

A meeting of the Local Review Body will be held on Wednesday 1 March 2023 at 4pm or following conclusion of the meeting of the Planning Board (if later).

Members may attend the meeting in person at the Greenock Municipal Buildings or via remote online access. Webex joining details will be sent to Members and Officers prior to the meeting. Members are requested to notify Committee Services by 12 noon on Tuesday 28 February 2023 how they intend to access the meeting.

In the event of connectivity issues, Members are asked to use the *join by phone* number in the Webex invitation and as noted above.

Information relating to the recording of meetings can be found at the end of this notice.

IAIN STRACHAN
Head of Legal & Democratic Services

BUSINESS

1. Apologies, Substitutions and Declarations of Interest	Page
2. Continued Planning Application for Review (a) Mr David Clark Construction of detached single garage in front garden: The Shack, Broomknowe Road, Kilmacolm (22/0124/IC)	p
3. Planning Application for Review (a) Mrs Emma Parker Proposed small ground floor extension and alterations to front of house including balcony at first floor level: 3 St Andrews Drive, Gourrock (22/0163/IC)	p

The reports are available publicly on the Council's website and the minute of the meeting will be submitted to the next standing meeting of the Inverclyde Council. The agenda for the meeting of the Inverclyde Council will be available publicly on the Council's website.

Please note: this meeting may be recorded or live-streamed via YouTube and the Council's internet site, where it will be capable of repeated viewing. At the start of the meeting the Provost/Chair will confirm if all or part of the meeting is being recorded or live-streamed.

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If you are participating in the meeting, you acknowledge that you may be filmed and that any information pertaining to you contained in the recording or live-stream of the meeting will be used for webcasting or training purposes and for the purpose of keeping historical records and making those records available to the public. In making this use of your information the Council is processing data which is necessary for the performance of a task carried out in the public interest. If you are asked to speak at the meeting then your submission to the committee will be captured as part of the recording or live-stream.

If you have any queries regarding this and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact the Information Governance team at dataprotection@inverclyde.gov.uk

Enquiries to - **Colin MacDonald** - Tel 01475 712113

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

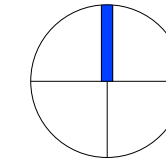
You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

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.

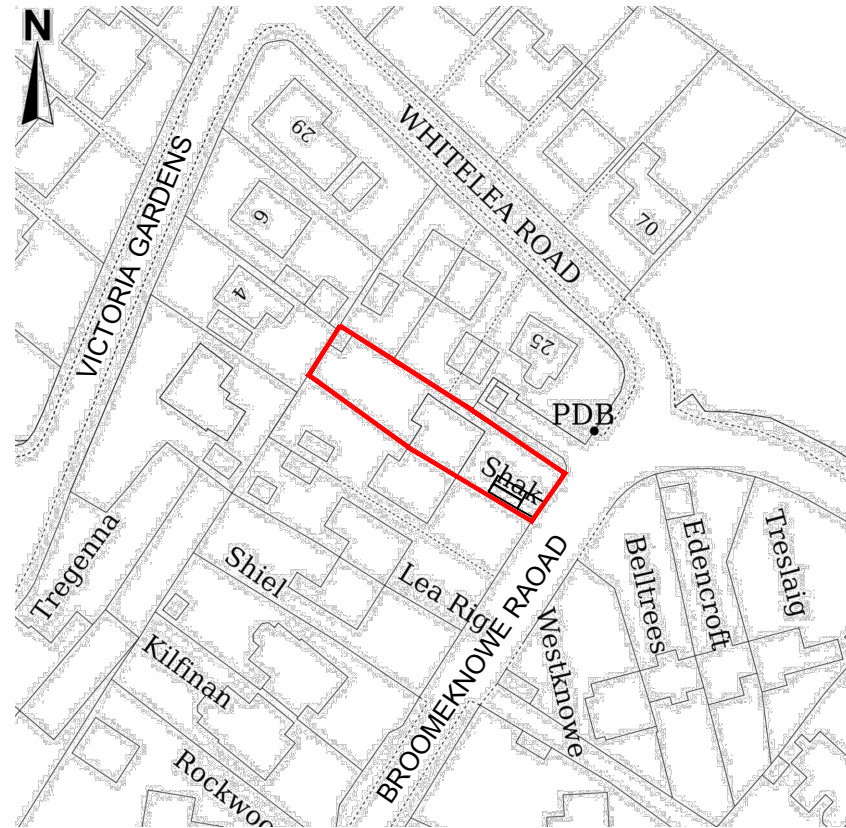
Declaration Name: Mr Steven Cromb

Declaration Date: 23/12/2021



CLIENT
MR & MRS CLARK

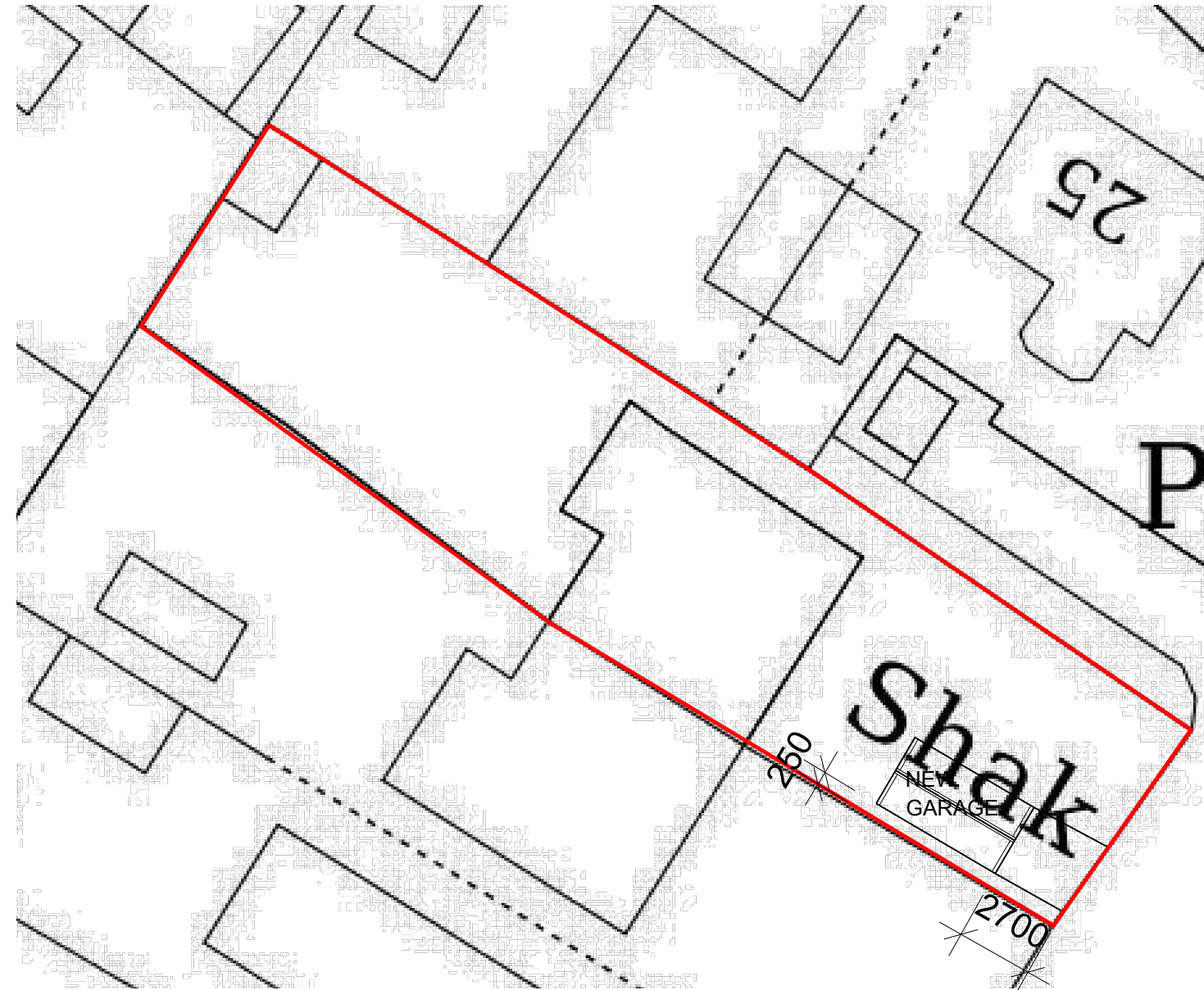
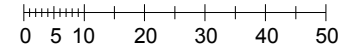
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 - The drawing is to be read in conjunction with consultants drawings and specifications
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LOCATION PLAN

SCALE 1 : 1250

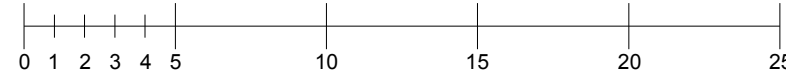
SCALE BAR IN METRES 1/1250



SITE PLAN

SCALE 1 : 250

SCALE BAR IN METRES 1/250



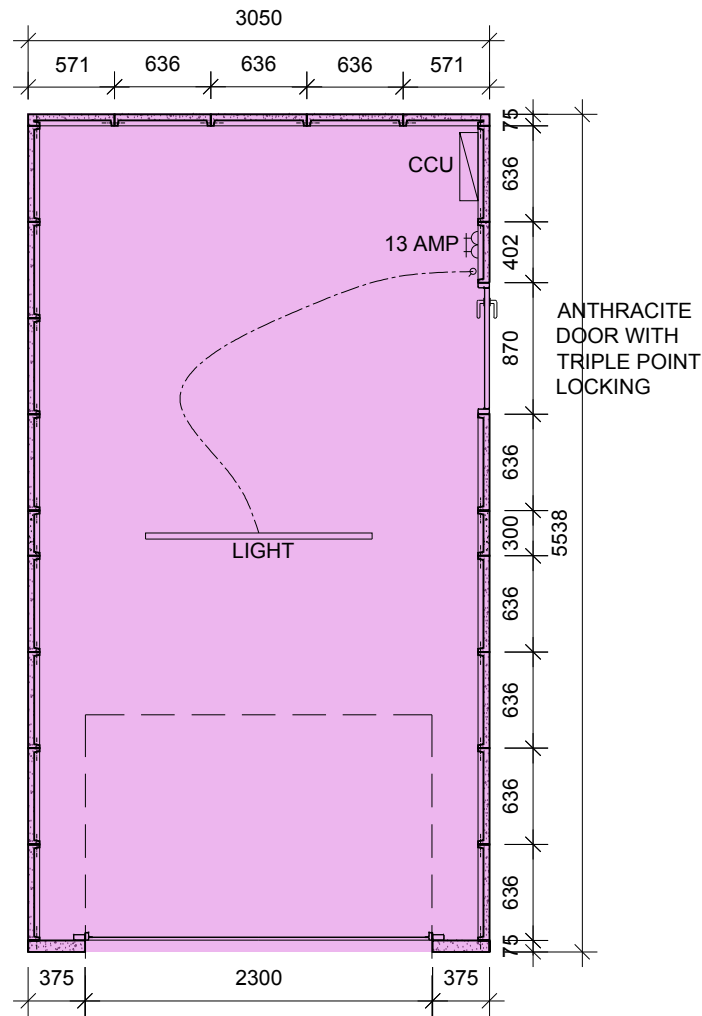
REV	DATE	DESCRIPTION	DWN	CHD
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ADDRESS THE SHACK BROOMEKNOWE ROAD PA13 4HS				
TITLE SINGLE GARAGE				
STATUS	PLANNING		DRAWN BY SC	
SCALE	1:VARIES @ A3		CHECKED BY	
DATE	DEC 21		DWG	REV
PROJECT No.	487		GA 01	-

CLIENT

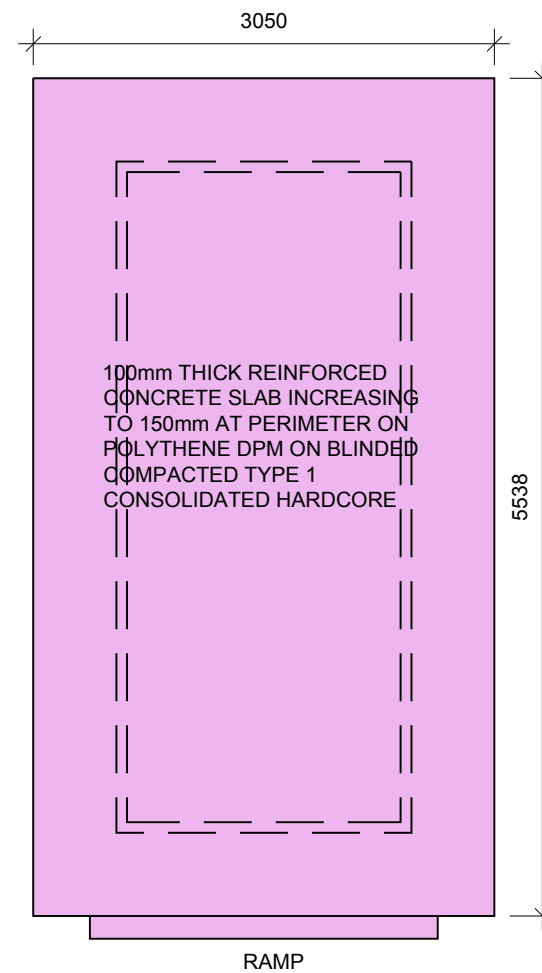
MR & MRS CLARK

ANDJESS LIMITED

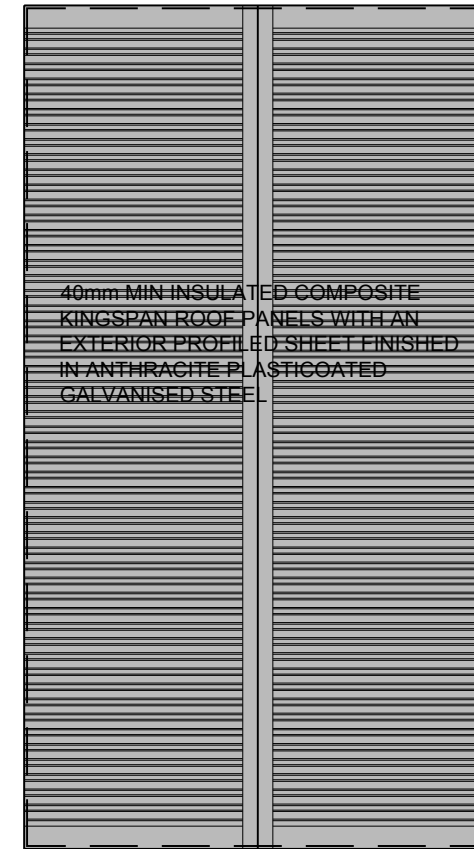
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PROPOSED LAYOUT
SCALE 1 : 50

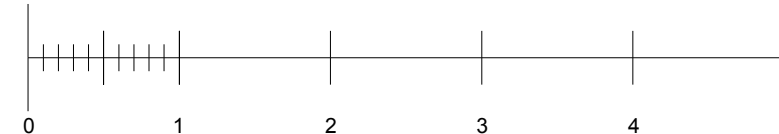


PROPOSED FOUNDATION LAYOUT
SCALE 1 : 50



PROPOSED ROOF LAYOUT
SCALE 1 : 50

SCALE BAR IN METRES 1/50



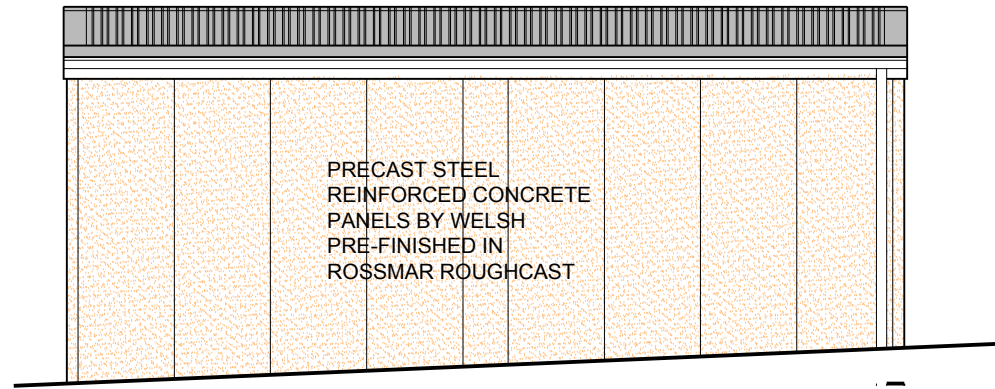
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A	OCT 21	ELECTRICS ADDED TO LAYOUT	SC	SC
REV	DATE	DESCRIPTION	DWN	CHD

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

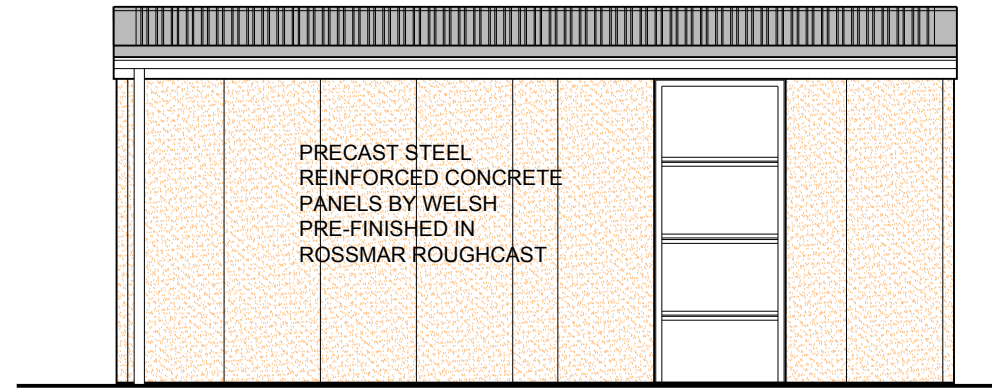
40mm MIN INSULATED COMPOSITE KINGSPAN ROOF
PANELS WITH AN EXTERIOR PROFILED SHEET FINISHED IN
ANTHRACITE PLASTICOATED GALVANISED STEEL



PROPOSED SOUTH WEST ELEVATION

SCALE 1 : 50

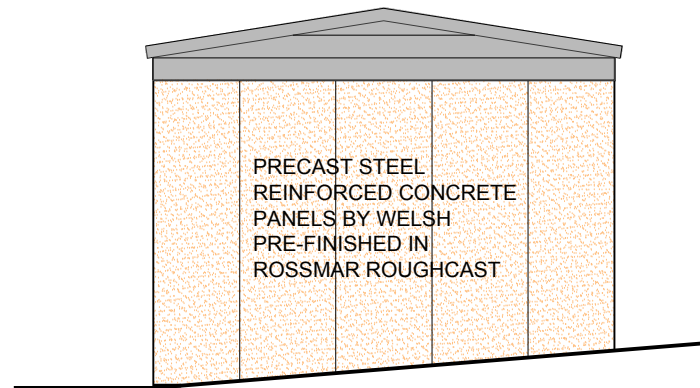
40mm MIN INSULATED COMPOSITE KINGSPAN ROOF
PANELS WITH AN EXTERIOR PROFILED SHEET FINISHED IN
ANTHRACITE PLASTICOATED GALVANISED STEEL



PROPOSED NORTH EAST ELEVATION

SCALE 1 : 50

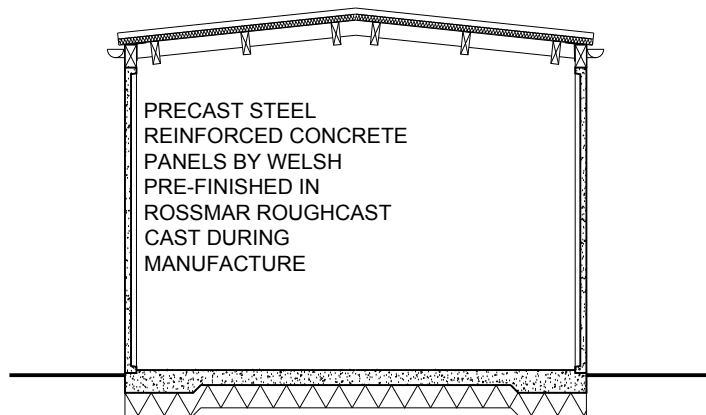
40mm MIN INSULATED COMPOSITE KINGSPAN ROOF
PANELS WITH AN EXTERIOR PROFILED SHEET FINISHED IN
ANTHRACITE PLASTICOATED GALVANISED STEEL



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

ANTHRACITE
DOOR WITH
TRIPLE POINT
LOCKING

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



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G78 3JE

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web: www.andjessltd.co.uk

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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

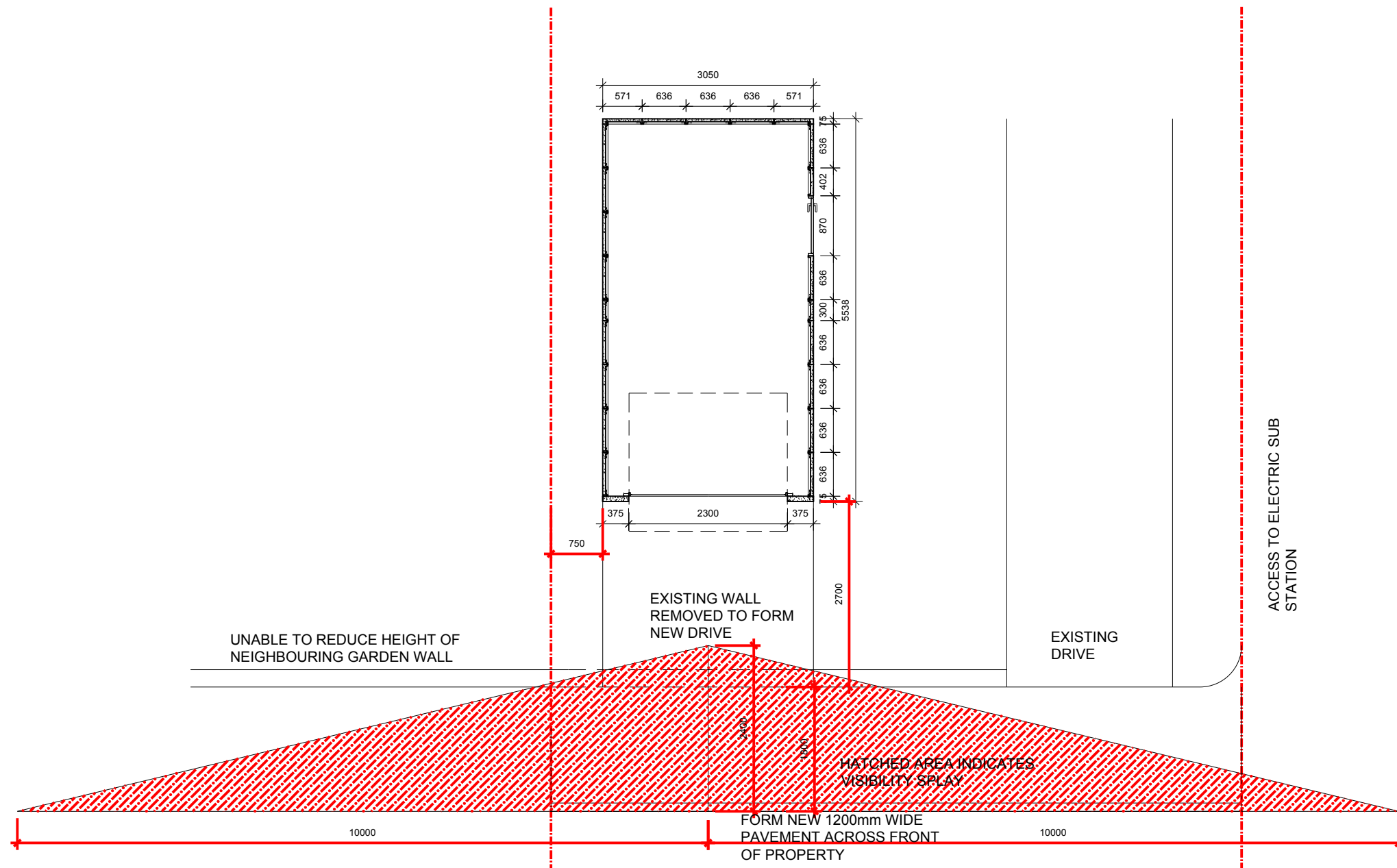
STATUS	PLANNING	DRAWN BY SC
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DATE	DEC 21	DWG REV GA 03 B
PROJECT No.	487	

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VISIBILITY SPLAY
SCALE 1 : 75

REV	DATE	DESCRIPTION	DWN	CHD
-	-	-	-	-

ADDRESS
**THE CLARK
BROOMEKNOVE 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.



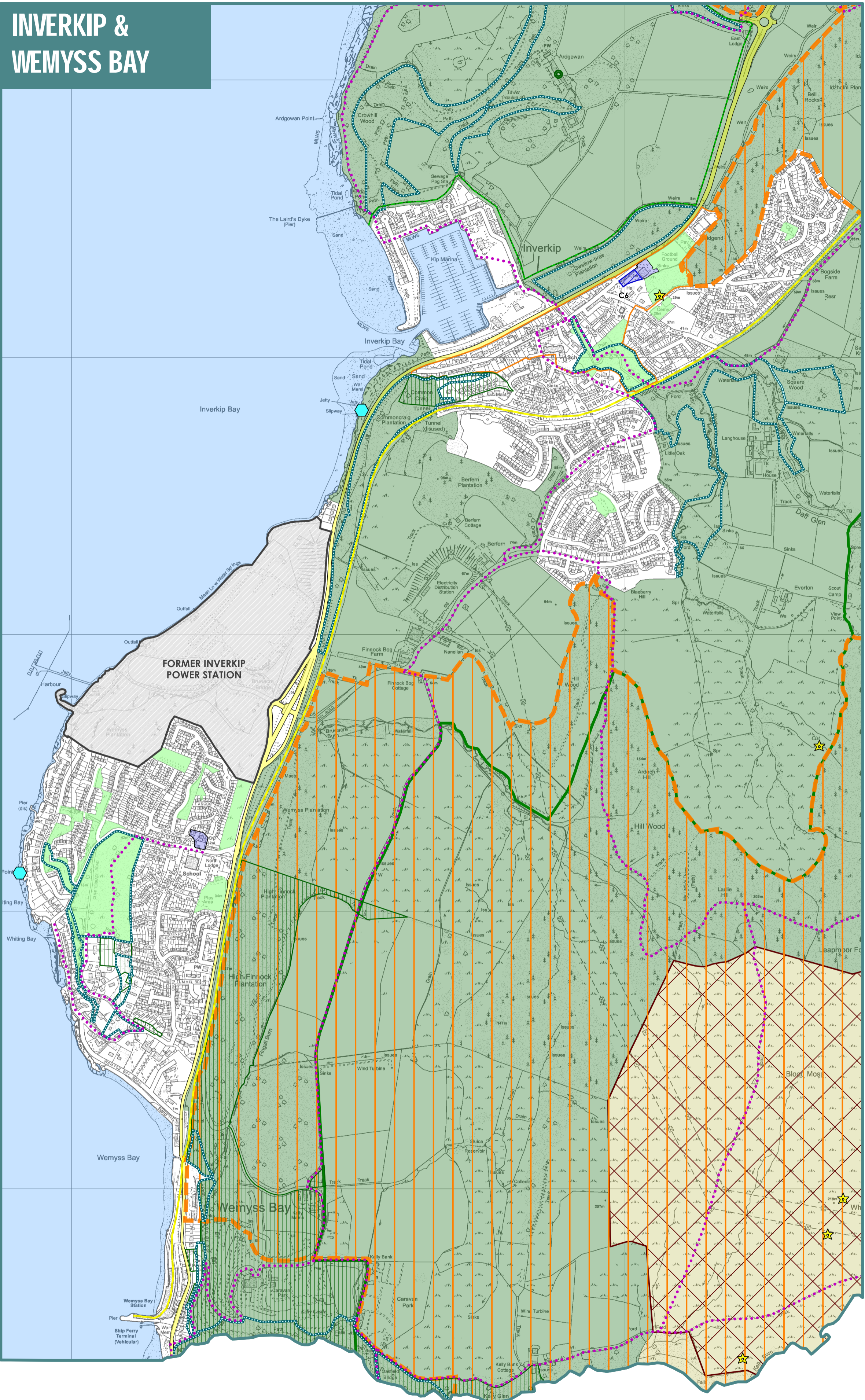
Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places



4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAP EXTRACT

INVERKIP & WEMYSS BAY



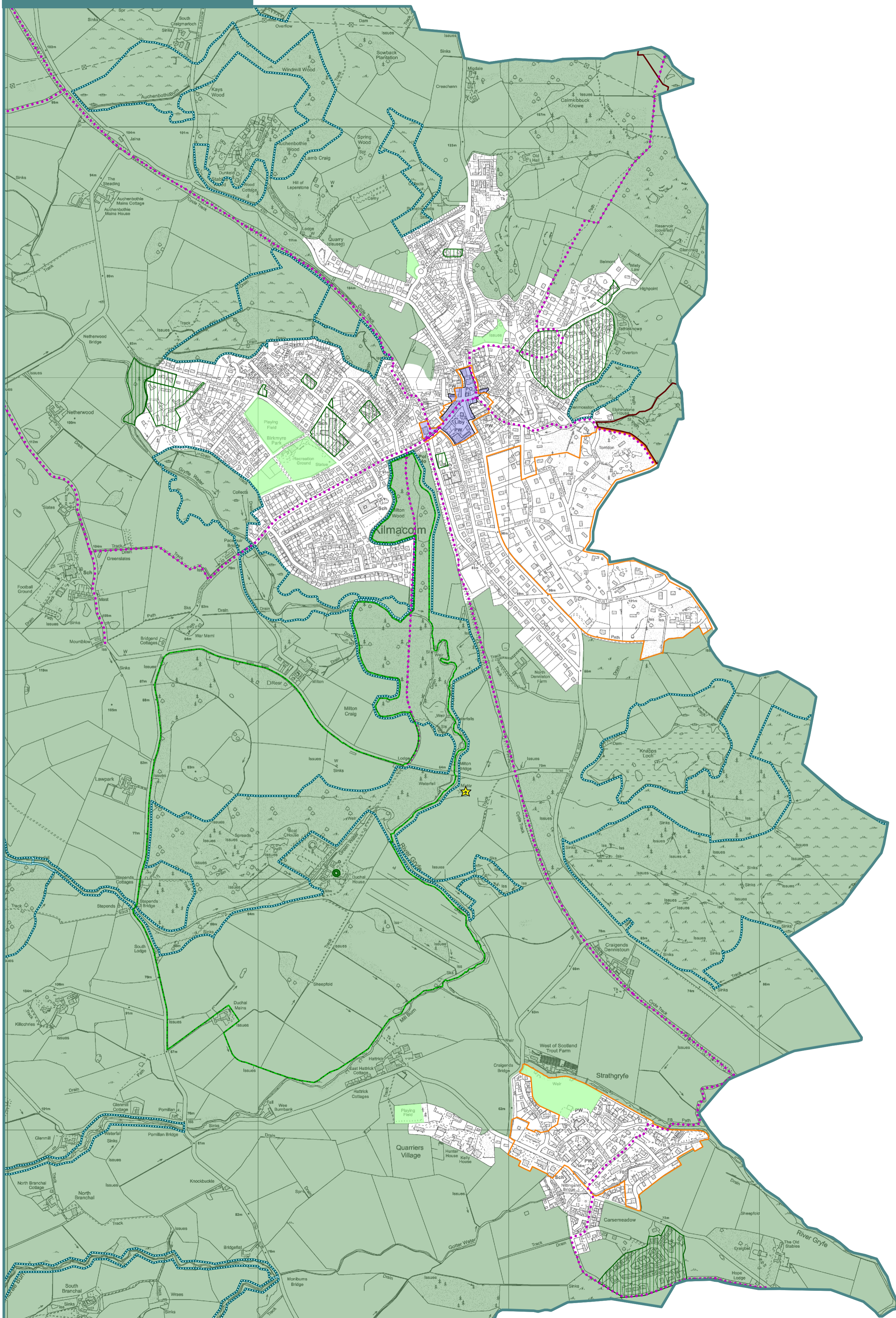
KEY

- 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 Rossmor 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.

LOCAL REVIEW BODY

1 MARCH 2023

PLANNING APPLICATION FOR REVIEW

MRS EMMA PARKER

**PROPOSED SMALL GROUND FLOOR EXTENSION AND ALTERATIONS TO
FRONT OF HOUSE INCLUDING BALCONY AT FIRST FLOOR LEVEL
3 ST ANDREWS DRIVE, GOUROCK (22/0163/IC)**

Contents

- 1. Planning Application dated 22 June 2022 together with Location Plan and Existing and Proposed Plans and Elevations**
- 2. Appointed Officer's Report of Handling dated 21 October 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. Inverclyde Local Development Plan 2019 Supplementary Guidance on Planning Application Advice Notes Policy Extracts**
- 6. Representations in relation to Planning Application**
- 7. Decision Notice dated 28 October 2022 issued by Head of Regeneration & Planning**
- 8. Notice of Review Form dated 5 January 2023 with Supporting Statement from Nicholson McShane Architects**
- 9. 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 22 JUNE 2022
TOGETHER WITH LOCATION PLAN AND EXISTING
AND PROPOSED PLANS AND ELEVATIONS**

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 100577823-001

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.

Description of Proposal

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

Proposed small ground floor extension and alterations to front of house including balcony at first floor level.

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:	Nicholson McShane Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Douglas	Building Name:	Custom House
Last Name: *	Nicholson	Building Number:	1-01
Telephone Number: *	01475 325025	Address 1 (Street): *	Custom House Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Greenock
Fax Number:		Country: *	Scotland
		Postcode: *	PA15 1EQ
Email Address: *	consents@nicholsonmcshane.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Emma	Building Number:	3
Last Name: *	Parker	Address 1 (Street): *	3 St Andrews Drive
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Gourock
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA19 1HY
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Inverclyde Council

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

Address 1:

3 ST ANDREWS DRIVE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GOUROCK

Post Code:

PA19 1HY

Please identify/describe the location of the site or sites

Northing

676710

Easting

222416

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: Douglas Nicholson

On behalf of: Mrs Emma Parker

Date: 22/06/2022

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 Douglas Nicholson

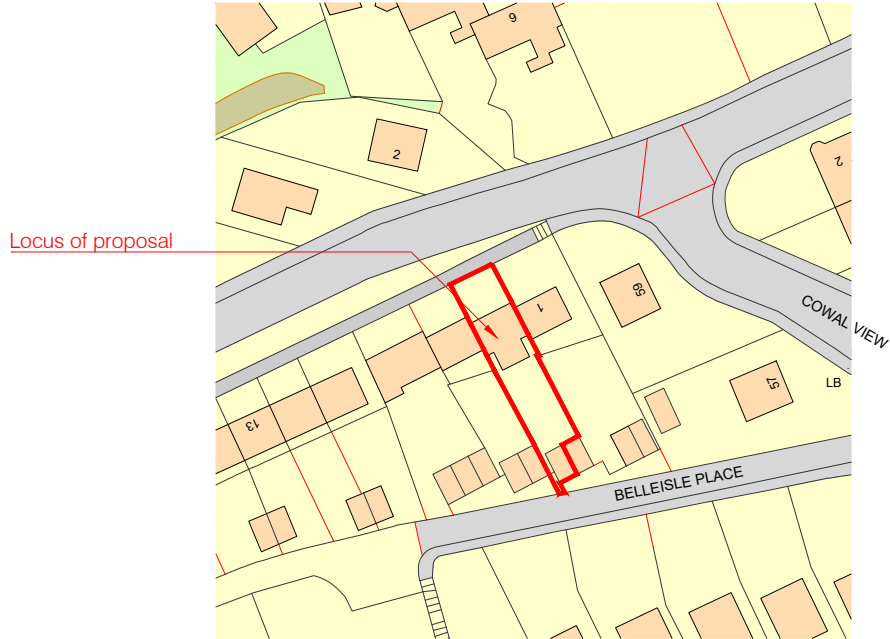
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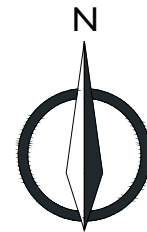
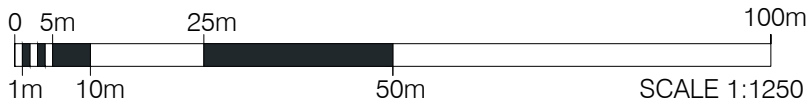
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REVISION	DESCRIPTION	DATE
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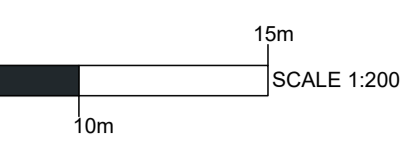
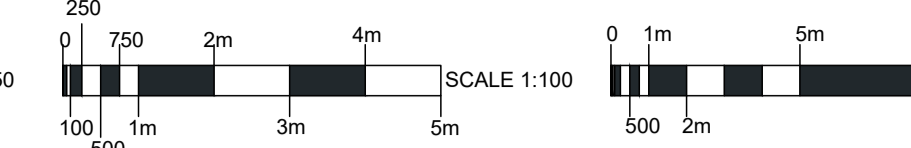
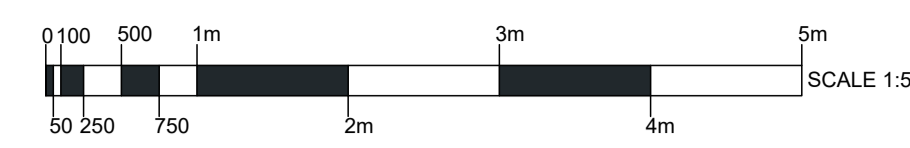
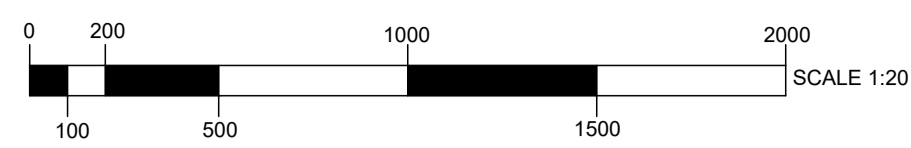


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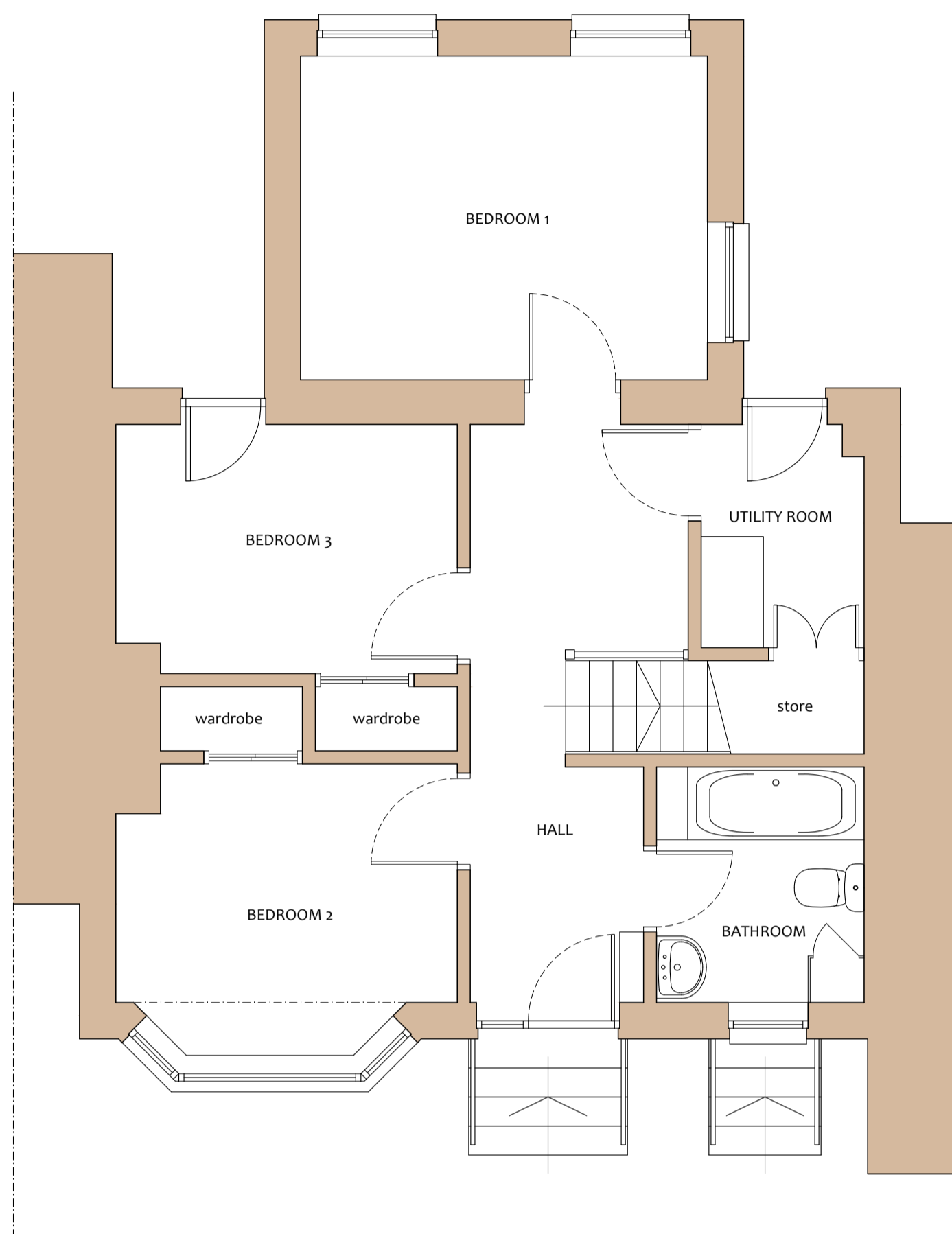
NICHOLSON MCSHANE ARCHITECTS
 SUITE 1-01
 CUSTOM HOUSE
 CUSTOM HOUSE PLACE
 GREENOCK
 INVERCLYDE
 PA15 1EQ
 email: info@nicholsonmcshane.co.uk
 web: nicholsonmcshane.co.uk
 tel: 01475 325025



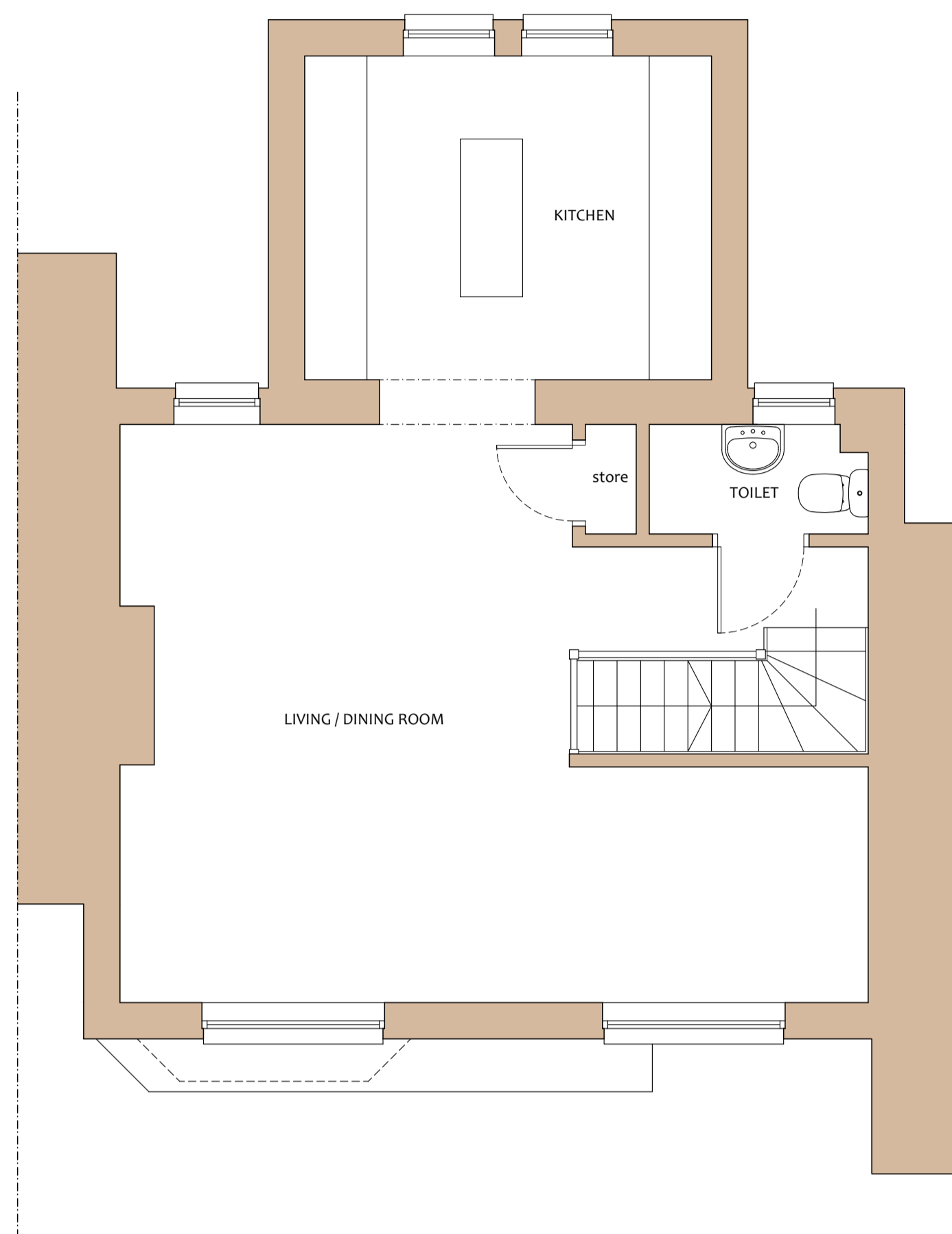
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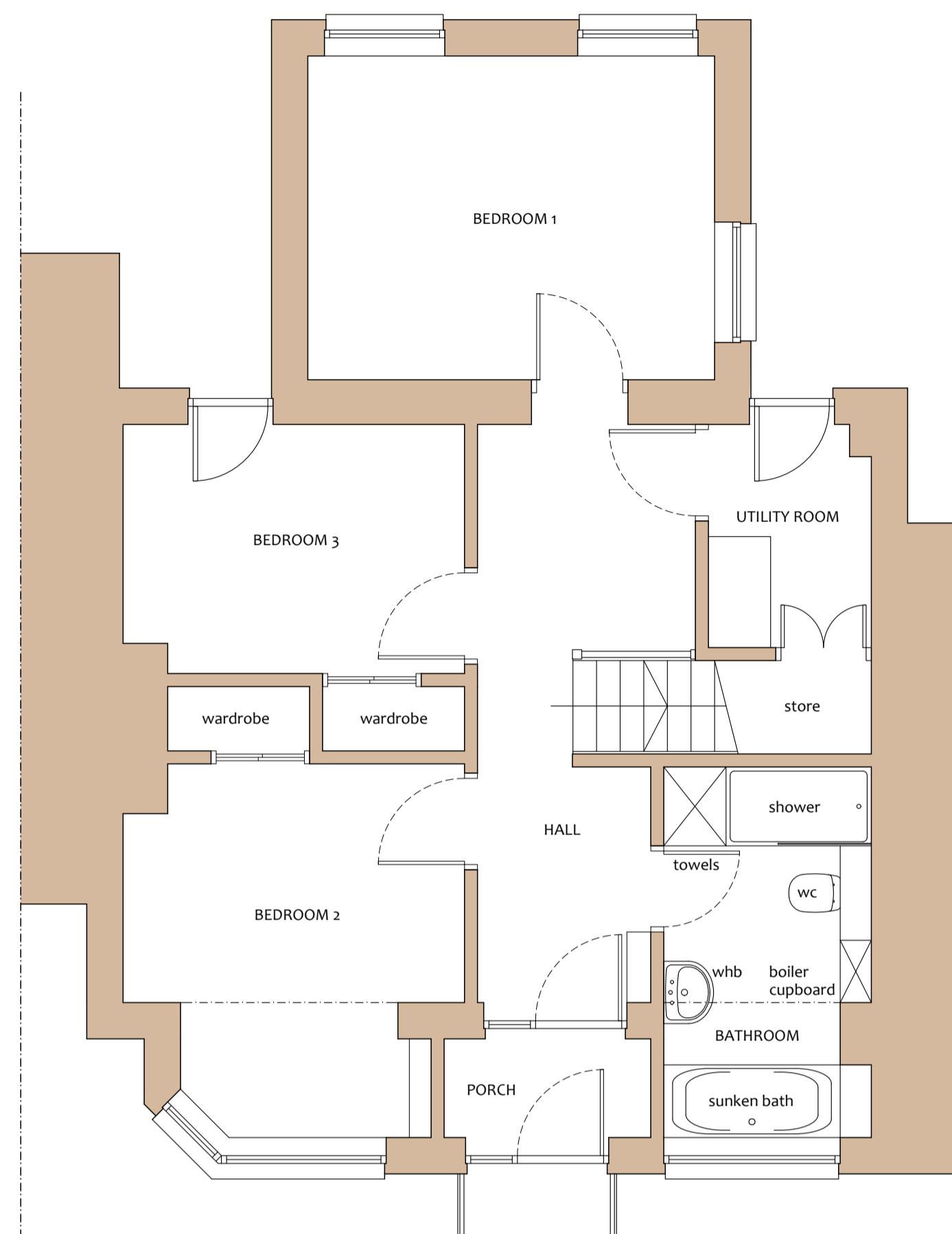
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B	Amended in line with client requirements	26-05-22
C	Amended in line with client requirements	06-06-22
D	Block plan added	11-07-22
E	Side elevations added	06-10-22



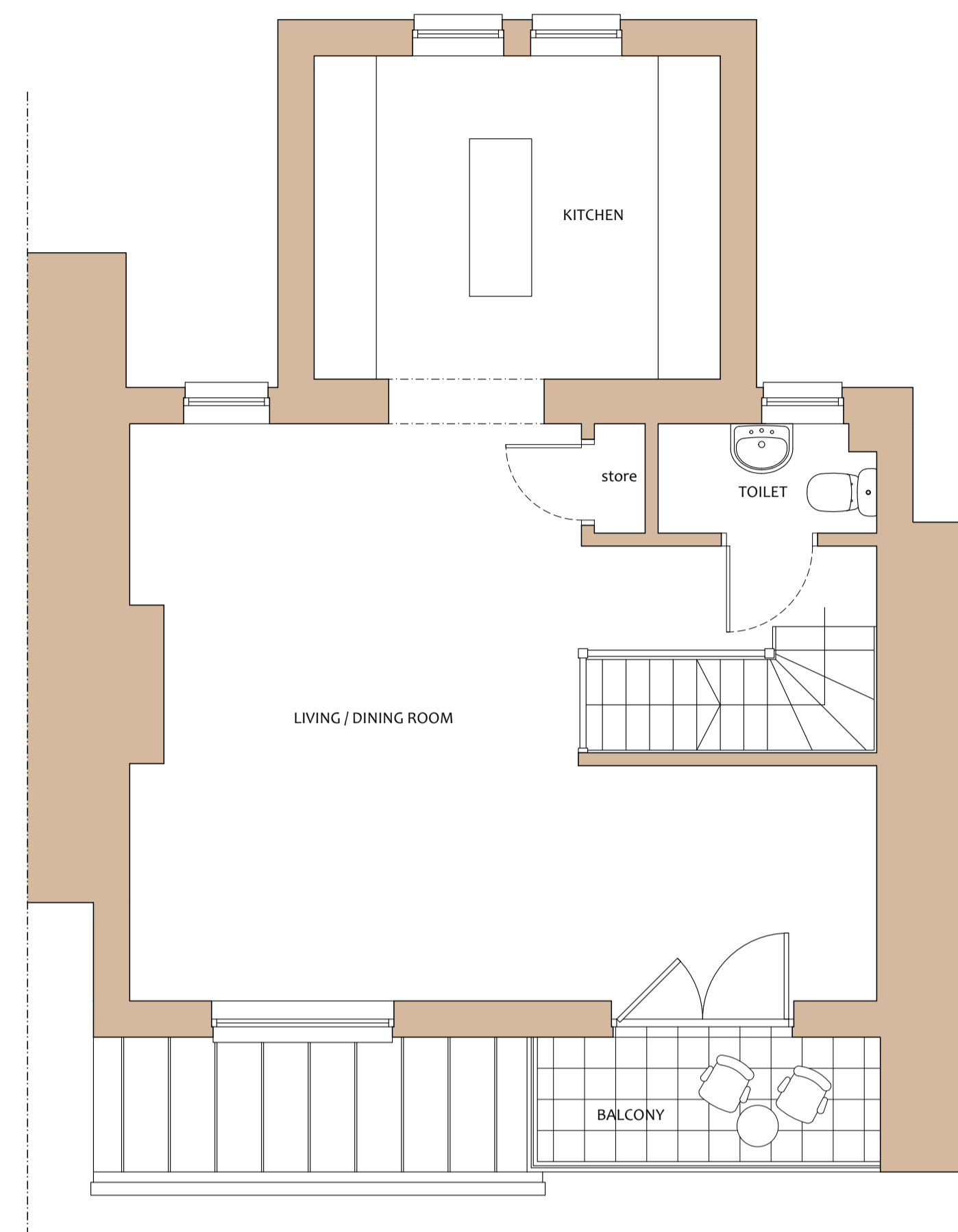
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UPPER FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS PROPOSED



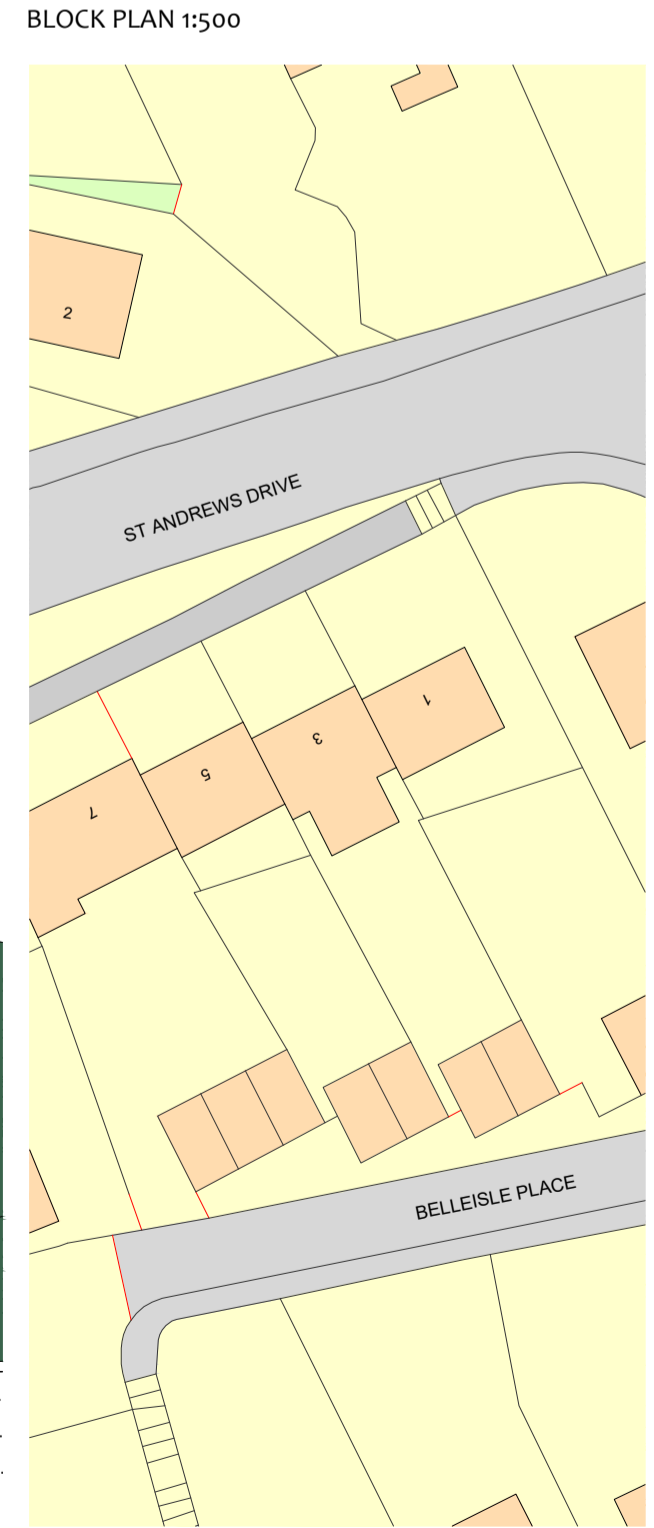
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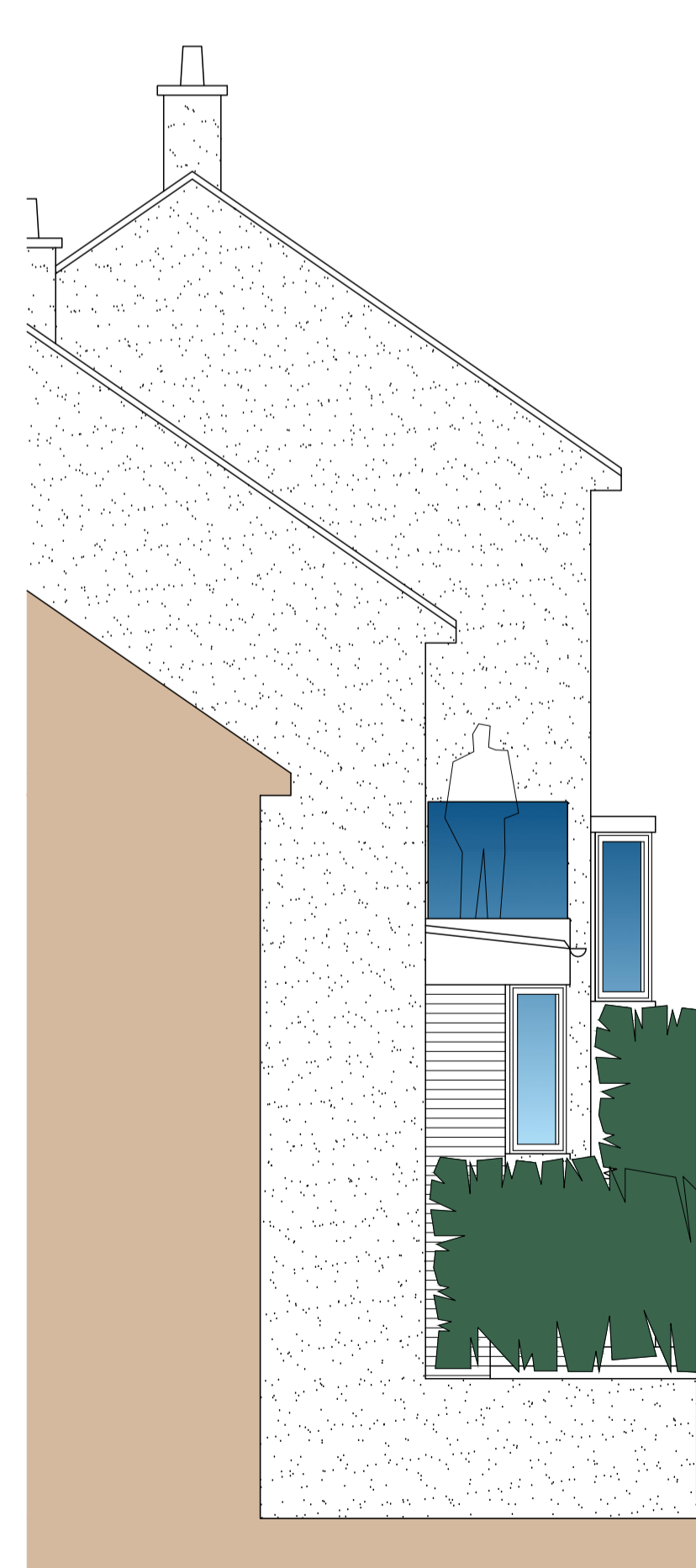
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SIDE ELEVATION AS EXISTING



ELEVATION TO STREET AS PROPOSED



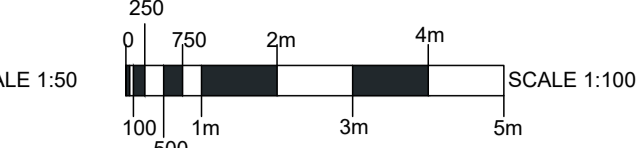
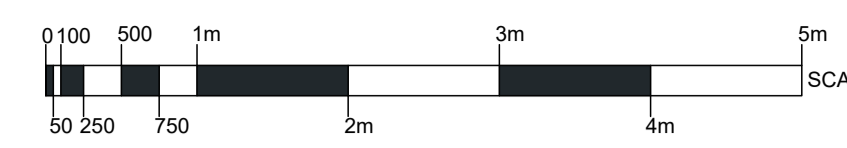
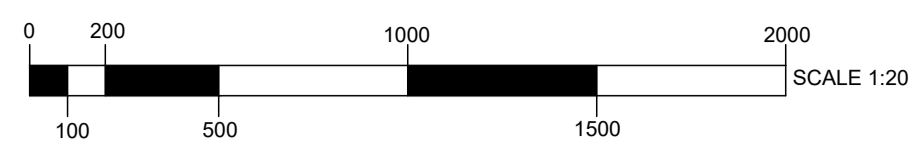
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nm NICHOLSON MSHANE ARCHITECTS
a SUITE 1-01
 CUSTOM HOUSE
 CUSTOM HOUSE PLACE
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 PA15 1EQ
 email: info@nicholsonmshane.co.uk
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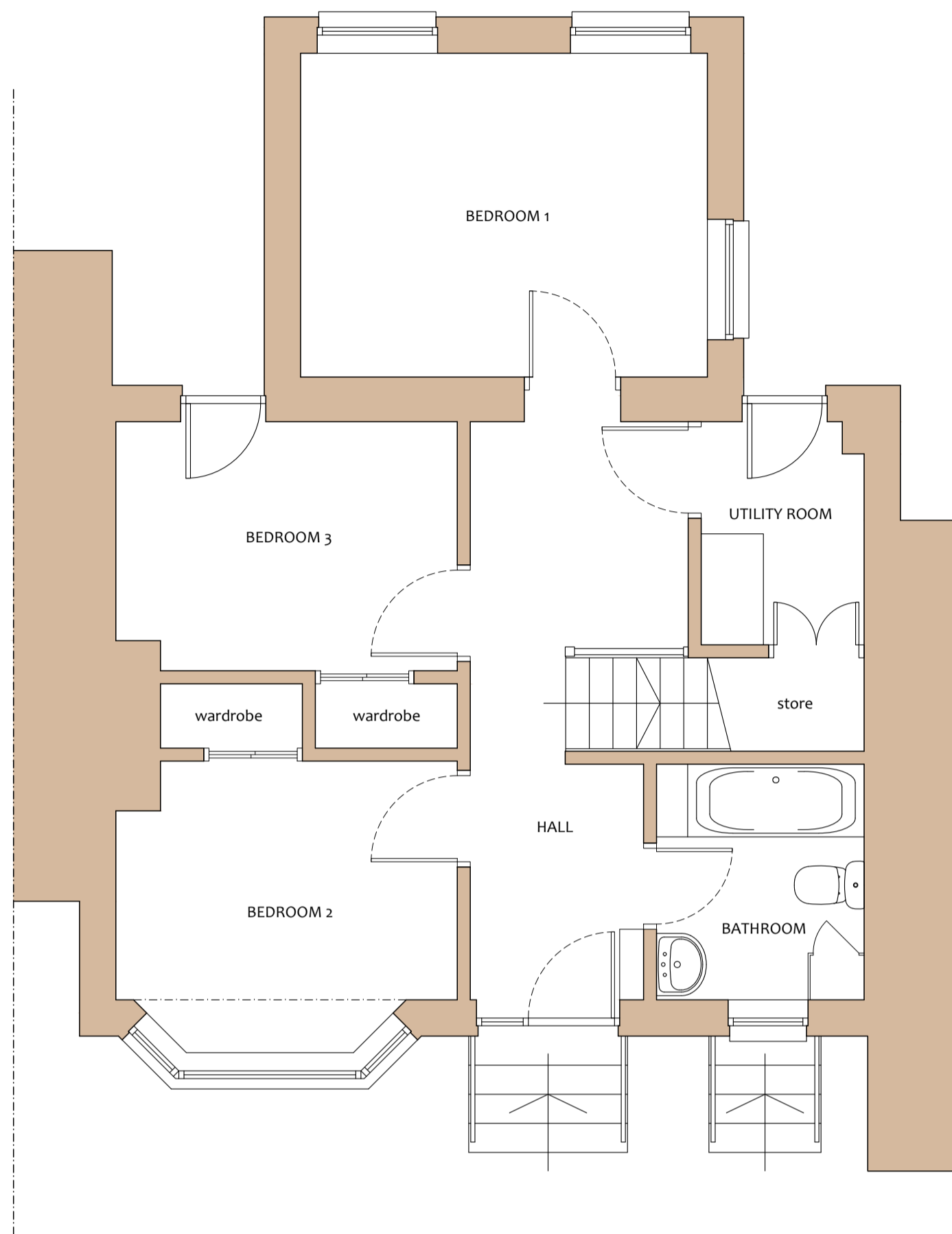
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PROJECT ADDRESS 3 St Andrews Drive, Gourack	
DRAWING TITLE Existing and proposed plans and elevation	
DRAWING STATUS COMMENT / APPROVAL	PAPER SIZE A1
DRAWING NUMBER 22020_C.001	REVISION E
SCALE 1:50 & 1:500	DATE 05/05/17
DRAWN BY	CHECKED BY

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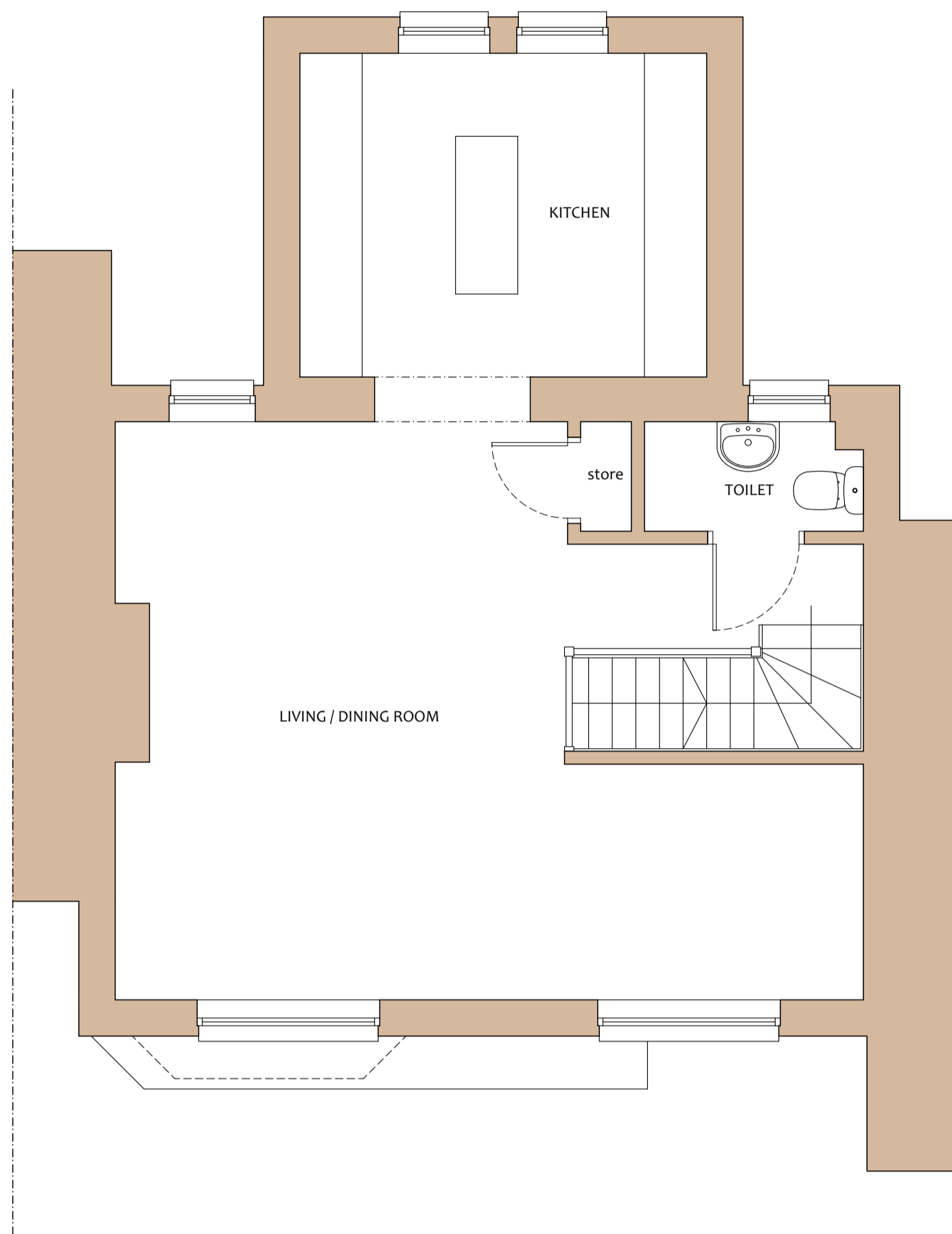
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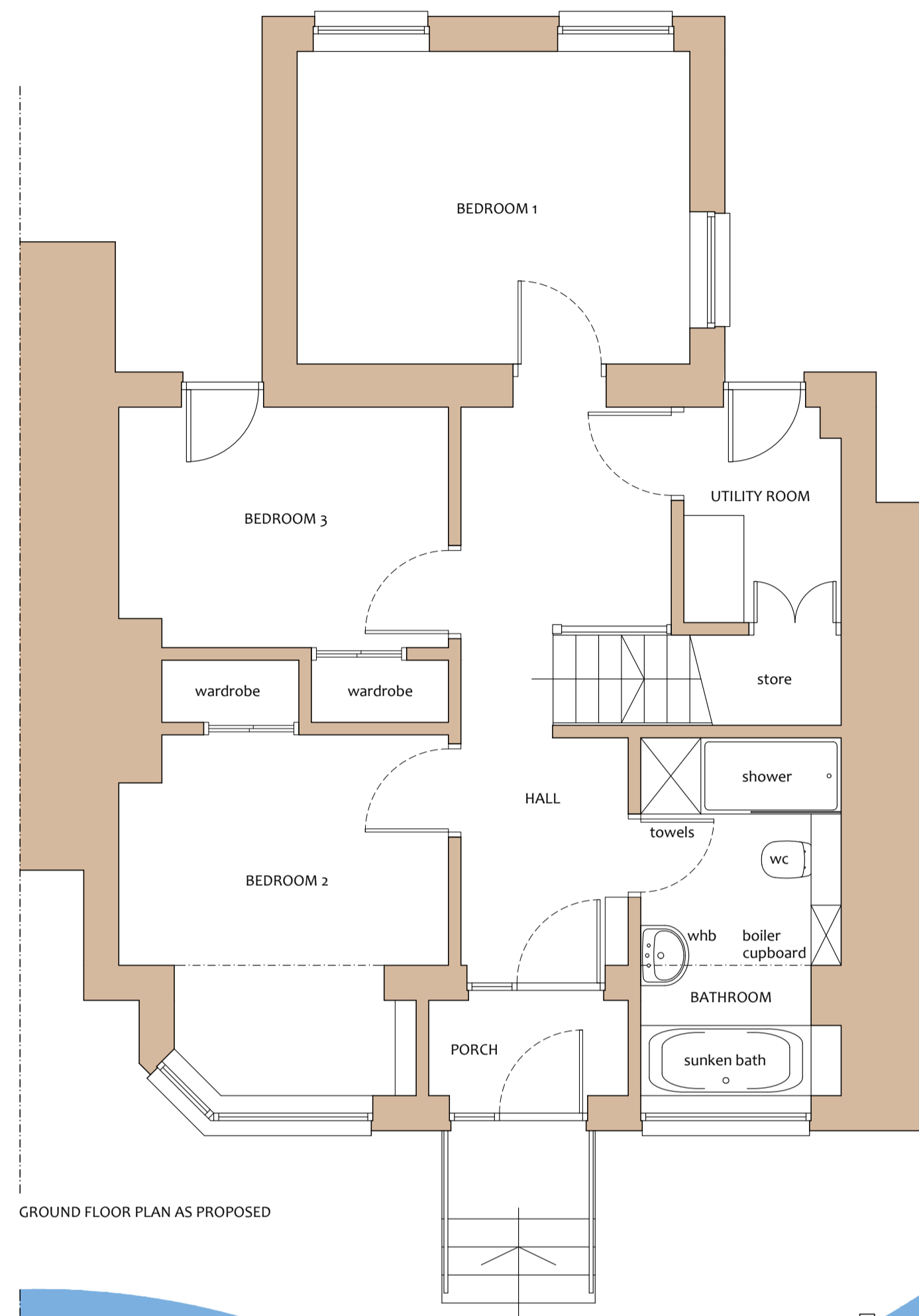
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A	Amended in line with client requirements	25-05-22
B	Amended in line with client requirements	26-05-22
C	Amended in line with client requirements	06-06-22
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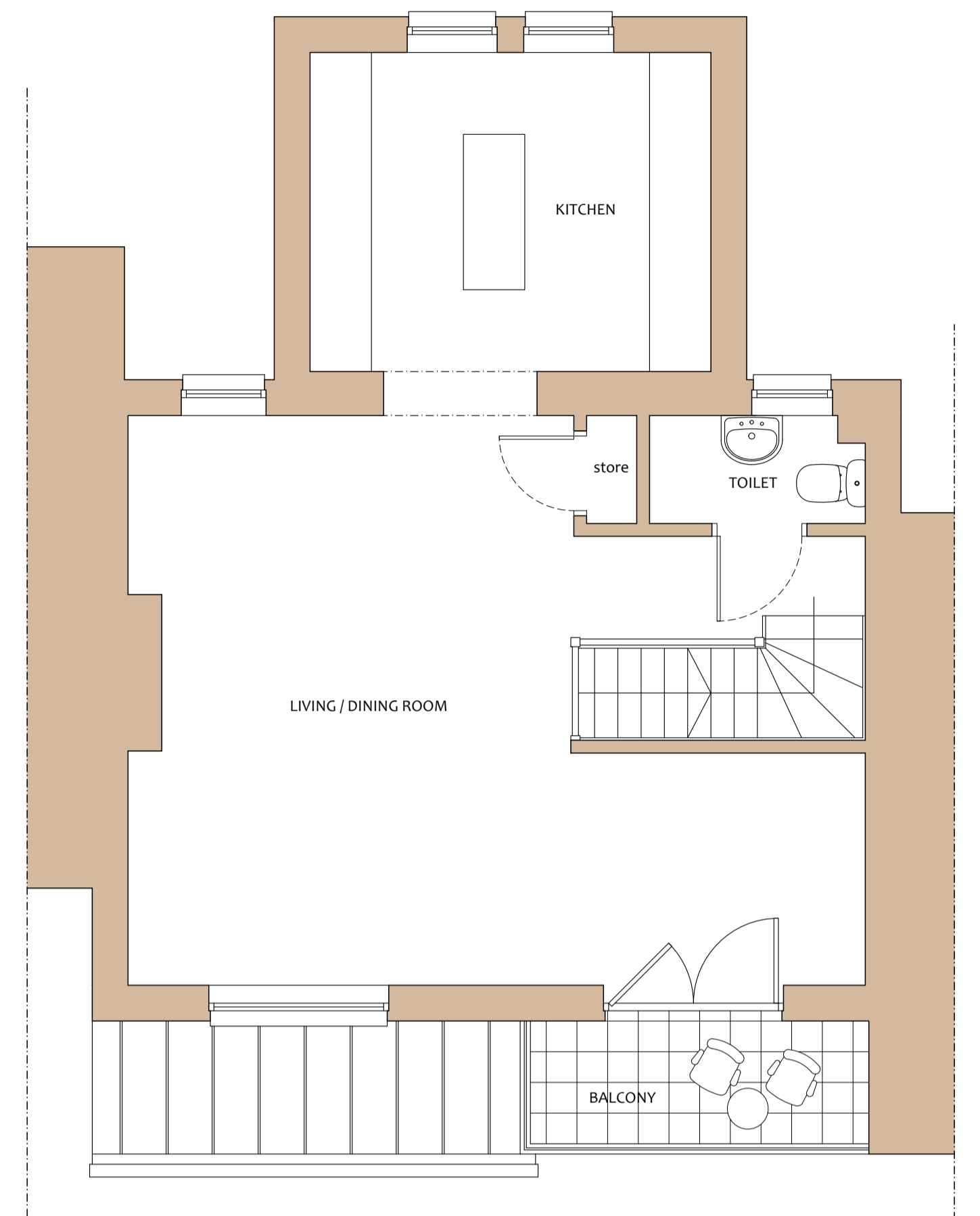
GROUND FLOOR PLAN AS EXISTING



UPPER FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS PROPOSED



UPPER FLOOR PLAN AS PROPOSED



ELEVATION TO STREET AS EXISTING



BLOCK PLAN 1:500



ELEVATION TO STREET AS PROPOSED

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a SUITE 1-01
 CUSTOM HOUSE PLACE
 GREENOCK
 INVERCLYDE
 PA15 1EQ
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SCALE 1:50 & 1:500	DATE 05/05/17
DRAWN BY	CHECKED BY

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**2. APPOINTED OFFICER'S REPORT OF HANDLING
DATED 21 OCTOBER 2022**

REPORT OF HANDLING

Report By: Carrie Main

Report No: 22/0163/IC

**Local Application
Development**

**Contact
Officer:** 01475 712413

Date: 21 October 2022

Subject: Proposed small ground floor extension and alterations to front of house including balcony at first floor level at
3 St Andrews Drive, Gourrock

SITE DESCRIPTION

The application site relates to a two-storey, mid-terraced property located on the south side of St Andrews Drive, Gourrock. The property is one of four similar terraced dwellings which are stepped in form and scale in accordance with the surrounding topography, which slopes down from the west to the east and rises up to the south, with the houses taking an elevated position relative to the road. Given the staggered form of the terrace, the property is recessed behind its neighbour to the west by approximately 1.2 metres and projects in front of its neighbour to the east by approximately 0.8 metres. The floor levels and roof heights of the properties within the terrace also vary. Like its immediate neighbours, the property is finished in drycast render to the upper level and red brickwork to the lower level with a concrete tiled roof and uPVC windows and doors. It features a stepped access the front door and a feature bay window. It is located within an established residential area. A variety of residential dwellings surround the site.

PROPOSAL

Planning permission is sought to erect a ground floor extension, steps and a level platform at the front door and a balcony at first floor level at the front of the property.

The extension would project approximately 1.5 metres from the front elevation and extend across its entire width, extending to a height of 3.7 metres. It would create a porch, extended bedroom and extended bathroom. It contains a low mono-pitched roof with a projecting/wraparound window, glazed entrance door and two horizontally orientated windows.

The steps would project 1.8 metres from the front door and be raised approximately 0.9 metres from ground level.

The balcony would project approximately 1.3 metres from the front elevation to a width of 3.4 metres. It would contain a 0.8 metre high glazed balustrade. The side elevation of the adjoining house (to the west) covers the depth of the balcony, meaning it takes a recessed position relative to the western adjoining neighbour.

The plans do not specify external materials, colours or finishes.

The plans additionally indicate that the upper level window opening will be enlarged and the other window opening will be altered and double doors installed, providing access to the proposed balcony. These alterations, however, 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.

Planning Application Advice Note (PAAN) 5 on "Outdoor Seating Areas" 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.

Draft Planning Application Advice Note (PAAN) 5 on "Outdoor Seating Areas" applies.

CONSULTATIONS

The nature of the proposal did not require consultation.

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. The concerns raised are summarised below:

- The proposal will reduce natural light into neighbouring properties.
- The proposal will compromise the privacy of neighbouring properties.
- Noise disturbance from the proposed balcony.
- Not in keeping with the character and amenity of the existing row of terrace houses.
- It would set an unwelcomed precedent for future development.
- The property has already had major expansion to the rear. This further extension would compound and encroach upon neighbouring properties.
- Hedges between properties were planted for privacy. This proposal undermines this and infringes upon privacy of neighbouring properties.
- It will have cause devaluation of neighbouring properties.

These comments will be addressed within the assessment of the application, 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" and adopted and draft PAAN 5 on "Outdoor Seating Areas", the impact of the proposal on the amenity of the existing property, neighbouring properties, on the wider streetscape and the representations received.

Policy 1 of the adopted and proposed Plan requires all development to have regard to the six qualities of successful places. The relevant factors in respect of this development contributing to the qualities of successful places are being "Distinctive" in reflecting local architecture and urban form, changed to "reflect local vernacular/architecture and materials" within the proposed Plan and being "Safe and Pleasant" in avoiding conflict with adjacent uses in respect of noise, privacy 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 PAAN 4 and 5 are of most relevance to the proposed extension and balcony.

PAAN 4 in both adopted and draft form provides guidance on extensions, albeit this is limited to front porches when relating to front extensions. The roof over extensions should match the existing house roof. Extensions should be set back at least 1 metre from the site boundary. The extension should be finished in materials to compliment those of the existing house. The off street parking requirements of the National Roads Development Guide shall be met.

PAAN 5 in both adopted and draft form provides detailed guidance on outdoor seating areas, such as balconies, advising that these should be restricted in size to allow for limited seating and the enjoyment of wider views. Unless obscured from view from neighbouring housing, these should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens. Where positioned within 9 metres of a garden boundary and where there is a view of the neighbouring private/rear garden area, the erection of screening shall generally be required. Screening may not be required in cases where there is no increase in intervisibility between, and the overlooking of, neighbours. Where screening is required and it is in excess of 2.5 metres high within 2 metres of a boundary or will itself result in an unacceptable loss of light in a room of a neighbouring house it will not be supported. The design and position shall be appropriate to the architectural design of the house.

The four houses within the terrace are all of the same two storey, stepped form, with very similar window and door positions and form, with a projecting bay window and raised entrance. Whilst noting that there are variations in floor levels and roof heights overall uniformity and an established design approach exists. It is acknowledged that in terms of scale, the extension could be readily

accommodated within the front curtilage of the site without site without resulting in overdevelopment of the house or site. It would not encroach onto a driveway or adversely impact any off-street parking provision. It would however be the first development of this type within the terrace and disrupt the homogenous design and create an incongruous, unexpected and prominent addition to the front elevation that introduces an imbalance in the design of the property and its immediate neighbours. Ultimately, the stepped building line of the property within the wider terrace, and particularly with reference to its immediate neighbours, would be significantly disrupted.

Potential impact upon the amenity of neighbouring residents arises from the proximity of the extension to the adjoining neighbour alongside the scale of the extension, as it would extend to a height just below the upper level windows, and approximately half way up the upper level windows on the adjoining house (no.1.). Equally, as the existing house is already set forward 0.8 metres from no.1 this would be extended to around 2.3 metres with the addition of the extension. I consider that the position and scale of the extension, in relation to specifically no.1, to cause an oppressive and over dominating impact. I also consider this approximately 10.35 square metre addition to the front of the house alongside the proposed balcony to create an overall visual dominance within the wider streetscape to the detriment of amenity.

Given the position and scale of the extension in relation to neighbouring properties, I consider it appropriate to undertake a daylight assessment utilising the Building Research Establishment (BRE) Trust publication "Site Layout Planning for planning for daylight and sunlight: A good practice guide" 2011, to ensure the amenity of neighbouring residents is not affected in terms of causing an unacceptable loss of daylight. Concern for loss of light was also expressed within the representations received. Following assessment, I conclude that the existing vertical sky component (VSC) to this neighbouring and closest lower level window (of no.1) is 35% and the resultant vertical sky component following the erection of the extension would be 33.5%. The guidance recommends that a minimum value of 27% should be achieved to provide reasonable daylight in a habitable room. The extension therefore passes the assessment and poses no unacceptable impact to light provision of neighbouring properties. I do however acknowledge, that the existing stepped form of the terrace presently impacts upon light provision to the neighbouring property and the extension will, albeit to no unacceptable degree, worsen the impact. This matter alone would however not be reasonable justification for the refusal of planning permission.

Continuing with assessment in respect of neighbour amenity, the limited scale of the balcony, at approximately 4.42m², ensures that it could not be used for a range of activities over a long period of time which may result in unduly noise disturbance to neighbouring residents. As the balcony is located to the front of the property overlooking to neighbouring private rear gardens is not a primary concern as the front of neighbouring properties are readily visible from the public road. The balcony is also recessed behind the wall of the adjoining house to the west (no.3). I do not have any concerns that any intensification of overlooking into the neighbouring property from the new windows within the extension or from the balcony. Furthermore all the new windows comply with the window intervisibility guidance and are of an orientation which avoids any direct overlooking of neighbouring properties. I therefore have no concerns that overlooking would be intensified to any unacceptable degree.

Turning more specifically to design, the low mono-pitched roof over the extension does not follow the roof design over the existing house, nor do the horizontally orientated windows match the scale and proportions of other surrounding windows at this prominent elevation, which is advised against in PAAN 4. I also note that these windows are within a bathroom which are likely to be fitted with obscured glass, which may look unusual within the lower level at the front elevation. These factors heighten the concern of adverse visual impact. Nonetheless, I do acknowledge the subordinate form of the extension to the property and can understand a degree of visual contrast between the existing property and new extension. Detailed specification of all external materials, finishes and colours would however be prudent in assessment or to be addressed by condition of any grant of planning permission to gauge a clear visual representation of what is proposed in the interests of safeguarding residential amenity. However, the overarching concerns in relation to position and form as outlined previously in my assessment remain.

Finally, to address the concerns raised within the representation received but not yet addressed within my assessment above. Devaluation of a property is not a material planning consideration and therefore not relevant in the assessment and determination of this application. The issue of precedent raised does not, I consider, justify refusal of planning permission, as each and every planning application requires to be considered on its own merits.

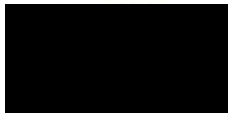
To conclude, the proposal presents an incongruous addition to the front of the property which significantly disrupts the existing stepped form of the property and wider terrace and presents an oppressive relationship between the property and its immediate neighbours. The proposal therefore does not meet the “Distinctive” and “Safe and Pleasant” factors of Policy 1 in relation to reflecting local urban form and architecture. This proposal therefore does not safeguard residential amenity and does not comply with Policy 20 of the proposed plan. There are no material considerations that outweigh these policies and advice. The proposal therefore cannot be supported and planning permission should be refused.

RECOMMENDATION

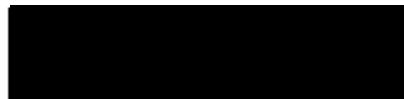
That the application be refused for the following reason:

1. The position and form of the proposal disrupts the existing urban form and architecture to present a visually dominant, uncommon and inappropriate addition to the property, terrace and wider streetscape with an overall adverse impact to the residential character and amenity of the area. It therefore fails to accord with the “Distinctive” and “Safe and Pleasant” factors of Policy 1 within both the adopted 2019 and proposed 2021 Inverclyde Local Development Plan and Policy 20 of the proposed 2021 Inverclyde Local Development Plan.

Signed:



Carrie Main
Case Officer



Mr Stuart W Jamieson
Interim Director
Environment and 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.

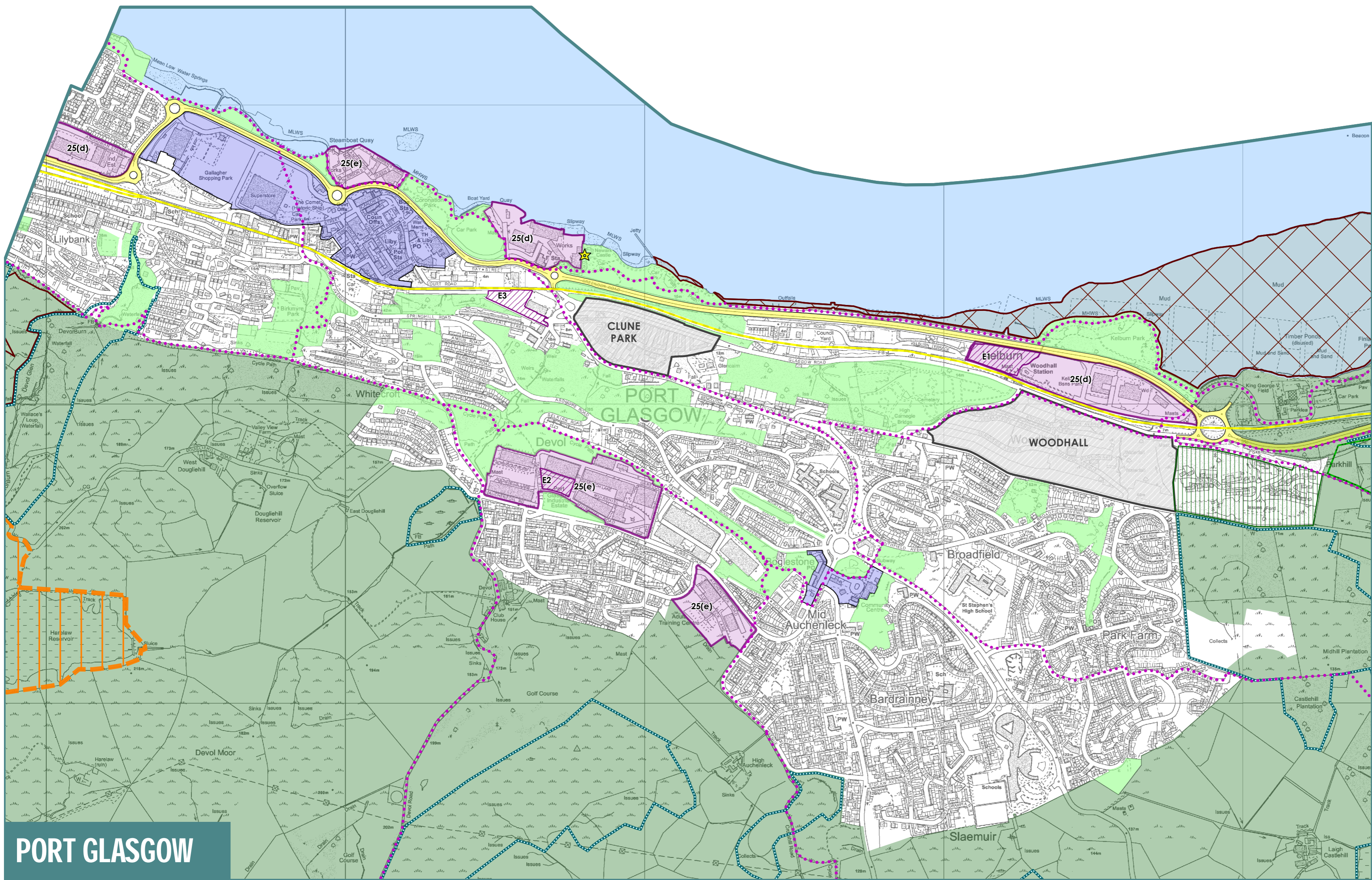


Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places



4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAP EXTRACT

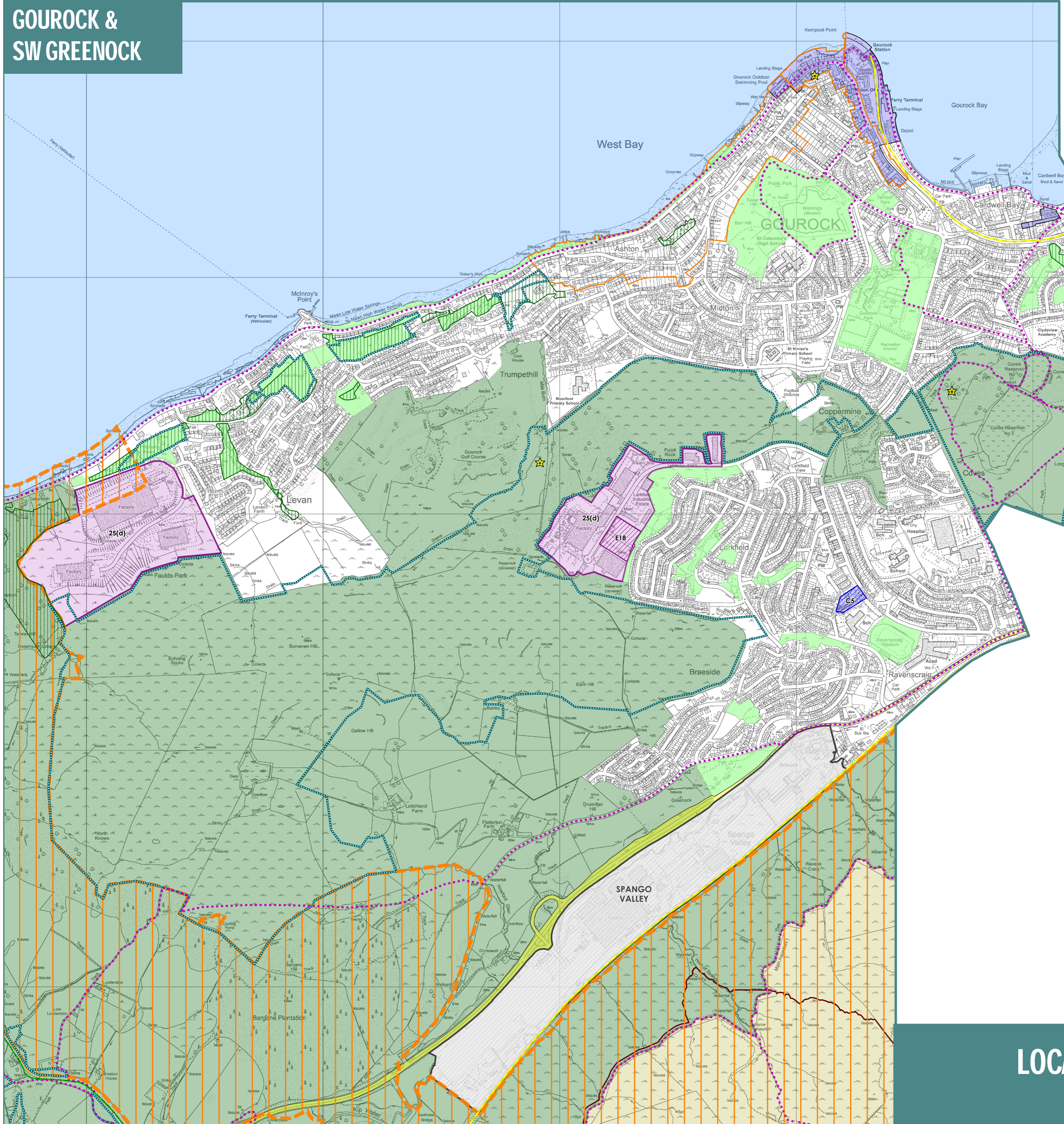


PORT GLASGOW

KEY

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

GOUROCK & SW GREENOCK



Inverclyde council SCALE 1:10,000

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey in respect of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (100023421) (2019)

**5. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019
SUPPLEMENTARY GUIDANCE ON PLANNING
APPLICATION ADVICE NOTES POICY EXTRACTS**

PLANNING APPLICATION ADVICE NOTES

Planning Application Advice Note No. 4

HOUSE EXTENSIONS

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

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

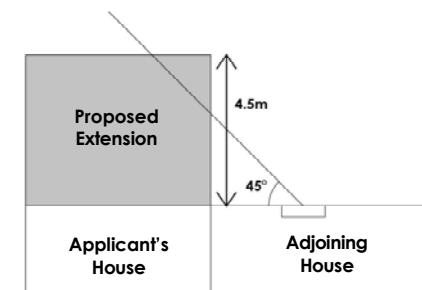
Rear extensions

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

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

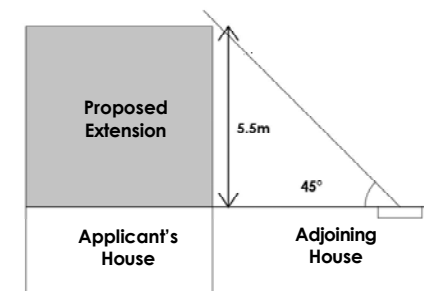
- An extension should not result in more than 50% of the rear garden area being developed. In all cases an extension should not encroach within 5.5 metres of the rear garden boundary.
- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should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

ACCEPTABLE



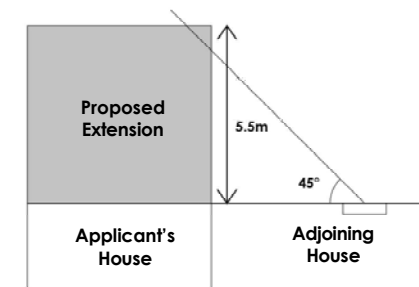
Extension encroaching 45 degree line

ACCEPTABLE



Extension more than 4.5 metres but not

NOT ACCEPTABLE



Extension encroaching 45 degree line

Side extensions

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

Conservatories and sun rooms

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

Front porches

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

Window intervisibility

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

Minimum Window to Window Distances (metres)

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



Planning Application Advice Note No. 5

OUTDOOR SEATING AREAS

The topography of Inverclyde provides many houses with spectacular views over the Firth of Clyde. Inland there are often opportunities to view open countryside. There is no objection in principle to balconies or decking being erected or extended, but they must take account of privacy and the impact it may have on neighbours' enjoyment of their gardens.

Outdoor seating areas are becoming increasingly popular, but must take account of privacy and the impact these may have on neighbours enjoyment of their gardens.

This Advice Note provides a guide to the issues that are considered in determining applications for planning permission.

Balconies & Roof Terraces

- These should be restricted in size to allow for limited seating and the enjoyment of wider views. Unless obscured from view from neighbouring housing. These should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.

- Where positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden area, the erection of screening shall generally be required. Screening may not be required in cases where

there is no increase in the intervisibility between, and the overlooking of, neighbours. Where screening is required and it is in excess of 2.5 metres high within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed balcony or roof terrace will not be supported. 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.

- The design and position shall be appropriate to the architectural design of the house.



Garden Decking & Raised Platforms

- The position should respect the rights of neighbours to enjoy their gardens without being the subject of intrusive overlooking. If raised more than 0.5 metres above the original ground levels, it should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.

- Where positioned within 9 metres of the garden boundary and where it will result in an increased view of the neighbouring private/rear

garden area, the erection of screening, either at the decking/platform edge or the garden boundary shall generally be required. Where screening is required and it is in excess of 2.5 metres high above ground level within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed decking/platform will not be supported. 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.

- The design and position of the decking/platform shall be appropriate to the architectural design of the house.



6. REPRESENTATIONS IN RELATION TO PLANNING APPLICATION

Comments for Planning Application 22/0163/IC

Application Summary

Application Number: 22/0163/IC

Address: 3 St Andrews Drive GOUROCK PA19 1HY

Proposal: Proposed small ground floor extension and alterations to front of house including balcony at first floor level.

Case Officer: Carrie Main

Customer Details

Name: Mr richard thompson

Address: 59 Cowal View Gourock

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This extension is not in keeping with the rest of the houses in the area, this extension will stick out on the FRONT of the property spoiling the look of the terrace.

Hedges were planted to give people privacy in their gardens, from the extension they can look into the living room of No1 removing the privacy of the owner, the balcony removes this privacy of No1 and No5, from the balcony they can look directly into private property on either side of their house and also into property across the road, also with Hedges for privacy.

Laura Graham

From: Sean McDaid
Sent: 05 August 2022 08:38
To: Laura Graham
Subject: (Official) Planning Objection: Reference 22/0163/IC
Attachments: Planning Objection for 3 St Andrews Drive Gourrock.pdf

Classification: Official

From: joyce kerrigan [REDACTED]
Sent: 04 August 2022 20:43
To: dmplanning <dmplanning@inverclyde.gov.uk>
Subject: Planning Objection: Reference 22/0163/IC

Dear Sir

Please find attached my notice of objection to Planning Application:

22/0163/IC - Proposed small ground floor extension and alterations to front of house including balcony at first floor level.

Kind Regards

Joyce Kerrigan

Address :1 St Andrews Drive
Gourock
PA19 1HY

Inverclyde Council
Regeneration and Planning
Municipal Buildings Clyde Square
Greenock
PA15 1LY

1 St Andrews Drive
Gourock
PA19 1HY

4th August 2022

Reference: 22/0163/IC

Dear Sir

22/0163/IC Proposed small ground floor extension and alterations to front of house including balcony at first floor level.

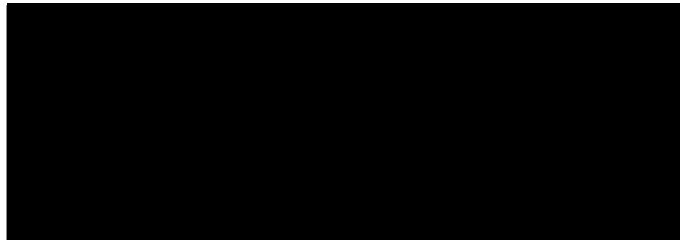
I wish to register my objection to the above proposal:

- The proposed extension to the front of the property at No 3 will reduce the natural daylight coming into my property across the frontage of the property, in particular the front lounge and the utility room. The bay window, which forms part of the new extension, will extend further to the front and as a result will compromise my privacy to the lounge area of my house. The front garden will be overshadowed and again, privacy will be significantly reduced, to this area.
- The addition of a new balcony to the property at No3 would further promote a lack of privacy to both my lounge and garden area and also compromise privacy to the full upper floor where the master bedroom is situated and one further bedroom.
- It should be noted that the layout of the property at No3 was previously changed resulting in the bedrooms being located downstairs and the lounge area on the upper floor. The addition of a balcony leading from the lounge area would only lead to a further infringement of my privacy with regard to increased noise level directly from the balcony or via the lounge on the upper floor area with open patio doors.
- The proposed changes to the front of the property are not in keeping with the character of the street and would serve only to spoil the look and charm of the existing row of terraced houses, setting a precedent for future development.

In conclusion I would add that this property (No 3) has already undergone a major extension to the rear which overshadows my property, this further extension would only serve to compound my feeling of encroachment. This is a mid - terraced property and I would question the validity of a further extension

Yours Sincerely

Joyce Kerrigan



5 ST. ANDREWS DRIVE

GOUROCK

PA19 1HY

8/8/2022



DEAR SIRS

REF 22/0163/IC.

3 ST. ANDREWS DRIVE GOUROCK

I AM NOT HAPPY WITH THE PROPOSED DEVELOPMENT. I FEEL IT WILL TAKE AWAY MY PRIVACY.

I ALSO FEEL THAT THIS COULD AFFECT MY HOUSE PRICE AS NOT EVERYBODY WOULD WANT TO BUY A HOUSE WITH NEXT DOOR HAVING A BALCONY

Yours Faithfully

 Signed: M Ballantyne

**7. DECISION NOTICE DATED 28 OCTOBER 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: 22/0163/IC

Online Ref:100577823-001

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

**Mrs Emma Parker
3 St Andrews Drive
GOUROCK
PA19 1HY**

**Nicholson McShane Architects
Douglas Nicholson
Custom House
1-01 Custom House Place
GREENOCK
PA15 1EQ**

With reference to your application dated 24th June 2022 for planning permission under the above mentioned Act and Regulation for the following development:-

Proposed small ground floor extension and alterations to front of house including balcony at first floor level at

3 St Andrews Drive, Gourock

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 position and form of the proposal disrupts the existing urban form and architecture to present a visually dominant, uncommon and inappropriate addition to the property, terrace and wider streetscape with an overall adverse impact to the residential character and amenity of the area. It therefore fails to accord with the "Distinctive" and "Safe and Pleasant" factors of Policy 1 within both the adopted 2019 and proposed 2021 Inverclyde Local Development Plan and 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 28th day of October 2022

**Mr 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:
22020_LP		17.06.2022
22020_C.001	Rev E	06.10.2022

**8. NOTICE OF REVIEW FORM DATED 5 JANUARY
2023 WITH SUPPORTING STATEMENT FROM
NICHOLSON MCSHANE ARCHITECTS**

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 100577823-006

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

Agent Details

Please enter Agent details

Company/Organisation:	Nicholson McShane Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Douglas	Building Name:	Custom House
Last Name: *	Nicholson	Building Number:	1-01
Telephone Number: *	01475 325025	Address 1 (Street): *	Custom House Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Greenock
Fax Number:		Country: *	Scotland
		Postcode: *	PA15 1EQ
Email Address: *	consents@nicholsonmcshane.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Emma"/>	Building Number:	<input type="text" value="3"/>
Last Name: *	<input type="text" value="Parker"/>	Address 1 (Street): *	<input type="text" value="St Andrews Drive"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Gourock"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA19 1HY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Inverclyde Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="3 ST ANDREWS DRIVE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GOUROCK"/>
Post Code:	<input type="text" value="PA19 1HY"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="676710"/>	Easting	<input type="text" value="222416"/>
----------	-------------------------------------	---------	-------------------------------------

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)

Proposed small ground floor extension and alterations to front of house including balcony at first floor level.

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.

Refer to attached Statement of Appeal.

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)

Statement of Appeal Appendix to Statement of Appeal Decision notice Report of handling Refused drawing 22020_C.001 revision
A Refused location plan 22020_LP

Application Details

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

22/0163/IC

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

22/06/2022

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

28/10/2022

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 Douglas Nicholson

Declaration Date: 05/01/2023



Statement of Appeal

revision A

Refusal of Planning Application 22/0163/IC

Proposed small ground floor extension and alterations to front of house including balcony at first floor level at 3 St Andrews Drive, Gourrock

Description of Proposal

The applicants own the two storey terraced house at 3 St Andrews Drive, Gourrock and wish to obtain Planning Permission for a single storey extension to the front of their house incorporating a small balcony accessed from the upper floor lounge. The proposal will allow our clients to slightly enlarge a ground floor bedroom and bathroom, and the balcony will allow our clients to gain full advantage of the magnificent views from the house. All elements have been designed to minimise the impact on neighbours and preserve their amenity.

Reasons for Refusal

The single reason for refusal of the application is as follows:

The position and form of the proposal disrupts the existing urban form and architecture to present a visually dominant, uncommon and inappropriate addition to the property, terrace and wider streetscape with an overall adverse impact on the residential character and amenity of the area. It therefore fails to accord with the "Distinctive" and "Safe and Pleasant" factors of Policy 1 within both the adopted 2019 and proposed 2021 Inverclyde Development Plan and Policy 20 of the proposed 2021 Inverclyde Local Development Plan.

We note that the application has been assessed against two versions of the Local Development Plan simultaneously (the adopted 2019 LDP and the proposed 2021 LDP).

Introduction to Appeal Statement

Our Statement of Appeal will focus on two factors as follows:

- The timing and conduct of the processing of the application and the nature of correspondence during the processing which we believe disadvantaged our clients.
- A rebuttal of the vague and misguided reason for refusal which we believe is ridiculous in its assertions.

Conduct of the processing of the application.

The application was validated on 12 July 2022 giving a statutory processing period expiring on 11 September 2022.

An enquiry to the planning processing officer immediately following the expiry of the statutory processing period revealed that the delay in processing was caused by the volume of work being experienced by the department. No formal request for an extension of the processing period was received from the department and none given.

On 14 September 2022, i.e. 3 days after the processing of the application should have concluded, an email was received from the processing officer expressing concerns with the form and scale of the proposal. We disagreed strongly with the statements made and responded fully to each point raised in an email dated 18 September 2022 (these emails are enclosed separately as Appendix A for your reference). A further email was received from the processing officer on 04 October 2022 (included in Appendix A). This email stated the following:

Hi Douglas,

Just a request for side elevations, please.

Thanks for your comments. Whilst it presents variation within the design and form of the terrace I also appreciate that it is of limited scale.

We interpreted this email as a clear agreement by the planning officer that, on reflection, the proposal was acceptable in scale and design. The side elevations were prepared and passed to planning on 06 October 2022. We were therefore stunned to receive the refusal notice on 28 October 2022 (over 15 weeks after validation).

In addition to the above, we note that the Report of Handling contains several factual errors which may have affected the assessment of our proposal, as follows:

- The projection of the extension from the front elevation is stated as 1.5m. In actual fact this dimension is 1.3m to tie in with the front elevation of the adjacent property.
- The balcony dimensions are 1.2m x 3.3m, not 1.3m x 3.4m as stated.
- The footprint of the extension is 7.67m², not the 10.35m² stated.

Analysis of Reason for Refusal

The reason for refusal of our application states that our proposal is “visually dominant, uncommon and inappropriate”.

We would contend that any reasonable assessment of this low-key and modest proposal will conclude that it embodies none of the above factors. How can the proposal be “visually dominant” when it doesn't appear on the skyline from any public viewpoint or the bulk of the adjacent front garden ground and when it is set back so far from the road? How can the proposal be deemed to be “inappropriate” when it has already been concluded by planning in the Report of Handling that the balcony size and neighbours' access to natural light are acceptable and conform to policy? And how can the characterisation of a proposal as “uncommon” be a reason for refusal? Does the local authority have a hidden policy of only allowing “common” buildings?

The reason for refusal also states that our proposal “fails to accord with the “Distinctive” and “Safe and Pleasant” factors of the relevant policies of the LDP. To claim that our proposal is unsafe or unpleasant is a value judgement that we would entirely refute. As for “distinctive”, the same paragraph states that one of the reasons for refusal is that the proposal is “uncommon”. These requirements are mutually exclusive.

Summary

The decision to refuse our application for a modest extension to a dwelling in an area which is not particularly sensitive has been assessed in a manner suggesting a lack of common sense and perspective. We propose that any common sense, unbiased assessment of our proposal will conclude that it is unobtrusive, modestly scaled and entirely appropriate within a varied streetscape. We trust that the Local Review Body will bring this level of consideration to the proposal and uphold our appeal.

NMA January 2022.

Fwd: (Official) 22/0163/IC; 3 St Andrews Drive, Gourock

1 message

consents.nicholsonmcshane <consents@nicholsonmcshane.co.uk>
To: Douglas Nicholson <douglas@nicholsonmcshane.co.uk>

15 September 2022 at 15:58

----- Forwarded message -----

From: **Carrie Main** <Carrie.Main@inverclyde.gov.uk>
Date: Wed, Sep 14, 2022 at 4:11 PM
Subject: (Official) 22/0163/IC; 3 St Andrews Drive, Gourock
To: consents@nicholsonmcshane.co.uk <consents@nicholsonmcshane.co.uk>

Classification: Official

Hi Douglas,

This mid-terraced property sits in a row of four terrace houses, each of which present a uniform design along St Andrews Drive. I consider the front extension and the installation of a balcony to the upper level to depart from the established design and to alter the design concept of the house. The proposal will interrupt the stepped form of the terrace and create a dominant and unacceptable feature within the street when viewed from St Andrews Drive. The proposal therefore fails to comply with Policy 1 of both Plans and Policy 20 of the proposed Plan in safeguarding residential amenity. As such, I cannot support the proposal. Please advise how you wish to proceed with the application.

Kind regards,

Carrie Main

Planning Officer

Regeneration and Planning

Inverclyde Council

Municipal Buildings

Clyde Square

Greenock

Inverclyde

PA15 1LY

Please note my working pattern is Tuesday-Friday

Tel: 01475 712413

E-mail: dmplanning@inverclyde.gov.ukInverclyde Council website – www.inverclyde.gov.ukInverclyde on Twitter – twitter.com/inverclyde

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22/0163/IC; 3 St Andrews Drive, Gourrock

1 message

Douglas Nicholson <douglas@nicholsonmcshane.co.uk>
To: Carrie Main <Carrie.Main@inverclyde.gov.uk>

18 September 2022 at 15:56



NICHOLSON McSHANE ARCHITECTS
SUITE 1-01, CUSTOM HOUSE,
CUSTOM HOUSE PLACE,
GREENOCK, PA15 1EQ
email info@nicholsonmcshane.co.uk
web nicholsonmcshane.co.uk



nicholson
mcshane
architects

Good afternoon Carrie,

I note the contents of your email dated 14th September and have to say I completely disagree with your take on this. I note my detailed comments in response and would be grateful if you would give these your consideration.

This mid-terraced property sits in a row of four terrace houses, each of which present a uniform design along St Andrews Drive.

Although the mid-terraced house sits in a row of four originally similar dwellings, the overall effect can hardly be described as "uniform". Variations in fenestration type, fenestration colour, floor heights above ground level and front garden treatment lend an individuality to each dwelling. The end dwelling (no 7) already has a two storey side extension which radically changes its character. My overriding thought, however, is that none of this matters. We're not dealing with a terrace of architecturally significant properties within a conservation area but with a dwelling within a modern estate containing a variety of house types and sizes (many altered) which exploit the topography and orientation of their plots.

I consider the front extension and the installation of a balcony to the upper level to depart from the established design and to alter the design concept of the house.

I am unaware of any planning policies preventing changes to the "established design" or even the "design concept" of a dwelling. Indeed the present proposal is a function of the change in the "design concept" of the house carried out under planning permission 11/0300/IC which saw the living accommodation move to the upper floor.

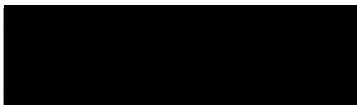
The proposal will interrupt the stepped form of the terrace and create a dominant and unacceptable feature within the street when viewed from St Andrews Drive.

The proposal will indeed partially interrupt the stepped form of the terrace (at ground floor level only). Why is this significant? Your assertion that the proposed works will create a "dominant" feature is, I think, completely mistaken as the proposal is small in scale and will not appear on the skyline from the public realm. The comment that this is "unacceptable" is a value judgement that I don't agree with.

In summary, over the last few years we have received consents for proposals of broadly similar types in similar house types (notably 20/0167/IC and 19/0164/IC) either of which would have fallen foul of the criteria you are applying to the current application..

I trust that this is in order and look forward to your further comments.

Regards,

**DOUGLAS NICHOLSON B.Arch (Hons) M.Arch RIBA RIAS ARB**

Chartered Architect, Director

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RE: (Official) 22/0163/IC; 3 St Andrews Drive, Gourrock

1 message

Carrie Main <Carrie.Main@inverclyde.gov.uk>

4 October 2022 at 15:48

To: Douglas Nicholson <douglas@nicholsonmcshane.co.uk>

Classification: Official

Hi Douglas,

Just a request for side elevations, please.

Thanks for your comments. Whilst it presents variation within the design and form of the terrace I also appreciate that it is of limited scale.

Kind regards,

Carrie Main

Planning Officer

Regeneration and Planning

Inverclyde Council

Municipal Buildings

Clyde Square

Greenock

Inverclyde

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Please note my working pattern is Tuesday-Friday

Tel: 01475 712413

E-mail: dmplanning@inverclyde.gov.ukInverclyde Council website – www.inverclyde.gov.ukInverclyde on Twitter – twitter.com/inverclyde**From:** Douglas Nicholson [mailto:douglas@nicholsonmcshane.co.uk]**Sent:** 18 September 2022 16:56**To:** Carrie Main <Carrie.Main@inverclyde.gov.uk>**Subject:** 22/0163/IC; 3 St Andrews Drive, Gourrock

Good afternoon Carrie,

I note the contents of your email dated 14th September and have to say I completely disagree with your take on this. I note my detailed comments in response and would be grateful if you would give these your consideration.

This mid-terraced property sits in a row of four terrace houses, each of which present a uniform design along St Andrews Drive.

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I am unaware of any planning policies preventing changes to the "established design" or even the "design concept" of a dwelling. Indeed the present proposal is a function of the change in the "design concept" of the house carried out under planning permission 11/0300/IC which saw the living accommodation move to the upper floor.

The proposal will interrupt the stepped form of the terrace and create a dominant and unacceptable feature within the street when viewed from St Andrews Drive.

The proposal will indeed partially interrupt the stepped form of the terrace (at ground floor level only). Why is this significant? Your assertion that the proposed works will create a "dominant" feature is, I think, completely mistaken as the proposal is small in scale and will not appear on the skyline from the public realm. The comment that this is "unacceptable" is a value judgement that I don't agree with.

In summary, over the last few years we have received consents for proposals of broadly similar types in similar house types (notably 20/0167/IC and 19/0164/IC) either of which would have fallen foul of the criteria you are applying to the current application..

I trust that this is in order and look forward to your further comments.

Regards,



DOUGLAS NICHOLSON B.Arch (Hons) M.Arch RIBA RIAS ARB

Chartered Architect, Director

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

22/0163/IC - Review - Suggested conditions

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

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 extension and balcony including external walls, roofs, balustrades etc. 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.

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.



Inverclyde
council

**LOCAL
DEVELOPMENT
PLAN**

PROPOSED PLAN
MAY 2021

HOW TO RESPOND TO THE PROPOSED PLAN

The Proposed Local Development Plan represents the settled view of Inverclyde Council as to what the content of the Adopted Local Development Plan should be. However, publication of the Proposed Plan allows for those with an interest in the Plan to make representations setting out modifications they would like to be made to it. Representations of support for the Proposed Plan can also be submitted.

An official representation form is available as an electronic document (Word and PDF). The form is available online and paper copies can be provided on request. An e-form is also available online.

Representations should make clear what modification is being sought and the reasons for the suggested modification. Where possible please use a chapter, paragraph, schedule or site reference. Respondents are encouraged to limit their representation on any one issue to no more than 2,000 words plus limited supporting productions. Separate response forms should be used for each different issue a response is being made in respect of.

Representations can be submitted by:

- e-mail to ldp@inverclyde.gov.uk with the subject heading 'Proposed Local Development Plan 2021'
- completing the e-form available at <https://www.inverclyde.gov.uk/newldp>
- writing to
Planning Policy,
Regeneration & Planning,
Municipal Buildings,
Clyde Square,
Greenock,
PA15 1LY

The period for submitting representations runs **until 9 July 2021**.

Please contact the Planning Policy team with any queries you have in respect of the Proposed Local Development Plan:

Ash Hamilton	01475 712463	ashley.hamilton@inverclyde.gov.uk
Margaret Pickett	01475 712493	margaret.pickett@inverclyde.gov.uk
Alan Williamson	01475 712491	alan.williamson@inverclyde.gov.uk

FOREWORD

Welcome to the Inverclyde Local Development Plan.

The aim of the Plan is to deliver an Inverclyde that is an attractive and inclusive place to live, work, study, visit, and invest. It does this through encouraging investment and new development, which is sustainably designed and located and contributes to the creation of successful places.

The Council and its community planning partners in the Inverclyde Alliance have established, through the Inverclyde Outcomes Improvement Plan, four priorities for making Inverclyde a successful place. These are: population; the local economy; inequalities; and environment, culture and heritage.

To address population and the local economy, the Outcomes Improvement Plan recognises employment and housing opportunities as crucial. The Local Development Plan responds by identifying land for over 5,700 new houses and over 30 hectares of land for new industrial and business development. Population stability, and growth in the longer term, will also be driven by enhancing the image of Inverclyde and the Plan includes proposals for our larger regeneration sites, which we refer to as Priority Places; policies to support our town and local centres; and sets a requirement for all new development to contribute towards creating successful places.

In response to the environment, culture and heritage priority, the Plan continues to protect our historic buildings and places, and our network of natural and open spaces and habitats. These include the Inner Clyde and Renfrewshire Heights Special Protection Areas, 7 Sites of Special Scientific Interest, 57 Local Nature Conservation Sites, 8 Conservation Areas, 247 Listed Buildings, 31 Scheduled Monuments and 3 Gardens and Designed Landscapes. In addition to designated sites, there is a range of non-designated historic assets and areas of historic and natural value, including non-listed buildings of historic/architectural interest and the green and blue network. Collectively, these natural and historic assets demonstrate the natural and cultural richness and diversity of Inverclyde.

Through addressing the above priorities, the Local Development Plan will also contribute to addressing inequalities.

The Plan also seeks to ensure that Inverclyde is a more sustainable place and contributes towards the national net-zero greenhouse gas emissions target. It supports low carbon infrastructure and directs development to sustainable locations which reduce the need for car travel. It also seeks to build climate resilience into our environment to enable communities and wildlife to adapt to the impacts of climate change.

COVID-19

The Plan has been prepared at a time when Inverclyde is still being impacted by the COVID-19 pandemic. The pandemic has had an impact on the social, health and economic life of the area, both through the impact of the virus itself and the interventions to deal with it, such as lockdowns, a shift to home working and a greater focus on local living.

Whilst this Plan will play a supporting role in Inverclyde's recovery from the pandemic, it has been prepared at a time when the long-term implications are unclear, and when flexibility to react to changes may be required. Clydeplan, the Strategic Development Planning Authority for the Glasgow City Region, has considered the implications of COVID-19 for the Glasgow City Region and spatial planning. These include:

- A greater focus on town centre regeneration, and innovative approaches to it, as the pandemic has accelerated existing trends such as reduced footfall and increasing vacancies and internet sales.
- Changing market demand for commercial property as more people work from home. This may have knock on effects for the vitality of current business locations and the provision of commercial land in the future.
- Increased demand for quality private garden space, home working space and rural living. This may have implications for the location, layout and design of residential development.
- Increased demand for services, leisure opportunities, open spaces and active travel routes within local areas.
- Changing transport and digital infrastructure demands due to changes in work and recreational patterns. This may impact current and future provision.
- A recognition that engaging with nature provides significant mental health and wellbeing benefits and that our green/open spaces, buildings and the urban environment generally should aim to deliver more in the way of opportunities for nature to thrive.

The Plan sets out a strategy and policy framework that seeks to support these potential implications, whilst still providing certainty for businesses and communities.

Thank you for your interest in the future development of Inverclyde and we look forward to working with you to make Inverclyde a successful place.

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INTRODUCTION

1.1 The Inverclyde Local Development Plan sets out the Council's strategy, policies and proposals for the use of land and buildings within Inverclyde and, together with the Clydeplan Strategic Development Plan, is the document the Council uses to shape development proposals and determine planning applications.

1.2 The overall aim of this Plan is to contribute towards Inverclyde being an attractive and inclusive place to live, work, study, visit and invest, now and in the future, particularly through encouraging investment and new development, which is sustainably designed and located, and contributes to the creation of successful places. This is underpinned by a Sustainable Development Strategy and a Spatial Development Strategy, the components of which are set out in **Figure 1**.

FIGURE 1: Inverclyde Local Development Plan Aims and Strategies



Structure of the Local Development Plan

1.3 The Local Development Plan comprises two main parts:

- **Written Statement** – this document sets out, in narrative form, the strategy and policies of the Plan and the reasoning behind the policies. Following the introduction, it is split into the two main strategy areas – Sustainable Development Strategy and Spatial Development Strategy – with each of these sub-divided into topic specific sections. Proposals for specific sites are listed in a series of schedules found throughout the Plan, with supporting information provided in tables and figures.
- **Proposals Maps** – this is an Ordnance Survey based map that illustrates the areas which the policies and proposals of the Plan apply to.

Accompanying and supporting documents

1.4 **Supplementary Guidance** – this will be prepared for the following topics and will provide further information or detail in respect of the Plan's policies:

- Affordable Housing in the Inverclyde Villages
- Design Guidance for Residential Development
- Developer Contributions
- Enabling Development
- Energy
- Trees
- Delivering Green Infrastructure Through New Development
- Planning Application Advice Notes
- Priority Places

1.5 As this Plan was prepared prior to the development planning provisions of the Town and Country Planning (Scotland) Act 2019 coming into effect, Supplementary Guidance forms part of the Development Plan. Non-statutory Planning Guidance may also be published by the Council, as required. Planning Guidance will not form part of the Development Plan, but will be a material consideration in the determination of planning applications.

1.6 **Strategic Environmental Assessment Environmental Report** – this assesses the environmental effects of the Plan's policies and proposals and, where necessary, identifies measures to mitigate any significant adverse effects and enhance positive effects, which will then inform site-specific development requirements at the planning application stage.

1.7 **Habitats Regulations Appraisal Record** – this assesses whether a Plan may have an impact on a European site, which is a collective term for nature conservation sites recognised at a European level. Inverclyde has two such areas - the Renfrewshire Heights Special Protection Area and the Inner Clyde Special Protection Area.

1.8 **Equalities Impact and Fairer Scotland Duty Assessment** – this assesses the impact of the Plan in terms of the Council's equality and Fairer Scotland duties.

1.9 **Action Programme** – this sets out the actions required to successfully deliver the Plan's strategy and proposals, identifying actions, the organisations responsible for delivering them, and the timescale for delivery. It is updated every two years.

1.10 **Housing Land Technical Report 2021** – this sets out the housing land requirement that is to be provided for by the Plan with regard to the Housing Need and Demand Assessment and Clydeplan Strategic Development Plan.



INVERCLYDE OUTCOMES IMPROVEMENT PLAN

2.1 The Inverclyde Outcomes Improvement Plan sets out the four priorities of Inverclyde's community planning partners - The Inverclyde Alliance. These are:

Priority 1: Population

Inverclyde's population will be stable and sustainable with an appropriate balance of socio - economic groups that is conducive to local economic prosperity and longer term population growth.

Priority 2: The Local Economy

Inverclyde has a thriving and diverse local economy, economic activity is increased and skills development enables both those in work and those furthest from the labour market to realise their full potential.

Priority 3: Inequalities

There will be low levels of poverty and deprivation and the gap in income and health between the richest and poorest members of our communities will be reduced.

Priority 4: Environment, Culture and Heritage

Inverclyde's environment, culture and heritage will be protected and enhanced to create a better place for all Inverclyde residents and an attractive place in which to live, work and visit.



View from Lyle Hill, Greenock

SUSTAINABLE DEVELOPMENT STRATEGY

CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many distinctive 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

Resource Efficient

Safe and Pleasant

Adaptable

Easy to Move Around

Welcoming

3.4 **Figure 2** 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.

3.5 The Strategic Environmental Assessment Environmental Report, which accompanies the Plan, sets out mitigation and enhancement measures, which would make the environmental impact of development of the sites identified in the Plan more sustainable, thus contributing to the creation of successful places.

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.



FIGURE 2: Factors Contributing to Successful Places



Priority Projects

3.6 Over the lifetime of this Plan, the Council expects to be a leading or major partner in priority projects that have land use implications. Collectively, these projects mark a major investment in the economy, infrastructure, housing and communities of Inverclyde. This Plan offers in-principle support to the delivery of these projects, which are detailed below.

Glasgow City-Region City Deal

3.7 Inverclyde is one of 8 local authorities participating in the Glasgow City-Region City Deal project. The City Deal aims to fund major infrastructure projects; create thousands of new jobs and assist thousands of unemployed people back to work; improve public transport and connectivity; drive business innovation and growth; and generate billions of pounds of private sector investment. In Inverclyde, this investment will focus on:

- **Greenock Ocean Terminal** - this project will expand the quayside and deliver a new visitor centre in order to increase capacity for cruise ship visits and freight handling. It is anticipated that it will enable 100 cruise ships to visit Inverclyde each year, bringing 150,000 visitors to central Scotland.
- **Inverkip Infrastructure** - this project addresses the restricted network and junction capacity on the A78 trunk road at four locations in and around Inverkip. The project will release investment and enable the development of a major 20 hectare brownfield site around the former Inverkip Power Station, creating potential for in excess of 600 houses and up to 6,000 square metres of community and commercial space.
- **Inchgreen, Greenock** - this project will redevelop a brownfield site and develop underutilised quay assets to offer a dedicated on-shore marine hub, complimentary to the marine activities at the Inchgreen dry dock.

Affordable Housing Supply Programme

3.8 The Council's housing association partners are delivering an ambitious programme of new quality affordable homes as part of the Scottish Government's More Homes Scotland programme.

Early Learning and Childcare

3.9 The Council is continuing to implement proposals to deliver the 1140 hour entitlement to early learning and childcare. The expansion has required substantial levels of investment in workforce and infrastructure to ensure that the required capacity is in place. This has involved the development of new and expanded early years' facilities in locations across Inverclyde.

Inverclyde Cemetery Capacity

3.10 The Council is currently investigating potential locations for the provision of additional cemetery capacity within Inverclyde, with the identification and development of capacity required during the lifetime of this Plan. Investigations are currently focused on options for expanding cemetery capacity at the existing Knocknairshill and Kilmacolm cemeteries.

Inverclyde Green Connections – Linking People and Place

3.11 The Council, in partnership with a number of other organisations and groups is developing an Inverclyde Green Connections programme, which aims to improve connections between neighbourhoods and deliver green network and placemaking improvements within the Greenock and Port Glasgow areas. The programme seeks to build on several projects set out in existing area renewal and green network strategies and the Active Travel Strategy.

POLICY 2 - PRIORITY PROJECTS

The Council will support, in principle, development proposals associated with the Priority Projects listed in Schedule 1

SCHEDULE 1: Inverclyde Local Development Plan Priority Projects

Glasgow City-Region City Deal

- Greenock Ocean Terminal
- Inverkip Infrastructure
- Inchgreen, Greenock

Affordable Housing Supply Programme

Early Learning and Childcare

Inverclyde Cemetery Capacity

Inverclyde Green Connections

Priority Places

3.12 This Plan identifies several larger scale development opportunities with the potential to have a transformational impact on their surrounding area, and in some cases Inverclyde as a whole. Owing to their size and complexity, these sites are long term development opportunities and have been designated as Priority Places due to the importance that the Council places on delivering development on the sites and its desire to see the creation of quality places. Schedule 3 lists the Priority Places and their preferred uses, and Policy 3 supports their comprehensive development, in line with the identified uses. Policy 3 is supported by Supplementary Guidance, which sets out the development frameworks for these sites.

POLICY 3 - PRIORITY PLACES

The Council will support redevelopment proposals for the Priority Places where these are in line with the preferred strategy set out in Schedule 2 and the development frameworks set out in the Priority Places Supplementary Guidance.

SCHEDULE 2 – Inverclyde Local Development Plan Priority Places

Priority Place

Preferred Strategy

The Harbours, Greenock

Mixed use development including housing, education, tourism and heritage, shops, food and drink, public house, financial and professional services, and marine-related business and industrial uses. Development proposals to comply with refreshed masterplan for the site.

James Watt Dock/Garvel Island, Greenock

Mixed use development including housing, business, assembly and leisure, hotel and hostels, residential institutions, non-residential institutions, marine-related business and industrial uses, and ancillary retail and food and drink. Development proposals to comply with refreshed masterplan for the site, which is to enhance support/protection for marine-related businesses.

Former Inverkip Power Station

Mixed use development including housing, community facilities, leisure, hotel, food and drink, public house, neighbourhood retail, financial and professional services, and business uses, and green infrastructure. Development proposals are to address the full site.

Peat Road/Hole Farm, Greenock

Housing with community facilities, neighbourhood retail, and green network enhancements. Whole site masterplan required.

Spango Valley, Greenock

Mixed use development including business, industrial, storage or distribution (collectively to form no less than 35% of developable area), housing (to form no more than 50% of developable area), residential institutions, non-residential institutions, neighbourhood retail, neighbourhood food and drink, appropriate leisure and recreation, green infrastructure, park and ride, and appropriate renewable energy uses.

(continued on next page)

	Development proposals are to address the full site, with the exception of former Greenock High School site which is identified for prison use.
Drumfrochar Road, Greenock	Housing and industrial development.
Port Glasgow Eastern Gateway	Mixed use development including housing, business and industrial uses, active travel improvements, public realm and green network enhancements.
Port Glasgow Industrial Estate	Consolidation of industrial area, housing development and green network enhancement in line with comprehensive masterplan.
<i>Town centre uses (Schedule 6) are required to comply with the Network of Centres strategy (Policy 22).</i>	

TACKLING CLIMATE CHANGE

4.1 Since Inverclyde Council signed up to Scotland's Climate Change Declaration in 2007, in the period to 2020 it has made a 25.25% reduction in the amount of greenhouse gases emitted by its buildings and operations. Local residents, businesses and organisations have also made efforts to reduce carbon emissions through, for instance, installing insulation and solar panels and by being more energy efficient.

4.2 In April 2019, the Scottish Government declared a 'climate emergency'. In response to this, and building on progress made so far, the Scottish Government has set an ambitious target to achieve 'net zero' greenhouse gas emissions including:

- 75% reduction in greenhouse gas emissions by 2030 from a 1990 baseline
- net-zero emissions by 2045 from a 1990 baseline
- at least 50% of building stock to be heated using zero emissions system by 2030
- renewable energy generation to account for the equivalent of 50% of its energy demand by 2030

4.3 These targets require the Council to continue, through its own actions

and its planning policy agenda, to pursue the further reduction of greenhouse gases. The Plan seeks to help achieve this through delivering sustainable development in sustainable locations, supporting the generation of heat and electricity from sustainable sources, sustainable waste management and promoting sustainable travel.

4.4 Flooding is predicted to be the most likely impact of climate change on Inverclyde. Although the area has a history of flooding, climate change is predicted to increase the frequency and intensity, owing to sea level rises and more severe weather events.

Supplying Energy

4.5 In 2018, 62.5% of greenhouse gas emissions in Inverclyde were estimated to be associated with the generation of heat and electricity. Encouraging generation from low-carbon and renewable sources can have a significant impact on meeting carbon reduction targets. Consequently, the Council supports, in principle, heat and electricity infrastructure that will help reduce greenhouse gases, subject to consideration of the impact of the proposed development.

4.6 Wind turbines are a means of generating electricity from a renewable resource. The Council's Supplementary Guidance on Energy sets out a spatial framework and other criteria to guide and assess proposals for wind turbines and wind farms, as well as guidance for other renewable energy technologies.



Lighthouse off Port Glasgow

POLICY 4 - SUPPLYING ENERGY

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in greenhouse gas production. Proposals will be assessed with regard to impact, including cumulative impact on:

- a) the resources protected by the Plan's historic buildings and places and natural and open spaces chapters;
- b) the amenity and operations of existing and adjacent uses;
- c) tourism and recreational resources;
- d) air quality;
- e) aviation and defence interests;
- f) telecommunication and broadcasting interests; and
- g) traffic and pedestrian safety

Where relevant, proposals are to be accompanied with restoration plans acceptable to the Council.

Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.

Heat Networks

4.7 Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility. Heat networks, which are also referred to as district heating, are part of the step-change required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

POLICY 5 - HEAT NETWORKS

Major Developments will be required to meet heat demand through a district heating network or other low-carbon alternative, unless the application is accompanied by an energy statement clearly demonstrating that this is not feasible. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.

Low and Zero Carbon Generating Technology

4.8 The Plan is obliged by the Climate Change (Scotland) Act 2009 to include a policy requiring all new buildings to avoid greenhouse gas emissions through the installation of low and zero carbon generating technologies.

POLICY 6 - LOW AND ZERO CARBON GENERATING TECHNOLOGY

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025. Other solutions will be considered where:

- a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- b) there is likely to be an adverse impact on the historic or natural environment.

* This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Waste Reduction and Management

4.9 Inverclyde is well served in terms of waste services, particularly recycling. Kerbside recycling services are available to most households, and there are 36 neighbourhood recycling points and 2 larger recycling centres at Pottery Street, Greenock and Kirn Drive, Gourrock.

4.10 The Scottish Government's Zero Waste Plan sets out a hierarchy for managing waste, in the order of waste reduction, reuse, recycling and recovery, along with a number of targets, including that for all waste by 2025 70% will be recycled and a maximum of 5% will be landfilled. In 2019/20, Inverclyde recycled 54% of household waste.

4.11 No major planning applications for waste management infrastructure are anticipated over the lifetime of this Plan. Proposals for smaller and local facilities, which contribute to waste reduction and management, will be supported in principle, subject to consideration of their impacts and acceptable

site restoration, where applicable. Sustainable management of waste is also promoted by making the separation, storage and collection of waste as easy as possible and encouraging opportunities for integrating efficient energy and waste innovations within business environments.

and economic well-being.

4.13 While mitigation measures such as the use of renewable energy and energy efficiency can, and have stabilised and reduced levels of greenhouse gas emissions in Scotland, climate change adaptation is required to prepare for the negative effects of climate change and be in a position to take advantage of any opportunities.

4.14 Inverclyde Council's Climate Change Plan (2018) sets the objectives examining the likely impacts of climate change on the Council's operations and the Inverclyde area, and the consideration of climate change adaptation projects and initiatives in addition to flooding related projects already planned. In support of this, and as an escalation of commitment to adapting to climate change, the Council is a member of Climate Ready Clyde, a cross-sector initiative which brings partners together to work strategically to minimise risks from climate change and take advantage of the opportunities climate change creates in the Glasgow City Region. Climate Ready Clyde has developed an Adaptation Strategy and Action Plan for Glasgow City Region.

POLICY 7 - WASTE REDUCTION AND MANAGEMENT

Proposals for waste management facilities will be supported where they:

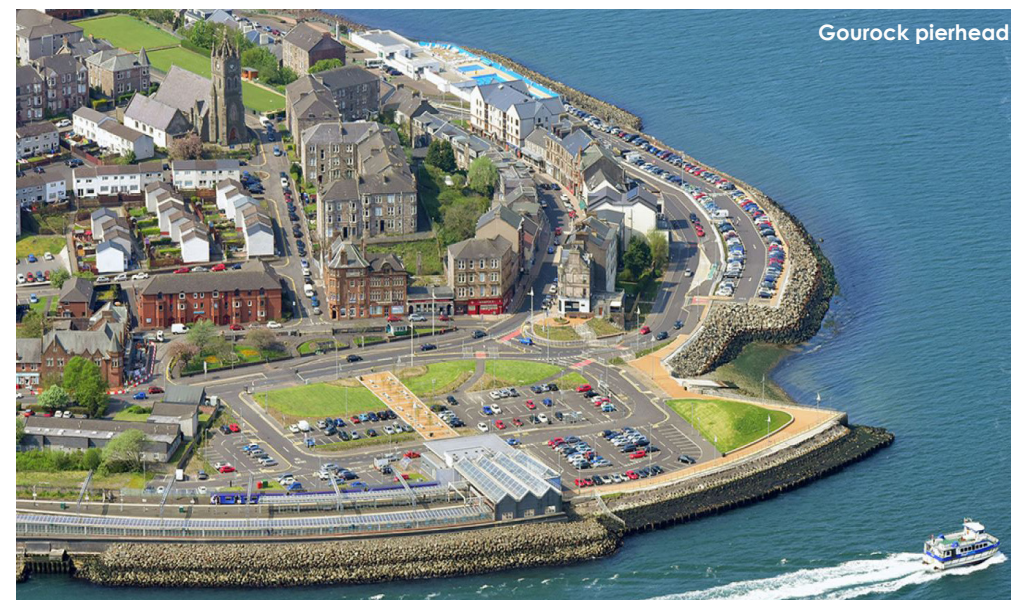
- a) support the national Zero Waste Plan and promote the waste hierarchy;
- b) enable the management of waste closer to where it arises;
- c) avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and
- d) avoid significant adverse impact on the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

Climate Change Adaptation

4.12 Climate change is a key issue for all levels of government. There is clear evidence of global temperature rises with the impacts of this for Scotland predicted to be increases in temperatures, including extreme heat, rising sea levels and extreme weather events. Inverclyde as a coastal authority with a steep sloping hinterland is particularly vulnerable to the impact of these changes. Flooding could have a severe negative impact on buildings, infrastructure and the landscape, while extreme weather events could affect energy, water, transport and communication networks, natural habitats and wildlife, and have implications for the delivery of Council services and social



4.15 Whilst there is a major task involved in adapting existing infrastructure, buildings and spaces for climate change, it is important that new development is already adapted, or adaptable for climate change. Addressing adaptation at the outset of a development project is easier and more economical than retrofitting solutions. To initiate this process, the Council will begin to seek climate risk and vulnerability assessments to be submitted with relevant proposals (initially for Major Development proposals). Information on what proposals this will be applicable to and the required content of the assessment will be set out in planning guidance.

4.19 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Flood Risk Assessments will be required and what issues they require to cover.

POLICY 8 - CLIMATE CHANGE ADAPTATION

Where required by planning guidance, Major Developments are to be accompanied by a Climate Risk and Vulnerability Assessment.

Managing Flood Risk

4.16 Flooding can affect local communities by damaging properties, disrupting transport networks and putting public safety at risk. Inverclyde's waterfront location makes the area susceptible to coastal flooding, whilst the topography means that surface water flowing down the hillsides can combine with local burns to cause flooding events. During high tides or in stormy conditions, river and surface water flooding can also combine with coastal flooding to increase the impacts of flooding events.

4.17 With climate change predicted to raise sea levels and increase the frequency of heavy rain and extreme weather events, it is likely that the risk of river, coastal and surface water flooding will increase.

4.18 The Local Flood Risk Management Plan for the Clyde and Loch Lomond Local Plan District for 2016-2022 sets out the schemes required in Inverclyde to reduce and manage flood risk. It includes schemes on Coves Burn in Gourrock, Bouverie Burn in Port Glasgow, Cartsburn in Greenock, Gotter Water in Quarrier's Village and Glen Mosston Burn in Kilmacolm, and other measures including the development of a surface water management plan and raising awareness of flood risk. These schemes will be completed by 2022 apart from Coves Burn that did not meet the cost benefit analysis. An integrated catchment study of areas in Inverclyde has been completed as part of the Plan. This highlights areas of flood risk and areas that will be prioritised in future Local Flood Risk Management Plans.

POLICY 9 - MANAGING FLOOD RISK

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);**
- b) increase the level of flood risk elsewhere; and**
- c) reduce the water conveyance and storage capacity of a functional flood plain.**

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Surface and Waste Water Drainage

4.20 Surface water is a significant cause of flooding in Inverclyde, and can also impact on water quality by carrying pollutants into local burns and rivers. For sustainability and to prevent sewer flooding, Scottish Water will not normally accept any surface water connections into its combined sewer system. Many new developments now require to include Sustainable Drainage Systems (SuDS). These systems can also provide an opportunity for enhancing local biodiversity by creating ponds and wetlands, which slow water flow and filter out pollutants. It is also important that waste water (effluent) from new development is appropriately drained and treated in order to protect public health, amenity and environmental resources. In the majority of cases new development will be required to connect to the public sewer.

4.21 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Drainage Impact Assessments will be required and the issues they require to cover.

POLICY 10 - SURFACE AND WASTE WATER DRAINAGE

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- b) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.



Fergusons shipyard and Gourrock Ropeworks, Port Glasgow

CONNECTING PEOPLE AND PLACES

Introduction

5.1 Inverclyde has excellent transport connections with the A8 and A78 trunk roads running through the area, and it has two train lines with thirteen stations, all of which connect Inverclyde with the rest of the Glasgow City Region and beyond. A number of bus companies also operate across Inverclyde, while four ferry services provide connections to various locations in Argyll and Bute. Inverclyde is also connected by a comprehensive core path network and National Cycle Network routes NCN75 and NCN753, which provide active travel connections to Renfrewshire, Glasgow and Ayrshire.

5.2 Transport is critical to the prosperity and sustainability of our communities. Economic activity and growth relies on a transport network that enables people and goods to move efficiently around Inverclyde, Scotland and to international markets. Also important is the need to tackle climate change by cutting transport emissions, which requires an approach that reduces the need to travel by unsustainable modes such as the car and prioritises sustainable travel choices.

5.3 Planning can improve connectivity and promote sustainable travel by locating new development near active travel and public transport networks, thereby giving people the choice of walking, cycling or using public transport. It is also important to identify where additional transport infrastructure and services are needed to support new development and ensure that developers contribute toward its provision. Supporting new transport technologies, including the provision of charging points for electric vehicles, will also help reduce carbon emissions.

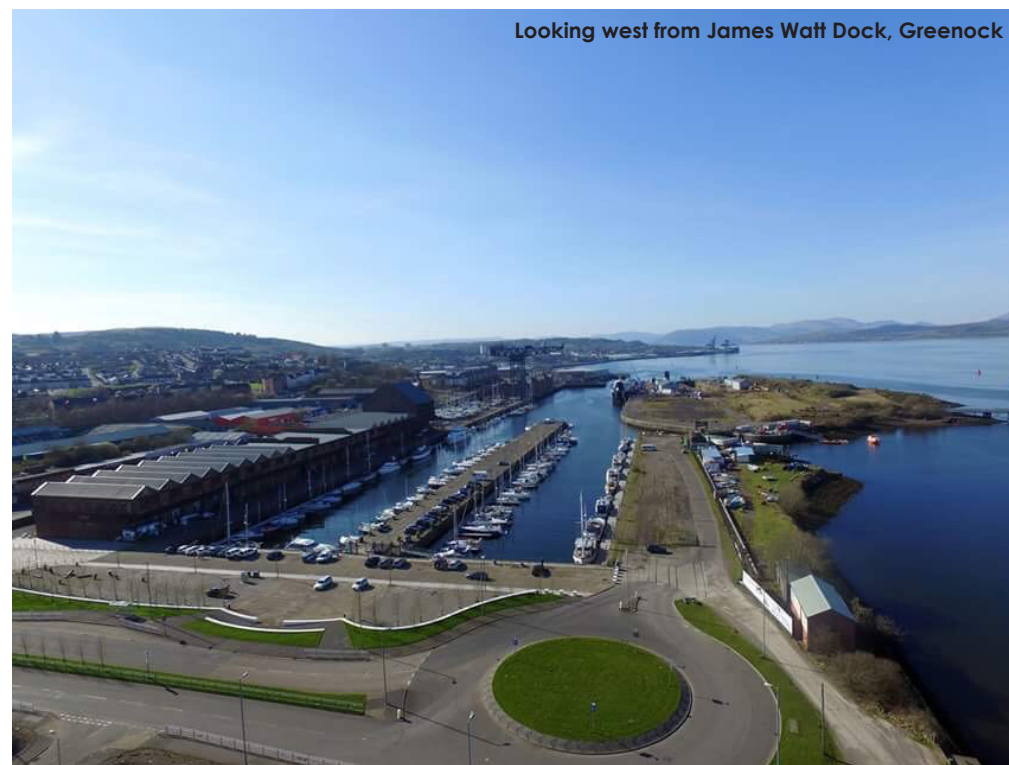
5.4 Good digital connectivity allows businesses to reach their markets, and people to keep in touch and work flexibly, wherever they are.

Promoting Sustainable and Active Travel

5.5 The Council aims to ensure that new housing, business and industry, retail, and other commercial and community development promotes the vision, priorities and outcomes set out within the National Transport Strategy (NTS2), including the sustainable travel hierarchy: walking, cycling, public transport and cars. It will seek to achieve this through a spatial strategy that directs the majority of development to sustainable locations and requires proposals, proportionate to their scale and proposed use, to make new development accessible by walking and cycling, both internally and, where practicable,

through links to the external path and footway network. For larger sites, where sufficient passenger numbers might be generated, the road network will be required to be accessible by public transport, although it is recognised that the provision of services will be a commercial decision for operators, with funding support occasionally available. The installation of electric vehicle charging infrastructure is a requirement in new developments, as set out in the Energy Supplementary Guidance.

5.6 At the Main Issues Report stage, suggestions of improvements to transport infrastructure were received including the need for additional car parking in Kilmacolm village centre. Future developments of the transport network are to be investigated and included if required in the Local Transport Strategy. The Active Travel Strategy (2018) established preferred improvements to Inverclyde's active travel routes. These strategies will identify improvements to the transport network in order to make it more efficient and promote sustainable travel. Included projects will be supported in principle, subject to consideration and mitigation of the impact of the schemes on the development opportunities and places protected by this Plan.



Looking west from James Watt Dock, Greenock

POLICY 11 - PROMOTING SUSTAINABLE AND ACTIVE TRAVEL

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, links to the wider walking, cycling network and public transport network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Managing the Impact of Development on the Transport Network

5.7 Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. In order to identify any potential capacity issues on the strategic road network (i.e. A8 & A78), the Council consulted Transport Scotland on the development opportunities identified in the Plan. Transport Scotland indicated that it is not considered there will be a significant cumulative impact on the trunk road network as a result of new development, but that the potential impact of individual proposals on the trunk road network may still require to be considered, and where appropriate, mitigated.

5.8 To ensure that the road network continues to operate efficiently, the Council has standards in place for road development and parking, which new development is expected to comply with. This may require additional improvements to the transport network outwith the actual development site.

Where this is the case, developers will be required to meet these costs.

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.



Air quality

5.9 The Council carries out regular air quality monitoring at 17 sites across Inverclyde. As at 2021, Inverclyde does not have any Air Quality Management Areas. The Council is currently working with Strathclyde Partnership for Transport (SPT) to reduce emissions from road traffic and support the development of projects that improve traffic management and accessibility.

5.10 Some developments can directly affect air quality or change travel patterns in such a way that air quality is affected. In these instances the Council will expect an Air Quality Assessment to be undertaken and mitigation measures to be implemented.

POLICY 13 - AIR QUALITY

Development that could have a detrimental impact on air quality, or would introduce a sensitive receptor to an area with poor air quality, will be required to be accompanied by an Air Quality Assessment, which identifies the likely impacts and sets out how these will be mitigated to an acceptable level.

Communications Infrastructure

5.11 Inverclyde has good digital connectivity, with 4G mobile and superfast broadband coverage available across the majority of the area. This is of benefit to the economy and social networks and contributes towards it being an attractive place to live and invest.

POLICY 14 - COMMUNICATIONS INFRASTRUCTURE

The Council will support new digital communication infrastructure where it is sited to avoid adverse impact on: the streetscape; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places, and natural and open spaces chapters.

SPATIAL DEVELOPMENT STRATEGY

OUR TOWNS, VILLAGES AND COUNTRYSIDE

Introduction

6.1 Inverclyde's mix of densely populated urban areas, coastal and rural villages, and isolated countryside over a relatively small area of 62 square miles is unique to the west of Scotland.

6.2 Greenock is the largest town with an estimated population of approximately 43,000 (2016). It is Inverclyde's main administrative centre, with the Council and the Health and Social Care Partnership based in the town centre, along with West College Scotland's Greenock campus and is also the main retail and commercial centre. It has an active waterfront, with marine uses operating out of Inchgreen, James Watt Dock, the East India and Victoria Harbours, and a busy freight and cruise ship port at Greenock Ocean Terminal. Electronic and service companies operate from business locations around the town. Complementing the residential and business areas of Greenock are some of Inverclyde's most popular greenspaces such as Battery Park, Lyle Hill and Greenock Cemetery.

6.3 Port Glasgow is the second largest town with an estimated population of approximately 15,000 (2016). The central area has seen significant investment in recent years through the redevelopment of the former Scott Lithgow shipyard and the re-routing of the A8 trunk road, which together have enabled the development of modern format retail units as part of an extended town centre and the development of over 400 new houses in the former Kingston yard area. Ferguson Marine continues a proud history of shipbuilding in Port Glasgow, with Port Glasgow Industrial Estate and the Kelburn Business Park being the town's other main employment locations.

6.4 Gourock has an estimated population of approximately 10,000 (2016). The town centre has been remodelled to ease traffic and parking congestion on the traditional-style Kempock Street, which is home to a number of independent traders and draws in visitors from across Inverclyde and beyond. The town centre has also benefitted from investment in the train station and outdoor swimming pool. Gourock has two ferry terminals providing links to different locations in Argyll. Outwith the town centre, it is predominantly residential, with the Faulds Park area being the main employment location.

6.5 Inverkip has a traditional village centre based along Main Street with a new commercial and community centre built at its eastern extent. The village has an estimated population of approximately 3000 (2016) having expanded significantly since the 1980s as a result of the Swallow Brae and Hill Farm housing

developments. Kip Marina, which sits across the A78 from the main village, is a busy leisure marina, offering access to the Firth of Clyde sailing waters.

6.6 Wemyss Bay, with a population of around 2500 (2016), has one of Scotland's finest railway buildings, which serves as both the terminus for the Glasgow-Wemyss Bay railway line and the terminal for ferry services to the Isle of Bute. The village has a mix of traditional predominantly red sandstone buildings and more modern housing in the Castle Wemyss area. To the north of Wemyss Bay lies the site of the former Inverkip Power Station, now demolished.

6.7 Kilmacolm, which has a population of approximately 4000 (2016), is nestled in the countryside but within commuting distance of Inverclyde's towns and the Glasgow conurbation. Its Victorian centre is home to a variety of independent businesses and to Kilmacolm community centre and library, which provides modern facilities in carefully converted historic buildings. Kilmacolm is characterised by green wedges, such as Milton Wood, which bring the countryside into the heart of the village. St Columba's, an independent, non-denominational day school, is located within Kilmacolm.

6.8 Quarrier's Village was developed as an orphans' village in the 19th century and is still the headquarters of the Quarriers charity, although much of it is now in general residential use. The original 'Quarrier's Homes' are now part of a conservation area, while there has been some modern development, including around the former Bridge of Weir hospital, which sits to the east of the main village. Quarrier's Village has an estimated population of 700 (2016).

6.9 Inverclyde's countryside ranges from urban fringe land providing easy access to the countryside, through highly productive agricultural land to isolated and rarely disturbed moorland. It is dotted by reservoirs and lochs, and crisscrossed by burns and rivers. There is an extensive path network, and much of the Inverclyde countryside is part of the Clyde Muirshiel Regional Park, making it an excellent recreational resource. Although mainly covering upland areas, the Park extends to the coast at Lunderston Bay, which is a popular beach area.

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

Green Belt and Countryside

6.11 The pattern of development within Inverclyde has been very much shaped by its geography, with a densely developed coastal strip giving way to a sparsely developed rural hinterland. This has been reinforced through the years by a planning strategy that has sought to contain development within the built up area and minimise development in the Green Belt and Countryside. The benefits of this strategy have been a focus on the regeneration and renewal of the urban areas, the placing of development into sustainable locations close to existing services and infrastructure, and the protection of our rural environment. This has been achieved through policies which direct development to existing towns and villages, and restrict development in the Green Belt and Countryside to appropriate types and locations. This approach is supported by national policy and Clydeplan and remains appropriate. Proposals for the development of small scale residential development (1-3 houses) will also be assessed against Policy 20.

POLICY 15 - GREEN BELT AND THE COUNTRYSIDE

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances.

Soils

6.12 Inverclyde has a rich variety of soil types, ranging from prime/good quality agricultural land around Quarriers Village and Inverkip to carbon rich peatland on Duchal Moor. Soil is recognised as an important natural resource, with agricultural land important for food production and the rural economy. It also supports and influences a range of habitats, stores carbon, and helps prevent and reduce flooding by storing water.

POLICY 16 - SOILS

Development on prime agricultural land will only be supported if:

- a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;
- b) there is a specific locational need for the development;
- c) it is for small scale development directly linked to a rural business; or
- d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.

Development should avoid the unnecessary disturbance of peat and carbon-rich soils. Best practice must be adopted in the movement, storage, management and reinstatement of peat and carbon-rich soils.

Where peat and carbon rich soils are present on an application site, a depth survey must be undertaken which demonstrates that areas of deep peat have been avoided as far as is possible. A peat management plan must also be produced, detailing mitigation measures which demonstrate that the unnecessary disturbance, degradation or erosion of peat will be avoided. It will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Brownfield Land

6.13 Inverclyde has a significant supply of brownfield land within the urban area, including 155.27ha of vacant and derelict land, with 61% identified as vacant and 39% derelict. The vacant and derelict land supply, and the supply of brownfield land more broadly, is mainly comprised of former industrial sites and social housing sites that have been demolished as part of an ongoing renewal program, with a number of the larger sites being vacant or derelict for over 20 years.

6.14 In line with Scottish Planning Policy, the Clydeplan Strategic Development Plan and the Inverclyde Outcome Improvement Plan, the Local Development Plan prioritises brownfield redevelopment as it contributes to the regeneration of our local areas, improves environmental quality, is an efficient use of land, provides an opportunity to remediate contaminated sites, and is often located in close proximity to key infrastructure networks.

6.15 The Council is particularly keen to support brownfield redevelopment as recent research has shown that vacant and derelict land in particular has a significant negative effect on local communities, economic development and environmental quality. For example, proximity to vacant and derelict land can adversely affect people's physical and mental health and community wellbeing, with increased effects in areas of higher deprivation. It has also been shown that proximity to vacant and derelict land negatively impacts developer perceptions and confidence, which has knock on effects for economic development.

6.16 The Council actively encourages and will support appropriate temporary greening uses on brownfield land. A range of uses will be considered, including but not limited to biodiversity projects, growing spaces, community gardens and recreation resources. The Council will also support advanced structure planting to create a landscape framework for future development.

6.17 Inverclyde has a proud tradition of industrial activity, stretching from its heavy industrial past of shipbuilding to the more recent manufacturing of electronic equipment and components. Many of these industries developed at a time when environmental standards were not as stringent as they are now, and this has resulted in a number of sites across Inverclyde that are potentially contaminated. When a new use is proposed for a site it is essential that any contamination is treated to ensure that the new use can operate safely. Guidance on site investigations and remediation measures is contained in the Scottish Government's Planning Advice Note 33 'Development of contaminated land'.

POLICY 17 - BROWNFIELD DEVELOPMENT

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.



Kilmacolm

OUR HOMES AND COMMUNITIES

Introduction

7.1 Repopulation is a priority of the Inverclyde Outcomes Improvement Plan. Whilst the reasons for population changes are varied and complex, the availability of good quality housing in places where people want to live is a significant factor. Inverclyde offers a wide range of housing including Victorian villas, marina-side living, waterfront flats and historic building conversions. New build homes for owner occupation provide additional choice for existing and new residents, and housing associations continue to make significant investment in building new houses and investing in existing stock. Whilst there has been demolition of unpopular housing, areas of low-demand housing remain, which the Council and housing associations are continuing to address. The Council is committed to ensuring that the housing available within Inverclyde meets the needs of existing and new residents, and through this Plan will make sufficient land available to meet housing need and demand, and protect and improve the attractiveness of existing residential areas.

Land for Housing

7.2 The 2017 Clydeplan Strategic Development Plan establishes the housing supply target and housing land requirement for the Inverclyde area for the periods 2012 to 2024 and 2024 to 2029. The housing supply target is a policy view of the number of homes a planning authority has agreed will be delivered in housing market areas taking into account a range of factors. The housing land requirement, is based on the housing supply target, but enhanced by a generosity allowance (15%) to ensure that sufficient land is identified to enable the housing supply target to be delivered. A housing supply target and housing land requirement is set for different tenures (affordable and private housing) and market areas (Inverclyde and Renfrewshire, which includes part of Inverclyde), as well as the Council area as a whole. The Inverclyde housing market area for private housing sits wholly within the Inverclyde local authority area and contains the main urban area of Greenock, Port Glasgow and Gourock, as well as Inverkip and Wemyss Bay. The Renfrewshire housing sub market area for private housing contains Kilmacolm and Quarrier's Village, the Renfrewshire local authority area, and part of East Renfrewshire.

7.3 As the expected adoption date of this Plan is 2022 and Scottish Planning Policy states that local development plans should allocate land to meet the housing land requirement up to 10 years from the date of adoption, this plan also has to set the housing land requirement to 2032. For the 2029 to 2032 period, the plan sets a zero housing land requirement. This is owing to the generosity

and ambition of the housing land requirement to 2029 meaning that it is not considered necessary for this Plan to identify additional land for the 2029-2032 period. This position will be reviewed in future plans.

7.4 As there have already been housing completions between 2012, which is the base year of the housing land requirement, and 2019, which is the date of the most recent finalised housing land audit, Table 1 sets out the balance of the housing land requirement that remains to be met after these completions are taken into account. This is established for the Council area as a whole for affordable and private housing and for the different housing market areas for private sector housing (**Table 1**).

TABLE 1: Housing Land Requirement in Inverclyde

	Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)	
	Affordable	Private	All Tenure	Private	Private	Private	
A	Housing Land Requirement 2012-24	1,270	2,360	3,630	2,220	8,160	140
B	Completions 2012-2019	441	604	1,045	601	3,872	3
C	Balance of Housing Land Requirement 2019-2024 (A-B)	829	1,756	2,585	1,629	4,288	137
D	Housing Land Requirement 2024-2029	460	980	1,440	920	2,030	60
E	Housing Land Requirement 2029-2032	0	0	0	0	0	0
F	Housing Land Requirement 2024-2029/32 (D+E)	460	980	1,440	920	2,030	60

7.5 As well as providing land to meet the housing land requirement, the Council is required to maintain a five-year effective housing land supply at all times. This is calculated by a pro rata division of the Clydeplan Housing Land Requirement. Table 2 sets out the 5 year requirement for the 2021-2026 period.

TABLE 2: 5 year supply of effective housing land requirement

		Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Affordable	Private	All Tenure	Private	Private	Private
G	Housing Land Requirement 2012-29	1,730	3,340	5,070	3,140	10,190	200
H	Annual Housing Land Requirement (G/17)	102	196	298	185	599	12
J	5 year requirement (H*5)	509	982	1,491	924	2,997	59

7.6 Schedule 3 sets out the land identified for housing in this Plan. This is based on sites included in the 2019 Housing Land Audit and new allocations made by this Plan. The 2019 Housing Land Audit is the most recent finalised audit and forms the base year for the housing land calculations informing the preparation of this Plan. It has been updated to take account of actual completions in 2019/20, the projected completions set out in the 2021-2026 Strategic Housing Investment Plan, and comments submitted by Homes for Scotland at the Main issues Report stage. The Housing Land Technical Report 2021 provides detail of the land allocated for housing.

7.7 The Council is required to maintain a 5-year effective land supply at all times, and will monitor its land supply through an annual housing land audit to ensure it is doing so. If additional housing land is required, Policy 18 sets out the criteria against which proposals will be assessed.

7.8 The Council supports, in principle, the development of housing on the sites identified in Schedule 3, subject to assessment against relevant Supplementary Guidance and other policies of the Plan. Housing development on other appropriate sites within the residential areas and town and local centres will also be supported, subject to the same assessment. All housing development will be assessed against Supplementary Guidance on Design Guidance for New Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure through New Development.

7.9 Owing to the land identified and being delivered for affordable housing in Inverclyde, it has been concluded there is no longer a need for the Local Development Plan to have a policy seeking a contribution of affordable housing from private housing development sites across the whole of Inverclyde, as owing to More Homes Scotland funding and the quantity of land available to housing associations, affordable housing requirements can be met without contribution from private sector sites. However, it is recognised that within the Inverclyde villages (Kilmacolm, Quarrier's Village, Inverkip and Wemyss Bay) there is limited supply of affordable housing available and no land identified for affordable housing development. Therefore, in order to increase the supply of affordable housing, there will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be affordable.

POLICY 18 - LAND FOR HOUSING

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure Through New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Individual and Small Scale Housing Development in the Green Belt and Countryside

7.10 The Council has a planning strategy that seeks to direct residential development to existing built up areas, and minimise the encroachment of development into the Green Belt and isolated development in the Countryside. This is a sustainable approach in terms of reducing the need to travel and making use of existing infrastructure, whilst also supporting urban regeneration and protecting the rural environment. However, the Council does recognise the need for some new houses in the Countryside for operational or economic reasons, and that the reuse of existing houses and buildings can offer an opportunity for residential development that does not have an impact on the

countryside environment. Policy 19 is applicable for proposals for up to 3 houses in the Green Belt or Countryside.

POLICY 19 – INDIVIDUAL AND SMALL SCALE HOUSING DEVELOPMENT IN THE GREEN BELT AND COUNTRYSIDE

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;
- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Residential Areas

7.11 Inverclyde contains many successful residential areas, and it is important for the Council's repopulation agenda that these remain attractive places to live. The Council will therefore support resident's proposals to improve their

properties where these proposals do not have an unacceptable impact on their neighbours' enjoyment of their own properties, the appearance of the surrounding area or traffic and pedestrian safety. New houses will also be supported in existing residential areas where the impact on existing houses is acceptable, and the design and layout of the new houses are in keeping with their surroundings. Likewise, appropriate non-residential development can also enhance residential areas as a place to live, but needs to be considerably located, designed and operated to avoid unacceptable impact on nearby houses. Proposals for the development or use of premises for home-working, live-work units, micro-businesses and community hubs will also be supported, subject to there being no unacceptable impacts.

for wheelchair users, as outlined in Housing for Varying Needs (HfVN) (column 'B' in 'Summary of Design Criteria') and that local authorities are strongly encouraged to include the design criteria indicated as 'desirable' (column 'D' in 'Summary of Design Criteria') wherever possible.

7.14 The Council recognises the practical difficulties that a wheelchair accessible housing target may cause private sector housebuilders with regard to the design of developments and marketing of wheelchair accessible housing. It will work with developers to confirm and identify demand for wheelchair accessible housing on development sites. Developers are encouraged to make early contact with the Council in this regard.

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 21 - WHEELCHAIR ACCESSIBLE HOUSING

The Council will seek the provision of 5% wheelchair accessible housing on new build development sites of 20 or more units. Developers will be required to demonstrate that they have considered the demand for and provision of wheelchair accessible housing if they are seeking an exemption from this requirement.

Wheelchair Accessible Housing

7.12 The Council's Local Housing Strategy 2017-2022 includes a target for 3% of new build social housing to be wheelchair accessible. Delivery of this target is being achieved through sites identified in the Strategic Housing Investment Plan. The Scottish Government's More Homes Division issued guidance in March 2019 relating to the setting of wheelchair accessible housing targets for housing of all tenures in Local Housing Strategies. The Council's next Local Housing Strategy is due in 2022. In advance of that, the 2020 update of the Local Housing Strategy refers to extending the target for wheelchair accessible homes across all tenures, and also refers to the Specialist Provision Review that is being undertaken by the Council. Early work on that exercise, using the 'Still Minding the Step' methodology identified an estimated unmet need of 266 households with unmet wheelchair accessible housing need, rising to 456 households by 2026. To address this, the Specialist Housing Review recommends a 5% target for wheelchair accessible housing in new build developments across all tenures. It is considered that the application of this target would only be practical on sites of 20 or more houses.

7.13 The Scottish Government guidance from March 2019 states that in relation to this target, home suitable for wheelchairs users to live in should as a minimum comply with the design criteria indicated as a 'basic' requirement

Community Facilities

7.15 Since 2004, the Council has invested £270m in rationalising and improving its schools estate, with, at 2016, the condition of all school buildings being rated Good or Satisfactory. Investment in the schools estate, including early years' provision, continues. The new Greenock Health Centre on Wellington Street opens in 2021, contributing to the regeneration of the Broomhill area.

7.16 The Council and Inverclyde Leisure fund and manage a range of community facilities around Inverclyde, and continually monitor the use and condition of these properties. As communities change so do the requirements for community facilities, and it may be that over the lifetime of this Plan some existing community facilities will fall out of use, whilst new ones will become required. The Council recognises the value of community facilities and will support the provision of new facilities in appropriate locations. Currently proposed facilities are listed in Schedule 5. The Council will also consider the ongoing requirement for community use of any community facility for which a change of use is proposed. Inverclyde's cultural and performance venues, some of which are run as commercial ventures, also serve a community function. Venues such as the Beacon Arts Centre, the Albany, Waterfront Cinema, the Watt Institution, and the Scottish Fire and Rescue Service Museum and Heritage

Centre, all in Greenock, and Port Glasgow Town Hall all contribute to the cultural and community life of Inverclyde.

7.17 New housing development can increase usage of community infrastructure such as schools, sometimes resulting in new or extended infrastructure being required. In such circumstances, the Council considers it reasonable to seek a financial contribution from the developers of new housing towards the cost of the new infrastructure required as a result of the development. The Council will prepare Supplementary Guidance setting out the types of community infrastructure developer contributions will be sought for, in what circumstances they will be sought, and the level of contribution that will be sought. With regard to educational requirements, the Planning Service liaises with Education colleagues on the implications of new housing development on schools through the annual housing land audit and during the Plan preparation process. Current analysis indicates that proposed development could lead to pressure on pupil capacities in the following: St Columba's High School and Wemyss Bay, St Andrew's, Aileymill and St Ninian's primary schools.

POLICY 22 - COMMUNITY FACILITIES

Proposals for the new community facilities identified in Schedule 4 will be supported. Community facilities in other locations will be supported where the location is appropriate in terms of avoiding adverse impact on the amenity and operation of existing and surrounding uses, and where it can be reached conveniently by walking, cycling or public transport by its proposed users.

Proposals that would result in the loss of a community facility (including cultural/performance venues) will need to demonstrate that the facility is no longer required for the existing or an alternative community use.

The Council will produce Supplementary Guidance setting out the circumstances under which it will seek financial contributions from the developers of new housing towards new or extended community infrastructure required as a result of that housing development.



Housing under construction - James Watt Dock, Greenock

SCHEDULE 3: Housing development opportunity sites

Site Ref	Site/Address	Remaining / Indicative Capacity	Notes	Site Ref	Site/Address	Remaining / Indicative Capacity	Notes
<u>INVERCLYDE HOUSING MARKET AREA</u>				<u>GREENOCK</u>			
<u>PORT GLASGOW</u>				R14	James Watt Dock (East)	137	Development started – not shown on Proposals Map
R1	Slaemuir (various sites)	64	Development started – not shown on Proposals Map	R15	James Watt Dock/ Garvel Island	900	James Watt Dock/Garvel Island Priority Place
R2	Arran Avenue, Park Farm	115		R16	Sinclair Street	12	
R3	Former Broadfield Hospital	54	Development started – not shown on Proposals Map.	R17	Carwood Street	31	
R4	Woodhall	140	Port Glasgow Eastern Gateway Priority Place	R18	East Crawford Street	40	
R5	Southfield Avenue (former St. Stephen's Sch.)	224	Development started – not shown on Proposals Map	R19	Ratho/MacDougall Street	100	
R6	Dubbs Road (former Boglestone Clinic)	24	Development started – not shown on Proposals Map	R20	Cardross Crescent (former King's Glen School)	57	Development started – not shown on Proposals Map
R7	Port Glasgow Industrial Estate	500	Capacity increased from 200	R21	Glenbrae Road	15	New allocation 2021
R8	Dougliehill Terrace	4		R22	Whinhill	100	New allocation 2021
R9	Selkirk Road	18		R23	Gareloch Road	100	
R10	Clune Park	80	Port Glasgow Eastern Gateway Priority Place	R24	Wellington Park	120	
R11	3 Highholm Street	12		R25	Drumfrochar Road	50	Drumfrochar Road Priority Place
R12	Broadstone Ave (former Broadstone Hospital)	12	Development started – not shown on Proposals Map	R26	Mearns Street	10	New allocation 2021
R13	Lilybank Road (former Lilybank School)	16	Development started – not shown on Proposals Map	R27	Mount Pleasant Street (former Highlander's Academy)	44	Development started – not shown on Proposals Map.
PORT GLASGOW TOTAL		1,263		R28	Duncan Street (former Greenock Health Centre)	35	
				R29	Victoria/East India Harbour	240	The Harbours Priority Place

Site Ref	Site/Address	Remaining / Indicative Capacity	Notes	Site Ref	Site/Address	Remaining / Indicative Capacity	Notes
R30	25 West Blackhall Street	4	Development started – not shown on Proposals Map.	R46	Norfolk Road	10	New allocation 2021
R31	16 West Stewart Street	24		R47	Auchmead Road (former Ravenscraig Sch.)	36	Development started– not shown on Proposals Map
R32	Houston Street	20		R48	Spango Valley	420	Spango Valley Priority Place
R33	Ardgowan Square	8	Development started – not shown on Proposals Map		GREENOCK TOTAL	3,253	
R34	Union Street	130	Capacity increased from 60		<u>GOUROCK</u>		
R35	Eldon Street	22	New allocation 2021	R49	Weymouth Crescent	10	
R36	Madeira Street (former Greenock Academy)	30		R50	Kirn Drive	110	
R37	Eldon Street	60	Development started – not shown on Proposals Map.	R51	Kempock House, Kirn Drive	5	Development started– not shown on Proposals Map
R38	Lyle Road (former Holy Cross Sch.)	15		R52	McPherson Drive	22	New allocation 2021
R39	Peat Road/Hole Farm	102	Peat Road Priority Place	R53	Shore Street	8	
R40	Tay Street/Tweed Street	69	Development started – not shown on Proposals Map.	R54	Ashburn Gate	13	
R41	Davey Street	26		R55	1 Ashton Road	11	
R42	Ravenscraig Hospital	198	Development started – not shown on Proposals Map	R56	Cowal View	16	Development started– not shown on Proposals Map
R43	Auchneagh Road	28	Development started – not shown on Proposals Map.	R57	Levan Farm (Phase 3)	150	
R44	Westmorland Road	40			GOUROCK TOTAL	345	
R45	Cumberland Walk	20	New allocation 2021		<u>INVERKIP & WEMYSS BAY</u>		
				R58	The Glebe, Inverkip	32	Development started– not shown on Proposals Map
				R59	Former Inverkip Power Station	670	Inverkip Power Station Priority Place
					INVERKIP & WEMYSS BAY TOTAL	702	

Site Ref	Site/Address	Remaining / Indicative Capacity	Notes
KILMACOLM & QUARRIERS VILLAGE			
R60	Leperstone Avenue, Kilmacolm	7	Development started– not shown on Proposals Map
R61	West of Quarry Drive, Kilmacolm	78	New allocation 2021
R62	Smithy Brae, Kilmacolm	42	New allocation 2021 (part)
R63	Lochwinnoch Road, Kilmacolm	12	Development started– not shown on Proposals Map
R64	Whitelea Road, Kilmacolm	4	
R65	Former Balrossie School, Kilmacolm	64	
R66	Kaimes Grove (inc. Woodside Care Home), Quarriers Village	6	New allocation 2021 (part)
R67	Craigbet Road, Quarriers Village	9	New allocation 2021
KILMACOLM & QUARRIERS VILLAGE TOTAL		229	
INVERCLYDE TOTAL		5,792	
<p>Source: 2019 Housing Land Audit, revised to reflect actual completions, Homes for Scotland comments and the 2021-26 Strategic Housing Investment Plan. Also includes new sites and revised capacities suggested through Main Issues Report process.</p> <p>Indicative capacity: This reflects the remaining capacity on sites that have been started. Other capacities are based on planning permissions, development proposals or Council estimates. Actual capacity will be based on design-led proposals for the site based on creating a successful place. Indicative capacities should not be considered a 'target' capacity, and proposals matching the indicative capacity will not be considered acceptable if the design is not considered acceptable.</p>			

SCHEDULE 4: Community Facilities Opportunities		
Reference	Proposed Facility	Location
F1	Community centre	McLeod Street, Greenock
F2	Community learning disability hub	Brachelston Street, Greenock
F3	New cemetery capacity	To be confirmed
F4	New West College Scotland Campus	To be confirmed
F5	Kilmacolm village centre car park	To be confirmed

OUR TOWN AND LOCAL CENTRES

Introduction

8.1 Inverclyde is well served by a network of town and local centres offering a range of shops and services in easily accessible locations. These centres also serve important civic, cultural, commercial and leisure functions, and are important employment locations. Some centres have been severely impacted by the COVID-19 pandemic, with many business and facilities closed for lengthy periods in 2020 and 2021. It is obviously hoped and anticipated that these centres will return to normal over the course of this Plan period, and the paragraphs below reflect the normal operating status of these centres.

8.2 Greenock is the largest town centre drawing visitors from across the authority area and beyond. It is identified as a Strategic Centre in the Clydeplan Strategic Development Plan. It offers Inverclyde's largest concentration and selection of food and non-food shopping, and a wide range of non-retail services and businesses such as a cinema, the Waterfront Leisure Centre, the Watt Institution, the Beacon Arts Centre, the Greenock West College Scotland campus and a number of restaurants, pubs and nightclubs that provide evening activity. It is also an important employment hub, with a number of large offices located there. In this and previous Plans, Greenock is recognised as having a Central Area, which is the main focus for shopping activity, and an Outer Area, which is more service orientated. Greenock previously had a retail core identified within which there was a restriction on non-Class 1 uses (i.e. shops). In order to increase flexibility for investment, this Plan has removed that restriction. The Council has identified a number of underutilised sites and buildings in Greenock town centre including the predominantly vacant eastern wing of the Oak Mall shopping centre, the King Street car park, and the former Babylon night club and the multi-storey car park site, both on West Stewart Street. These sites are considered to have an adverse impact on the environment and perception of the town centre being a successful place. The Council is therefore keen to see these sites brought into productive use. The Council is also working with Sustrans to revitalise West Blackhall Street, Greenock town centre's main commercial street, and to improve walking and cycling connections to and through the town centre. A masterplan for Greenock town centre was prepared following a charrette in 2016. The Council will continue to investigate options for implementation of the masterplan proposals.

8.3 Port Glasgow town centre's role has changed in recent years from mainly convenience shopping for the town's residents to offering large format food and non-food shopping that draws shoppers from across Inverclyde. The Council has recently invested in improving the public realm within the town

centre's traditional core, and is undertaking renovations of the King George VI building, the town centre's oldest building. There are proposals for the installation of sculpture celebrating Port Glasgow's shipbuilding heritage in Coronation Park, adjoining the town centre. A masterplan for Port Glasgow town centre was prepared following a charrette in 2014. The Council will continue to investigate options for implementation of the masterplan proposals.

8.4 Gourock serves as a convenient centre for the residents of the town and to travellers and commuters making use of the ferry connections to Argyll and Bute. Its waterfront location including a seasonal outdoor swimming pool, traditional format and concentration of independent shops and cafes mean that it also attracts day visitors from across Inverclyde and beyond. It has benefitted from recent investment in its railway station, road network and parking facilities, and from environmental improvements along the waterfront and at the pierhead.

8.5 Local centres range from the traditional village centre of Kilmacolm, which has an attractive mix of independent traders, to the modern purpose-built local centre in Inverkip. All local centres have an important role in providing convenient services and a community focus.



Inverkip village centre

Network of Centres Strategy

8.6 Together, our town and local centres form a network with each centre serving a specific purpose and community. The Plan seeks to manage development within and outwith these centres so that they continue to complement each other for the benefit of the whole area, whilst offering healthy competition for the benefit of customers. It does this by directing appropriate uses to the network of centres in preference to other locations and by controlling development that would have an unacceptable impact on centres within the network. This is consistent with the 'sequential approach' set out in paragraph 68 of Scottish Planning Policy. The Plan recognises and seeks to safeguard Greenock as the main town centre within Inverclyde. Residential development is encouraged within the network of centres as it contributes to footfall, activity and security.

POLICY 23 - NETWORK OF CENTRES STRATEGY

The preferred locations for the uses set out in Schedule 5 are within the network of town and local centres identified in Schedule 6. Proposals which accord with the role and function of the network of centres as set out in Schedule 6 and the opportunities identified in Schedule 7 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

- a) there is not a suitable sequentially preferable opportunity;
- b) there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and
- c) there are clear community or economic benefits that can be best achieved at the proposed location.

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

SCHEDULE 5 – Uses Directed to the Network of Centres

Shops (Class 1)
Financial, professional and other services (Class 2)
Food and drink (Class 3)
Non-residential institutions (Class 10)
Assembly and leisure (Class 11)
Amusement arcade/centre (Sui generis)
Betting office (Sui generis)
Beautician/Nail bar (Sui generis)
Hot food takeaway (Sui generis)
Pay day loan shop (Sui generis)
Public house (Sui generis)
Tattoo parlour (Sui generis)
Taxi/private hire office (Sui generis)
Theatre (Sui generis)
Other uses most closely associated with, or most appropriately located within town or local centres.

(Descriptions in brackets as per Town and Country Planning (Use Classes)(Scotland) Order 1997 (as amended))

SCHEDULE 6 – Network of Centres Strategy

Centre	Status	Role and function
Greenock	Strategic Centre	Greenock Central Area is the preferred location for new retail development over 1,000 square metres. New retail development in the Greenock Outer Area should not exceed 1,000 square metres. Greenock town centre is the preferred location for other Schedule 5 uses with an Inverclyde-wide catchment.
Port Glasgow Gourock	Town Centre	Second preferred locations for new retail development over 1,000 square metres. Preferred location for other Schedule 5 uses with whole town catchments
The Cross, Kilmacolm Dubbs Road, Pt Glasgow Sinclair Street, Greenock Lyndedoch Street, Greenock Barrs Cottage, Greenock Cardwell Road, Gourock Kip Park, Inverkip Ardgowan Road, Wemyss Bay, Inverkip Power Station* Spango Valley, Greenock* * proposed local centre as part of comprehensive masterplan	Local centre	New retail development should not exceed 1,000 square metres Preferred location for other Schedule 5 uses serving a local catchment.
Local facilities		Proposals for new Schedule 5 uses outwith the town and local centres shall not exceed 250 square metres in total.

SCHEDULE 7 – Network of Centres Opportunities

Reference	Centre	Site/Location
C1	Greenock Town Centre	15 Nelson Street
C2	Greenock Town Centre	16 West Stewart Street
C3	Greenock Town Centre	25 West Stewart Street
C4	Greenock Town Centre	Oak Mall eastern wing
C5	Inverkip Local Centre	Main Street
C6	Inverkip Power Station	New local centre
C7	Spango Valley, Greenock	New local centre
C8	Gourock	Shore Street



Port Glasgow Town Centre



Grey Place, Greenock

Network of Centres Sui Generis uses

8.7 Inverclyde's town and local centres are home to a wide variety of uses. Their central locations and high level of passing trade make them an obvious place for commercial businesses to locate. The Use Class Order (1997) divides different types of land and property uses into different classes, and sets out when planning permission is needed to allow changes of use between the different classes. Some of the Use Classes relate to uses that would normally be found in town and local centres, such as Shops and Food & Drink. Other uses are known as sui generis (meaning 'of its own kind') and do not sit within a particular Use Class. These are often uses which the planning system seeks to keep a tighter control on for reasons of amenity or well-being.

POLICY 24 – NETWORK OF CENTRES SUI GENERIS USES

Proposals for the Sui Generis uses listed in Schedule 6 and any other Sui Generis uses proposed within the network of centres will be assessed with regard to:

- a) whether there would be an unacceptable impact on the amenity and operation of existing and surrounding uses;
- b) whether the proposal will result in a concentration of a particular use or uses that would be to the detriment of the centre's vibrancy, vitality or viability, and the wellbeing of the community;
- c) the contribution the proposal would make to the vibrancy, vitality and viability of the centre by way of increasing footfall or making use of a vacant unit; and
- d) the availability and suitability of other locations within the centre.

OUR JOBS AND BUSINESSES

Introduction

9.1 Inverclyde has seen a significant economic shift in the last 30 years, most notably from a manufacturing to a service based economy. The presence of national and multi-national employers present in Inverclyde evidences the current diversity with service-based companies such as RBS, EE, and Amazon operating alongside maritime-related employers such as Ferguson Marine and Caledonian MacBrayne. Small and medium enterprises in sectors including life sciences, food and drink manufacture, and auto-related services are also a key source of employment. Retail and financial and professional services are big employers in our town centres. The public and third sectors are also important employers. City Deal investment in a dedicated cruise ship berth at Greenock Ocean Terminal also highlights the growing importance of tourism in Inverclyde's economy.

Business and Industrial Areas

9.2 Inverclyde's varied economy is served by a range of industrial areas, including waterside locations that have long served maritime-related industry, post-war industrial estates, and the former Enterprise Zones where the area's service industries have located. More recently there has been investment in new industrial units at Kelburn Business Park in Port Glasgow and high quality offices at Riverside Business Park in Greenock. Scarlow House in Port Glasgow, the Municipal Buildings in Gourock and Custom House in Greenock have all recently been renovated to provide centrally located office space.

9.3 Inverclyde Waterfront is identified as a Strategic Economic Investment Location by the Clydeplan Strategic Development Plan. This includes Inchgreen in Greenock (City Deal site) for renewable and specialist marine services and Carlsdyke for business and financial services. Greenock Ocean Terminal (City Deal site) is identified by Clydeplan as a Strategic Freight Transport Hub. The Council continues to recognise the economic value of its ports, harbours and docks, and seeks to retain the existing or potential value of these areas for maritime-related industry, except where a masterplan associated with this Plan has identified an alternative use.

9.4 The Plan recognises that as Inverclyde's economy has changed so too has demand for the type and location of business and industrial premises. In older industrial estates there are clusters of underused properties and vacant land. The Plan identifies these areas for economic mixed use, where uses that would either contribute to permanent employment creation or clearly support the operation of existing businesses are supported.

POLICY 25 - BUSINESS AND INDUSTRIAL AREAS

Proposals for development within the business and industrial areas identified on the Proposals Map will be assessed against the following strategy:

STRATEGIC ECONOMIC INVESTMENT LOCATIONS

Areas identified under 25(a) on the Proposals Map are promoted and safeguarded for business and financial services.

Inchgreen (25(b) on the Proposals Map) is promoted and safeguarded for marine related business and industry.

STRATEGIC FREIGHT TRANSPORT HUB

Greenock Ocean Terminal (25(c) on the Proposals Map) is safeguarded for freight transport and cruise liner activity.

LOCAL BUSINESS AND INDUSTRIAL AREAS

Areas identified under 25(d) on the Proposals Map are safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6).

Other uses may be supported within areas 25(a)-(d) where it is clearly demonstrated that they:

- a) are ancillary to the safeguarded use
- b) will not prevent the future development of the site for the safeguarded use

ECONOMIC MIXED USE AREAS

The areas identified as 25(e) on the Proposals Map will be safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6); and other uses, which would either contribute to permanent employment creation or clearly support the operation of existing businesses.

PORTS, HARBOURS AND DOCKS

Port, harbour and dock facilities will be safeguarded from development that would adversely impact on their existing or potential maritime related use, except where the area has been identified for alternative uses by this Plan or associated Supplementary Guidance.

Business and Industrial Development Opportunities

9.5 There is a need to attract private sector businesses and investment into Inverclyde, as well as supporting existing businesses to grow and new small and medium-sized businesses to set up. This is key to Inverclyde's future prosperity as it will widen the business base, create new job opportunities, help retain the existing population, attract new people to the area, and support and enhance local services.

9.6 The Plan identifies a generous and varied supply of development land; including large scale sites such as Spango Valley and Inchgreen, medium sized sites at Main Street, and smaller sites such as Bogston Lane (all Greenock). This supply is intended to meet the aspirations of different sectors and business sizes.

POLICY 26 – BUSINESS AND INDUSTRIAL DEVELOPMENT OPPORTUNITIES

Business, industrial, and storage or distribution uses (Class 4, 5 and 6) on the sites listed in Schedule 8 and shown on the Proposals Map, will be supported.



SCHEDULE 8: Business and Industrial Development Opportunities

Site Ref	Site/Location	Site Area (ha)	Preferred Use	Additional Information
PORT GLASGOW				
E1	Kelburn (Parklea Rd)	1.48	Class 4, 5 & 6	
E2	Duchal Street	0.66	Class 4, 5 & 6	
E3	Newark Street	0.98	Class 4, 5 & 6	
GREENOCK				
E4	Bogston Lane	0.21	Class 4, 5 & 6	
E5	Port Glasgow Rd (south)	0.59	Class 4, 5 & 6	
E6	Inchgreen	16.86	Class 4, 5 & 6	Strategic Economic Investment Location and City Deal site
E7	Sinclair Street	2.43	Class 4, 5 & 6	
E8	James Watt Dock /Garvel Island	Indicative	Class 4, 5 & 6	See Priority Places Supplementary Guidance
E9	Main Street	1.43	Class 4	Strategic Economic Investment Location
E10	Cartsdyke Avenue	0.43	Class 4	Strategic Economic Investment Location
E11	Crescent Street	0.37	Class 4, 5 & 6	
E12	Ingleston Street	1.16	Class 4, 5 & 6	
E13	Scott Street	0.27	Class 4, 5 & 6	
E14	Drumfrochar Road	2.32	Class 4, 5 & 6	
E15	Drumfrochar Road	0.69	Class 4, 5 & 6	

Site Ref	Site/Location	Site Area (ha)	Preferred Use	Additional Information
E16	Spango Valley	Indicative	Class 4, 5 & 6	See Priority Places Supplementary Guidance
E17	Larkfield Industrial Estate	1.78	Class 4, 5 & 6	
E18	Former Inverkip Power Station	Indicative	Class 4	See Priority Places Supplementary Guidance

Tourism Development

9.7 Inverclyde's waterfront location, programme of events and rich cultural and natural heritage make it an appealing place to visit. Attractions and facilities include the James Watt Dock and Kip marinas, Clyde Muirshiel Regional Park, Newark Castle, Gourock Waterfront, and the rural villages of Kilmacolm and Quarrier's Village. Many visitors also stop as they pass through Inverclyde on their way to and from ferries to Argyll. In recent years, although interrupted by the COVID-19 pandemic, the cruise liner business at Greenock Ocean Terminal has grown significantly, bringing more tourists and ship crew into the area. With the City Deal funded project for a dedicated cruise liner berth and visitor centre being delivered, a return to growth for this sector is being prepared for.

9.8 The Plan supports tourism by safeguarding existing tourist related facilities and adopting a positive approach to the development of new facilities.

POLICY 27 – TOURISM DEVELOPMENT

Proposals for change of use of tourism related facilities will only be supported where it can be demonstrated that they are no longer viable as a business in their current use.

Development of tourism related facilities will be supported in appropriate locations where:

- a) it avoids adverse impact on the amenity and operation of existing and adjacent uses;
- b) major trip-generating proposals can be travelled to by sustainable modes of transport; and
- c) it is appropriately sited and designed for its location and avoids significant adverse impact on the resources protected by the Plan's historic buildings and places, and natural and open spaces chapters.

Minerals Extraction

9.9 Inverclyde does not currently have any live mineral workings and the Council is unaware of any workable mineral resource being present within its area. Mineral workings, whilst important for the economy, can have an impact on local communities, the environment and built and natural heritage. The Council's position is that any proposals for mineral extraction should be brought forward through the Local Development Plan process. As such, no proposals for mineral workings will be supported during the lifetime of this Plan. Should any proposals come forward during the Plan period, they will be assessed in accordance with the other policies of the Plan and Scottish Planning Policy.

Glasgow Airport

9.10 The Council recognises Glasgow Airport as being important for the economy and connectivity of Inverclyde and the wider Glasgow City Region. The Council supports, in principle, improvements to the surface connectivity to Glasgow Airport, particularly where these would improve sustainable and public transport access from Inverclyde and the wider City Region. The Council recognises the potential benefits of stronger links between Glasgow Airport and Greenock Ocean Terminal's cruise ship and freight functions.

OUR HISTORIC BUILDINGS AND PLACES

10.1 Inverclyde's buildings and places chart the long history of the area. Archaeological finds evidence the occupation of the area from pre-historic through to Roman times; Newark Castle and the initial growth of our towns and villages occurred during medieval times; and the industrialisation and urbanisation of the 18th to 20th centuries shaped Inverclyde as we know it now. Inverclyde's past has gifted the present day with a rich and varied legacy of historic buildings and places which significantly contribute to the culture, character and sense of place, and which support tourism and the economy. These include conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes.

10.2 As well as the policies below, when assessing proposals affecting these historic buildings and places, the Council will have regard to Historic Environment Policy Scotland (2019) and any successor document, as well as the 'Managing Change' series of guidance notes prepared by Historic Environment Scotland.



Ardgowan Bowling Club, Greenock

Conservation Areas

10.3 Inverclyde has eight conservation areas: Greenock (West End and Cathcart Square/William Street), Gourock (West Bay and Kempock Street/Shore Street), Inverkip, Kilmacolm (South East and The Cross) and Quarrier's Homes. There are Article 4 Directions associated with five of these, the exceptions being The Cross, Kilmacolm and the two Gourock conservation areas. Article 4 Directions remove permitted development rights from the conservation areas they cover. It is intended to prepare a standard Article 4 Direction that will apply to each of the eight conservation areas.

10.4 Conservation Area Appraisals are useful documents for understanding the important features of conservation areas, assisting their positive management and informing development management decisions. Conservation Area Appraisals have been completed for the Greenock West End (2016) and Quarrier's Homes (2020). It is intended that appraisals will be prepared for the other conservation areas over the lifetime of this Plan.

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.

Listed Buildings

10.5 Inverclyde has 247 listed buildings, details of which are available on the Council's website. Twenty-five of these are A-listed as they are of national or international importance, including Gourrock Ropeworks in Port Glasgow and the Custom House and Sugar Warehouses in Greenock.

10.6 Many listed buildings are within the ownership of the Council, and in recent years there has been significant investment made at the Municipal Buildings and Watt Institution in Greenock and King George VI building in Port Glasgow, to retain or prepare the listed buildings for active use and secure their future. Other buildings including the former sugar warehouses on James Watt Dock have been made wind and watertight with Council support until such times as a new and sustainable use can be found. However, there are also listed buildings within Inverclyde on the Buildings at Risk Register for Scotland. The Council will work with interested parties to find suitable future uses for these and other listed buildings.



POLICY 29 – LISTED BUILDINGS

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of meaningful repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building as set out in national guidance.

Enabling Development

10.7 One means of securing the future of listed buildings, or other buildings of architectural merit, is to permit enabling development facilitating the restoration or retention of a listed building through cross-funding provided by new development, usually within the grounds of the listed building. Examples of this in Inverclyde include the former Bridge of Weir Hospital near Quarrier's Village, Auchenbothie near Kilmacolm and Langhouse near Inverkip. The Council has also accepted the principle of enabling development as a means of restoring the former Balrossie School buildings near Kilmacolm.

10.8 Enabling development is often permitted in locations where new buildings would not normally be, such as in the green belt, with the justification being the retention or restoration of a listed building that might otherwise be lost. In these circumstances, it is important that it can be demonstrated that the enabling development is the only means by which the listed building can be saved, that it is appropriately designed and located, and that only the minimum enabling development necessary to save the listed building is permitted. The Council will bring forward Supplementary Guidance to provide additional advice and policy context on this matter.

POLICY 30 - ENABLING DEVELOPMENT

Proposals for enabling development to support the restoration of listed buildings, including those listed in Schedule 9, will be considered favourably where it can be clearly shown to be the only means of preventing the loss of the listed building and securing its long term future. Any enabling development is required to be the minimum necessary to achieve this aim, and the Council will not support enabling development where the scale of new building proposed is considered to outweigh the benefit of retaining the listed building. The resultant development is required to be designed and sited carefully to preserve or enhance the character and setting of the listed building. Further detail will be set out in the Council's Supplementary Guidance on Enabling Development which will form part of the assessment of any proposals.

SCHEDULE 9: Enabling Development Opportunities

Reference	Site/Location
ED1	Balrossie, Kilmacolm

Scheduled Monuments and Archaeological Sites

10.9 Inverclyde has a rich archaeological heritage. This is evidenced by its 31 Scheduled Monuments ranging from High Castlehill, which is the remnants of a prehistoric settlement, through to the 15th century Newark Castle, the 19th century industrial archaeology of the Greenock Cut, and Larkfield Battery a Second World War anti-aircraft battery. There are also numerous sites of more local archaeological interest in Inverclyde.

10.10 Scheduled Monuments are of national importance and, as such, have a high level of protection with a separate consent system administered by Historic Environment Scotland. For non-scheduled archaeological sites, if as a result of development it is not possible to preserve these in situ then developers must undertake appropriate excavation, recording, analysis, publication and archiving before and during the development.

POLICY 31 – SCHEDULED MONUMENTS AND ARCHAEOLOGICAL SITES

Development that would potentially have an adverse effect on a Scheduled Monument or the integrity of its setting will only be permitted in exceptional circumstances.

Development affecting archaeological sites should seek to preserve the archaeological resource in situ. Where this is not possible, the developer will be required to fully record the archaeological resource for archiving, prior to development commencing.

Gardens and Designed Landscapes

10.11 Inverclyde has 3 sites in the Inventory of Gardens and Designed Landscapes, a national designation recognising grounds, often of large houses, which were consciously laid out for artistic effect. These are Ardgowan, Duchal House and Finlaystone House.

POLICY 32 – GARDENS AND DESIGNED LANDSCAPES

Development that would affect a Garden and Designed Landscape is required to protect and appropriately enhance their overall character and any feature of value, including their landscape integrity or settings.

OUR NATURAL AND OPEN SPACES

Introduction

11.1 Inverclyde has a rich and varied network of natural and open spaces. These include habitats of international importance at the Inner Clyde and Renfrewshire Heights, both of which are Special Protection Areas and Sites of Special Scientific Interest, and other sites of national ecological or geological importance, including Dunrod Hill.

11.2 Inverclyde has a distinctive landscape, with land rising steeply from a narrow coastal strip to the Renfrewshire Heights. Much of this upland area is within the Clyde Muirshiel Regional Park, which is an important educational, environmental and recreational resource.

11.3 Our towns and villages contain a network of parks, playing fields and other open spaces, which contribute to the character and wellbeing of the area and are linked by a network of paths, which encourage active travel and recreational walks and cycles.

11.4 Collectively, the environmental, recreational and amenity resources identified by this section of the Plan form Inverclyde's 'green network'. It is important that they are protected for their intrinsic value, but also for the contribution they make to the character of the area, whilst providing environmental, community, economic and health benefits.

Biodiversity and Geodiversity

11.5 Inverclyde has a diverse network of wildlife habitats, which host a variety of different species. The Inner Clyde and Renfrewshire Heights both benefit from Special Protection Area status; the former owing to its population of Redshank and the latter owing to its population of Hen Harriers. Both are designated as European (formerly Natura 2000) sites, with the Inner Clyde also designated as a Ramsar site, meaning it is a wetland of international importance. Proposals likely to have a significant effect on a European site require to be accompanied by information sufficient to allow the planning authority to carry out a Habitats Regulations Appraisal. This may require developers to commission detailed surveys of the relevant bird species. The Inner Clyde and Renfrewshire Heights sites, along with 5 further sites, are designated as Sites of Special Scientific Interest due to the geology, habitats or species of national importance found within them. Inverclyde is also home to a number of legally protected species, including bats, otters and badgers.

11.6 Inverclyde also has a network of Local Nature Conservation Sites, which have been designated for their contribution to biodiversity or geodiversity. All previously designated sites have been carried forward.

11.7 Most development has the opportunity to impact, positively or negatively, on biodiversity, even when it is not affecting a designated site. For example, connectivity between designated habitats is important, and fragmentation should be avoided. Even in small scale development there can be opportunities to encourage greater biodiversity through the incorporation of wildlife-friendly features in the building or landscaping.



Greenock Cut

POLICY 33 – BIODIVERSITY AND GEODIVERSITY

EUROPEAN SITES

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

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

In such cases, the Scottish Ministers must be notified.

SITES OF SPECIAL SCIENTIFIC INTEREST

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

PROTECTED SPECIES

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

LOCAL NATURE CONSERVATION SITES

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

NON-DESIGNATED SITES

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



Knapps Loch, Kilmacolm

Landscape

11.8 Inverclyde's landscape is characterised by a predominantly urbanised narrow coastal strip, set against rising land, some of which is also developed, before giving way to uplands, where agriculture and woodland uses predominate. The Glasgow and the Clyde Valley Landscape Assessment (1999) identifies the following landscape character areas in Inverclyde: raised beach on the western coast around Inverkip and Wemyss Bay; upland river valley between Greenock and Inverkip, rugged upland farmland around Kilmacolm and Quarrier's Village and rugged moorland hills covering much of the upland area.

11.9 The West Renfrew Hills are designated as a Local Landscape Area. A Statement of Importance for this landscape area has been prepared in partnership with Nature.Scot. This identifies its special landscape qualities as including a strong sense of remoteness and wildness and iconic panoramic views from the Hills over the Firth of Clyde.



West Renfrew Hills

POLICY 34 – LANDSCAPE

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- a) the setting of buildings and settlements within the landscape
- b) the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge
- c) the character and distinct qualities of river corridors
- d) historic landscapes
- e) topographic features, including important/ prominent views, vistas and panoramas

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

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

Trees, Woodland and Forestry

11.10 Trees, woodland and forestry make a significant contribution to Inverclyde's landscape and streetscape. There are approximately 2000 hectares of woodland within Inverclyde, over half of which is commercial and approximately 500 hectares is native woodland. There are 141 hectares of ancient woodland, around 50% of which is native. There are also 33 Tree Preservation Orders in effect (January 2021), covering individual trees, groups of trees and areas of woodland within our towns and villages. Additional to that are trees which are integral to the character of areas designated for their natural and built heritage importance, for example in conservation areas. It

is intended to carry out a full review of the Tree Preservation Orders across Inverclyde during the lifetime of this Plan.

11.11 The Scottish Government's Control of Woodland Removal Policy seeks to protect the existing forest resource in Scotland, and supports woodland removal only where it would achieve significant and clearly defined additional public benefits. A proposal for compensatory planting may form part of the planning determination. The policy supports the Scottish Government's ambition on forestry as expressed in the Climate Change Plan to increase Scotland's woodland cover from around 19% to 21% of the Scottish land area by 2032.

11.12 Forests and woodland are important resources and they make a substantial contribution to the economy at both national and local level, they provide considerable environmental benefits and help to improve people's lives through providing employment and improved health and mental wellbeing. They also contribute to sustainable water management, climate change mitigation and adaptation, biodiversity, and make our parks and countryside more attractive places to visit.

11.13 Proposed development sites often contain trees that could be impacted by the development process. Tree and woodland removal can impact on the ecology and landscape of local and wider environs. Tree and woodland removal should be kept to a minimum and where trees or woodland is felled, it should be replanted. To minimise and mitigate these impacts, the Council will produce Supplementary Guidance on trees. This will set out how development affecting existing trees will be assessed, how trees are to be retained and protected during the construction phase of a development, re-planting or compensatory requirements, and how existing and new trees are to be managed once a development is complete.

11.14 The Council is consulted by Scottish Forestry on new woodland creation proposals and on the felling and subsequent restocking of existing woodlands and afforested areas. Whilst this process sits outwith the planning system, new and amended forest and woodland proposals can have a significant effect, on our natural and open spaces. The Council will assess forestry proposals against the policies of this Plan and the Clydeplan Forestry and Woodland Strategy for the Glasgow City Region.

POLICY 35 – TREES, WOODLAND AND FORESTRY

The Council supports the retention of trees, including ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- a) it can be clearly demonstrated that the development cannot be achieved without removal; or**
- b) the public benefits of the proposal outweigh the loss of trees/hedgerows; and**
- c) compensatory planting will be provided, to a standard agreed by the Council.**

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council.

Proposals for new forestry/woodland planting will be assessed with regard to the policies of this Plan and the Forestry and Woodland Strategy for the Glasgow City Region.

Green Infrastructure

11.15 The term 'green infrastructure' is held by this Plan to refer to green and blue spaces which are designed, planned and managed to deliver benefits to our towns, villages, communities and the natural environment. Green infrastructure includes green elements such as open spaces, paths, landscaping, green roofs and walls, and blue elements such as ponds and natural drainage systems.

11.16 Green infrastructure, both individually and collectively, can help make our local places more attractive, and increase our health and wellbeing by improving air quality and providing opportunities for recreation, active travel and food growing. Green infrastructure also plays a key role in making our urban environment more resilient to the impacts of climate change through the provision of naturalised drainage systems and natural shelter. The creation and linking of new wildlife habitats will also enable wildlife to adapt.

Safeguarding Green Infrastructure

11.17 Open spaces and playing fields contribute to the attractiveness, wellbeing and biodiversity of Inverclyde. Inverclyde has a network of large public parks including Battery Park in Greenock, Darroch Park in Gourock, Coronation Park in Port Glasgow and Birkmyre Park in Kilmacolm. These large formal parks are complemented by a network of more local parks and open spaces, including Lyle Hill and Greenock cemetery, which make a significant contribution to the character and history of the area. Although not 'green', civic spaces like Cathcart Square and the Esplanade in Greenock are an important part of the open space network. While amenity open spaces in our business and residential areas, and play areas in the latter, are smaller in scale they serve an important purpose and make Inverclyde an attractive place to live and work. Existing allotments and community growing spaces are also protected as part of the open space network.

11.18 While outdoor sports pitches and facilities contribute to the open space network, they are also important in their own right as they encourage participation in sport and contribute to health and wellbeing. Sportscotland will be consulted on any development affecting outdoor sports facilities.

11.19 While the Proposals Maps identify open spaces and playing fields which are greater than 0.2 hectares in size, Policy 36 protects all open spaces and sports pitches which are of quality and value to the green network, or have the potential to be. The Council will prepare an Open Space Audit and Strategy to support the implementation of this policy.

11.20 Inverclyde also has an extensive path network, including 179 km of Core Paths criss-crossing the authority area and twenty Rights-of-Way. Route 75 of the National Cycle Network connects rural Inverclyde with the urban waterfront and is part of a route extending to Edinburgh in the east and Portavadie in the west. The path network includes the Greenock Cut, a 10km circular route running alongside the historic aqueduct, which provides panoramic views over the Firth of Clyde, and the Kelly Cut, which connects the Greenock Cut visitor centre to Wemyss Bay. The Council is currently progressing an active travel project which will deliver a dedicated cycle route from Gourock to Port Glasgow, adjacent to the A770/A8 corridor.

POLICY 36 – SAFEGUARDING GREEN INFRASTRUCTURE

Proposals for new or enhanced open spaces, which are appropriate in terms of location, design and accessibility, will be supported.

Development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.

Outdoor sports facilities will be safeguarded from development except where:

- a) the proposed development is ancillary to the principal use of the site as an outdoor sports facility, or involves only a minor part of the facility and would not affect its use for sport and training;**
- b) the facility to be lost is to be replaced by a new or upgraded facility of comparable or better quality, which is convenient for the users of the original facility and maintains or improves overall playing capacity in the area; or**
- c) a relevant strategy demonstrates a clear excess of provision to meet current and anticipated demand, and the development would not result in a reduction in the overall quality of provision.**

Development that would result in the loss of a core path, right of way or other important outdoor access route will not be permitted unless acceptable alternative provision can be made.

Delivering Green Infrastructure Through New Development

11.21 To fully integrate green infrastructure into new development and enable connections to be made to the surrounding area, green infrastructure provision must be considered from the outset, as part of the initial design phase. It is key that green infrastructure proposals are informed by an appraisal of the existing natural features and eco system services on and in the vicinity of a development.

11.22 Green infrastructure provision in new development should maximise opportunities for multiple benefits, which is a key feature of this type of infrastructure. For example, appropriate landscaping not only improves an area's attractiveness, but can also cleanse and cool the air, contribute to flood management, reduce noise and promote better health and well-being. The multi-functional benefits of individual elements can be further increased when they are integrated. For example, when landscaping provides shelter for an area of open space.

11.23 The Council is keen to ensure that new development contributes to open space provision that is multi-functional, useable, and publicly accessible and meets the local needs of a range of users. This will be achieved by linking open space requirements to accessibility, quality and quantity standards set out in the Supplementary Guidance on Green Infrastructure. Open space requirements will also be informed by an Open Space Strategy, which is currently being prepared.

11.24 It is important that new development incorporates paths and connections to the existing path network, especially where the opportunity exists to provide path access to the waterfront. The Council has developed an Active Travel Strategy, which identifies a range of actions for how the path network can be improved and expanded. The strategy projects will be supported in principle by this Plan.

11.25 The Council will support proposals for new permanent and temporary allotment and community growing spaces, where these are appropriate in terms of location, design and accessibility.

11.26 The Council will produce Supplementary Guidance on Green Infrastructure, which will provide details on how green infrastructure should be integrated into new development, in terms of design, quality and quantity.

POLICY 37 – DELIVERING GREEN INFRASTRUCTURE THROUGH NEW DEVELOPMENT

Green infrastructure provision should be informed by an appraisal of the existing natural features and eco systems services on and in close proximity to the proposed development site and fully incorporated into the wider design process at an early stage, in line with the approach to be set out in the Supplementary Guidance on Green Infrastructure.

Development proposals are required to provide open space in line with the

standards to be set out in Supplementary Guidance on Green Infrastructure. The Supplementary Guidance will also set out circumstances under which off-site provision or a developer contribution towards green infrastructure will be provided.

Where opportunities exist, development proposals will be required to provide new paths linking to the active travel network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.

Development proposals are required to demonstrate how naturalised features will be incorporated into SuDS provision, in order to provide additional benefits such as habitat creation and open space. Where a SuDS proposal forms part of open space provision, it should be made safe and accessible.

The Supplementary Guidance on Green Infrastructure will set out how biodiversity enhancement can be incorporated into new developments, and the circumstances in which provision will be expected.

Green infrastructure proposals should be supported by information on how long term management will be achieved, including maintenance requirements, who will be responsible for meeting these requirements, and how they will be funded.

The Green Network

11.27 A Strategic Green Network Blueprint has been prepared for the Glasgow city region area. The blueprint identifies a Strategic Access Network that facilitates the off-road movement of people through green active travel routes and greenspace, and a Strategic Habitat Network that facilitates the movement of wildlife through the landscape. The blueprint also helps to identify gaps in the strategic habitat and access networks within Inverclyde and opportunities to address those gaps.

11.28 The Council supports the creation of the Strategic Green Network and the identification of opportunities aimed at addressing gaps in provision. While the Green Network opportunities identified by the Partnership are still being considered by the Council, supported opportunities will be identified in the Supplementary Guidance on Green Infrastructure.

Clyde Muirshiel Regional Park

11.29 Clyde Muirshiel is Scotland's largest regional park, covering 108 square miles of countryside in Inverclyde, Renfrewshire and North Ayrshire. Within Inverclyde, the Park boundary covers much of the upland moorland, and extends to the coast to include Lunderston Bay. It includes the Greenock Cut Visitor Centre, and provides an excellent recreational and educational resource for Inverclyde residents and visitors.

11.30 The Park Objectives are:

- To conserve and enhance the natural beauty, biodiversity and cultural heritage of Clyde Muirshiel Park.
- To encourage and enable learning, understanding and enjoyment of Clyde Muirshiel Park.
- To promote and foster environmentally sustainable development for the social and economic well-being of the people and communities within the Clyde Muirshiel Park area.

11.31 The Park area is covered by a number of other environmental and heritage designations protected by this Plan. This Plan supports the Park Objectives and the Park Strategy in principle, subject to assessment against other relevant policies of this Plan.

POLICY 38 – CLYDE MUIRSHIEL REGIONAL PARK

Proposals for development within Clyde Muirshiel Regional Park will be considered with regard to the Park Objectives and Strategy and to the Park's statutory purpose of providing recreational access to the countryside.

Water Environment

11.32 In many ways, the geography and character of Inverclyde is defined by water. It sits proudly on the Firth of Clyde, is the source of the River Gryffe, has a countryside dotted with reservoirs, and includes the Greenock Cut, which is a 19th century example of water engineering which has Scheduled Monument status.

11.33 Whilst these waterbodies add to the attractiveness of Inverclyde, the area can also be adversely affected by water, primarily through flooding, caused by high tides on the Clyde and heavy rainfall. Climate change is predicted to increase the frequency and severity of flooding events.

11.34 It is important therefore to manage the water environment in a way which protects and enhances its function as a natural drainage system by, for example, minimising and removing hard engineering which affects the natural flow of water, and by increasing its attractiveness as a habitat and for recreation.

11.35 This Plan also seeks to be consistent with Scotland's National Marine Plan which was approved in 2015, and with the forthcoming Clyde Regional Marine Plan.

POLICY 39 – WATER ENVIRONMENT

Development proposals affecting the water environment will be required to safeguard and improve water quality and the enjoyment of the water environment by:

- a) supporting the strategies and actions of the national and regional marine plans, and supporting the objectives and actions of the River Basin Management Plan for Scotland and the Clyde Area Management Plan, where applicable;
- b) minimising adverse impacts on, or improving, water quality, flow rate, morphology, riparian habitat and groundwater dependent terrestrial ecosystems;
- c) the removal of existing culverts. This will be a requirement on development sites, unless it can be clearly demonstrated as not practical or resulting in the development not being viable;
- d) avoiding the hard engineering and culverting of waterways and the building over of existing culverts in new developments unless clearly demonstrated to be essential. Where culverts are required, they should be designed to maintain existing flow conditions and aquatic life, with long term maintenance arrangements;
- e) maintaining or improving waterside and water-based habitats; and
- f) providing appropriately sized buffer strips between development and watercourses, in line with SEPA guidance, and providing access to the water and waterside, where appropriate.

SCHEDULE OF DEVELOPMENT LAND OWNED BY PLANNING AUTHORITY (INVERCLYDE COUNCIL)

DESCRIPTION OF LAND OWNED BY INVERCLYDE COUNCIL	REFERENCES TO POLICIES, PROPOSALS OR VIEWS CONTAINED IN LOCAL DEVELOPMENT PLAN WHICH RELATE TO THE OCCURENCE OF DEVELOPMENT OF THE LAND
Land at Kelburn, Port Glasgow	Policy 3 – Priority Places
Land at Woodhall, Port Glasgow (R4)	Policy 3 – Priority Places Policy 18 – New Housing Development
Land at Auchinleck Lane, Port Glasgow (R7)	Policy 3 – Priority Places Policy 18 – New housing Development
Land at Clune Park, Robert Street, Port Glasgow (R9)	Policy 3 – Priority Places Policy 18 – New Housing Development
Land at Ratho/MacDougall Street, Greenock (R19)	Policy 18 – New Housing Development
Land at Wellington Park, Greenock (R24)	Policy 18 – New Housing Development
Land at Mearns Street, Greenock (R26)	Policy 18 – New Housing Development
Land at West Stewart Street (R31) (C2)	Policy 18 – New Housing Development Policy 23 – Network of Centres Strategy
Land at Madeira Street, Greenock (R36)	Policy 18 – New Housing Development
Land at Lyle Road, Greenock (R38)	Policy 18 – New Housing Development
Land at Peat Road/Hole Farm Road, Greenock (R39)	Policy 18 – Land for housing
Land at Westmorland Road, Greenock (R44)	Policy 18 – New Housing Development
Land at Cumberland Walk, Greenock (R45)	Policy 18 – New Housing Development
Land at Kirn Drive, Gourock (R50)	Policy 18 – New Housing Development
Land at McPherson Drive, Gourock (R52)	Policy 18 – New Housing Development
Land at Shore Street, Gourock (R53) (C8)	Policy 18 – New Housing Development Policy 22 – Network of Centres Strategy
Land at Leperstone Avenue, Kilmacolm (R60)	Policy 18 – New Housing Development
Land west of Quarry Drive, Kilmacolm (R61)	Policy 18 – New Housing Development
Land at Brachelston Street, Greenock (F2)	Policy 22 – Community Facilities

DESCRIPTION OF LAND OWNED BY INVERCLYDE COUNCIL	REFERENCES TO POLICIES, PROPOSALS OR VIEWS CONTAINED IN LOCAL DEVELOPMENT PLAN WHICH RELATE TO THE OCCURENCE OF DEVELOPMENT OF THE LAND
Land at West Stewart Street, Greenock (C3)	Policy 22 – Network of Centres Strategy
Land at Crescent Street, Greenock (E11)	Policy 26 - Business and Industrial Development Opportunities
Land at Ingleston Street, Greenock (E12)	Policy 26 - Business and Industrial Development Opportunities
Land at Scott Street, Greenock (E13)	Policy 26 - Business and Industrial Development Opportunities
Land at Drumfrochar Road, Greenock (E15)	Policy 26 - Business and Industrial Development Opportunities

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