

Report To: The Planning Board

Date: 4 September 2024

Report By: Director  
Environment and Regeneration

Report No: 23/0293/IC

Local Application  
Development

Contact  
Officer: David Sinclair

Contact No: 01475 712436

Subject: Erection of detached dwellinghouse at  
Land adjacent to Langhouse Mews (opposite The Langhouse), Inverkip



## SUMMARY

- The proposal is acceptable when assessed against the Development Plan, which comprises: National Planning Framework 4; the adopted 2019 Inverclyde Local Development Plan; and the proposed 2021 Inverclyde Local Development Plan.
- One representation has been received in support of the proposal.
- Nine objections have been received raising concerns: over further Green Belt development; design; impacts on the listed building; overlooking; loss of daylight; parking; construction noise and traffic; and rights of access.
- The consultation responses raise no impediments to development.
- 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=S627OMIMGRK00>

## **SITE DESCRIPTION**

The application site is an area of ground within the curtilage of The Langhouse, which is a category B Listed Building located within the Green Belt on the south-west side of Langhouse Mews. The application site is located to the east of the listed building across Langhouse Mews, and north of the former walled garden. The site is located approximately 600m to the south-east of Inverkip. The application site extends to approximately 515sqm and sits on a north-west facing slope with gradients of around 1 in 20. The site has a mixture of unmaintained grassed areas along the north, east and south-west edges and compacted gravel surfacing with some areas topped with loose gravel. Two trees approximately 10m to 12m in height are located towards the north-east corner of the site.

There are other houses in the immediate vicinity of various styles and finishes. The Langhouse is located directly across Langhouse Mews to the west and is described in Historic Environment Scotland's statutory list as a mansion of 2 and 3 storeys; Victorian Baronial; with towerlets and battlements mainly dating from circa 1848; with early farmhouse nucleus. There is a two-storey addition to the south, faced in imitation stone.

The site also adjoins a mixture of single and two-storey dwellinghouses to the east, a single storey detached residential care home to the north-west and a mixture of semi-detached and terraced dwellinghouses to the south within the boundaries of the former walled garden of The Langhouse. The conversion of The Langhouse into two dwellings and the construction of 11 houses within the walled garden were granted planning permission and listed building consent in February 2005 under IC/04/284 and LB/04/020 respectively. The houses are all two storeys in height and contain dormer windows and rooflights. They are finished mainly in grey slates, coloured wet dash render and reconstituted blockwork. Fenestration consists of stepped profile white timber and uPVC window frames, with timber doors in a mixture of white and grey colours.

## **PLANNING APPLICATION HISTORY**

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

Planning permission IC/00/310 was approved in June 2001 for the conversion of The Langhouse to 6 flats and the construction of 8 new two-storey flats which were to extend from the side of the listed building across the site, forming a new frontage around 5m in front of the walled garden with parking provided in front of the flats and along the east side of Langhouse Road. This consent was never implemented and an alternative proposal to redevelop The Langhouse was approved under IC/04/284 in February 2005.

The current application site formed part of the site boundary for planning permission IC/04/284 and is marked as overspill parking on the approved drawings and also for planning permission 21/0084/IC which was approved in June 2021 for a revised design to two dwellinghouses within the walled garden. No conditions were placed on either planning permission requiring either the provision of, or retention of the area for overspill parking.

## **PROPOSAL**

Planning permission is sought for the erection of a two-storey, three-bedroom, detached dwellinghouse on the site, along with associated off-street parking, landscaping and boundary treatments. The proposed house is to be two-storeys, with a 'T' shaped footprint. The house is to have a pitched roof with gable ends on the north, east and west elevations. There is to be a bay window at ground floor level on the north facing elevation, with three windows centrally positioned directly above. The entrance is to be positioned on the north-west side of the house. There is to be a wallhead dormer window centrally positioned on the south facing elevation. It is proposed to install six rooflights on the south facing roof slope, with solar panels above the rooflights and three rooflights on the east facing roof slope.

The proposed house is 6.2m at its closest to the west boundary, 6.1m at its closest to the south boundary, 4.9m at its closest to the east boundary and 2.8m at its closest to the north boundary. The footprint of the proposed house is approximately 110.7sqm.

The dwellinghouse is proposed to be finished with grey coloured concrete roof tiles; white coloured smooth render walls with black coloured timber panel features at the top of each gable; reconstituted stone features including mullions, cills, and base course; white coloured uPVC windows, doors and fasciae; and black coloured uPVC rainwater goods. The ground floor will be approximately 0.7m above the ground along the north elevation and approximately 0.15m above the ground along the south elevation.

There are to be two off-street parking spaces in the south-west corner of the site. The rear garden is to be fenced off by 1.8m high fencing which extends southwards from the south-west corner of the dwelling and eastwards from the north-east corner of the dwelling, measuring approximately 5.9m in length to the south and 4.85m in length to the east. Boundary treatments are to comprise a 1.8m high fence along the eastern boundary and a hawthorn hedge up to 0.9m in height along the north and west boundaries adjoining Langhouse Mews. The existing stone boundary along the south elevation is to be retained.

#### **NATIONAL PLANNING FRAMEWORK 4 (NPF4)**

NPF4 was adopted by the Scottish Ministers on 13<sup>th</sup> 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 13<sup>th</sup> 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 2**

a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

b) Development proposals will be sited and designed to adapt to current and future risks from climate change.

#### **Policy 3**

a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

c) Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.

#### **Policy 7**

c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and

setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

### **Policy 8**

a) Development proposals within a green belt designated within the LDP will only be supported if:

i) they are for:

- development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands);
- residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available;
- horticulture, including market gardening and directly connected retailing, as well as community growing;
- outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths);
- flood risk management (such as development of blue and green infrastructure within a “drainage catchment” to manage/mitigate flood risk and/or drainage issues);
- essential infrastructure or new cemetery provision;
- minerals operations and renewable energy developments;
- intensification of established uses, including extensions to an existing building where that is ancillary to the main use;
- the reuse, rehabilitation and conversion of historic environment assets; or
- one-for-one replacements of existing permanent homes. and

ii) the following requirements are met:

- reasons are provided as to why a green belt location is essential and why it cannot be located on an alternative site outwith the green belt;
- the purpose of the green belt at that location is not undermined;
- the proposal is compatible with the surrounding established countryside and landscape character;
- the proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible; and
- there will be no significant long-term impacts on the environmental quality of the green belt.

### **Policy 9**

a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalized should be taken into account.

c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

### **Policy 13**

b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:

- i. provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
- ii. will be accessible by public transport, ideally supporting the use of existing services;
- iii. integrate transport modes;

- iv. provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
- v. supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
- vi. are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
- vii. have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
- viii. adequately mitigate any impact on local public access routes.

#### **Policy 14**

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

**Healthy:** Supporting the prioritisation of women's safety and improving physical and mental health.

**Pleasant:** Supporting attractive natural and built spaces.

**Connected:** Supporting well connected networks that make moving around easy and reduce car dependency.

**Distinctive:** Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

**Sustainable:** Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

**Adaptable:** Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

#### **Policy 15**

a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

#### **Policy 16**

f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:

- i. the proposal is supported by an agreed timescale for build-out; and
- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
- iii. and either:
  - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
  - the proposal is consistent with policy on rural homes; or
  - the proposal is for smaller scale opportunities within an existing settlement boundary; or
  - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

## **Policy 17**

a) Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:

- i. is on a site allocated for housing within the LDP;
- ii. reuses brownfield land where a return to a natural state has not or will not happen without intervention;
- iii. reuses a redundant or unused building;
- iv. is an appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;
- v. is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;
- vi. is for a single home for the retirement succession of a viable farm holding;
- vii. is for the subdivision of an existing residential dwelling; the scale of which is in keeping with the character and infrastructure provision in the area; or
- viii. reinstates a former dwelling house or is a one-for-one replacement of an existing permanent house.

b) Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location.

## **ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES**

### **Policy 1 – Creating Successful Places**

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

### **Policy 6 – Low and Zero Carbon Generating Technology**

Support will be given to all new buildings designed to ensure that at least 15% 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 20% by the end of 2022. 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 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.

### **Policy 9 – 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 3rd 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:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) 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.

### **Policy 10 – 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, include links to the wider walking and cycling 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 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; the green network; and historic buildings and places.

### **Policy 11 – Managing Impact of Development on the Transport Network**

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

### **Policy 14 – Green Belt and 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) of an existing use, which is within the curtilage of the associated use and 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.

### **Policy 16 – Contaminated Land**

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 ensure that the site can be made suitable for the proposed use.

### **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 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.

**Planning Application Advice Notes (PAAN) 2** on “Single Plot Residential Development” and **(PAAN) 3** on “Private and Public Open Space Provision in New Residential Development” apply.

## **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 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.

### **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.

### **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, including 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.

### **Policy 12 – Managing Impact of Development on the Transport Network**

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

## **Policy 15 – Green Belt and 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.

## **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.

## **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 in 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.

### **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.

### **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.

**Draft Planning Application Advice Notes (PAAN) 2** on “Single Plot Residential Development” and **(PAAN) 3** on “Private and Public Open Space Provision in New Residential Development” apply.

## **CONSULTATIONS**

**Head of Service - Roads and Transportation** – Advises as follows:

- Planning application IC/04/284 was for the construction of eleven 4 bedroom dwellings plus the conversion of Langhouse into two 4 bedroom dwellings. This application also included an overspill car park to the north of the site adjacent to Plot 1.
- The parking requirement for these properties is 3 spaces plus 0.25 visitor spaces. This has a requirement of 39 spaces plus 4 visitor spaces.
- Each property has a garage for 1 car. There is also 1 space in front of or to the side of each property.
- It is noted from the Proposed Site Plan (Drawing 02 Rev H. – Project 2018) that the overspill car park for approximately 5 vehicles is provided and it is assumed this will accommodate visitor parking.

- The proposed planning application (23/0293/IC) proposes the construction of a dwelling house on the site of the overspill car park. This would remove the overspill car park which to date has not been constructed.
- The applicant has provided further information on parking at the existing site in job no. 23-970 Drawing No. Parking Test Rev A, which demonstrates that there is sufficient parking within the site for the existing households and therefore the overspill car park is no longer required.
- Parking for the proposed dwelling should be provided in accordance with the National Guidelines. The proposed dwelling has 3 bedrooms which requires 2 spaces.
- The minimum dimensions of the driveway should be 3m wide by 6.0m long per parking space. There should also be a minimum of 0.9m path past these parking spaces where the driveway forms part of the pedestrian access to the property. The applicant has shown they meet this requirement.
- The driveway should meet the road at 90 degrees, be fully paved and the gradient should not exceed 10%. The applicant has shown they meet this requirement.
- The applicant shall demonstrate that they can achieve a visibility splay of 2.0m x 20.0m x 1.05m from the driveway on to Langhouse Mews. This visibility cannot be achieved to the south of the site, however it is considered that vehicles will be travelling at a reduced speed and will be visible.
- No driveway space shall be within 10m of the junction. The applicant has demonstrated that this requirement can be met.
- All surface water run-off is to be contained within the site and be limited to that of greenfield run-off.
- Confirmation of approval to connect to Scottish Water surface water and foul network.

**Public Protection Manager** – Advises as follows:

- Redeveloped grounds of Langhouse – a number of roads/paths indicated to traverse the property, and there is possibility of ash, clinker, coal tar, asphalt deposits that would affect soil quality. This site has been vacant during adjacent redevelopments, possibility of uncontrolled demolition/construction wastes.
- Radon UK online mapping indicates this property to be within an area of elevated radon potential. Recommends a radon risk report for the address be obtained from Radon UK.
- Conditions recommended in respect of: Environmental Investigation and Risk Assessment, including Remediation Scheme and Verification Plan; report prior to occupation confirming works completed in accordance with agreed scheme; variations and/or unrecorded contamination; lighting; and sound insulation.
- Advisory notes are recommended in respect of: PAN33 Advisory; Site Drainage; Construction (Design & Management) Regulations 2015 (CDM 2015); Surface Water; the Design and Construction of Buildings in relation to gulls; and Electric Vehicle Charging Points.

**Scottish Water** – Has no objection, however the applicant should be aware this does not confirm the proposed development can currently be serviced. Advises there is currently sufficient capacity in the Greenock Water Treatment Works to service the development as well as there being currently sufficient capacity for a foul only connection in the Inverclyde PFI Waste Water Treatment works to service the development.

Advises there is live infrastructure in the proximity of the development area and the applicant must identify any potential conflicts with Scottish Water assets and contact their Asset Impact Team for an appraisal of the proposals. Any conflict with assets identified will be subject to restrictions on proximity of construction and written permission must be obtained before any works are started within the area of the apparatus. Also advises that Scottish Water will not accept any surface water connections into the combined sewer system.

**PUBLICITY**

An advertisement was placed in the Greenock Telegraph on 26th January 2024 due to the development affecting the setting of a listed building.

## **SITE NOTICES**

A site notice was posted on 26th January 2024 due to the development affecting the setting of a listed building.

## **PUBLIC PARTICIPATION**

The application was the subject of neighbour notification. Ten representations were received, one in support and nine objections. The grounds of objection are summarised as follows:

### Access concerns

- Impacts on access to Langhouse Mews as the area proposed for building is directly beside and on the corner of the only road in and out of the estate.
- Any roadblocks would cause problems to residents and serious problems in the event of an emergency.
- Conflicts with title deeds which indicate pedestrian right of access from gates which open into the development site.
- Objections to the proposed right of access route for neighbouring properties.
- Access to septic tank pipes for neighbouring properties which go through the site.

### Amenity concerns

- Building works causing disruption in terms of from noise and safety.
- Overlooking of neighbouring properties from upstairs windows.
- Maintenance and upkeep of the area.
- Impacts on natural light to properties.
- The proposed site has been left unfinished by the developer which is why it is unsightly and when made good will not compromise the adjacent listed building.

### Design concerns

- Overdevelopment of local area.
- Impacts on two trees within development site.
- The loss of a large substantial beech tree to form the access path would be detrimental to the area.
- Impact on the setting of The Langhouse.
- Impacts on the integrity and character of the adjacent listed building and its surroundings.
- Previous applications for development on the site have been rejected on the grounds that any new construction outside the walled garden area would fail to harmonise with the historic significance of the listed building.
- The house is not in keeping with the architectural style, scale and materials of the listed building and would undermine its heritage value.
- Langhouse Mews was an exception to the rule to build on Green Belt to save a historic building, all houses and garages were to be contained within the walled garden.
- Construction of further dwellings outwith the mews development.
- The development detracts from the greenbelt area.
- Use of PVC fascia's and white wet dash walls is not in keeping with the neighbouring listed building.
- Concerns over maintenance of the access path.
- Concerns over maintenance of hawthorn bushes beside access path.
- The canopy of trees will prevent the growth of hawthorn bushes due to lack of sunlight.

### Traffic and parking concerns

- Conflicts from construction workers parking in spaces allocated to current houses and car parking spaces being occupied with machinery and tools.
- New development within Rostom will increase demand for overflow parking.
- Road safety from lack of footway around site.

- Impacts on condition of existing access road caused by more site traffic.
- Loss of overflow parking area.
- The area requires a roads audit due to recent increase in traffic following opening of the Kibble facility and occupation of buildings within Langhouse Mews. Parking is becoming difficult and the need for overflow parking particularly at holidays and weekends is very much evident.

The representation in support of the proposal states that the site is an eyesore and a house will finish off the area to make it look nicer than present. The other alternative as a car park would result in parking from dog walkers and rambles leaving the area open to overnight parking by larger vehicles.

## **ASSESSMENT**

The material considerations in determination of this application are the National Planning Framework 4 (NPF4); the adopted 2019 Inverclyde Local Development Plan (LDP); the proposed 2021 Inverclyde Local Development Plan (LDP); the adopted and draft Planning Application Advice Notes (PAAN) 2 on “Single Plot Residential Development” and (PAAN) 3 on “Private and Public Open Space Provision in New Residential Development”; Historic Environment Scotland’s “Historic Environment Policy for Scotland” and the “Managing Change in the Historic Environment” guidance note on ‘Setting’; and the consultation responses.

National Planning Framework 4 (NPF4) sets out a long-term spatial strategy with a comprehensive set of national planning policies to form part of the statutory development plan. As per the Chief Planner letter issued in relation to the “Transitional Arrangements for National Planning Framework 4”, dated 8th February 2023, in applying NPF4 policies it is stated that in the event of any incompatibility between the provision of NPF4 and the provision of an LDP, whichever of them is the later in date is to prevail (Town and Country Planning (Scotland) Act 1997, Section 24 (3)). NPF4 has been adopted most recently in February 2023 and takes precedence over the adopted Inverclyde Local Development Plan (LDP). Conflicts between national and local policies are to be expected. Factors for and against development require to be weighed up in the balance of planning judgement.

NPF4 supports sustainable, liveable and productive places. Sustainable development on brownfield land, where compact urban growth and the sensitive growth and diversification of sustainable rural areas is encouraged. Development should be aligned with the principles of local living to make productive use of existing buildings, places, infrastructure and services. Development in sustainable and accessible locations should be well-designed, energy efficient and good quality to contribute to the overall creation of successful and sustainable places.

### Location of Development and Policy Context

Both LDPs locate the application site within the Green Belt where Policies 1, 2, 3, 8 and 14 of NPF4, Policies 1 and 14 of the adopted LDP and Policies 1, 15 and 19 of the proposed LDP apply. As the proposal is for a new dwellinghouse on land which has been previously developed, Policies 9, 13, 15, 16 and 17 of NPF4, Policies 6, 9, 10, 11 and 16 of the adopted LDP and Policies 6, 10, 11, 12, 17 and 18 of the proposed LDP are relevant. The site is located within the grounds of the Category ‘B’ listed building ‘Langhouse’ and Policy 7 of NPF4 and Policy 29 of both LDPs require consideration.

In terms of the relevant policies in NPF4, Policy 1 requires consideration of the global climate and nature crises to be given to all development. Policy 2 requires proposals to be designed to minimise lifecycle greenhouse gas emissions and to be able to adapt to current and future risks from climate change. Policy 3 requires the impacts on biodiversity and the natural environment to be considered. Policy 9 encourages the reuse of brownfield land to help reduce the need for greenfield development, taking into consideration the biodiversity value of any naturalisation which has occurred on site. Policy 13 encourages development in locations which support sustainable travel. Policy 15 supports local living, considering the existing settlement pattern and the level and quality of interconnectivity of the development with the surrounding area and local facilities. Policy 16 supports proposals with an agreed timescale for build-out where they are

compatible with the plan spatial strategy and other policies and the proposal is for a smaller scale opportunity within an existing settlement boundary. Policy 17 facilitates the delivery of more high-quality, affordable and sustainable rural homes in the right locations, to support rural communities and that are linked with service provision. The distinctive character, sense of place and natural and cultural assets of rural areas must be safeguarded and enhanced.

Policy 7(c) of NPF4 requires proposals affecting the setting of a listed building to preserve its character, and special architectural or historic interest. Policy 29 of both LDPs continues this approach, requiring proposals affecting a listed building, including its setting to protect its special architectural or historical interest.

Policy 14 of NPF4 and Policy 1 of both LDPs refer to qualities of successful places. The relevant qualities in Policy 14 are being Pleasant, Connected, Distinctive and Sustainable, which are reflected in the qualities of being 'Distinctive', 'Resource Efficient', 'Easy to Move Around', 'Safe and Pleasant' and 'Welcoming' in Policy 1 of both LDPs. In the adopted LDP, the relevant factors to be considered 'Distinctive' are whether the proposal reflects local architecture and urban form; contributes positively to historic buildings and spaces; and retains locally distinct built or natural features. In the proposed LDP, the relevant factors to be considered 'Distinctive' are whether the proposal respects landscape setting and character, and urban form; reflects local vernacular/architecture and materials; contributes positively to historic buildings and places; and retains locally distinct built or natural features. To be considered 'Resource Efficient', the proposal should make use of existing buildings and previously developed land; incorporate low and zero carbon energy generating technology; and utilise sustainable design and construction techniques and to be considered 'Easy to Move Around', the proposal should be well connected. To be considered 'Safe and Pleasant', the proposal should avoid conflict with adjacent uses and minimise the impact of traffic and parking on the street scene and to be considered 'Welcoming', the proposal should integrate new development into existing communities.

The application site is located within the Green Belt in both the adopted and proposed LDPs. Policy 14 of the adopted LDP and Policy 15 of the proposed LDP indicate that development will only be permitted if it is appropriately designed, located and landscaped and is associated with five specified criteria, none of which the proposal meets and, therefore, the proposal does not comply with these Policies. Furthermore, Policy 19 of the proposed LDP reinforces Policy 15 with regard to individual and small-scale housing in the Green Belt. This policy sets out five additional criteria nuanced in respect of situations where small scale housing developments of up to three houses may be considered. The proposal again does not meet any of these criteria and therefore also presents a departure from this Policy.

Policy 18 of the proposed LDP further defines that if additional land is required for housing development, the Council will consider proposals with regard to policies applicable to the site and further criteria. The site is brownfield land which has been largely cleared and developed with hardstanding surfaces at various points in its history. The proposal can be considered to meet the quality of being 'Resource Efficient' in Policy 1 of both LDPs through making use of previously developed land. Criterion (a) of Policy 18 identifies a strong preference for appropriate sites within the identified settlement boundaries. The proposal is not within one of the settlement boundaries recognised by the LDPs and therefore cannot be supported solely on the grounds that it is a brownfield site. The scale of the proposal ensures it will not present any conflict with criterion (b). Criterion (c) supports proposals for sustainable development. Whilst it is acknowledged that the site is outwith the settlement boundary and therefore not identified as land for housing in the spatial strategy of the LDPs consideration of the principles and policies of NPF4 must be taken into account to determine whether development of this brownfield site, for a single house, close to Inverkip would constitute sustainable development.

In considering the existing settlement pattern, it is acknowledged that although in the Green Belt, the site is surrounded by other residential properties within the Green Belt. The proximity of the site to existing residential properties ensures that the proposal will not result in an isolated or sporadic development within the wider Green Belt. The site is therefore considered compatible with the surrounding land uses.

#### Design and Layout

In considering the detail of the proposed development and as a single plot residential development the adopted and draft PAANs 2 and 3 apply. Both PAAN 2s state that single plots will be considered with reference to the following: the plot size should reflect those in the locality; the proportion of built ground to garden ground should reflect that in the locality; the distance of the building to garden boundaries should reflect that in the locality; the established street front building line should be followed; the proposed building height, roof design, use of materials and colours should reflect those in the locality; and windows should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance exceeds 9 metres, or if there is no direct view of neighbouring rear/private gardens.

Both PAAN 3s consider the proposal as a small-scale single plot infill development. For small-scale infill developments, these should accord with the established density and pattern of development in the immediate vicinity with reference to front and rear garden sizes and distances to plot boundaries. In all instances the minimum window to window distances should be achieved.



Photo taken from the north-west of the site looking south-east across the site.

The surrounding area has a variety of house styles and plot sizes ranging between 180sqm and 1750sqm with the proportion of built ground to garden ground ranging between 16% to 20% for detached houses up to around 33% for some of the terraced dwellinghouses within the walled garden. The plot size at around 575sqm, proportion of building to garden ground at just over 19%, and distance of the building to the garden boundaries can be considered to reflect those in the locality and does not result in overdevelopment of the site. The front elevation has been positioned to follow the building line of the listed building and the west side elevation follows the established building line of the terraced dwellings to the rear. The dwellinghouse has been designed to appear subsidiary in scale relative to the listed building and adjoining buildings to the rear, this is achieved through having the upper floor set above eaves level underneath the pitched roof planes and the pitched roof design can be considered to reflect the use of pitched roofs on neighbouring properties. The choice of materials is similar to materials used on the adjoining dwellinghouses to the south and can be considered to reflect local architecture. It is noted that the windows on other dwellinghouses are of sash and case profile and that the drawings submitted indicate this design feature is to be retained on the proposed house. The finalised window design can be secured by a condition, should planning permission be granted.

It is noted there are to be windows on the east and west elevations of the proposed house. The west elevation of the house sits approximately 16.7m from the nearest garden across Langhouse Mews, exceeding the 9m distance required in both PAAN 2s. The east elevation of the house will



be within 9m of the garden boundary, however, the dwellinghouse will be set lower than the neighbouring garden and the 1.8m high timber boundary fence on elevated ground will provide sufficient screening for the ground floor windows. The rear elevation of the house also sits within 9m of the garden boundary, however, the dormer window on this elevation faces directly onto the gable wall of 1 Langhouse Mews. The ground floor windows at 1 Langhouse Mews will be obscured from view of the dormer window to the rear by the existing boundary wall and therefore do not raise concerns in terms of overlooking or direct window to window intervisibility. All other windows on the building comply with the window intervisibility guidance.

In terms of impacts on light and overshadowing, the impact of the building has been assessed against the BRE publication "Site layout planning for daylight and sunlight: a guide to good practice", in terms of impacts on the ground floor windows of the listed building and the side facing window at 1 Langhouse Mews which will face towards the proposed building at approximately 24m and 8.6m respectively.

In assessing impacts on the listed building, the guidance advises that loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window. In these cases the loss of light will be small. The height of the building relative to the centre of the ground floor windows will be no more than 7m and the closest part of the building will be 24m from the ground floor windows. As the distance between the building and windows will be more than 3 times the height of the building the proposal will not result in a detrimental impact on daylight to any windows on the listed building.

The existing and proposed vertical sky component (VSC) has been measured for the side facing dining-room window at 1 Langhouse Mews. If the VSC, with the new development in place is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice a reduction in daylight. The existing VSC level is 24.5% due to proximity of the boundary wall. With the proposed house in place, the VSC is to remain the same at 24.5%. It stands that the proposal will not result in unacceptable overshadowing of neighbouring properties.

Both PAAN 8s advise in respect of the siting of new housing that prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate. Buildings should be set into the landform with excavation or infill minimised. Sites adjacent to or within groups of other buildings will be favoured and tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact. The proposal is considered to accord with all of these requirements. In terms of design, the use of wet dash render, a minimal base course, limited underbuilding, vertical emphasis of all windows, roof pitches in excess of 35 degrees, rooflights being solely on the rear elevation, and the entrance porch design are considered to accord with the advice in both PAAN 8s. In considering the discrepancies in respect of window surrounds and base course materials, it is noted that these will match the materials used on the dwellinghouses to the south of the site and as such, can be considered to reflect the established character and appearance of the area. No details have been provided in respect of the main entrance door or the roof tiles and these can be addressed by a planning condition, should planning permission be granted. Overall, the proposal can be considered to have acceptable regard to the guidance in both PAAN 8s.

In considering the impacts on the character and setting of the listed building under Policy 7 of NPF4 and Policy 29 of both LDPs, the Historic Environment Scotland guidance note on 'Setting' states that planning authorities should take into account the setting of historic assets or places when making decisions on planning applications. Development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.

Both PAAN 2s provide more detailed guidance on applications for new development within the grounds of listed buildings, stating that the listed building should be maintained as the visually prominent building; the principal elevations of the listed building should remain visible from all key viewpoints; the new building should not breach any close formal relationship between the listed building and traditional outbuildings; formal gardens should not be affected; and developments in front gardens which damage buildings to street relationships will not be supported.

The proposed house is to be sited on the opposite side of the access road from the listed building, directly in front of the gable wall of the dwellinghouse south of the site and will clearly appear as being visually separate from the listed building. On approach to the site along Langhouse Road the dwellinghouse will be visible. The boundary hedge in front of the house will soften the visual impact of the development and contribute towards the enhancement of biodiversity within the site, in accordance with Policy 3 of NPF4. Where the new house would be the focal point on approach, the listed building is largely obscured from view by existing trees and planting located along the east side of Rostom and only comes into clear view at the point when the road bends round to the west to directly face the listed building. At this point the dwellinghouse has shifted away from being the main focal point to the side of the road. The dwellinghouse will be clear of the listed building at the point when the listed building comes fully into view on approach from Langhouse Road. From other viewpoints to the west the house will be set back behind the listed building. The size of the house will ensure it appears subsidiary to the listed building from this position. Overall, the design and position can be considered appropriate and will not result in the loss of any key views of the listed building or impact on the appearance or setting of the listed building. It stands that the proposal has acceptable regard to the guidance given in both PAAN 2s and will have an acceptable impact on the setting of the listed building, having acceptable regard to the HES guidance note on 'Setting'. As the proposal will allow the setting of the listed building to be preserved it can be supported under Policy 7 of NPF4 and Policy 29 of both LDPs.



Photo from Langhouse Road at the bend in the road north of the site and facing south-west towards The Langhouse.

It is noted that a planning condition was included in planning permission IC/04/284 which removed householder permitted development rights in respect of the houses constructed under this permission. The purpose of the condition is to retain control over works that otherwise would be "permitted development" thus ensuring the setting of the landscape of The Langhouse is protected from unsympathetic development. Given the proximity of the development to The Langhouse it is considered necessary to attach a similarly worded condition, should planning permission be granted.

Regarding the trees located in proximity to the site boundary, it is noted that one tree is within the site and the others are outwith the site boundary. The tree which is within the site boundary is indicated to be retained as part of the development. The provision of suitable tree protection measures can be addressed by a planning condition to ensure the tree is not damaged during the construction phase. The drawings indicate that a new access path for neighbouring properties is to be formed along the north-eastern edge of the site in close proximity to the tree and will likely be located within any protective measures for the tree. Given the proximity of the access path to

the tree it is considered necessary to attach a further condition in relation to the formation of the path, should planning permission be granted.

Based on the above, it stands that the proposal accords with the guidance in both PAANs 2, 3 and 8. The proposal can be considered to respect the character and setting of the listed building and retains distinct built and natural features, therefore it can be supported under Policy 7 of NPF4 and Policy 29 of both LDPs. The proposal meets the relevant factors to be considered 'Distinctive', in accordance with Policy 14 of NPF4 and Policy 1 of both LDPs.

### Drainage and Contamination

In considering the impacts of the proposal on drainage, Policy 9 of the adopted LDP and Policy 10 of the proposed LDP state that new 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 Head of Service – Roads and Transportation has confirmed that the proposal does not raise concerns that would require a Drainage Impact Assessment to be provided. Regarding the advice given in relation to surface water run-off, this is relevant for the proposed driveway and can be addressed by a condition, should planning permission be granted. The proposal can be implemented without creating conflict with adjacent uses in terms of flooding.



Photo from entrance of Langhouse Mews facing north-east across site.

It is noted that Scottish Water has no objection to the proposal. Regarding the points raised in the consultation response from Scottish Water and the need to obtain Scottish Water approval to connect the development to surface and foul water networks, these matters are to be addressed between the applicant and Scottish Water. Advisory notes on these matters can be added should planning permission be granted. Based on the above, it stands that the proposal accords with adopted LDP Policy 9 and proposed LDP Policy 10.

Regarding the potential for contamination (Policy 9 of NPF4, Policy 16 of the adopted LDP and Policy 17 of the proposed LDP), I note the response from the Public Protection Manager and concur with his remarks requesting that appropriate measures are undertaken to deal with any contaminated materials currently within the site and to ensure no contaminated materials are imported onto the site. These matters can be addressed by condition and will allow the proposal to be in accordance with Policy 9 of NPF4, Policy 16 of the adopted LDP and Policy 17 of the proposed LDP.



### Low Carbon Infrastructure

In considering the requirements under the quality of being 'Sustainable' in Policy 14 of NPF4, 'Resource Efficient' in Policy 1 of both LDPs and Policy 6 of both LDPs, the development needs to incorporate low and zero carbon energy-generating technology. Policy 6 of both LDPs requires all new buildings to be designed to ensure the carbon dioxide emissions reduction standard set by the Scottish Government is met through the installation and operation of low and zero carbon energy generating technologies. In this respect the drawings submitted indicate that solar panels are to be provided on the rear elevation of the dwellinghouse. It remains to be confirmed whether these will provide sufficient levels of low and zero carbon energy generating technology to meet the requirements detailed in Policy 6 of both LDPs. This matter can be addressed by a planning condition, should planning permission be granted.

Criterion b) of Policy 10 of the adopted LDP and Policy 11 of the proposed LDP require proposals to include electric vehicle charging infrastructure, having regard to the Supplementary Guidance on Energy. The guidance indicates that for new residential development consisting of single or multiple dwellings, one trickle charging point should be provided per dwelling. This matter can be addressed by a planning condition to comply with Policy 10 of the adopted LDP and Policy 11 of the proposed LDP. Based on the above, the proposal can meet the quality of being 'Sustainable' in Policy 14 of NPF4, and 'Resource Efficient' in Policy 1 of both LDPs through incorporating low and zero carbon technologies and utilising sustainable design. The provision of low and zero carbon energy-generating technology will assist in minimising the overall lifecycle greenhouse gas emissions, in accordance with criterion a) of NPF4, Policy 2.

### Transport and Connectivity

In considering the requirements in criterion a) of Policy 10 of the adopted LDP and Policy 11 of the proposed LDP, the proposed development is accessible from the core path network, which crosses Langhouse Road around 275m from the site. In terms of accessing local facilities and public transport, the site is located approximately 900m from the Inverkip Local Centre and from the nearest bus stops on Main Street, Inverkip, which can be considered within a 20-minute walking distance from the site and approximately 1.5km from Inverkip railway station. The development will have similar levels of connectivity to local amenities as the existing dwellings in the area and therefore can be considered to meet the qualities of being Connected in Policy 14 of NPF4 and 'Easy to Move Around' in Policy 1 of both LDPs, as well as meeting the requirements in Policy 13 of NPF4 in terms of being accessible to public transport and providing charging points for low and zero emission vehicles within the site. Development at this location is therefore considered to contribute to local living and a '20-minute neighbourhood' under Policy 15 of NPF4.

### Traffic, Parking and Road Safety

In assessing impacts on traffic and parking it is noted that the off-street parking requirements for the proposed development can be met on site, with the applicant demonstrating that the required sizes and gradients can be met on site with parking spaces set at 90 degrees to the road. The Head of Service – Roads and Transportation raises no concerns in respect of a lack of a footway directly in front of the site and this is similar to other properties in the immediate area.

Regarding the objections raised in respect of the loss of overspill parking for the adjoining houses, the applicant has submitted further drawings confirming that sufficient levels of parking can be provided for the adjoining houses without the need for additional parking within the application site. The Head of Service – Roads and Transportation has no objections in this regard. Matters relating to driveway gradient, angles and surfacing materials can be addressed by a condition along with the provision and retention of agreed visibility splays for the driveway. Subject to a condition requiring the off-street parking spaces shown to be provided within the site the proposal does not raise any concerns in terms of traffic and parking on the street scene and accords with Policy 11 of the adopted LDP and Policy 12 of the proposed LDP and meets the quality of being 'Safe and Pleasant' with regard to minimising the impacts of traffic and parking on the street scene.

Regarding the points raised in the objections in relation to impacts on traffic access to Langhouse Mews during construction, road and pedestrian safety during construction and concerns over obstruction from workers parking and the storage of machinery and tools these are more appropriately dealt with under the Road Construction Consent and are not material planning considerations.

Based on the above assessment, the proposal can be implemented without creating conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing and therefore meets the quality of being 'Safe and Pleasant' in Policy 1 of both LDPs. The proposal can be successfully integrated into the existing community and meets the quality of being 'Welcoming'. As the proposal can be considered to have acceptable regard to the relevant qualities of successful places, it stands to accord with Policy 14 of NPF4 and Policy 1 of both LDPs.

#### Other matters raised in consultation responses

Turning to matters in the consultations not yet addressed, in respect of the consultation response from the Public Protection Manager, matters relating to external lighting, sound insulation and PAN33 advisory are most appropriately controlled by other legislation. Advisory notes on these matters can be added, should planning permission be granted.

#### Other matters raised in representations

Turning to matters raised in representations not yet addressed, access rights in terms of pedestrian access and access to septic pipes are civil matters to be addressed and resolved between the parties involved and are not material planning considerations. The road adjoining the site is adopted and the condition of the road and the potential for increased potholes from construction traffic is therefore a matter which falls under the remit of the Head of Service – Roads and Transportation and is not a material planning consideration. Issues relating to construction noise is more appropriately addressed under legislation controlled by the Public Protection Manager and is not a material planning consideration. The points raised over the maintenance and general upkeep of the site are noted, the proposal will result in the site being regularly maintained, alleviating these impacts on amenity.

#### Conclusion

It is clear from the above assessment against the relevant policy context that there are a number of Policies which this proposal can be supported under and a number which the proposed development presents a departure from, both in NPF4 and the adopted and proposed Inverclyde LDP. Within NPF4, the proposal is not considered to fully accord with in terms of Policy 8, as there is no specific locational requirement to justify the location of the proposed house in the Green Belt. It can, however, be considered compatible with the surrounding area and landscape character, is of an appropriate scale, massing and external appearance, uses materials that minimise visual impact on the Green Belt as far as possible, will not result in any significant long-term impacts on the environmental quality of the Green Belt, and would not undermine the purpose of the Green Belt around Inverkip, meeting the requirements for Green Belt development listed in Policy 8 of NPF4. The lack of locational requirement is also the reason for departure from both the adopted LDP under Policy 14 and the proposed LDP under Policies 15 and 19. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

A new dwellinghouse on this site would contribute to the housing land supply and would accord with national policies for delivering housing. The proposal will reuse an area of brownfield land which is unlikely to return to its natural state without intervention and is considered to be suitably scaled, sited and designed to be in keeping with the character of the area and therefore can be supported under Policy 17 of NPF4. Subject to an agreed timescale for build-out, the proposal can be supported under Policy 16 of NPF4.

The site makes use of previously developed land within proximity to the village centre and public transport which would contribute to the sustainability of the development and would be appropriate for adhering to the 20-minute neighbourhood principle in NPF4, Policy 15, as well as being accessible to sustainable modes of travel, in accordance with NPF4, Policy 13. The proposal offers the opportunity to provide a quality rural home, improve the amenity of the area, support an existing rural community, and enable reuse of an accessible and sustainable brownfield site. The proposal is capable of being implemented without any adverse impacts on the setting or character of the listed building and its surrounding landscape, preserves the natural assets of the area and presents a design which is not uncharacteristic of its surroundings or unsympathetic to the cultural assets of the area. On balance, the proposal can be considered to constitute as sustainable development, and can be supported under Policies 1, 2, 3, 7, 13, 14, 15, 16 and 17 of NPF4, Policies 1, 6, 9, 10, 11 and 29 of the adopted LDP and Policies 1, 6, 10, 11, 12, 18, 20 and 29 of the proposed LDP.

In weighing up this departure against the full assessment of all relevant policies which make up the development plan, it is considered that the proposed development is overall, on balance, in compliance with the Development Plan. There are no other material considerations which would warrant the refusal of planning permission. Approval should therefore be given to this application.

### **RECOMMENDATION**

That the application be granted subject to the following conditions:

1. The development to which this permission relates must be begun within 3 years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Notwithstanding the provision of Classes 1A, 1C, 2B, 3A, 3B, 3C, 3D, 3E of Part 1 and Class 7A of Part 2 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), an application for planning permission will be required in respect of:

- 1) The enlargement, improvement or other alteration of the dwellinghouse.
- 2) The formation of any new window openings or the alteration of any existing windows or rooflights on the dwellinghouse.
- 3) The provision within the curtilage of the dwellinghouse, of any building or enclosure, swimming or other pool required for purposes incidental to the enjoyment of the dwellinghouse, or alteration of such a building or enclosure.
- 4) The provision within the curtilage of the dwellinghouse, of any hard surface required for purposes incidental to the enjoyment of the dwellinghouse, or the replacement in whole or in part of such a surface.
- 5) The erection, construction or alteration of any deck or other raised platform within the curtilage of the dwellinghouse.
- 6) The erection, construction or alteration of a gate, fence, wall or other means of enclosure within the curtilage of the dwellinghouse.
- 7) The painting of the exterior of the dwellinghouse.

Reason: To enable the Planning Authority to retain control over works otherwise permitted to ensure the setting of The Langhouse is protected from unsympathetic development.

3. The development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.

Reason: To satisfactorily address potential contamination issues in the interests of human health and environmental safety.

4. Before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.

Reason: To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.

5. The presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

Reason: To ensure that all contamination issues are recorded and dealt with appropriately.

6. The dwellinghouse hereby approved shall be designed to ensure that at least 25% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon energy generating technologies. Details showing how this shall be achieved shall be submitted to and approved in writing by the Planning Authority prior to the construction of the dwellinghouse.

Reason: To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.

7. The dwellinghouse hereby approved shall be designed to include at least one trickle charging point made accessible for the charging of electric vehicles. Details of the charging point shall be submitted to and approved in writing by the Planning Authority prior to commencement of development and the charging point shall be implemented prior to first occupation of the dwellinghouse.

Reason: To ensure adequate provision is made to encourage the use of electric vehicles.

8. With the exception of the feature window on the north-east corner of the building and the single window on the rear elevation at ground floor level, all windows on the dwellinghouse hereby permitted shall be of a stepped profile sash and case design. Full details of the window specification and type of window to be installed in each window opening shall be submitted to and approved in writing by the Planning Authority prior to being installed on site.

Reason: To ensure an appropriate finish to the building with respect to the setting of the listed building.

9. The dwellinghouse hereby approved shall not be occupied until the boundary hedge shown on drawing 02 PL Revision E has been planted within the site. Development shall not commence until details of the type and number of plants which are to form the hedge shall be submitted to and approved in writing by the Planning Authority. The approved details shall subsequently be implemented on site, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure an appropriate setting is provided for the dwellinghouse in the interests of visual amenity.

10. Any plants within the approved boundary hedge which die, are removed, damaged or become diseased within five years of completion of the planting shall be replaced within the following year with others of a similar size and shape.

Reason: To allow the establishment of the boundary hedge in the interests of visual amenity.

11. The dwellinghouse hereby approved shall not be occupied until the approved driveway shown on drawing 02 PL Revision E has been fully constructed within the site.

Reason: To ensure suitable parking provision for the new development in the interests of road safety.

12. For the avoidance of doubt, the driveway shall meet the road at 90 degrees, shall have a gradient of 10% or less and shall be fully paved. Details of the surfacing materials for the driveway shall be submitted to and approved in writing by the Planning Authority prior to the formation of the driveway. Development shall then proceed in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of road safety and to prevent any loose material from being carried onto the adjoining road.

13. The visibility splay shown on drawing 02 PL Revision E shall be cleared of all obstruction prior to the occupation of the dwellinghouse hereby permitted and shall remain free from obstruction at all times thereafter.

Reason: In the interests of road safety.

14. For the avoidance of doubt, all surface water flows are to be contained and managed within the site and any run-off from the site shall be limited to not exceed greenfield run-off rates.

Reason: To ensure the development does not increase the risk of flooding to adjoining sites or the public road network.

15. For the avoidance of doubt, the tree marked for retention on drawing 02 PL Revision E shall be protected by fencing and/or ground protection in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS5837:2012. Details of protection measures for the tree shall be submitted to and approved in writing by the Planning Authority before development commences. The approved protection measures shall be erected prior to the commencement of any works and shall not be removed during the course of construction work.

Reason: To ensure the retention of and avoidance of damage to the tree during development.

16. For the avoidance of doubt, no movement of machinery, stockpiling of materials, or changes in existing ground levels shall take place within the area protected by fencing or ground protection under Condition 15 above during the course of construction work.

Reason: To ensure the tree to be retained is not accidentally damaged by construction machinery, stockpiling of materials or changes to ground levels during development.

17. Where new surfacing is to be installed within the area protected by fencing or ground protection under Condition 15 above, precautions shall be taken to minimise disturbance to tree root systems, in accordance with BS5837:2012, Section 7.4.



Reason: To ensure the new access path is formed in a manner which minimises disturbance to tree root systems.

Stuart W Jamieson  
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Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact David Sinclair on 01475 712436.