

**Report To:** The Planning Board

**Date:** 3 August 2022

**Report By:** Interim Director  
Environment and Regeneration

**Report No:** 22/0061/IC

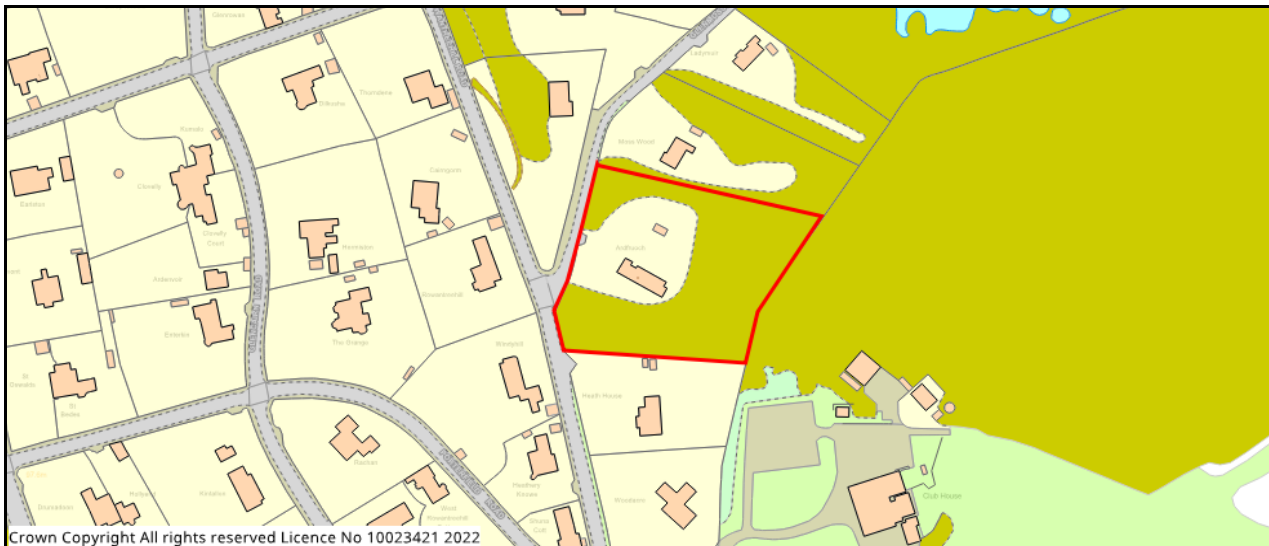
**Local Application  
Development**

**Contact  
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**Subject:** Erection of two storey extension; erection of one and a half storey detached building accommodating garage and gym on the ground floor with workshop on the first floor at

**Ardfruch, Glenmosston Road, Kilmacolm**



## SUMMARY

- The proposal accords with the both the adopted and proposed Inverclyde Local Development Plans.
- Representations were received including from two community groups.
- The consultation presents no impediment to development.
- The recommendation is to GRANT SUBJECT TO CONDITIONS.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=R9AOV7IMJYB00>

## SITE DESCRIPTION

The site is a two and a half storey detached house located in the Kilmacolm Conservation Area. Ardfruch is located on the east side of Glenmosston Road and set within extensive grounds. Mature tree cover, hedging and a stone wall to the boundary of the plot limits views from both the public road and from neighbouring properties. Neighbouring properties are also set in large sized grounds.

The house is aligned in a general north-west to south-east direction and positioned towards the centre of the site. The house is elevated above Glenmosston Road with the driveway rising up from the road. The driveway leads to a reasonably large level area of tarmac on the north side of the house that is used for parking. There are two timber outbuildings on the north side of the area of tarmac as well as a gravel area.

The main part of the house has a pitched roof finished in red coloured tiles with white coloured painted render on the walls. There are wall head dormer windows on the north-east facing elevation and dormer windows on the south-west facing elevation. An entrance door into the house faces onto the area of tarmac. There is also a porch extension on this elevation towards the west side. The section of the house at the north-west side is two storeys high with a hipped roof and its ridge line is below the ridge line of the roof on the main part of the house. Adjacent to this and on the south-west facing elevation there is a single storey flat roof extension with an external raised terrace beside it.

On the south-east side of the house there is a two storey extension/projection with a hipped roof that again has its ridge line below the ridge line of the roof on the main part of the house. This extension/projection has a covered terrace on the ground floor.

The area to the east and south-east of the house contains a lawn with groups of trees of mixed species beyond. There is a general gentle slope from west to east across the lawn to the trees. The lawn to the south/south-east side of the house slopes down in a general southward direction.

## **PLANNING APPLICATION HISTORY**

Before describing the current proposal and by way of background there have been previous planning permissions that are relevant to the current planning application.

Planning permission was granted subject to conditions on 13th January 2017 for a proposed extension to the house, erection of entrance porch and erection of detached garage (16/0329/IC). The detached garage was to be aligned in a general north-east to south-west direction with its principal elevation facing in a south-east direction towards the lawn.

Planning permission 16/0329/IC was amended by planning permission 19/0068/IC on 27th May 2019 to increase the size of the detached garage and amend its position. The amended position is to align the garage in a general north-west to south-east direction with its principal elevation facing towards the house. It should be noted that under normal circumstances planning permission 19/0068/IC would have expired on 27th May 2022. However at the time of writing this report the Town and Country Planning (Miscellaneous Temporary Modifications) (Coronavirus) (Scotland) Regulations 2022 extends the lifetime of planning permissions that would have lapsed during the pandemic before the end of the defined "emergency period". As a result planning permission 19/0068/IC therefore remains extant until 31st March 2023.

Planning permission was granted on review by the Local Review Body on 2nd June 2021 for the erection of a two storey extension with a single storey extension incorporating a canopy and external terrace (20/0314/IC).

Planning permission was approved subject to conditions on 11th June 2021 for the erection of a two storey extension with a single storey extension incorporating a canopy and external terrace (21/0108/IC). This planning permission reduced the size of the two storey extension approved on review by the Local Review Body.

## **PROPOSAL**

The proposed extension is to be constructed onto the east part of the north-east facing elevation of the house over part of the area of tarmac and onto the lawn. The extension is to extend out approximately 13m from an existing gable end on the north-east facing elevation and the overall length of the extension is to be 17.274m.

The part of the extension that is to be attached to and extends out from the north-east facing elevation of the house is to accommodate a porch and an entrance hall on the ground floor with a staircase leading up to the first floor. This part of the extension is to be linked internally to the ground and first floors of the house by hallways. The roof over this part of the extension is to be asymmetric. The north-west facing elevation of this part of the extension is to incorporate a double storey projection that contains a porch on the ground floor and a bay window on the first floor. On the north-west facing elevation the eaves and ridge lines of this part of the extension are to be at the same level as those on this part of the house and the roof appears as a continuation of where it is attached to the roof of the house.

The extension continues at right angles to the abovementioned part of the extension in a south-east direction and has a pitched roof running into its rear roof slope with its ridge line at a lower level. At this part of the extension the eaves line is to be at first floor level. This part of the extension is to accommodate a guest bedroom, a store and a family room on the ground floor with a master bedroom on the first floor, with storage rooms and en-suites.

There is to be a chimney head positioned on the roof at the east side of the extension and there are to be two dormer windows on the north-east facing roof slope. On the south-west facing elevation of the extension there is to be a large wall head dormer window feature that leads out to a balcony/terrace. The balcony/terrace extends out from the dormer window by approximately 1.5m and is supported on columns. At ground floor level there is to be terrace that extends out from the south-west facing elevation of the extension by approximately 4m with an area of 56.9 square metres.

The main external materials on the extension are to be white render on the walls with red tiles on the roof, all to match those used on the existing house. The roof over the canopy is to be finished in lead/zinc roof cladding and the dormer windows are to be finished in lead.

The proposed detached building is to be located to the north side of the area of tarmac in the general position where the existing outbuildings are located and approximately 25m from the house. This building is to be aligned in a general north-west to south-east direction and its front elevation is to face towards the house. It is to be approximately 7m at its closest point to the north boundary of the site. This building is to be approximately 14.4m long by approximately 8.4m wide and has a pitched roof approximately 7.7m high. There are to be three dormer windows and a rooflight on its front roof slope facing the house and three rooflights on the rear roof slope. The main external materials are to be white coloured painted render on the walls and red coloured tiles on the roof. The sides of the dormer windows are indicated as being covered in lead.

The submitted plans show a double garage and gym on the ground floor of the detached building with an internal staircase leading to the first floor which is to be a workshop. It should be noted that when the application was submitted this building was to face towards the south-east and the upper floor was to have habitable accommodation comprising a bedroom, a bathroom and a living room with a kitchen. During the processing of this application the alignment of this building has been changed by the applicant and the habitable accommodation on the first floor has also been deleted by the applicant.

## **DEVELOPMENT PLAN POLICIES**

### **ADOPTED 2019 LOCAL 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 11 - Managing Impact of Development on the Transport Network**

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

### **Policy 28 - Conservation Areas**

Proposals for development within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

**Planning Application Advice Notes (PAAN) 4, 5 and 6** on "House Extensions", "Outdoor Seating Areas" and "Dormer Windows" applies.

## **PROPOSED 2021 LOCAL 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 12 – Managing Impact of Development on the Transport Network**

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

### **Policy 20 – Residential Areas**

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

### **Policy 28 – Conservation Areas**

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area.

Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Applicants should demonstrate that every reasonable effort has been made to secure the future of the building. Proposals for demolition will not be supported in the absence

of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

**Draft Planning Application Advice Notes (PAAN) 4, 5 and 6** on “House Extensions”, “Outdoor Seating Areas” and “Dormer Windows” applies.

## **CONSULTATIONS**

**The Head of Service – Roads and Transportation** – Advises the following:

- Parking should be provided in accordance with the National Roads Development Guidelines.
- The parking requirement for the existing 5 bedroom dwelling is 3 parking spaces.
- With the extension the proposed dwelling will have 7 bedrooms. This will require 3 parking spaces.
- The detached building has 1 bedroom, this will require 1 additional parking space.
- The driveway is suitable to meet the additional parking requirements.
- All surface water to be contained and managed within the site.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 15th April 2022 as development affecting a conservation area.

## **SITE NOTICES**

A site notice was posted on 20th April 2022 as the proposed development is in a conservation area.

## **PUBLIC PARTICIPATION**

The application was the subject of neighbour notification and one representation has been received objecting to the proposal. The grounds of objection are: loss of privacy due to the proximity of the detached building to the boundary; potential noise disturbance and noise disturbance from cars being driven into and out of the proposed garage during early morning/late at night. Comments have also been made regarding the existing timber structures cannot be considered to be garages as described on the drawings and previous felling of trees has resulted in a loss of privacy as well as increased noise. The objector suggests the detached building is moved away from the north boundary of the site.

The Kilmacolm Civic Trust has no objection to the revised plan for the house and the detached garage/gym/workshop and comments: that the footprint of the detached building has been re-oriented through 90 degrees so that the front elevation with doors and dormer windows will face south; this new orientation will create a much more balanced arrangement in the northern part of the grounds of the property; and that the building will be very attractive when viewed from the house. The Kilmacolm Civic Trust suggests that if this application is approved a condition should be imposed that makes it clear to the owners of Ardfuoch that the workshop on the first floor of the detached building may not at some subsequent stage be converted to living accommodation.

Kilmacolm Community Council indicates that on the application form it is stated that there are no new houses/flats being built but the garage building is clearly a residential unit on the site with the plans showing a kitchen and bedrooms on the upper floors. The Community Council feel that this site is being overdeveloped and as such this application should be refused.

## **ASSESSMENT**

The material considerations in the determination of this application are the adopted Inverclyde Local Development Plan; the proposed Inverclyde Local Development Plan; the previous planning applications; the Local Review Body decision; the adopted and draft Planning

Application Advice Notes 4, 5 and 6 on “House Extensions”, “Outdoor Seating Areas” and “Dormer Windows” respectively; the consultation response; the impact on the conservation area; and the amenity impact of the proposal.

Policy 1 of both the adopted and proposed Local Development Plans requires development to have regard to the six qualities of successful places, taking account of the factors set out in Figures 3 and 2 respectively. In this proposal, the relevant factors relate to being ‘Distinctive’ through reflecting local architecture and urban form (which has been changed to “reflect local vernacular/architecture and materials” in the proposed Local Development Plan) and being ‘Safe and Pleasant’ by avoiding conflict with adjacent uses.

The site is located within an established residential area under Policy 20 of the proposed Local Development Plan where the general principle of extending a house with terraces/outdoor seating areas as well as erecting detached buildings within the grounds may be acceptable subject to the details of what is being proposed, cross-referenced to the relevant Planning Application Advice Notes (PAANs), and consideration of the amenity, character and appearance of the area as well as the amenity impact of the proposal.

This part of the Conservation Area is characterised by reasonably large houses in large plots with the stone boundary walls being a defining feature of the streets. There are a variety of house styles in the surrounding area. Mature trees within gardens are also a feature of the streetscape in the Conservation Area. This is a reasonably large house within extensive grounds and has already been extended with a single storey flat roof extension and a porch under planning permission 16/0329/IC. A material consideration in determining his application are the previous planning permissions granted under 20/0314/IC by the Local Review Body and under 21/0108/IC for a reduced size of extension. These permissions establish the principle of an extension in this general position albeit the extension applied for now has a smaller footprint.

It should be note that the main differences between the current application and the most recent planning permission 21/0108/IC are:

- the overall length of the extension is to be 17.274m compared to 31.73m
- a gym and an indoor swimming pool at the east side of the extension have been deleted
- an angled part of the extension where its meets the north-east facing elevation of the house has been deleted
- the extension is to have a pitched roof with a gable end at its east side instead of a hipped roof at this side
- there are to be two larger dormer windows on the north-east facing roof slope of the extension instead of three dormer windows
- there is to be wall head dormer window on the south-west facing elevation of the extension instead of three dormer windows
- the terrace at ground floor level has been reduced in size

In terms of the direct impact of the proposed extension on the existing house the total floor space of the proposed extension excluding the external terrace is smaller than the footprint of the extended house. The footprints of the extensions approved under 20/0314/IC and 21/0108/IC were larger than the footprint of the house as extended.

The design and external appearance throughout the extension now being applied for is an improvement over the extensions approved under 20/0314/IC and 21/0108/IC. There is more uniformity in design across the proposed extension and the change in the roof design more closely reflects the design and character of the existing house and presents less of a contrast than in the previous proposals. The proposed extension can be readily accommodated at this part of the site without resulting in overdevelopment of the house or the site.

Both the adopted and draft PAAN4 give advice on side and rear extensions in terms of the amount of garden ground occupied and distance to the rear garden boundary. The proposed extension does not result in 50% of the garden area being developed and is not within 5.5m of the garden boundary. The extension complies with these aspects of both the adopted and draft PAAN4.



View from south-east part of site across to the existing house and the tarmac area beyond

Both the adopted and draft PAAN5 state that outdoor seating areas should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods to the extent that regular activity may impinge upon the enjoyment of neighbouring gardens. Both the adopted and draft PAAN5 go on to indicate that screening will generally be required, however if this is more than 2.5m high within 2m of a boundary or results in a loss of light to a room in a neighbouring house, then the proposal will not be supported. The proposed balcony and ground level terrace are reasonably large and therefore could be used over extensive periods. Given their positions and their distances from the south boundary and to the property to the south combined with the existing intervening trees it is not considered that significant overlooking will occur.

Both the adopted and draft PAAN6 provide guidance on design principles for dormer windows, advising that they should preferably be located at the rear of the house where they will be less conspicuous; should be subordinate to the existing roof in terms of its shape and size and should be set back from the wall head; be below the ridge line of the roof and be set back from the gable ends; where practical the external cladding of the dormer should be similar to that of the original roof and; the window openings of the dormer should, where practical, follow the style, proportion and alignment of door and window openings in the existing house. The dormer windows on the north-east facing roof slope do not visually dominate this roof slope and they align with the windows on the ground floor below them. They also have hipped roofs that reflect the hipped roofs over other dormer windows on this house. The use of lead as the finishing material is also considered to be acceptable as it is a traditional material. It is acknowledged that the wall head dormer window on the south-west facing elevation is large however it reflects the character of other parts of the house where there are hipped roofs. There are also a variety of roof designs across other parts of the house and this aspect of the proposal would not be out of character with this general context.

Turning to the proposed detached building, planning permission has been granted previously under 16/0329/IC for a detached garage in the general position as the current application including the same general alignment under 19/0068/IC. These permissions are also material considerations in the assessment of this application. The garage approved under 19/0068/IC in particular is to be a quadruple garage, longer at approximately 18m long with a pitched roof incorporating truncated hips. The garage approved under 19/0068/IC has four dormer windows on both the front and rear roof slopes and included a workshop on the upper floor. The approved garage is to be approximately 7m at its closest point to the north boundary of the site.





View across the tarmac area in a north-east direction to the boundary with Mosswood

The detached building now being applied for can be readily accommodated at this extensive site without resulting in overdevelopment. The principal elevation of the proposed detached building faces towards the existing house and views from the dormer windows on the front roof slope overlooks the tarmac area and onwards towards the existing house. There will be no significant loss of privacy in this direction. It should be noted that a material start could be made on planning permission 19/0068/IC before 31st March 2023 and the extent of possible overlooking from the dormer windows at the rear facing towards Mosswood is likely to be greater compared to the rooflights that are now proposed on the rear roof slope. The base of the rooflights on the rear roof slope are approximately 1.7m above first floor level. This is considered to be sufficiently high that significant views towards the neighbouring property to the north at Mosswood will not occur from the first floor level bearing in mind the rooflights are relatively limited in size and trees along the boundary assist in screening views. The inclusion of rooflights on the rear roof slope of the detached building compared to dormer windows is considered to be an improvement in terms of addressing potential overlooking.

The advice from the Head of Service - Roads and Transportation refers to the detached building requiring 1 additional parking space because it has a bedroom. It should be noted that this advice was received before the habitable accommodation in the upper floor was deleted by the applicant. It is not considered that this additional parking is required. In any event there is sufficient parking space already at the site to provide the requisite amount of parking for the extended house. The proposal therefore has no implications for Policy 11 of the adopted Local Development Plan or Policy 12 of the proposed Local Development Plan.

With regard to the representations that have been received and have not already been addressed above the following comments are made. The first floor accommodation in the detached building has been deleted by the applicant and this part of the proposal is therefore not considered to be a residential unit.

In terms of the comments/suggestion by the Kilmacolm Civic Trust that no further accommodation buildings should be permitted and erected on the property at some later date the advice from the Scottish Government on the Use of Planning Conditions is relevant. This advice indicates that planning conditions should not be used to cover every eventuality. The conversion of the first floor to habitable rooms in the future may not require planning permission and this will depend on how the rooms are to be used and function in relation to the house. For example, if the rooms are to be used for limited/temporary periods as additional rooms for visiting family members or guests it is unlikely that planning permission will be required. It is therefore considered that a condition as suggested is not necessary and if planning permission is required in the future the proposal will be assessed against the relevant development plan policies and any material planning considerations at that time.



There is no indication that the garage in the detached building as applied for is to be anything other than a domestic garage. The vehicle movements into and out of the garage are expected to be similar to those in any residential location and refusal of the application on potential noise disturbance would not be warranted in this instance. The overall use of this building is not considered to result in excessive noise and refusal of the application on this basis would also not be warranted. In the event there is any noise disturbance from its use this would have to be reported to and investigated separately by the Head of Public Protection and Covid Recovery and any action that may be necessary to be taken under the relevant legislation.

### Overall Conclusion

It is considered that the proposal can be readily accommodated at this extensive site without resulting in overdevelopment of either the house or the grounds. The design and position of the extension and detached building are considered to accord with the qualities of being 'Distinctive' and 'Safe and Pleasant' under Policy 1 of both the adopted and proposed Local Development Plans. The proposal is in turn considered to have an acceptable impact on the Conservation Area to accord with Policy 28 of both the adopted and proposed Local Development Plans. The proposal has no implications for Policy 11 of the adopted Local Development Plan or Policy 12 of the proposed Local Development Plan. The proposal is also acceptable under the terms of Policy 20 of the proposed Local Development Plan as well as when considered against the advice in both the adopted and draft PAANs 4, 5 and 6. There are no material considerations that outweigh these policies and advice.

### **RECOMMENDATION**

That the application be approved subject to the following conditions:

1. Development shall not commence until samples of materials to be used on all external surfaces of the development hereby approved have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.
2. For the avoidance of doubt the rooflights on the detached building shall be of traditional form and/or "conservation style". Development shall not commence until details of the rooflights have been submitted to and approved in writing by the Planning Authority. Thereafter the rooflights shall be implemented as approved.

Reasons:

1. To ensure the development is acceptable in appearance and the external materials are appropriate for the Conservation Area.
2. To ensure the development is acceptable in appearance.

Stuart Jamieson  
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Environment and Regeneration

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