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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>3rd February 2010</b>
<b>Report By:</b>	<b>Head of Planning and Housing</b>	<b>Report No:</b>	<b>09/0211/IC Plan 02/10</b>
<b>Contact Officer:</b>	<b>James McColl</b>	<b>Contact No:</b>	<b>01475 712462</b>
<b>Subject:</b>	<b>Notification of Planning Appeal decision: Formation of off-street parking space at 16 Glamis Place, Greenock</b>		

## **INTRODUCTION**

In September 2009 planning permission was refused for the formation of an off-street parking space at 16 Glamis Place, Greenock. Planning permission was refused as the proposal would be detrimental to the streetscape at Glamis Place and would create a precedent for future applications.

## **NOTIFICATION OF APPEAL DECISION**

The Reporter considered the determining issues to be whether the proposal would be detrimental to the streetscape and would create an undesirable precedent for future applications.

He noted that there are no parking restrictions in Glamis Place, that vehicles currently park on the roadside and that other residents benefit from off street parking. He considered that the removal of a further parked car from the roadside would be desirable on road safety grounds.

The Reporter was also of the opinion that the existing driveways do not detract from the appearance of the street and viewed this proposal likewise, further noting that any car parked on the driveway would be partly screened from view by the neighbour's roadside wall and boundary fence and would not be conspicuous. He further recognised that title restrictions and property values are not material planning considerations; that there is no evidence that the proposal would represent a fire risk or that exhaust fumes would present a real problem to nearby residents; and that lowered kerbs are a common feature in residential areas and would not create a hazard to pedestrians.

The Reporter concluded that the proposed hardstanding would not be detrimental to the streetscape or set an undesirable precedent. Accordingly he granted planning permission.

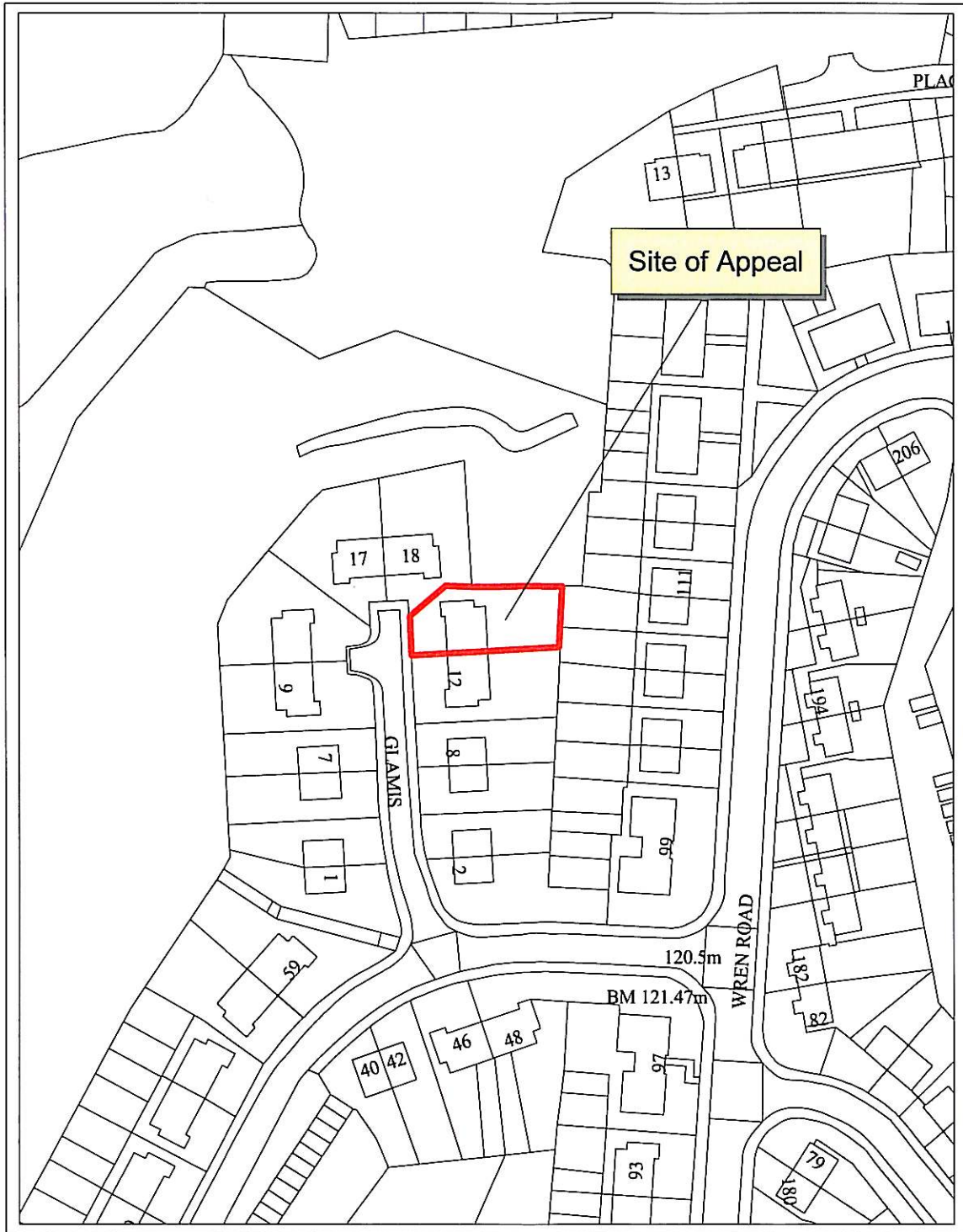
## **RECOMMENDATION**

The Board notes the position.

F. K WILLIAMSON  
Head of Planning and Housing

## **BACKGROUND PAPERS**

Planning Appeal Decision Notice dated 21 December 2009.



Drawing No. 09/0211/IC  
 16 Glamis Place, Greenock  
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