

Report To: The Planning Board

Date: 7 February 2024

Report By: Director, Environment & Regeneration

Report No: 23/0203/IC

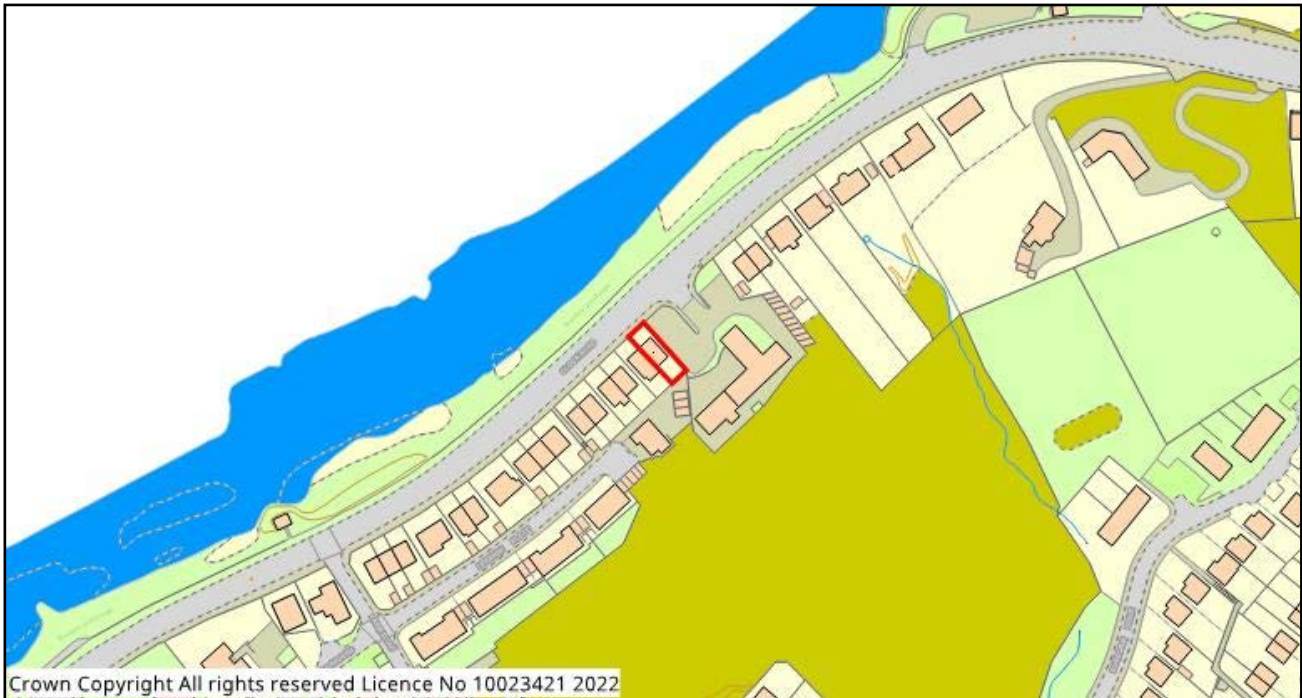
Local Application
Development

Contact
Officer: Colin Lamond

Contact No: 01475 712422

Subject: Formation of single dormer window on rear elevation with rooflights on principal and side elevations at

68 Cloch Road, Gourock



SUMMARY

- The proposal is acceptable against National Planning Framework 4.
- The proposal accords with the adopted and proposed Local Development Plans.
- There has been one representation objecting to the application and one representation that neither objects nor supports the application.
- The recommendation is to GRANT PLANNING PERMISSION subject to conditions.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=RQ85ERIMMDX00>

SITE DESCRIPTION

The application site is a two storey semi-detached house on Cloch Road in Gourrock. The property has white coloured render on the walls with some elements of decorative brick and tiled cladding to some windows, white coloured UPVC windows and doors and red/orange tiles on the hipped roof. Rainwater goods are cast iron. Garden space is to the front, side and rear of the house. There is no driveway and parking is on street.

Boundary treatments vary with elements of fencing, hedging and stone walling. The surrounding area is predominantly residential in nature with flatted, detached and semi-detached properties.

PROPOSAL

Planning permission is sought for a dormer window on the rear roof slope as well as installing rooflights on the front and side roof slopes. The proposals are associated with internal alterations to convert the attic space to rooms including an internal staircase to allow access between the first floor and the attic floor. The converted attic space is to accommodate a bedroom, en-suite and a store. The en-suite is to be located to the rear of the property and the proposed dormer window is associated with this. The dormer window is to be 2.5m high by 2.3m wide. The dormer window is to have a hipped roof and is to have tiles to match the existing with the same tiles being used on the sides. The dormer window is to have two tilt and turn upper windows with two fixed panels beneath.

On the principal (north-east facing) elevation there are to be rooflight windows measuring 1.6m by 1.3m. The rooflights consist of two upper panels that are top hung and two lower fixed panels. On the side elevation there is to be a 1.3m by 0.8m rooflight window with top hung and fixed sections.

The submitted drawings also show patio doors being installed on the rear elevation at ground floor level in place of a door and windows. The installation of the patio doors does not require planning permission in this instance.

DEVELOPMENT PLAN POLICIES

National Planning Framework 4

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

NPF4 contains 33 policies and the following are considered relevant to this application.

Policy 1

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 16

g) Householder development proposals will be supported where they:

- i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and
- ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

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) 6 on “Dormers” applies.

PROPOSED DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 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) 6 on “Dormers” applies.

CONSULTATIONS

None.

PUBLICITY

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

SITE NOTICES

This type of application does not require a site notice.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification and one representation that objects to the proposal was received. The representation comments that the dormer window would cause a privacy and overlooking impact, and that the formation of the rear dormer would set a precedent as it would be the first on the row.

One further representation neither objecting to nor supporting the application has been received. This representation raises questions in respect of the transparency of the planning application.

ASSESSMENT

This application has to be determined by the Planning Board as there is Elected Member interest.

The material considerations in the determination of this planning application are the National Planning Framework 4 (NPF4); 2019 adopted Inverclyde Local Development Plan; the 2021 proposed Inverclyde Local Development Plan; the adopted and draft Planning Application Advice Note (PAAN) 6 on "Dormer Windows"; the visual impact on both the existing property and wider streetscape; and the impact on neighbouring amenity.

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

Policy 20 of the proposed LDP 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. Both the adopted and draft PAAN 6 are of relevance.



View of 68 Cloch Road from the east

Both the adopted and draft PAAN 6 provide guidance on design principles for dormer windows, advising that they should preferably be located at the rear of the house where they will be less conspicuous; should be subordinate to the existing roof in terms of its shape and size and should be set back from the wall head; be below the ridge line of the roof and be set back from the gable ends; where practical the external cladding of the dormer should be similar to that of the original roof and; the window openings of the dormer should, where practical, follow the style, proportion and alignment of door and window openings in the existing house.

There are design limitations due the design of the house and it is not considered practicable for the proposed dormer window to align with the windows/features on the ground and first floors in this instance. The rear elevation is not widely visible from the public road.

A rear dormer window would be at variance with the uniformity on this residential part of the A770, which encompasses semi-detached properties along a continuous row which are similar in style and

composition. It is acknowledged that the proposed dormer window would be the first in this row of properties however it is at the rear which is the preferred location for this type of development.

With regards to other factors outlined in PAAN 6 the proposed dormer window is considered subordinate to the existing roof in terms of its shape and size; is below the ridge line of the roof and is set back from the gable end. The choice of cladding compliments the existing roof material.



View of the rear of 68 Cloch Road from Cameron Court

In terms of possible overlooking it should also be noted that the dormer window will be located approximately 13m from the closest neighbouring windows at the flats at Cameron Court at the rear of the application site. However, any overlooking is from an en-suite and as such is not considered to be significant providing obscure glazing is used. Should planning permission be granted a planning condition can be used to address this.

In most surrounding streets various alterations to properties have been carried out including dormer windows, some of which are on principal elevations, although many neighbouring properties near the application site have rooflights. The rooflights at the front face towards the public road and beyond over the Clyde Estuary. The rooflight at the side faces towards the road leading to the flats at Cameron Court. There are no privacy implications associated with the proposed rooflights as their design is considered acceptable.

In summary, there are no significant additional privacy impacts as a result of the dormer window and rooflights. The design and choice of materials broadly reflects the existing dwellinghouse and streetscape.

With regard to the representation referring to who the identity of the applicant, it is the actual development that is assessed in a planning application against the relevant development plan policies and any material planning considerations. This assessment has been done above.

With regard to the objection to the proposal, it is considered that there are no unacceptable privacy and overlooking impacts. The objection also states that the rear dormer window would create a

precedent and encourage similar alterations on neighbouring properties. Should applications for similar alterations to neighbouring properties be received, these will be assessed against the relevant policies of the development plan and any material planning considerations at that time.

The proposal will have an acceptable impact both visually on the existing property, wider streetscape and in respect of neighbouring amenity. It is thus acceptable with reference to Policies 1 and 16 of National Planning Framework (NPF4), Policy 1 of both the adopted and proposed Local Development Plans, together with Policy 20 of the proposed Local Development Plan and the guidance within the adopted and draft versions of PAAN 6. There are no material considerations that outweigh these policies or guidance.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. The development to which this planning permission relates must be begun within 3 years from the date of this permission.
2. For the avoidance of doubt, obscure glazing shall be installed in the dormer window hereby approved. Development shall not commence until details of the obscure glass to be used have been submitted to and approved in writing by the Planning Authority. The approved glass shall be installed prior to the first use/occupation of the ensuite/attic conversion. The installed obscure glass shall be then maintained in position unless any alternative is agreed in advance in writing with the Planning Authority.

Reason:

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).
2. In order to safeguard the privacy and amenity of neighbouring properties.

Stuart Jamieson
Director, Environment and Regeneration

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact Colin Lamond on 01475 712422.