follow the design details specified in the "Design of Housing" section of the PAAN8s. The applicant refers to the extension being to the side and rear of the existing front elevation, bringing both PAAN4s into consideration. The configuration of the existing dwelling on the site leads me to conclude that, relative to the existing dwelling, the proposal is a side extension. Given the absence of immediately adjacent dwellings the remaining relevant guidance in the PAAN4s is that the roof over extensions should match the existing house roof, that extensions should be set back at least 1 metre from the site boundary, and that off street parking requirements of the Council's Roads Development Guide shall be met.

The existing building comprises a small rural cottage and likely originally accommodated a shepherd or agricultural worker. A small extension has previously been constructed to the eastern side of the cottage although this work is likely historic. The cottage is of a traditional design with white painted walls, contrasting window banding to the front elevation and a slate roof. The applicant seeks to extend the small cottage, which it is advised is not insulated and is not suitably for the current and future needs of the farm owners, to create a "home-for-life" family house. As noted, a contemporary approach to the design is taken with the applicant advising that the design concept seeks to retain the character and history of the existing cottage. In the submitted design statement, the applicant further sets out that the form, proportion and massing of the main extension mirrors the existing cottage in height and roof pitch. The extension is finished in a darker colour in contrast to the existing white cottage. This is intended to scale it back and allow it to visually recede. The applicant goes on to set out that the extension is finished in traditional rural materials namely metal roofing and timber effect cladding. These are reminiscent of a traditional barn and agricultural architecture. They have been chosen to recede in scale and proportion to the main cottage, allowing it to stand clearly defined and brightly finished in white render and slate roofing.

Whilst noting the applicant's design statement, it remains that the existing house is of a traditional design and the proposal does not follow the design details required by PAAN8 (adopted and proposed). Additionally, both PAAN8s require extensions to be subsidiary in scale and position to the original dwellinghouse. The combined footprint of the extension and link attached garage exceed the footprint of the original house and they combine to form the dominant part of the house. This is compounded by the position of the extension within the extended plot which results in it being the principal and most prominent feature when approaching the dwellinghouse via the access track from the public road. This results in the primary views of the extended building being the new extension and linked garage, with the original house being subservient behind them. It therefore cannot be argued that the extension is subsidiary in scale and position to the original dwelling as required by both PAAN8s. Having fully assessed the proposal inclusive of the applicant's supporting design statement, the design approach to extending this traditional rural cottage does not follow that specified in the "Design of Housing" section of both PAAN8s. There is nothing that justifies a departure from the guidance within PAAN8 (adopted and proposed). It is also the case that the contrasting roof materials on the extension means that the proposal departs from the guidance in both PAAN4s in this regard. Additionally, the proposal also fails under the "Distinctive" criterion in Policy 1 of both LDPs in that it cannot be considered to reflect local vernacular/architecture and materials. Furthermore, as the extension is not of an appropriate scale and form and is not located within the existing curtilage of the dwellinghouse it is in itself also not a development supported by Policy 14 of the adopted Plan and Policy 15 of the proposed LDP.

Turning to other material considerations not already assessed, the extended dwelling will have two bedrooms and it remains that adequate off-street parking can be accommodated within the site. Given the isolated position, there is no potential to impact on residential amenity within the rural area. I do not consider that the dilapidated small timber garage and the small single skinned, open sided, corrugated sheet shed to be removed raise any concerns regarding potential impact on European Protected Species or other ecology. The change of use element of the proposal relates to a small area of agricultural grazing land and is not covered by any environmental designations. There is no conflict with Policy 33 of the adopted and proposed LDPs.



Overall, a number of concerns arise in respect of the proposal. The expansion of the curtilage into the surrounding field to accommodate the extension in this Green Belt location is not a development supported by Policy 14 of the adopted LDP and there is nothing that suggests any justification for a departure from this policy. Policy 15 of the proposed LDP takes the same position and additionally permits development in exceptional or mitigating circumstances. It is not considered that there are any such circumstances allowing support for the proposal with reference to Policy 15 of the proposed LDP. The design approach to extending this traditional rural cottage does not follow those specified in the "Design of Housing" section of PAAN8 (adopted and proposed) and the extension is not subsidiary in scale and position to the original dwellinghouse as required by both PAAN8s. Furthermore, the relevant guidance on roofs of extensions in both PAAN4s has not been followed. As the extension is not of an appropriate scale and form and is not located within the existing curtilage of the dwellinghouse it is in itself also not a development supported by Policy 14 of the adopted LDP and Policy 15 of the proposed LDP. Additionally, the proposal also fails under the "Distinctive" heading in that it cannot be considered to reflect local vernacular/architecture and materials and is not supported by Policy 1 of either the adopted or proposed LDP.

Overall, therefore, whilst the applicant has sought to approach the design of the extension to the cottage in a contemporary manner, with the aim of drawing a distinction between the original dwelling and the extended element, it has resulted in the original building being dominated by the extension and such an approach is contrary to adopted Council policy as expressed through the relevant policies of the adopted and proposed LDPs and the associated adopted and draft design guidance in both PAAN4s and PAAN8s. The extension of the dwelling's curtilage to achieve this cannot be justified by either LDP.

In conclusion, Section 25 of The Town and Country Planning (Scotland) Act 1997 (as amended) requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposal cannot be held to accord with the Development Plan and in reviewing the application together with the applicant's position set out in the supporting statement, it is concluded that there are no material considerations to indicate that the application should be considered favourably.

## **RECOMMENDATION**

That the application be refused for the following reasons:

1. The proposed expansion of the curtilage into the surrounding field to accommodate the extension in this Green Belt location is not a development supported by Policy 14 of the 2019 adopted Inverclyde Local Development Plan and Policy 15 of the 2021 proposed Inverclyde Local Development Plan.
2. The proposed extension is not of an appropriate scale and form and is not located within the existing curtilage of the dwellinghouse. It is accordingly not a development supported by Policy 14 of the 2019 adopted Inverclyde Local Development Plan and Policy 15 of the 2021 proposed Inverclyde Local Development Plan.
3. The proposal fails to have regard to the six qualities of successful places as required by Policy 1 of both the 2019 adopted Inverclyde Local Development Plan and 2021 proposed Inverclyde Local Development Plan, specifically as it cannot be considered to reflect local vernacular/architecture and materials under the "Distinctive" criterion.
4. The design approach to extending this traditional rural cottage does not follow the guidance in the "Design of Housing" section of PAAN8 (adopted and proposed) and the extension is not subsidiary in scale and position to the original dwellinghouse as required by PAAN8 (adopted and proposed).

5. The design approach to extending this traditional rural cottage does not follow the guidance in PAAN4 (adopted and proposed) in that a contrasting roofing material is proposed.

Signed:



Craig Iles  
Planning and Building Standards Manager  
Environment and Economic Recovery



Stuart Jamieson  
Interim Service Director  
Environment & Economic Recovery

## **4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 POLICY EXTRACTS**

## 3.0 CREATING SUCCESSFUL PLACES

### Introduction

**3.1** Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19<sup>th</sup> century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

**3.2** The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

### Creating Successful Places

**3.3** The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

**Distinctive**

**Adaptable**

**Resource Efficient**

**Easy to Move Around**

**Safe and Pleasant**

**Welcoming**

**3.4** **Figure 3** illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.



Quarriers Village

### 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.



Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places



**6.10** The Council's preferred location for new development is within the existing towns and villages, particularly where this re-uses previously developed land.

### Green Belt and Countryside

**6.11** The pattern of development within Inverclyde has been very much shaped by its geography, with a densely developed coastal strip giving way to a sparsely developed rural hinterland. This has been reinforced through the years by a planning strategy that has sought to contain development within the built up area and minimise development in the Green Belt and Countryside. The benefits of this strategy have been a focus on the regeneration and renewal of the urban areas, the placing of development into sustainable locations close to existing services and infrastructure, and the protection of our rural environment. This has been achieved through policies which direct development to existing towns and villages, and restrict development in the Green Belt and Countryside to appropriate types and locations. This approach is supported by national policy and Clydeplan and remains appropriate.

## 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.



Kilmacolm, looking south

## POLICY 33 – BIODIVERSITY AND GEODIVERSITY

### NATURA 2000 SITES

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

### SITES OF SPECIAL SCIENTIFIC INTEREST

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

### PROTECTED SPECIES

When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

### LOCAL NATURE CONSERVATION SITES

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

### LOCAL LANDSCAPE AREAS

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment

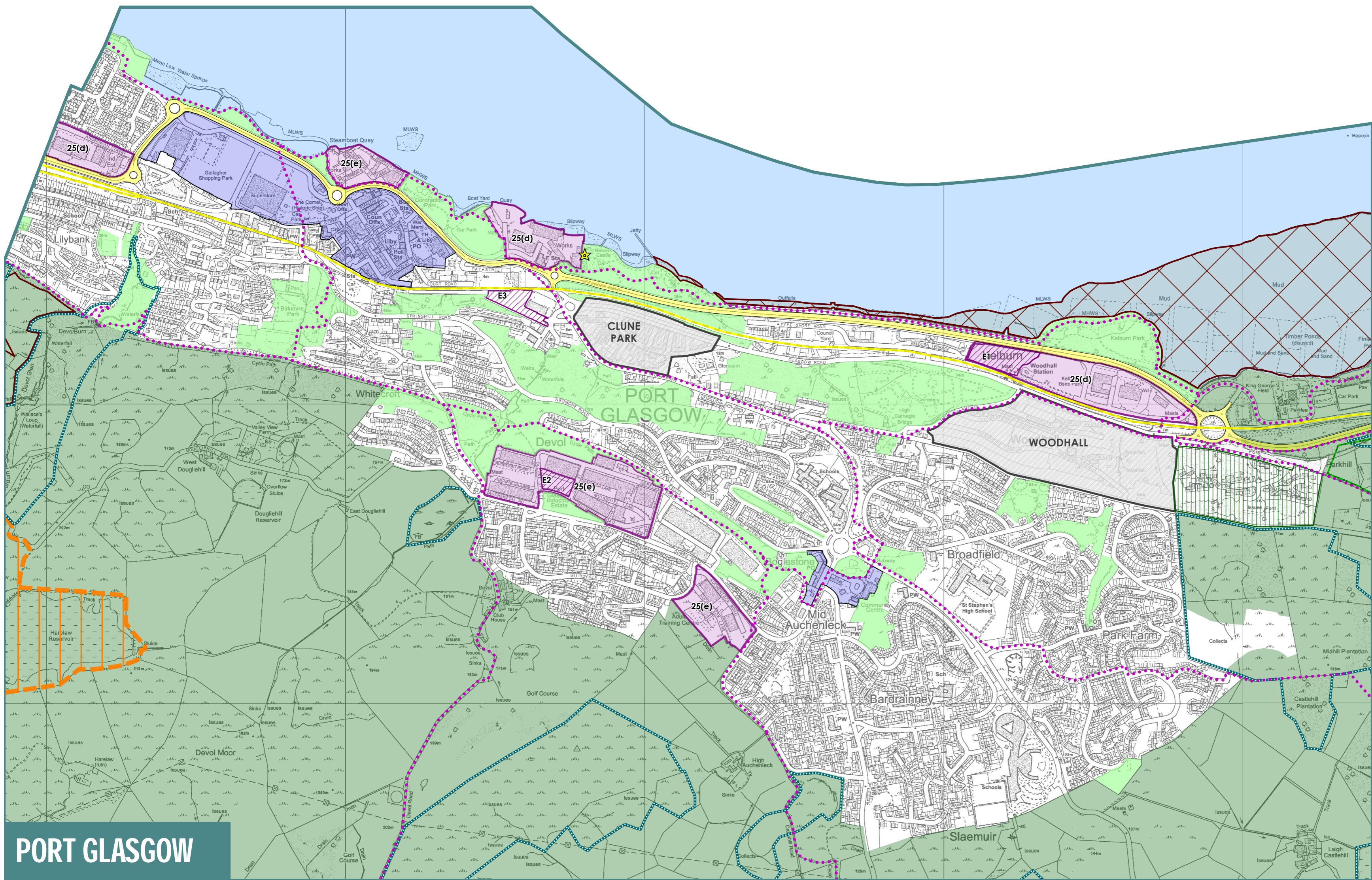
### NON-DESIGNATED SITES

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.



## **5. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAP EXTRACT**



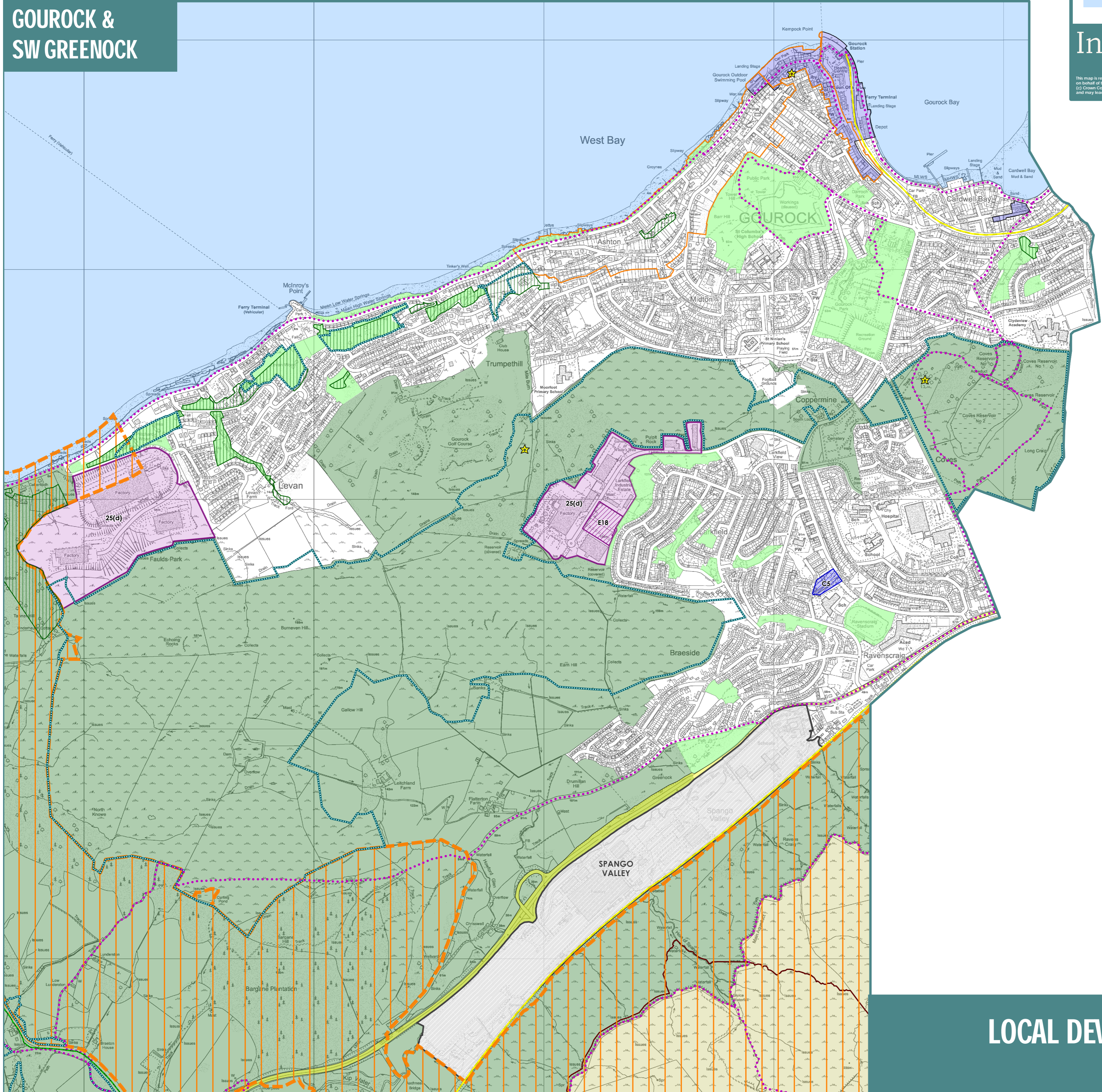


**PORT GLASGOW**

**KEY**

- SUSTAINABLE DEVELOPMENT STRATEGY**
- Priority Place **POLICY 3**
- CONNECTING PEOPLE AND PLACES**
- Trunk Road **POLICY 11**
- Railway **POLICY 11**
- SPATIAL DEVELOPMENT STRATEGY**
- Green Belt **POLICIES 14 & 19**
- Countryside **POLICIES 14 & 19**
- OUR TOWN AND LOCAL CENTRES**
- Town Centre / Local Centre **POLICY 22**
- Network of Centres Opportunity **POLICY 22**
- OUR JOBS AND BUSINESSES**
- Business & Industrial Area **POLICY 25**
- Business & Industrial Development Opportunity **POLICY 26**
- OUR HISTORIC BUILDINGS AND PLACES**
- Conservation Area **POLICY 28**
- Scheduled Monument **POLICY 31**
- Gardens & Designed Landscapes **POLICY 32**
- OUR NATURAL AND OPEN SPACES**
- Special Protection Area / Ramsar Site **POLICY 33**
- Site of Special Scientific Interest **POLICY 33**
- Local Nature Conservation Site **POLICY 33**
- Tree Preservation Order **POLICY 34**
- Open Space **POLICY 35**
- Clyde Muirshiel Regional Park **POLICY 37**
- Core Path **POLICY 38**
- River Clyde / Firth of Clyde

**GOUROCK & SW GREENOCK**



**Inverclyde council** SCALE 1:10,000

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**6. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019  
SUPPLEMENTARY GUIDANCE ON PLANNING  
APPLICATION ADVICE NOTES POLICY EXTRACTS**

# PLANNING APPLICATION ADVICE NOTES

## Planning Application Advice Note No. 4

### HOUSE EXTENSIONS

Not all house extensions require planning permission. For works that do require planning permission, this advice note offers guidance on how a house can be extended by achieving a reasonable balance between the interests of those wishing to extend and the interests of their neighbours.

The following advice sets out standards that the Council expect proposals to comply with. Consideration will also be given to contemporary and/or innovative proposals which are considered to have a positive impact on the amenity, character and appearance of the property and its surroundings.

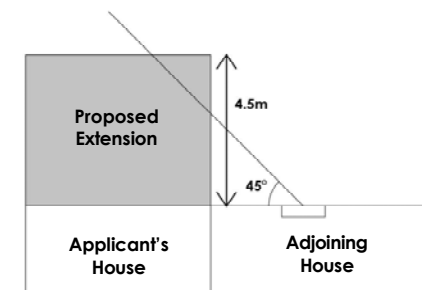
#### Rear extensions

- Single storey extensions should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 4.5 metres from the rear wall of the original house.
- Two storey extensions will be considered on individual merit. They should not extend beyond 3.5 metres from the rear wall of the original house or result in unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres (two storeys) or 4.5 metres

(single storey) from the rear wall of the original house, then the house may be similarly extended to equal size.

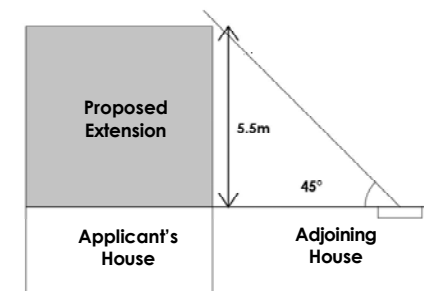
- An extension should not result in more than 50% of the rear garden area being developed. In all cases an extension should not encroach within 5.5 metres of the rear garden boundary.
- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. As an alternative, boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must either not exceed 2.5 metres above ground level or itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, or if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.
- The extension should be finished in materials to compliment those of the existing house.
- The off street parking requirements of the Council's Roads Development Guide shall be met.

ACCEPTABLE



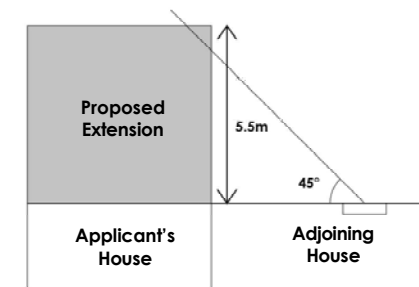
Extension encroaching 45 degree line

ACCEPTABLE



Extension more than 4.5 metres but not

NOT ACCEPTABLE



Extension encroaching 45 degree line

## Side extensions

- Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. As an alternative, boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must either not exceed 2.5 metres or itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Ground level window positions should comply with the window intervisibility guidance. Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, or if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.
- Windows which are visible from public areas shall match the scale, proportions and materials of those on the existing house.
- The roof over extensions should match the existing house roof. Extensions should be set back at least 1.0 metre from the site boundary.
- The off street parking requirements of the Council's Roads Development Guide shall be met.

## Conservatories and sun rooms

- Conservatories and sun rooms should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 4.5 metres from the rear wall of the existing house, whichever is the greater.
- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres (two storeys) or 4.5 metres (single storey) from the rear wall of the original house then the conservatory or sun room may extend to equal size.
- A conservatory or sun room should not result in more than 50% of the rear garden area being developed. In all cases a conservatory or sun room should not encroach within 5.5 metres of the rear garden boundary.
- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens. As an alternative, boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must not exceed 2.5 metres above ground level or it may itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

## Front porches

- Where applicable, porches should be pitch roofed to match the existing roof.
- Base courses should be finished in materials to match the existing house.

## Window intervisibility

The table below details acceptable levels of window to window intervisibility. The distances are taken from the shortest point between the windows.

Minimum Window to Window Distances (metres)

Angle at window of any other house not more than:	Angle at window of house/extension etc. to be erected not more than:									
	90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
90°	18	18	18	18	13	9	6	4	3	2
80°	18	18	18	13	9	6	4	3	2	-
70°	18	18	13	9	6	4	3	2	-	-
60°	18	13	9	6	4	3	2	-	-	-
50°	13	9	6	4	3	2	-	-	-	-
40°	9	6	4	3	2	-	-	-	-	-
30°	6	4	3	2	-	-	-	-	-	-
20°	4	3	2	-	-	-	-	-	-	-
10°	3	2	-	-	-	-	-	-	-	-
0°	2	-	-	-	-	-	-	-	-	-



## Planning Application Advice Note No. 8

### SITING and DESIGN of HOUSES in the GREEN BELT and the COUNTRYSIDE

Inverclyde's countryside is a valuable resource. Much of it is within the Clyde Muirshiel Regional Park and, in general, development is sparse. It is important that the character of the countryside is retained and that where development occurs it merges into the landscape. Where policies permit the development of new houses, the following design principles apply.

#### Siting of New Housing

- Prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate.
- Buildings should be set into the landform with excavation or infill minimised.
- Sites adjacent to or within groups of other buildings will be favoured.
- Tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact.

#### Design of Housing

##### EXTERNAL WALL FINISH

- Natural stone or wet dash render are traditional to the Inverclyde countryside and should be used.

##### BASECOURSES

- Where a traditional wet dash finish is used, it is expected that this will be applied down to ground level.
- Where a basecourse is used, this should be minimal and finished in a smooth cement render.

##### UNDERBUILDING

- Excessive underbuilding should be avoided.

##### WINDOWS AND DOORS

- All windows should have a vertical emphasis and be surrounded by a smooth cement margin.
- Doors should similarly be surrounded by a cement margin.

##### ROOF

- A minimum pitch of 35 degrees should be achieved.
- The roof should be finished in natural slate or a synthetic slate look-a-like tile which reflects the size, colour and edge detail of a natural slate.

##### EAVES / SKEWS

- Boxed eaves, with large fascia boards and barge boards should be avoided.

##### ROOFLIGHTS

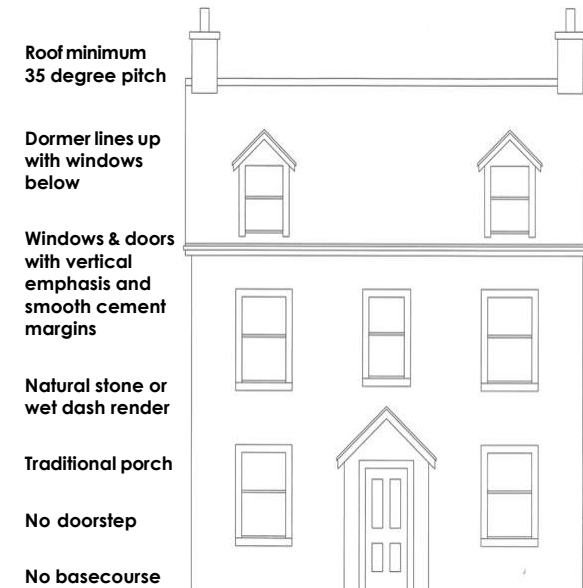
- When required, they should be located at the rear roof plane, have a vertical emphasis and be flush fitted with secret guttering.

##### DORMERS

- The design of dormer windows should accord with the design guidance contained in **Planning Application Advice Note No. 6** on dormer windows. They should be positioned on the roof to vertically line up with windows and / or doors on the facade below and be symmetrical.

##### PORCHES

- If required, these should be designed as an integral part of the building.
- Wall finishes, windows, roofs and eaves / skews should reflect the remainder of the building.



## Converting Buildings to Residential Use

The conversion or re-use of existing buildings in the countryside for residential use will be acceptable subject to the following :

- The building should be structurally sound, must be originally constructed of brick or stone with a slate roof or similar and be largely intact and capable of conversion without substantial demolition and rebuild.
- A structural survey of the property has to be submitted to accompany any planning application.
- The original scale, character, proportion and architectural integrity of the building shall remain intact and any extension shall require, at all times, to be subsidiary to the original building.



- Where a traditional building, the detail of design shall follow the criteria specified previously under the heading "Design of Housing".

## Extending Existing Residential Buildings

Residential buildings are of a variety of shapes and sizes and it is important that alterations to such buildings ensure that their original character is maintained. In this respect, any extension to an existing residential building shall require the following:

- To be subsidiary in scale and position to the original dwellinghouse
- To follow the design details specified in the "Design of Housing" in the case of traditional buildings.

## **7. REPRESENTATION IN RELATION TO PLANNING APPLICATION**

Classification: No Classification

**From:** Nicol Cameron [REDACTED]  
**Sent:** 10 May 2021 15:43  
**To:** Devcont Planning <devcont.planning@inverclyde.gov.uk>; Stuart Jamieson <Stuart.Jamieson@inverclyde.gov.uk>  
**Subject:** Application 21/0136/IC - Kilmacolm Civic Trust Comment

**From: Mr R.N. Cameron (Chairman Kilmacolm Civic Trust)**

**To: Mr Stuart Jamieson (Head of Regeneration and Planning, Inverclyde Council)**

Dear Mr Jamieson,

**KILMACOLM CIVIC TRUST COMMENT ON**

**PLANNING APPLICATION 21/0136/IC - CASTLEHILL FARM COTTAGE**

The 15 members of the Kilmacolm Civic Trust Executive Committee have considered this application.

**COMMENT**

- We fully support this application.
- It will make the house appropriate for present day living.
- The design of the extension will fit well within its countryside environment.

Yours Sincerely

***Nicol Cameron***

(Mr R.N. Cameron - Chairman Kilmacolm Civic Trust)



**8. DECISION NOTICE DATED 29 OCTOBER 2021  
ISSUED BY HEAD OF REGENERATION &  
PLANNING**

# DECISION NOTICE

## *Refusal of Planning Permission*

Issued under Delegated Powers

**Regeneration and Planning  
Municipal Buildings  
Clyde Square  
Greenock PA15 1LY**

**Planning Ref: 21/0136/IC**

*Online Ref:100403918-001*

***TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND)REGULATIONS 2013***

**Mr & Mrs S Kay  
Castlehill Farm  
Kilmacolm Road  
PORT GLASGOW  
PA14 6SX**

**AtaSTUDIO  
Graeme Andrew  
6 Knockbuckle Lane  
KILMACOLM  
PA13 4JS**

With reference to your application dated 30th April 2021 for planning permission under the above mentioned Act and Regulation for the following development:-

**Change of use of agricultural grazing land to domestic garden ground to form an enlarged garden together with the erection of an extension to the dwellinghouse and associated works at**

**Castlehill Farm Cottage, Kilmacolm Road, Port Glasgow**

**Category of Application - Local Application Development**

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. The proposed expansion of the curtilage into the surrounding field to accommodate the extension in this Green Belt location is not a development supported by Policy 14 of the 2019 adopted Inverclyde Local Development Plan and Policy 15 of the 2021 proposed Inverclyde Local Development Plan.
2. The proposed extension is not of an appropriate scale and form and is not located within the existing curtilage of the dwellinghouse. It is accordingly not a development supported by Policy 14 of the 2019 adopted Inverclyde Local Development Plan and Policy 15 of the 2021 proposed Inverclyde Local Development Plan.
3. The proposal fails to have regard to the six qualities of successful places as required by Policy 1 of both the 2019 adopted Inverclyde Local Development Plan and 2021 proposed Inverclyde Local Development Plan, specifically as it cannot be considered to reflect local vernacular/architecture and materials under the "Distinctive" criterion.
4. The design approach to extending this traditional rural cottage does not follow the guidance in the "Design of Housing" section of PAAN8 (adopted and proposed) and the extension is not subsidiary in scale and position to the original dwellinghouse as required by PAAN8 (adopted and proposed).
5. The design approach to extending this traditional rural cottage does not follow the guidance in PAAN4 (adopted and proposed) in that a contrasting roofing material is proposed.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 29th day of October 2021

  
**Mr Stuart W. Jamieson**  
**Interim Service Director**  
**Environment and Economic Recovery**

- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.
- 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, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

**Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>**

Drawing No:	Version:	Dated:
002		01.04.2021
003		01.04.2021
004		01.04.2021
005		01.04.2021
006		01.04.2021
007	rev A	01.04.2021
008	rev A	01.04.2021
009		01.04.2021
010	rev A	01.04.2021
011		01.04.2021
013		01.04.2021
014		01.04.2021

**9. NOTICE OF REVIEW FORM DATED 9 JANUARY  
2022 WITH SUPPORTING STATEMENT FROM  
SCOTPLAN**

# NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

Use **BLOCK CAPITALS** if completing in manuscript

## Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

## Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

Mark this box to confirm all contact should be through this representative:

\* Do you agree to correspondence regarding your review being sent by e-mail?

Yes  No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application  Date of decision (if any)

**Note.** This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

**Reasons for seeking review**

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

**Review procedure**

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Due to inaccuracies in the planning process and in relation to the need for and a requirement for the application to refer to curtilage extension as a planning requirement (which is not a legal requirement in Scottish planning law) the officers have determined the refused application from a false and unjustified base. That has in turn wrongly directed the officer preparing the Council decision to reject the proposal and has not considered the full facts and has given no opportunity for the client to present this information and has thereby prevented a fair assessment of all facts,  
**Site inspection**

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- |  | Yes                                 | No                       |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

None, but an accompanied site inspection would allow the appellant an opportunity to answer all relevant Panel Questions.

**Statement**

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

See Separate Submission

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes  No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

The Planning Authority have not allow this fuller statement to be considered by officers, and in particular the Scottish Government's view that curtilage does not require to be shown when all land is in the one ownership. This has not been allowed for, and instead the authority has wrongly widened the reasons for refusal and has rejected the application rather than assessing and approving it as a justified expansion of an existing residential property requiring expansion to create sustainable economic development in line with Scottish Government Policy

**List of documents and evidence**

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

This submission and supporting statement, together with all documents already submitted to Inverclyde Council, as part of application 21/0136/IC should be available to the Review Panel

**Note.** The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**Checklist**

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**Note.** Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

**Declaration**

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

John Smith  
SCOTPLAN

Date

9th January 2022

**Data Protection:** Inverclyde Council is obliged to comply with current Data Protection Laws and will use this information for the purpose of The Town and Country Planning (Scotland) Act 1997 and related purposes, legislation and regulation.

Further information can be found at [www.inverclyde.gov.uk/privacy](http://www.inverclyde.gov.uk/privacy)



## **Castlehill Farm Cottage, Port Glasgow**

### **Supportive Submission**

We were surprised and disappointed to find that the planning application relating to the above property had been refused following assessment by your officer, Craig Isles. The architect had been liaising with the previous case officer, James McColl, who appeared to be looking favourably on it. No opportunity to discuss the reasons for refusal was given prior to the decision being issued.

The existing cottage is very small (footprint 120m<sup>2</sup>) and, as noted in the design statement provided with the application, is not suitable for the current or future use of Mr & Mrs Kay. They intend to retire to the cottage and to rent out the farm (land, house and agricultural buildings) to a suitable young farmer or new farming entrant.

The justification statement that travelled with this application made it clear that the application was to maintain the existing residential land use (not to introduce a new use into the greenbelt and countryside) but to enlarge the curtilage of the property. It could be argued that the current curtilage of the application could be a substantial proportion of Castlehill Farm there being no need for formal boundary definition.

***“It should be noted that curtilage is not defined in the 1997 Act or 1992 Order but it is accepted to mean land which is used for the comfortable enjoyment of a building, and which serves the purpose of that building in some necessary or reasonably useful way. It need not be marked off or enclosed in any way.”***

The above quote from Scottish Government advice (Copied in Red) makes it clear that such land considered to be curtilage does not require to be identified or defined. Therefore, it is inappropriate to insist that such land be eliminated from any proposal, and just as importantly your officers should not be attempting to wrongly amend a planning application to generate additional planning fees or to provide support for their stance in refusing an application.

In addition, the officer is wrong to argue that it conflicts with Council policy re Greenbelt when it is perfectly clear that the proposal is not for a new use in the greenbelt (requiring compliance with relevant requirements of such policy). Since the proposal merely extends an existing property it falls under the acceptable Section E (Intensification) which fully accords with Scottish Government policy for Sustainable development and continues the sustainable use of an existing residential building.

The National Performance Framework is the spatial expression of the Government Economic Strategy (2011) and sustainable economic growth forms the foundations of its

strategy. The NPF sits at the top of the development plan hierarchy and must be taken into account in the preparation of strategic and local development plans and ensuing decisions. The Government Economic Strategy indicates that sustainable economic growth is the key to unlocking Scotland's potential and outlines the multiple benefits of delivering the Government's purpose, including creating a supportive business environment, achieving a low carbon economy, tackling health and social problems, maintaining a high-quality environment and passing on a sustainable legacy for future generations. We believe that the proposed upgrading of the existing building and extension meets several of these goals.

Craig Isles' report also makes reference on several occasions, to the six qualities of successful places set out as:

- distinctive;
- safe and pleasant;
- easy to move around;
- welcoming;
- adaptable;
- resource efficient.

In response, the current refused application addressed these six matters, positively and in the following ways

1. Distinctive - The proposed extension and upgrading to the existing property is distinctive whilst at the same time respectful to the existing building, mirroring the existing cottage in height and roof pitch and using materials reminiscent of traditional barn and agricultural architecture. It makes the location of this enlarged family home a distinctive sustainable venue for an enlarged family home for life.
- 2 Safe and Pleasant - This relatively isolated but secure location makes this proposal safe and pleasant. It adds additional security to the farm by overlooking many of the fields from a high vantage point. There are no immediate neighbours who could be adversely affected by the building of this extension.
- 3 Easy To Move Around - The relatively easy access and proximity to public transport bus routes to Kilmacolm and Port Glasgow and decent easy gradient routes makes this location easy to move around. The existing building is too small to meet 'home for life' guidance but with additional space created by the extension we can provide a comfortable flexible life-long living environment that is sustainable, easy to live in and manoeuvre around.
- 4 Welcoming – The general location is easily found and because of the nature of the environment and its landscape context it can easily be described as welcoming. With

extension space added, a generous welcoming entrance hall (12m<sup>2</sup>) is provided, instead of the existing 3m<sup>2</sup> hall where it is not comfortable for two people at the same time. Currently anyone arriving in a wheelchair or a group of visitors would not fit in the hall together and this justifies the proposal to make the development more welcoming.

5        Adaptable – Assessment of the location and the site itself, means that the site can be viewed as adaptable and the house is proposed to be adapted and extended rather than replaced, to provide a sustainable reuse and future home for the owners to enjoy into old age.

6        Resource Efficient - Perhaps most importantly this extended home is designed to be extremely resource efficient. The upgraded existing cottage will be fully insulated whilst the proposed extension is to be constructed using a SIPS thermally efficient frame. There will be new windows throughout and the proposed glass wall to the south edge of the extension will allow maximum solar gain, helping to further reduce heating requirements. The proposal will also integrate green renewable technologies including a ground source heat pump, solar PV panels and an electric car charging point. The aim is to substantially exceed the thermal performance requirements to provide a low carbon, energy efficient sustainable home.

*It should also be noted that there were no related objections to the proposal, and the Kilmacolm Civic Trust supported the proposal and favourably commented on the proposal's design.*

The Council officer's apparent lack of consideration of the wider Scottish Government policies must allow this matter to be reviewed. It would be appreciated if these points were taken on board by the Inverclyde Council Review Panel, the previous officer's negative determination rejected and a favourable assessment and approval of the current proposals made.

**10. SUGGESTED CONDITIONS SHOULD PLANNING  
PERMISSION BE GRANTED ON REVIEW**

## **21/0136/IC - Review - Suggested Conditions**

Should planning permission in principle be granted on review the following conditions are suggested.

### Conditions:

1. That prior to the commencement of development, samples of all facing materials to be used shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless a variation is agreed in writing with the Planning Authority.
2. That prior to the commencement of development, full details of the proposed new boundary treatment for the curtilage shall be submitted to and approved in writing by the Planning Authority. The approved boundary measures shall thereafter be erected prior to the extension hereby permitted being brought into use unless variation is agreed in writing with the Planning Authority.

### Reasons:

1. To ensure the acceptability of the proposed facing materials in the interests of visual amenity.
2. To define the new curtilage.