

**Report To: The Planning Board**

**Date: 2 November 2022**

**Report By: Head of Regeneration and Planning**

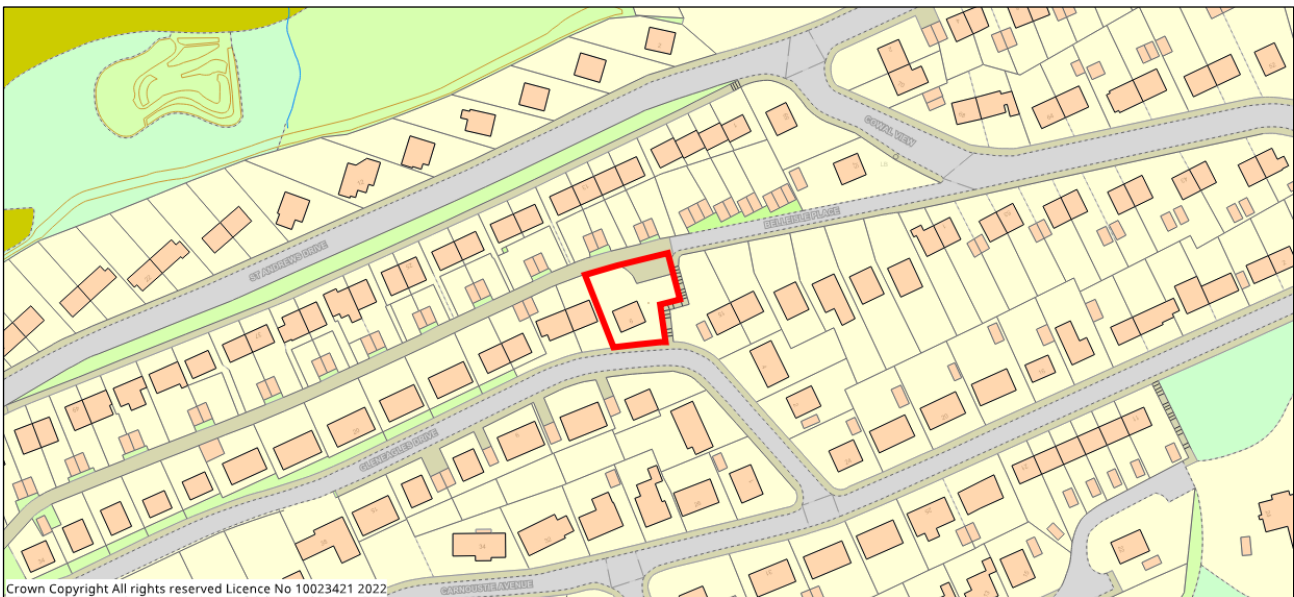
**Report No: 22/0199/IC**

**Local Application Development**

**Contact Officer: Carrie Main**

**Contact No: 01475 712413**

**Subject: Extension and alterations including formation of vehicle drop off at 6 Gleneagles Drive, Gourock**



**SUMMARY**

- The proposal complies with the 2019 adopted and 2021 proposed Inverclyde Local Development Plan.
- 13 representations have been received raising concerns over impacts on land ownership, loss of parking/turning area and impact on neighbouring amenity.
- The recommendation is to **GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.**

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=RG1EMNIMJOQ00>

## **SITE DESCRIPTION**

The application site relates to a detached dwellinghouse and its curtilage, located on the north side of Gleneagles Drive, Gourrock. The house sits at a lower level to Gleneagles Drive as the topography of the site slopes steeply northwards towards the rear of the site at Belleisle Place, where the house takes an elevated position when viewed from the street and is delineated by a retaining wall and dense hedging. The application incorporates a parking area located on Belleisle Place accessed via communal steps to the east of the site. Garden ground exists both to the front and rear of the house and is bound to the front from the road by a small wall. A paved path and steps lead from the front and sides of the house to the rear garden area. The house is two storey, split level in form and design which incorporates under build to the side and rear elevations. It contains a high pitched roof with open gables with a box dormer window within the rear roof slope. A single storey flat roof projection exists the western side of the house to form a utility room. The house is finished in a combination of cream roughcast and red brick with a concrete tiled roof and white uPVC windows.

The site is located within an established residential area. Neighbouring properties are similar in scale and design, with variations in rear dormers and balcony designs.

## **PROPOSAL**

Planning permission is sought to erect a rear extension and formation of a driveway/ off-street parking area within the front curtilage.

The extension is to project approximately 3.7 metres from the rear wall of the house (inclusive of a 1 metre roof overhang) by 8.5 metres in width to a height of 5.1 metres to meet the roof eaves level of the house. It would create an extended and open plan concept kitchen/ lounge/ dining area. The extension would be setback approximately 10 metres from the north/rear; 5.3 metres from the east/side and 13.5 metres from the west/side site boundaries.

Its design features a flat single ply membrane roof with a roof overhang over the rear elevation projecting by approximately 1 metre. The external walls are to be finished in cedar cladding board in the colour "pearl" punctuated by floor to ceiling wraparound fenestration in the form of windows and double doors at the east side of the rear elevation and eastern side elevation. The doors open onto a Juliette balcony at the rear. At the western side of the rear elevation a new horizontally orientated window is incorporated.

An additional alteration proposed is raising of wall head and roof height of the existing single storey side projection by 0.5 metres to match the height of the proposed extension and re-roofing to match the proposed single ply membrane roof covering of the extension.

A driveway/ off-street parking area is proposed at the east side of the front garden where the ground is to be built up by approximately 0.8 metres at its highest point to form a 5m x 5m hardstanding level platform finished in porous paviours. A guard rail will surround this area where required. The plan states that all rainwater is to be managed within the site.

The plans additionally include other alterations including the demolition of the chimney; installation of roof windows within the front and rear roof slopes; replacement windows and blocking up of existing openings. These alterations all fall under the permitted development rights of the property and do not require the benefit of planning permission.

## **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.

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

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

## **CONSULTATIONS**

### **Head of Service - Roads and Transportation –**

1. Parking should be provided in accordance with the National Roads Development Guidelines:

1 bedroom	1 parking space
2-3 bedrooms	2 parking spaces
4 bedrooms	3 parking spaces

2. The dwelling has 3 bedrooms. The applicant should show that they can meet this parking requirement off road. This should be a driveway rather than a vehicle drop off.
3. The applicant has shown a parking area to the rear of their property but this is on the public road and therefore not applicable.
4. The minimum dimensions of the driveway should be 3m wide by 5.0m long per parking space. There should also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property.
5. The driveway should be fully paved and the maximum gradient should not exceed 10%.
6. All surface water should be managed within the site to prevent flooding to surrounding properties and the public road network.
7. A Section 56 will be required to extend the footway crossover to all spaces in the driveway.

## **PUBLICITY**

The nature of the proposal did not require advertisement.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

The application was the subject of neighbour notification. 13 representations were received; 12 objecting to the proposal and one neutral comment.

The concerns raised within the representations received are summarised below:

### Land Ownership Concerns

- This a turning point for emergency, utility, delivery vehicles and residents, required due to the narrowness of the road. Where will the new turning point be if this area becomes private parking spaces?
- Cannot understand why the application site includes part of the public road at Belleisle Place. There is no direct access from the property to the parking spaces. It is accessed via a communal stair at the east of the property and separated from the property by a 3 metre high retaining wall.
- Concern for the loss of four parking spaces if it is taken into private ownership. This has been a turning and parking space for public use since the houses were built in the late 1960s.
- Concern with the claim someone other than the Council owns a part this public thoroughfare.
- Why should this area be allocated to one household?
- This area is owned by Inverclyde Council who have maintained it over the years. There is a council notice on the wall relating to dog fouling which would not be there if this land was privately owned.
- This area forms part of the public road (Reference: Inverclyde List of Public Roads 2017 NSG ID 18000106).

### Amenity Concerns

- It moves the north elevation forward by approximately 3 metres and introduces patio doors. This will enable occupants of the property to have direct view into rooms within neighbouring properties. Specifically, the bathroom/toilet, upper hall and bedroom.

These points will be addressed within my assessment below.

## **ASSESSMENT**

The material considerations in the determination of this planning application are the 2019 adopted Inverclyde Local Development Plan (LDP); the 2021 proposed Inverclyde Local Development Plan; the adopted and draft Planning Application Advice Note (PAAN) 4 on "House Extensions", the visual impact on both the existing property and wider streetscape, the impact on neighbouring amenity, the consultation response and representations received.

Policy 1 of both the adopted and proposed plans requires all development to have regard to the six qualities of successful places. The relevant qualities to this proposal are contributing to the qualities of successful places being "Distinctive" in reflecting local architecture and urban form, changed to "reflect local vernacular/architecture and materials" within the proposed Plan; being "Adaptable"; being "Resource Efficient" in taking advantage of natural shelter and sunlight; and being "Safe and Pleasant" in avoiding conflict with adjacent uses in respect of invasion of privacy, noise disturbance and overshadowing.

Policy 20 of the proposed Plan additionally requires development within residential areas to be assessed with regard to impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to supplementary guidance given with the PAAN series, of which both adopted and draft PAAN 4 is of relevance.

Both the adopted and draft PAAN 4 seek to achieve a balance between those wishing to extend their property whilst protecting the amenity of neighbouring residents. It advises that 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. 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 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. An extension should not result in more than 50% of the rear garden area being developed or encroach within 5.5 metres of the rear garden boundary. Windows on side elevations should be avoided if the distance to the nearest boundary does not exceed 9 metres and where they offer a direct view of neighbouring properties' rear/private gardens but bathroom windows fitted with obscure glazing will be acceptable. Windows of habitable rooms above ground level should comply with the window intervisibility guidance. The extension should be finished in materials to complement those of the existing house. The off-street parking requirements of the National Roads Development Guide shall be met.

The extension presents a modest expansion of the house which complies with the minimum setback distances as prescribed in PAAN 4. It does not cause overdevelopment of the plot, have any overbearing effect when viewed from neighbouring properties, or cause any adverse loss of daylight or sunlight to neighbouring properties. Whilst located at the rear of the house given the elevated position and prominence of the property when viewed from Belleisle Place it is acknowledged that this addition will be visible from the street.



View of the back of property from Belleisle Place

The proposed design and use of the materials do present a variation to the existing house, notably referencing the proposed cedar cladding external finish, large fenestration and flat roof. Regardless, I consider its form and design to be appropriate to the architectural design and form of the house. I do however consider it prudent that detailed specification of all external materials including colour and finish are submitted to ensure visual amenity is safeguarded within this residential area. Increased fenestration, raised platforms and balconies (albeit I do note that this proposal presents a Juliette balcony) are a characteristic development in this area given the steep topography and attractive outlook. I consider the proposal to strike a balance in adding visual interest to the property through incorporating new materials and forms whilst taking design cues from the existing house to

retain its overall form; such as replicating the flat roof on the existing single storey projection. Its form additionally ensures the extension remains subsidiary to the existing house and presents no visual over dominance or adverse implications to residential amenity. Whilst overlooking was raised as a concern within a representation received I acknowledge that an established degree of overlooking is apparent between properties given the topography. Yet, I am content that all windows are appropriately setback from neighbouring properties to comply with the window intervisibility guidance and present no intensification of overlooking from the existing arrangement. The proposal therefore presents no adverse implications to privacy.



View of front of the property from Gleneagles Drive

Turning to the concerns raised by representation and not yet addressed, land ownership is not a material consideration relevant in the assessment and determination of this application. During assessment, the applicant provided title deeds to clarify ownership. The plans were altered to remove reference to the Belleisle Place parking/turning area and whilst this area remains within the application site and red line boundary the proposal does not seek to alter this area in any way. I am satisfied that the ownership certificate for the application is correct.

Finally, following internal reconfiguration during the assessment of the application the proposal presents no increase in the number of bedrooms and it is to remain a 3 bedroom house, which requires 2 off-street parking spaces to comply the National Roads Development Guide. The driveway and parking area proposed at the front of the property accommodates this provision.

Following consultation with Head of Service - Roads and Transportation noted requirements with regards to the dimensions of the parking area, driveway gradient and material and that all surface water will be contained within the site. These matters have been acceptability addressed by the applicant and annotated on plan. I will however further secure these requirements as conditions to any grant of planning permission.

In conclusion, on compliance with the conditions below, I am satisfied that the proposal will be visually appropriate with an acceptable impact on the character and amenity of the existing property, neighbouring properties and the wider streetscape. The proposal therefore complies with Policy 1 of the adopted and proposed Plan, Policy 20 of the proposed Plan and with the guidance within the adopted and draft PAAN 4. As there are no other material considerations which would warrant refusal of this application, planning permission should be granted subject to the conditions as set out below.

## RECOMMENDATION

That the application be granted subject to the following conditions:

1. The development to which this permission relates must have commenced within 3 years from the date of this permission.
2. That prior to the commencement of development, detailed specification of material, colour and finish (including samples where necessary) of all new build facing and construction materials to be used on the external walls, roofs, balustrades, railings shall be submitted to and approved by the Planning Authority in writing. Construction shall proceed with the use of the approved materials unless a variation is otherwise agreed in writing by the Planning Authority.
3. The gradient of the driveway/parking area shall not exceed 10%.
4. All surface water shall be contained and managed within the site.

Reasons:

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).
2. To safeguard the amenity of this residential area.
3. To ensure suitable parking provision, in the interests of road safety.
4. To avoid surface run-off from the site.

Mr Stuart W Jamieson  
Interim Director  
Environment and Regeneration