
Report To:	The Planning Board	Date:	3rd February 2010
Report By:	Head of Planning and Housing	Report No:	08/0317/IC Plan 02/10
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Notification of Planning Appeal decision: Alterations and extension to dwellinghouse at 2 Carsemeadow, Quarriers Village.		

INTRODUCTION

In May 2009 planning permission was refused for the alterations and extension to dwellinghouse at 2 Carsemeadow, Quarriers Village.

Planning permission was refused as:

“The original dwelling would become subordinate to the new extension and the extension would dominate the property thus having an unacceptable impact on the character and appearance of the existing dwelling, to the detriment of the appearance of the existing house and wider courtyard contrary to policy H15 of the Inverclyde Local Plan.”

NOTIFICATION OF APPEAL DECISION

The Reporter considered the determining issue to be the impact of the extension on the character, amenity and appearance of the existing and surrounding houses. He agreed with the Council's assessment that the extension would leave adequate garden ground and would not impinge unacceptably on neighbours privacy, light and amenity.

The Council's concern is that the cumulation of extensions at this property means that the original house would be dominated, however as there is no specific policy objection to this principle, the Reporter considered it appropriate to assess the merit of the proposal with reference to character, amenity and appearance of the building. He found the development to be acceptable and granted planning permission.

The appellant claimed costs against the Council on the basis that it acted unreasonably by only considering the Local Plan and that the handling of the application caused unnecessary expense. The Reporter found it clear that the Council had taken all material considerations into account and that there was no lapse in procedure on the Council's part. The claim for costs was rejected.

RECOMMENDATION

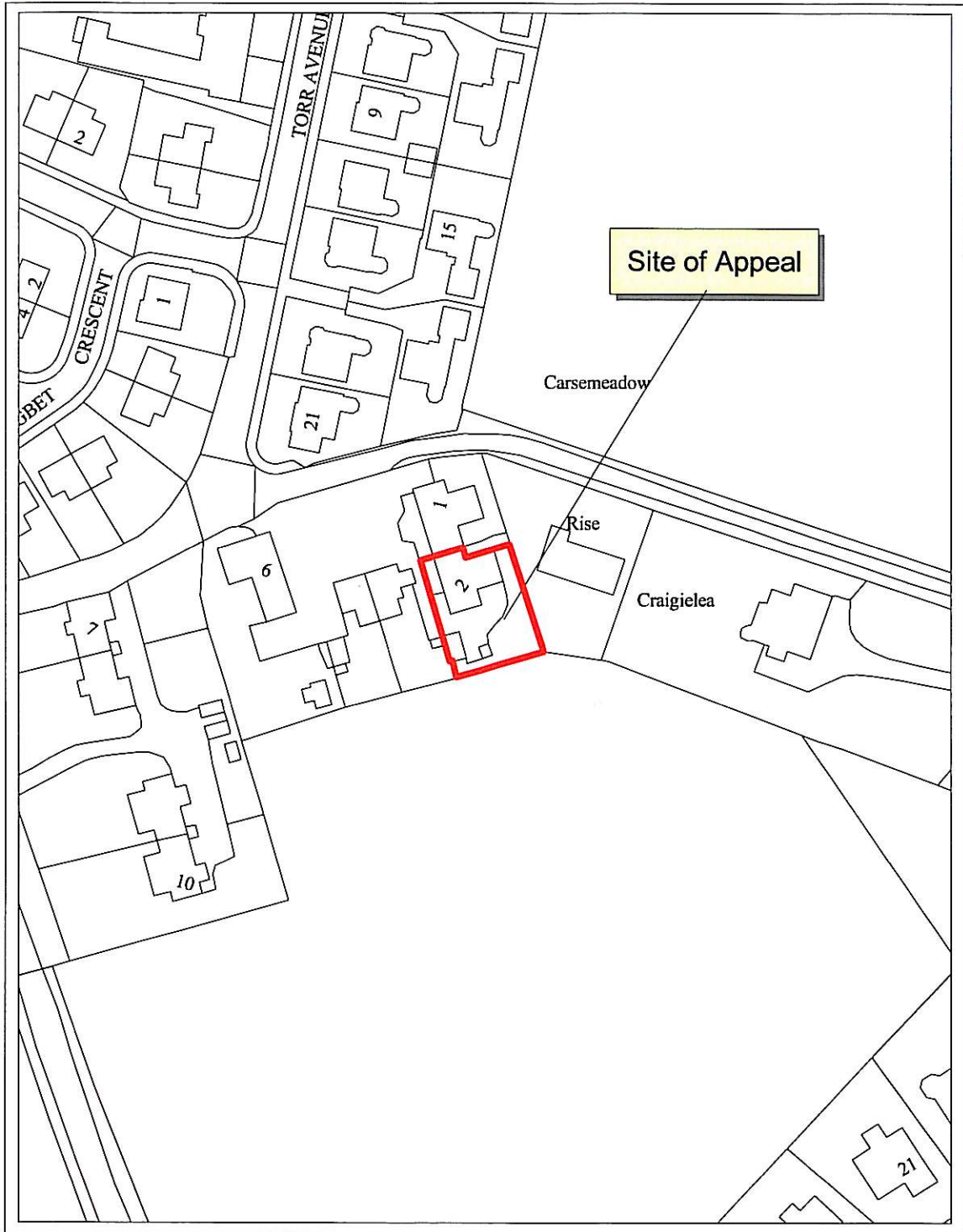
The Board notes the position.

F. K WILLIAMSON
Head of Planning and Housing

BACKGROUND PAPERS

Planning Appeal Decision Notice dated 11 January 2010.

Claim for Award of Expenses Decision Notice dated 11 January 2010.



Drawing No. 08/0317/IC
 2 Carsemeadow, Quarriers Village
 Drawn by: JML
 Date: 15:01:10

