

LOCAL REVIEW BODY

1 MARCH 2023

PLANNING APPLICATION FOR REVIEW

**MR DAVID CLARK
CONSTRUCTION OF DETACHED SINGLE GARAGE IN FRONT GARDEN
THE SHACK, BROOMKNOWE ROAD, KILMACOLM (22/0124/IC)**

Contents

- 1. Planning Application dated 23 December 2021 together with Location Plan, Layouts, Elevations and Visibility Splays**
- 2. Appointed Officer's Report of Handling dated 12 July 2022**
- 3. 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>

- 4. Inverclyde Local Development Plan 2019 Map Extract**
- 5. Representations in relation to Planning Application**
- 6. Decision Notice dated 16 September 2022 issued by Head of Regeneration & Planning**
- 7. Notice of Review Form dated 22 November 2022 with Supporting Statement from Mr David Clark**
- 8. 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 23 DECEMBER
2021 TOGETHER WITH LOCATION PLAN,
LAYOUTS, ELEVATIONS AND VISIBILITY SPLAYS**



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 100566215-002

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Single stand alone garage

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:	Andjess Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Steven	Building Name:	
Last Name: *	Cromb	Building Number:	97
Telephone Number: *	01418815678	Address 1 (Street): *	Kingston Avenue
Extension Number:		Address 2:	Neilston
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G78 3JE
Email Address: *	steve@andjessltd.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	The Shack
First Name: *	D	Building Number:	
Last Name: *	Clark	Address 1 (Street): *	Broomeknowe Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Kilmacolm
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA13 4HS
Fax Number:			
Email Address: *	steve@andjessltd.co.uk		

Site Address Details

Planning Authority:

Inverclyde Council

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

Address 1:

THE SHACK

Address 2:

BROOMKNOWE ROAD

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

KILMACOLM

Post Code:

PA13 4HS

Please identify/describe the location of the site or sites

Northing

669994

Easting

235309

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

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.

Access and Parking

Are you proposing a new or 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 proposed to make. You should also show existing footpaths and note if there will be any impact on these.

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

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Steven Cromb

On behalf of: Mr D Clark

Date: 15/05/2022

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

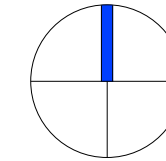
You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

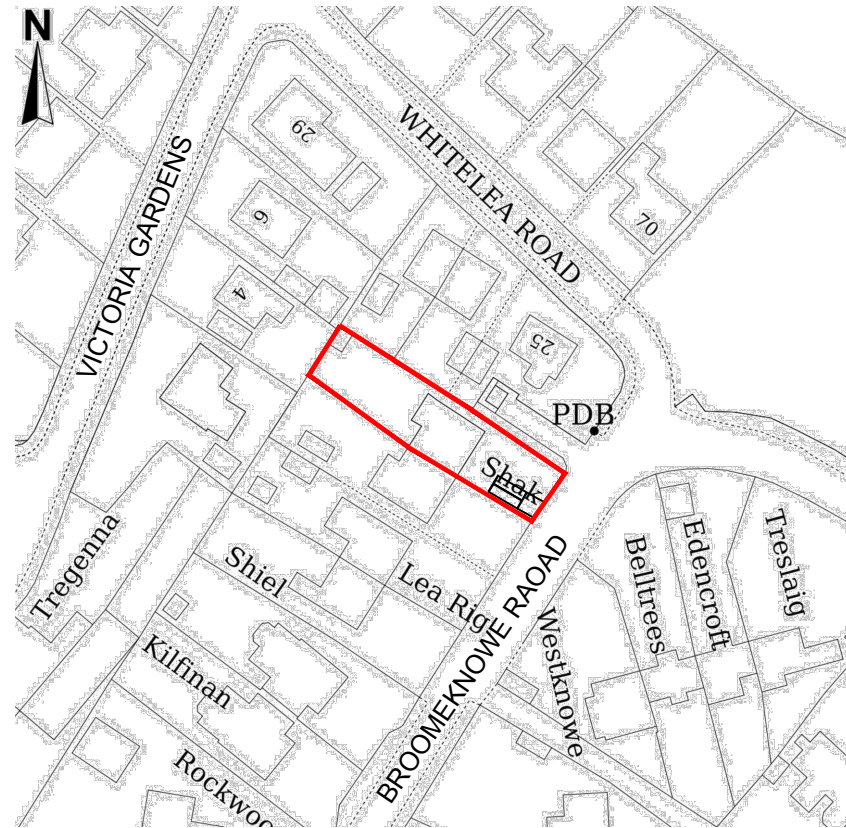
Declaration Name: Mr Steven Cromb

Declaration Date: 23/12/2021



CLIENT
MR & MRS CLARK

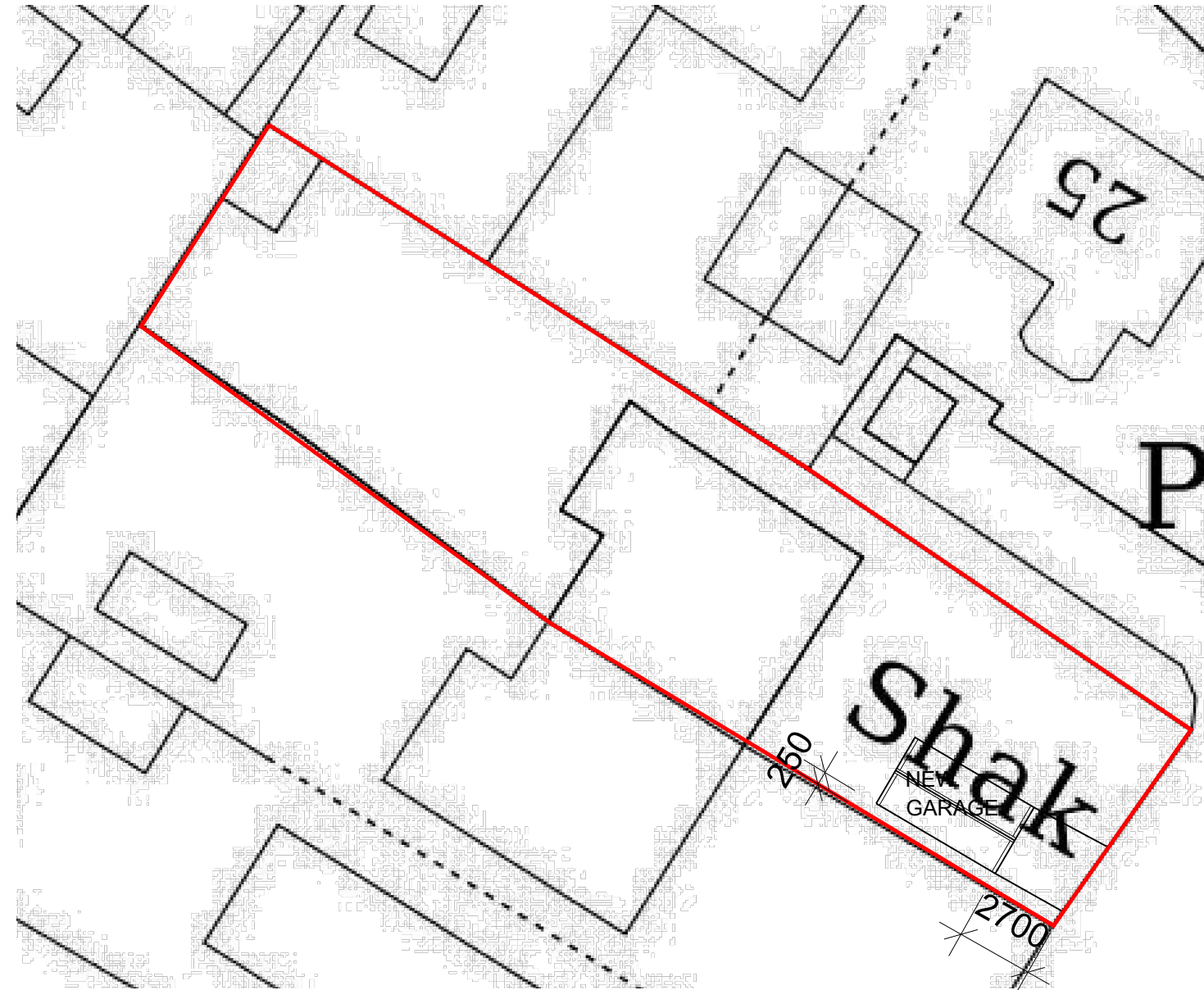
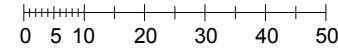
- ANDJESS LIMITED
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 - The main contractor should be conversant with the statutory obligations under the CDM regulations
 - The dimensions shown on this drawing have been based on the measurements provided by an independent survey company



LOCATION PLAN

SCALE 1 : 1250

SCALE BAR IN METRES 1/1250



SITE PLAN

SCALE 1 : 250

SCALE BAR IN METRES 1/250



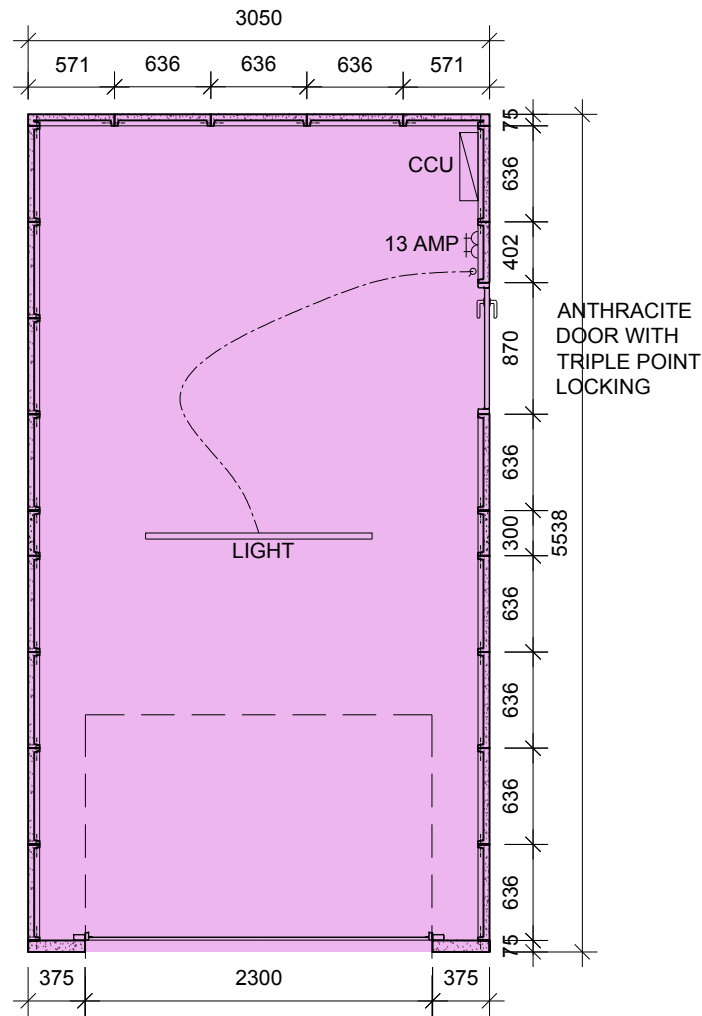
REV	DATE	DESCRIPTION	DWN	CHD
-	-	-	-	-
ADDRESS THE SHACK BROOMEKNOWE ROAD PA13 4HS				
TITLE SINGLE GARAGE				
STATUS	PLANNING		DRAWN BY SC	
SCALE	1:VARIES @ A3		CHECKED BY	
DATE	DEC 21		DWG	REV
PROJECT No.	487		GA 01	-

CLIENT

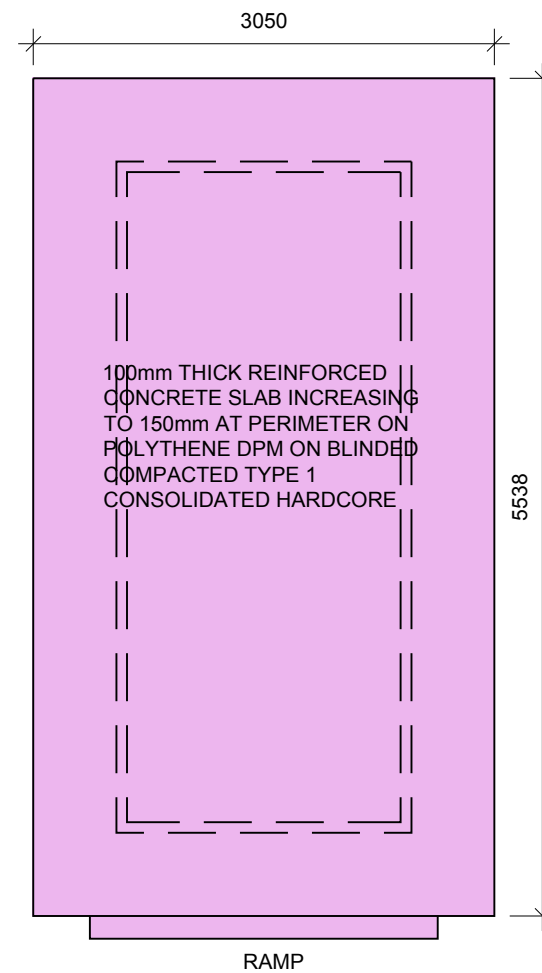
MR & MRS CLARK

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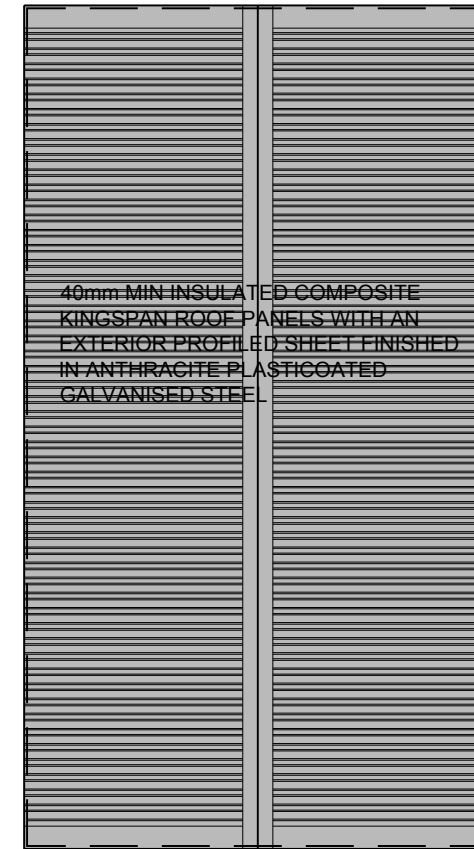
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PROPOSED LAYOUT
SCALE 1 : 50

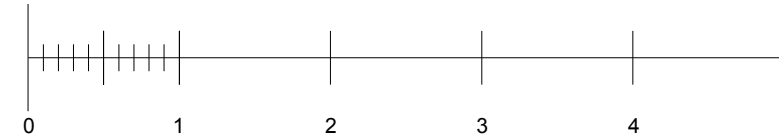


PROPOSED FOUNDATION LAYOUT
SCALE 1 : 50



PROPOSED ROOF LAYOUT
SCALE 1 : 50

SCALE BAR IN METRES 1/50



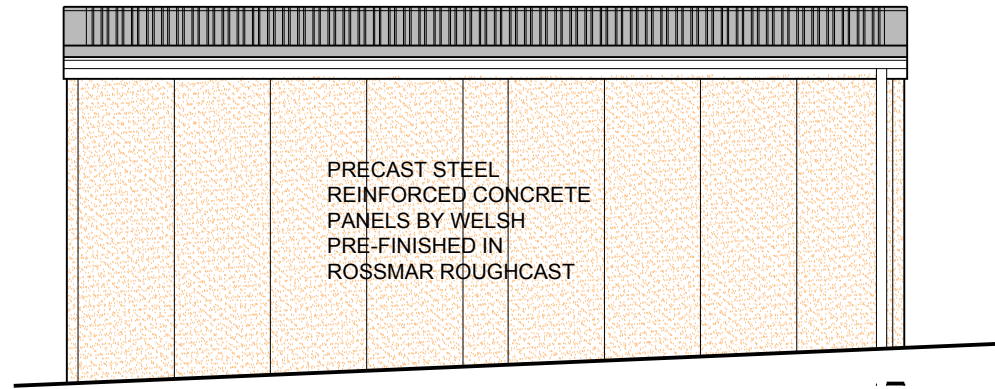
B	MAY 22	SCALE BAR ADDED	SC	SC
A	OCT 21	ELECTRICS ADDED TO LAYOUT	SC	SC
REV	DATE	DESCRIPTION	DWN	CHD

ADDRESS
**THE CLARK
BROOMEKNOWE ROAD
PA13 2HS**

TITLE
SINGLE GARAGE

STATUS	PLANNING	DRAWN BY	SC
SCALE	1:50 @ A3	CHECKED BY	
DATE	DEC 21	DWG	REV
PROJECT No.	487	GA 02	B

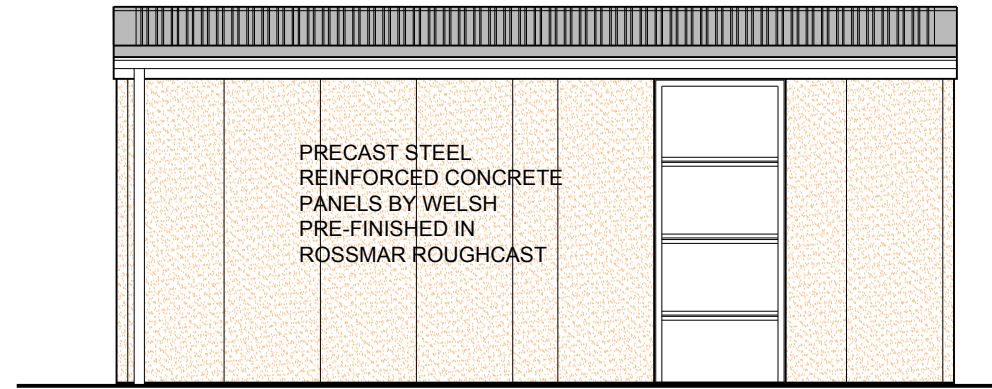
40mm MIN INSULATED COMPOSITE KINGSPAN ROOF
PANELS WITH AN EXTERIOR PROFILED SHEET FINISHED IN
ANTHRACITE PLASTICOATED GALVANISED STEEL



PROPOSED SOUTH WEST ELEVATION

SCALE 1 : 50

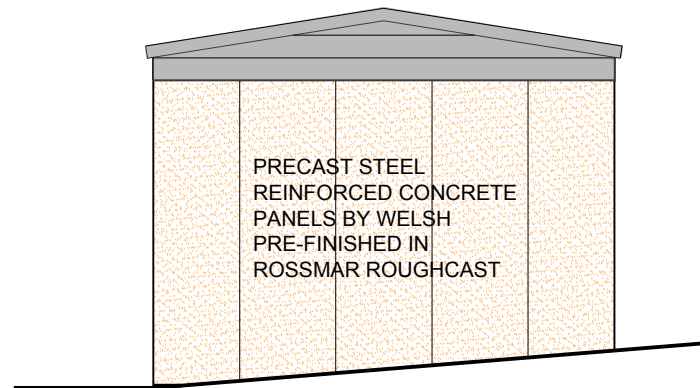
40mm MIN INSULATED COMPOSITE KINGSPAN ROOF
PANELS WITH AN EXTERIOR PROFILED SHEET FINISHED IN
ANTHRACITE PLASTICOATED GALVANISED STEEL



PROPOSED NORTH EAST ELEVATION

SCALE 1 : 50

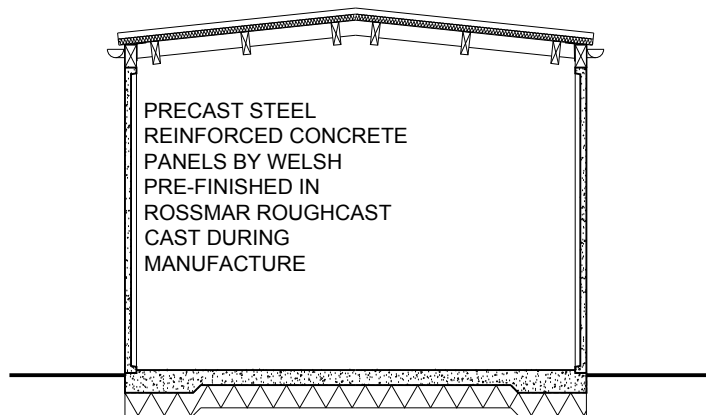
40mm MIN INSULATED COMPOSITE KINGSPAN ROOF
PANELS WITH AN EXTERIOR PROFILED SHEET FINISHED IN
ANTHRACITE PLASTICOATED GALVANISED STEEL



PROPOSED NORTH WEST ELEVATION

SCALE 1 : 50

40mm MIN INSULATED COMPOSITE KINGSPAN ROOF
PANELS WITH AN EXTERIOR PROFILED SHEET FINISHED IN
ANTHRACITE PLASTICOATED GALVANISED STEEL



100mm THICK CONCRETE SLAB
INCREASING TO 150mm AT PERIMETER
ON POLYTHENE DPM ON BLINDED
COMPACTED TYPE 1 CONSOLIDATED
HARDCORE

PROPOSED SECTION

SCALE 1 : 50

CONSTRUCTION NOTES:

BASE
C30 100mm THICK REINFORCED CONCRETE SLAB INCREASING TO
150mm AT PERIMETER ON 1200 GAUGE POLYTHENE DPM ON BLINDED
COMPACTED TYPE 1 CONSOLIDATED HARDCORE.

WALLS
PRECAST STEEL REINFORCED CONCRETE PANELS BY WELSH
PRE-FINISHED IN NATURAL STONE ROUGHCAST CAST DURING
MANUFACTURE. PANELS BOLTED TOGETHER INTERNALLY TOP AND
BOTTOM AND JOINTS SEALED WITH MASTIC EXTERNALLY AND
SPRINKLED WITH ROSSMAR MARBLE CHIPS.

ROOF
PROFILED PLASTICOATED GALVANISED STEEL ROOF SHEETS WITH
ANTI-CONDENSATION COATING TO UNDERSIDE FIXED TO 75x50mm RSA
STEEL PURLINS AT 1.5m CENTRES. NEW PREFORMED ALUMINIUM
FLASHING TO BE KEYED IN TO EXISTING WALL 150mm ABOVE FINISHED
ROOF. 9 DEGREE PITCH

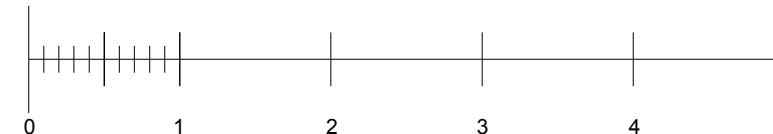
DOORS AND WINDOWS
HORMANN RENOMATIC INSULATED SECTIONAL DOOR 2.29m WIDE x
1.98m HIGH FULLY INSULATED LPU42 DOOR WITH WOODGRAIN FINISH.
875mm WIDE WHITE PVC ACCESS DOOR BY HORMANN PROVIDED TO
SIDE.

DRAINAGE
NEW 110mmØ HALF ROUND GUTTER CONNECTED TO NEW 69mmØ
DOWNPIPE.

ELECTRICS
EXTEND EXISTING ELECTRICAL SYSTEM FROM WITHIN THE HOUSE
WITH A STEEL WIRE ARMoured UNDERGROUND CABLE TERMINATING
AT A TWO-WAY CONSUMER UNIT WITH TRIP SWITCH FUSES AND AN
EARTH LEAKAGE CIRCUIT BREAKER WITHIN THE GARAGE FIT ON 13AMP
POWER POINT AND 1500mm LED LIGHT ON ONE WAY SWITCH. DOOR TO
BE OPERATED WITH HORMANN AUTOMATIC DOOR OPENERS
ELECTRICAL INSTALLATION WILL COMPLY WITH BS 7671:20018. LIGHT
SWITCHES REQUIRE TO BE POSITIONED BETWEEN 900mm & 1.1m
ABOVE F/L

EXISTING WALL
TO BE REDUCED TO FORM ACCESS TO PRIVATE ROAD AND ALL MADE
GOOD

SCALE BAR IN METRES 1/50



ANDJESS LTD

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GLASGOW
G78 3JE

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WELSH
BUILDS FOR YOU

B	MAY 22	SCALE BAR ADDED	SC	SC
A	OCT 21	ELECTRICS ADDED TO LAYOUT	SC	SC
REV	DATE	DESCRIPTION	DWN	CHD

ADDRESS

THE CLARK
BROOMEKNOWE ROAD
PA13 2HS

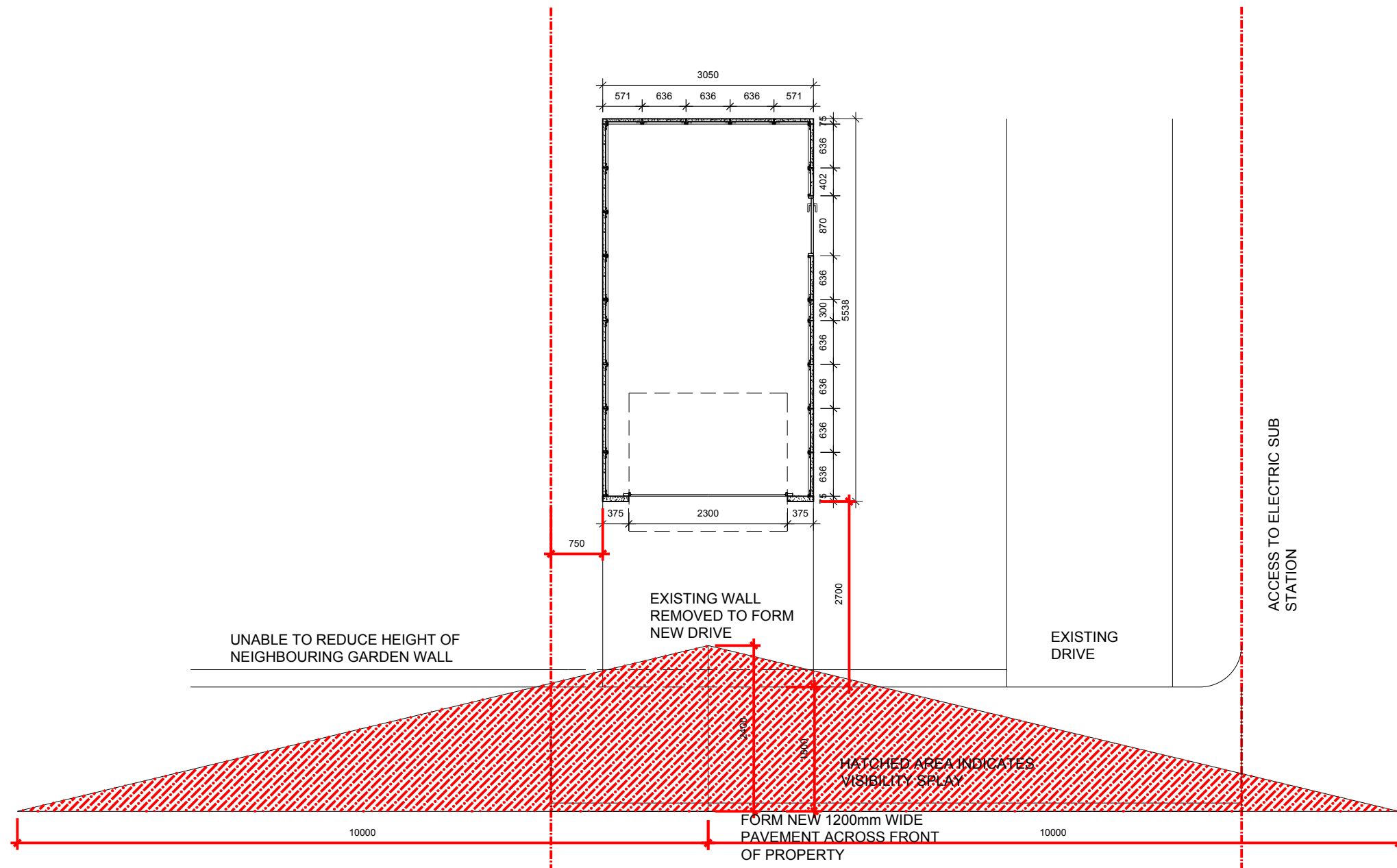
TITLE

SINGLE GARAGE

STATUS	PLANNING	DRAWN BY	SC
SCALE	1:50 @ A3	CHECKED BY	
DATE	DEC 21	DWG	REV
PROJECT No.	487	GA 03	B

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VISIBILITY SPLAY
SCALE 1 : 75

REV	DATE	DESCRIPTION	DWN	CHD
-	-	-	-	-

ADDRESS
**THE CLARK
BROOMEKNOWE ROAD
PA13 2HS**

TITLE
SINGLE GARAGE

STATUS	PLANNING	DRAWN BY SC
SCALE	1:75 @ A3	CHECKED BY
DATE	DEC 21	DWG REV GA 04 -
PROJECT No.	487	

**2. APPOINTED OFFICER'S REPORT OF HANDLING
DATED 12 JULY 2022**

REPORT OF HANDLING

Report By: David Sinclair

Report No:

22/0124/IC

**Local Application
Development**

**Contact
Officer:** 01475 712436

Date:

30th August 2022

Subject: Construction of detached single garage in front garden at
The Shack, Broomknowe Road, Kilmacolm.

SITE DESCRIPTION

The application site comprises a semi-detached bungalow located on the north-west side of Broomknowe Road, Kilmacolm close to the junction with Whitelea Road, within an established residential area. Built in the early 20th century, the bungalow is located on the north-east end of a row of four semi-detached bungalows from the same time period which are similar in design, materials and finishes. The houses are set back approximately 14.5 metres from the road and contain soft landscaped front gardens directly in front of each house and driveways which extend along the side of the property. The building is finished with a grey slate roof with rooflights; white render walls; white uPVC windows; and a green entrance door on the principal elevation.

The front garden contains a grassed area with an ornamental tree in front of the dwellinghouse and a gravel driveway topped with two rows of paving slabs along the north-east side of the garden. Boundary treatments include a white painted stone wall approximately 1.5 metres in height along the front of the site, which is lowered to around 0.75 metres in height for around 4 metres nearest to the driveway entrance; a boundary hedge approximately 1.5 metres in height along the north-east side boundary and a mixture of planting between 2 and 7 metres in height along the south-west side boundary.

The site adjoins an electricity sub-station to the north-east, beyond which lie 1.5 storey detached and semi-detached dwellings; two-storey detached dwellings to the north-west; and a row of two-storey terraced dwellings to the south-east across Broomknowe Road. The terraced dwellings sit at a 45 degree angle to the junction between Broomknowe Road and Whitelea Road.

PROPOSAL

Planning permission is sought for the construction of a detached garage within the front garden of the property. The garage is proposed to be constructed with a low profile, anthracite grey sheet galvanised steel sheet roof; reinforced concrete wall panels finished in roughcast render; white uPVC door on the north-east side elevation; and a woodgrain finished garage door.

The garage is proposed to measure approximately 5.5 metres in length, 3.05 metres in width and reach a maximum of 2.5 metres in height on the front elevation. The garage is to be set back from the front boundary of the site by 2.7 metres and by 0.25 metres from the south-west side boundary and will sit forwards of the main dwellinghouse by approximately 5.8 metres.

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.

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.

CONSULTATIONS

Head of Service – Roads and Transportation – Comments were made as follows:

- For the garage to be counted as a parking space, it must be a minimum of 3.0m by 7.0m.
- The garage should meet the road at 90 degrees to the road.
- The applicant shall demonstrate that they can achieve a visibility splay of 2.4m x 20m x 1.05m. This shall be agreed with Roads Service.
- The garage access should be paved for a minimum distance of 2m to prevent loose driveway material being spilled onto the road.
- The gradient of the garage access should not exceed 10%.
- All surface water should be managed within the site to prevent flooding to surrounding properties and the public road network.

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. Three representations were received objecting to the proposal including one from the Kilmacolm Civic Trust. Reasons for objection are as follows:

- The proposed development within the front garden would form an unexpected and strident intrusion in the streetscape that would be entirely out of keeping with the four established cottages.

- The proposed development would materially damage the equidistant wall that has been a design feature since the properties were erected around 1910.
- The proposed garage would be less intrusive and look more balanced and welcoming if it was erected on the right hand side of the property where there is already an existing driveway and open entrance from the street.

The objection received from the Kilmacolm Civic Trust noted that the application appears to be identical to the one it replaces (21/0372/IC which was withdrawn) and provided the following observations:

- We find it odd that the Applicants want to place a garage at the bottom left (southwest) corner of the small lawn rather than at the foot of the existing driveway.
- The garage will sit like a carbuncle in the front garden area, looking incongruous as it will be sited well in front of the house in the southwest corner of what is currently lawn. It will detract from the appearance not only of 'The Shack' but also of the other half of the semi. It will also have an impact on the other houses on that side of Broomknowe Road.
- The proposed site of the garage is in front of the established building line and would therefore be an inappropriate element on the street scene. Furthermore it will not be aesthetically pleasing from any angle.
- The northwest side of Broomknowe Road is already a mess with the two detached structures at the rear (southwest end) of 25 Whitelea Road and the access tracks to get to them. Adding another detached structure on the proposed site identified for the proposed garage will make it even worse.

ASSESSMENT

The material considerations in determination of this application are the adopted Inverclyde Local Development Plan (LDP); the proposed Inverclyde Local Development Plan (LDP); and the consultation response received.

The proposal is for development within an established residential area and requires assessment against Policy 1 of the adopted LDP and Policies 1 and 20 of the proposed LDP. Policy 1 of both LDPs requires all development to have regard to the six qualities of successful places and any relevant Supplementary Guidance. There are no guidance notes applicable to this proposal. The relevant qualities to this proposal are being 'Distinctive' and 'Safe and Pleasant'. In the adopted LDP, the relevant factors of being 'Distinctive' are whether the proposal reflects local architecture and urban form. In the proposed LDP, the relevant factors are whether the proposal respects landscape setting and character, and urban form; and reflects local vernacular/architecture and materials. The relevant factors to be considered as 'Safe and Pleasant' in both LDPs is whether the proposal avoids conflict with adjacent uses and minimises the impact of traffic and parking on the street scene.

Policy 20 of the proposed LDP requires the proposal to be assessed with regard to its potential impacts on the amenity, character and appearance of the area.

The garage is to be located within the front garden in front of the main dwellinghouse and will be visible from the public realm. In considering the impacts of the proposal on the urban form of the area, I note the concerns raised in the objections received over the position of the garage on the lawn directly in front of the dwellinghouse and the impacts of this on the streetscape and existing dwellings. I note that the site is one in a row of four similar semi-detached bungalows which are equally set back from the road forming an established building line and that none of the buildings along the north-west elevation of Broomknowe Road contain any outbuildings which project forwards of established building line. The proposed garage is to sit considerably closer to the road than the established frontage and will form an unexpected feature which disrupts the established pattern of development.

Across Broomknowe Road, I note that there are a number of terraced properties that contain garages within the front garden area, including at Treslaig, Edencroft, Westknowe and 1, 2 and 3 Broomknowe Terrace. These properties sit at roughly a 45 degree angle to Broomknowe Road, forming two separate frontages. The garages at Treslaig, Westknowe and 1

Broomknowe Terrace are positioned to the sides of these properties, minimising the visual impact on their respective buildings. The mid-terraced position of Edencroft and 2 and 3 Broomknowe Terrace means that these properties do not contain any space to the side of the main building, resulting in these garages being located in front of the buildings. I note that these properties contain notably longer front garden areas than the application site, with the rear of the garages being positioned between 19 and 23 metres in front of the principal elevation of these buildings. This allows for a clear visual separation between these garages and the associated dwellings to be achieved. The proposed garage is to be positioned much closer to the principal elevation of the dwellinghouse, with the rear of the garage being just under 6 metres in front of the building. Placing the garage in such close proximity directly in front of the building would create an overly dominant feature on the building's frontage, negatively impacting on the character of the building and on the group of four bungalows as a whole. As such, I consider the proposal fails to reflect urban form and fails to respect the landscape setting and established character of the street frontage, contrary to the quality of being 'Distinctive'.

In considering the choice of design and materials for the garage, I acknowledge that the low pitch roof design with front and rear gables is in use on a number of garages across Broomknowe Road and consider the design proposed could be considered acceptable if it were to be located in a less prominent location. The proposed external materials do not bear a close visual link with the materials used within the house and will present a building which will be visually intrusive, uncommon and a dominant feature within the property and wider streetscape. I consider the proposal fails to meet the quality of being 'Distinctive' with regard to reflecting local materials.

In considering whether the proposal meets the quality of being 'Safe and Pleasant', with regard to the impact on traffic and parking in the street scene, I turn to the consultation response from the Head of Service – Roads and Transportation. She has identified that the garage is not of a sufficient size to be considered as additional off-street parking. With regards to access, the consultation identifies that the access should be 90 degrees from the road and visibility splays need to be met to ensure the garage can be accessed safely. Following further discussions with the applicant, they have provided a visibility splay which demonstrates that the required 20.0m distance would be obscured by the neighbouring boundary wall and trees. As the splay would take in land outwith the applicant's control which is currently obscured, they are unable to provide sufficient evidence demonstrating that the required visibility splays can be achieved. Regarding the points raised over surface materials, gradients and surface water, these matters can be addressed by means of condition on the granting of any consents. Overall, there is nothing to suggest that the garage would positively benefit traffic and parking on the street scene and I consider the formation of a new access without providing a suitable parking space would impact negatively on parking on the street scene. The proposal fails to meet the quality of being 'Safe and Pleasant' in this regard.

In considering neighbouring amenity (Policy 20 of the proposed LDP) and whether the proposal accords with the quality of being 'Safe and Pleasant' by avoiding conflict with adjacent uses, I consider the proposal can be implemented without creating conflict with neighbouring uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing, therefore it raises no conflict with the quality of being 'Safe and Pleasant' in this regard. Whilst the proposal can be considered to have acceptable regard to neighbouring amenity, it fails to have an acceptable impact on the character or appearance of the area. The proposal therefore fails to accord with Policy 20 of the proposed LDP.

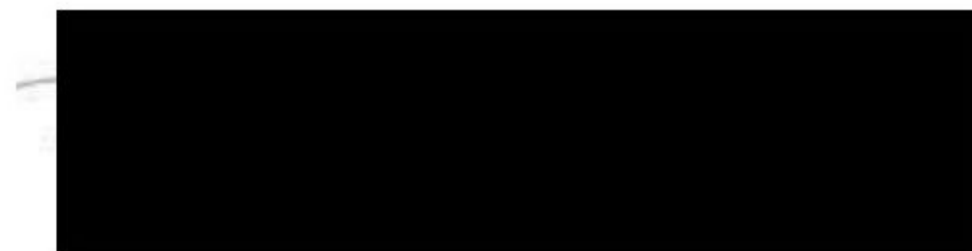
In conclusion, Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications are determined in accordance with the Local Development Plan unless material considerations indicate otherwise. With regard to the relevant Plan Policies, I consider the proposal conflicts with Policy 1 of the adopted Inverclyde Local Development Plan and Policies 1 and 20 of the proposed Inverclyde Local Development Plan. The proposal is contrary to all relevant Plan Policies and as there are no material considerations that would suggest planning permission should be granted, in accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997, I am unable to support the application.

RECOMMENDATION

That the application be refused for the following reasons:

1. The proposal fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as due to the choice of materials, scale and position of the proposal, it fails to respect landscape setting and character, and urban form under the “Distinctive” quality.
2. The proposal fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as it fails to demonstrate that the garage can be safely accessed without having a detrimental impact on traffic and parking on the street scene, contrary to the “Safe and Pleasant” quality.
3. The position of the garage would disrupt the existing urban form and results in a visually dominant, uncharacteristic feature on the streetscape, which would cause an overall adverse impact to the character and appearance of the existing property, neighbouring properties and wider residential area. It therefore fails to accord with the requirements of Policy 20 of the proposed 2021 Inverclyde Local Development Plan.

Signed:



David Sinclair
Case Officer



Stuart W Jamieson
Interim Director
Environment & Regeneration

3. 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 19th 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.



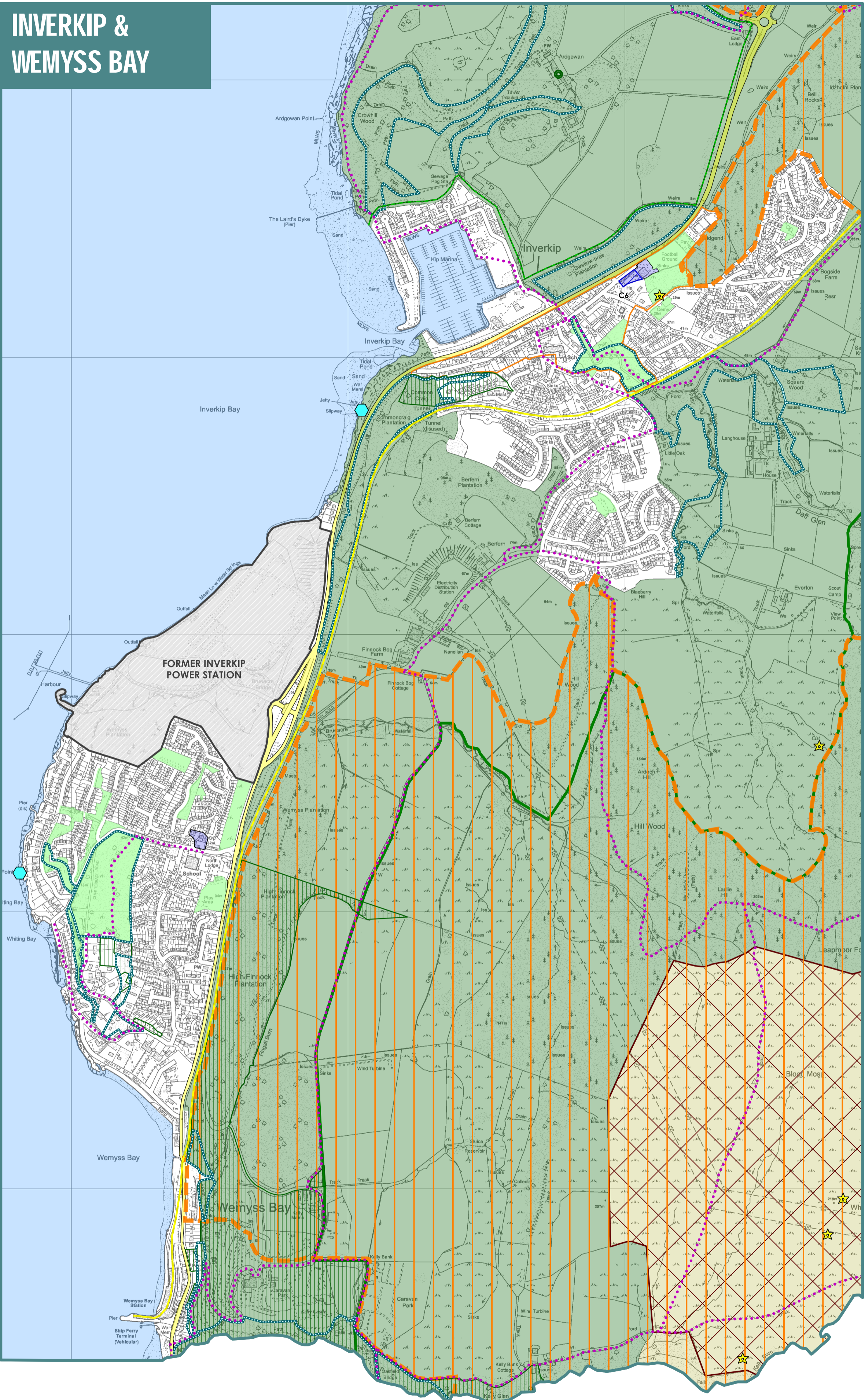
Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places



4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAP EXTRACT

INVERKIP & WEMYSS BAY



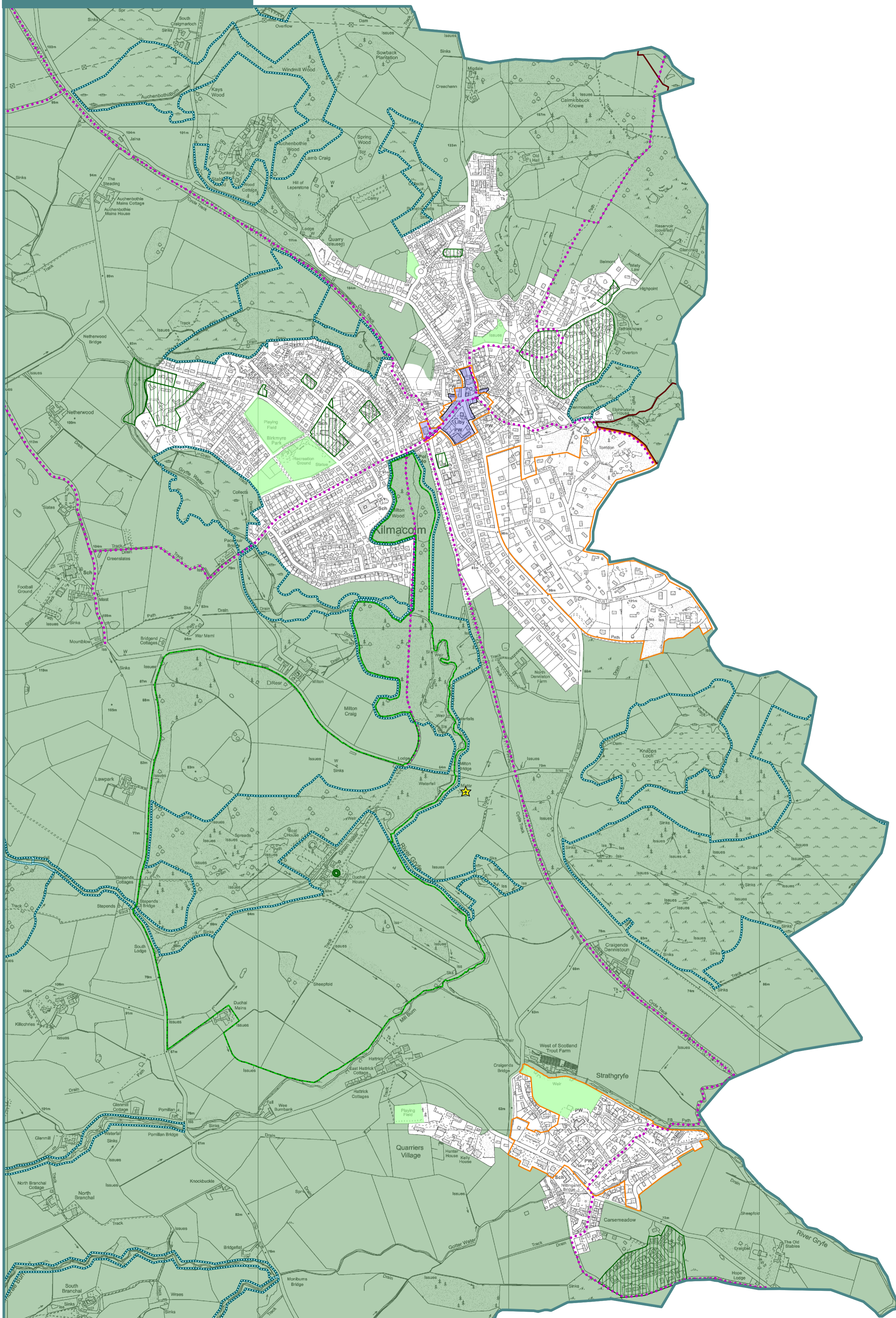
KEY

- 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
- Local Nature Conservation Site (Geological) POLICY 33
- West Renfrew Hills Local Landscape Area 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

Inverclyde council SCALE 1:10,000

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KILMACOLM & QUARRIERS VILLAGE



5. REPRESENTATIONS IN RELATION TO PLANNING APPLICATION

Laura Graham

From: Sean McDaid
Sent: 16 June 2022 17:37
To: Laura Graham
Subject: (Official) Planning Application 22/0124/IC - Kilmacolm Civic Trust Comment
Attachments: APPLICATION 'The Shack', Broomknowe Rd (KCT Comment to IC)(Updated).docx

Classification: Official

From: Nicol Cameron [REDACTED]
Sent: 16 June 2022 17:10
To: Stuart Jamieson <Stuart.Jamieson@inverclyde.gov.uk>; dmplanning <dmplanning@inverclyde.gov.uk>
Subject: Planning Application 22/0124/IC - Kilmacolm Civic Trust Comment

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

To: Mr Stuart Jamieson (Interim Director Environment and Regeneration, Inverclyde Council)

Dear Mr Jamieson,

[Kilmacolm Civic Trust Comment on](#)

[Application 22/0124/IC - The Shak, Broomknowe Road, Kilmacolm
\(Construction of detached single garage with access from private Road\)](#)

The Kilmacolm Civic Trust Executive Committee have examined this Application.

We note that it replaces Application 21/0372/IC which we commented on in a letter to you dated 23 January 2022. We note also that Application 21/0372/IC was subsequently withdrawn on 03 March 2022.

With regard to this new Application (22/0124/IC) we expected to see completely new information. However, on examining the architectural drawings and notes presented on the Inverclyde Council website for 22/0124/IC we find that they are no different from those which we examined when we looked at 21/0372/IC in January of this year: The Site plan is the same; the Elevation drawings are identical; the Floor plans and the Roof plan are identical; the Section drawing is identical. We are left wondering "What is new? What has changed?"

Have the wrong drawings been uploaded onto the Inverclyde Website?

As we can detect no differences between 21/0372/IC and this new Application 22/0124/IC, our reaction to this new Application remains the same as our comment expressed in our letter to you dated 23 January 2022. I have therefore updated that letter by changing the date, the reference number, the title heading and some of the wording.

Our Formal letter of comment on Application 22/0124/IC is Attached.

Yours Sincerely,

Nicol Cameron

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



From:

Mr R.N. Cameron
Chairman Kilmacolm Civic Trust

Kaladan
Lochwinnoch Road
Kilmacolm PA13 4DY

To:

Mr Stuart W. Jamieson
Interim Director
Environment and Regeneration
Inverclyde Council, Municipal Buildings, Clyde Square
Greenock PA15 1LY

Tel: [REDACTED]

16th June 2022

Dear Mr Jamieson

KILMACOLM CIVIC TRUST COMMENT ON

APPLICATION 22/0124/IC: 'The Shack' Broomknowe Road, Kilmacolm
(Construction of a detached single garage on front lawn)

The Kilmacolm Civic Trust Executive Committee have considered the Application carefully.

COMMENT

- We do not think much of the Application. It appears to be identical to the one it replaces (21/0372/IC which was withdrawn).
- We find it odd that the Applicants want to place a garage at the bottom left (Southwest) corner of the small lawn rather than at the foot of the existing driveway. But perhaps they want to increase the overall size of the grassed area at the front of the house by placing their proposed garage in the southwest corner and then digging up the existing driveway that leads up the slope to the front edge of their house, and replacing it with grass turf so that they not look out directly onto a boring driveway.
- However, the garage will sit like a carbuncle in the front garden area, looking incongruous as it will be sited well in front of the house in the southwest corner of what is currently lawn. It will detract from the appearance not only of 'The Shack' but also of the other half of the semi. It will also have an impact on the other five houses in the row on that side of Broomknowe Road.
- The proposed site of the garage is in front of the established building line and would therefore be an inappropriate element on the street scene. Furthermore it will not be aesthetically pleasing from any angle.
- The northwest side of Broomknowe Road is already a mess – vide the two detached structures at the rear (Southwest end) of the address 25 Whitelea Road and the access tracks to get to them (see the satellite image on page 2). Adding another detached structure on the proposed site identified for the proposed garage will make it even worse.
- We trust that you find our comments helpful.

Yours Sincerely,

Nicol Cameron

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

See also page 2: for the satellite image

Satellite image showing properties on northwest side of Broomknowe Road



Comments for Planning Application 22/0124/IC

Application Summary

Application Number: 22/0124/IC

Address: The Shack Broomknowe Road Kilmacolm PA13 4HS

Proposal: Construction of detached single garage with access from private road

Case Officer: David Sinclair

Customer Details

Name: Mr Keith Jones

Address: Cara Broomknowe Road Kilmacolm

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to receiving neighbour notification on the 24/05/22 we have considered the application for a garage in the proposed location and would like to submit the following reason for objection.

The proposed development within the front garden would form an unexpected and strident intrusion in the streetscape that would be entirely out of keeping with the four established cottages and would materially damage the equidistant wall that has been a design feature since the properties were erected around 1910.

The proposed garage would be less intrusive and look more balanced and welcoming if it was erected on the right hand side of the property where there is already an existing driveway and open entrance from the street.

Comments for Planning Application 22/0124/IC

Application Summary

Application Number: 22/0124/IC

Address: The Shack Broomknowe Road Kilmacolm PA13 4HS

Proposal: Construction of detached single garage with access from private road

Case Officer: David Sinclair

Customer Details

Name: Mrs Vaughan Jones

Address: Cara Broomknowe Road Kilmacolm

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to receiving neighbour notification on the 24/05/22 we have considered the application for a garage in the proposed location and would like to submit the following reason for objection.

The proposed development within the front garden would form an unexpected and strident intrusion in the streetscape that would be entirely out of keeping with the four established cottages and would materially damage the equidistant wall that has been a design feature since the properties were erected around 1910.

The proposed garage would be less intrusive and look more balanced and welcoming if it was erected on the right hand side of the property where there is already an existing driveway and open entrance from the street.

**6. DECISION NOTICE DATED 16 SEPTEMBER 2022
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: 22/0124/IC

Online Ref: 100566215-002

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

**Mr D Clark
The Shack
Broomknowe Road
KILMACOLM
PA13 4HS**

**Andjess Ltd
Steven Cromb
97 Kingston Avenue
Neilston
GLASGOW
G78 3JE**

With reference to your application dated 16th May 2022 for planning permission under the above mentioned Act and Regulation for the following development:-

Construction of detached single garage with access from private road at

The Shack, Broomknowe Road, Kilmacolm.

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 proposal fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as due to the choice of materials, scale and position of the proposal, it fails to respect landscape setting and character, and urban form under the "Distinctive" quality.
2. The proposal fails to have regard to the six qualities of successful places as required by Policy 1 of both the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan, specifically as it fails to demonstrate that the garage can be safely accessed without having a detrimental impact on traffic and parking on the street scene, contrary to the "Safe and Pleasant" quality.
3. The position of the garage would disrupt the existing urban form and results in a visually dominant, uncharacteristic feature on the streetscape, which would cause an overall adverse impact to the character and appearance of the existing property, neighbouring properties and wider residential area. It therefore fails to accord with the requirements of Policy 20 of the proposed 2021 Inverclyde Local Development Plan.

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

Dated this 16th day of September 2022



Stuart W. Jamieson
Interim Director
Environment and Regeneration

- 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 Democratic Services, 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:
GA 01		01.12.2021
GA 02	Rev B	01.05.2022
GA 03	Rev B	01.05.2022
GA 04		01.12.2021

**7. NOTICE OF REVIEW FORM DATED 22 NOVEMBER
2022 WITH SUPPORTING STATEMENT FROM MR
DAVID CLARK**

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 100607967-001

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.

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

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="The Shack"/>
First Name: *	<input type="text" value="David"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Clark"/>	Address 1 (Street): *	<input type="text" value="Broomknowe Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="██████████"/>	Town/City: *	<input type="text" value="Kilmacolm"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Inverclyde"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA13 4HS"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="██"/>		

Site Address Details

Planning Authority:

Inverclyde Council

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

Address 1:

THE SHACK

Address 2:

BROOMKNOWE ROAD

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

KILMACOLM

Post Code:

PA13 4HS

Please identify/describe the location of the site or sites

Northing

669994

Easting

235309

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Construction of detached single garage in front garden at The Shack, Broomknowe Road, Kilmacolm

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see attached documents in 'Supporting Documents' section.

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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. You can attach these documents electronically later in the process: * (Max 500 characters)

Supporting Appeal document Photo 1 Photo 2

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

22/0124/IC

What date was the application submitted to the planning authority? *

16/05/2022

What date was the decision issued by the planning authority? *

16/09/2022

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

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

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr David Clark

Declaration Date: 22/11/2022

Statement in support of appeal to 21/0124/IC – The Shack, Broomknowe Road, Kilmacolm: Construction of a garage

To whom it may concern,

Our son suffered [REDACTED]. This has rendered him unable to participate in much of the life he previously enjoyed. Before [REDACTED] he rode a motorbike and, in an effort to compensate for one of the multitude of losses he has suffered, we were able to buy him a motorized trike. I also bought one for myself so that I could accompany him on rides out as he still requires help. For insurance purposes, this trike needs to be kept in a locked garage and this is the main purpose of our proposed garage.

Our planning application for the construction of a garage was refused on the grounds that:

- 1. It fails due to the choice of materials, scale, and position of the proposal.*
- 2. That it fails to demonstrate the garage can be safely accessed without having a detrimental impact on traffic and parking on the street scene*
- 3. The position of the garage would disrupt the existing urban form and results in a visually dominant uncharacteristic feature on the streetscape.*

As regards to these points, we would point out that:

- 1. The planning office themselves acknowledged “that the low pitch roof design with front and rear gables is in use on a number of garages across Broomknowe Road”.*

From our home, we look onto two garages in front gardens, of similar style and of the same materials we are proposing and there are a further four within a very short distance up our road.

The colours of the garage were chosen specifically to bear as close a link as possible to our house. Our house is white rough cast, with a grey slate roof and black fascia and gutters.

Our proposed garage walls are in Rossmer natural stone on a cream-coloured render giving the appearance of white, with an anthracite-coloured PVC coated galvanised steel roof to match the grey slate of the house roof, with anthracite weather boarding and fascias in black with black gutters and drainpipes, again to blend in with our house.

Scale: The main purpose of the garage is for a motorized trike although it would be able to accommodate a small car.

Position: The proposed garage borders our neighbour’s front garden. Our neighbour has three trees along with other shrubs growing along our joint border which will help to camouflage the garage from their garden.

Although we acknowledge the garage will still be visible to our neighbour, we would like to point out that due to its elevation being SSW, apart from in the very early morning during spring & summer, it will cause them no shade during the day at all.

The reason we did not choose our present drive as the location is that:

- a) it would be in front of the main elevation and living room window of our home,*
- b) our house is at the bottom of our road, mud and rain therefore settles outside our house making the road unfit for parking.*
- c) it would leave us without a drive which we need.*

2. *Although our road is considered a public highway, it is a private, unadopted, untarmacked road in poor condition. Consequently, it is little used and due to the poor condition of the road, almost any vehicle will be travelling at speeds below 5 mph. Apart from visitors of residents, no-one ever chooses to park on our road due to its poor condition.*

Our garage will therefore not have any detrimental impact on traffic or parking and there would be no safety issues in accessing.

3. *As planning noted, there are **already six garages in front gardens in Broomknowe Road, two of which we look onto from our house.** A garage in our garden would therefore not disrupt the existing urban form, nor be an uncharacteristic feature on the streetscape.*

Planning noted that the other homes in the street with garages in their front gardens, do so because they do not contain any space to the side of their building. We also do not have space to the side of our home for a driveway or garage, only sufficient space for a pedestrian pathway.

Although the other cottages in our row do not have garages in their front gardens, the reason for this is, that every single one of them has driveway access to their rear gardens where at least two of them, including our neighbour, have erected garages. As stated above, we do not have space for a driveway to the side of our house.

We feel we are being unfairly discriminated against by the planning refusal.

From our home, we look onto two garages in front gardens, of similar style and of the same materials we are proposing and there are a further four within a very short distance up our road.

Although we would be the only cottage in our row with a garage in the front garden, this is because as noted above, all the other cottages have driveway access to their rear gardens which we do not have the space for. We would readily build a garage in our rear garden if we had the driveway access the other three cottages have.

We would finally like to add that we have lived in our present home for 30 years. We are committed to our property being maintained and looking pleasant and in keeping with our neighbourhood. We have done as much as possible to minimize the garage's impact by using the colours of our house, plans for it to be sunk into the garden to reduce its height, also the smaller scale of it. Once built we would also plant further shrubs etc to soften its impact on the garden.

We would very much appreciate if you could look favourably on our appeal.



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

Suggested conditions should planning in principle be granted on review.

Construction of detached single garage in front garden, The Shack, Broomknowe Road, Kilmacolm (22/0124/IC)

Conditions

1. The development to which this permission relates must be begun within 3 years from the date of this permission.
2. Prior to the garage hereby approved being brought into use, the access shall be paved for a minimum distance of 2 metres from its junction with Broomknowe Road.
3. The driveway access shall have a gradient of no greater than 10%.
4. For the avoidance of doubt, all surface water run-off shall be managed within the site.

Reasons

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).
2. To ensure the provision of adequate driveways and to prevent loose material being carried onto Broomknowe Road.
3. To ensure the usability of the driveway access.
4. To ensure the development does not increase the risk of flooding to neighbouring properties or to the road network.