
Report To:	The Planning Board	Date:	4 August 2010
Report By:	Head of Regeneration and Planning	Report No:	10/0122/IC Plan 08/10
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Extensions To House To Form Utility Room With Balcony Over, Master Bedroom With En-suite, Gym and 6th Bedroom Together With Re-roofing at Glenrowan, Rowantreehill Road, Kilmacolm		

SITE DESCRIPTION

The approximately 0.17ha site lies on the northeast side of the junction of Rowantreehill Road and Glencairn Road and adjoins the Kilmacolm Conservation Area. It contains a 1970s, two storey house with a cross shaped floor plan and a shallow pitched roof. A single storey wing, partly pitched roofed and partly flat roofed extends forward of the main body of the house to the boundary with Rowantreehill Road. Another single storey wing extends northwards at the back of the house to within approximately 2m of the garden boundary with Dunfraioch Cottage. The principal materials in the house are white, drydash render and concrete roof tiles. The pitched roof extending towards Rowantreehill Road is, however, finished in natural slate. Windows are finished in white painted timber and are of disparate design. Approximately 2m high random rubble stone walling separates the site from Rowantreehill Road and Glencairn Road. Significant screening is also afforded by mature trees within the site. The house is presently unoccupied.

In November 2008 the Board granted planning permission for the erection of two houses on the site, requiring the demolition of the existing house.

PROPOSAL

It is proposed to re-roof the house to a steeper pitch, increasing the ridge height by approximately 1.5m. The configuration of the main roof would be changed from gable to hip ended. To the rear (north) the single storey wing would be increased to two storeys to provide an additional en suite bedroom, increasing in height from approximately 5.2 m to 8.7m. A balcony would be formed on top of a utility room on the west side of the house, incorporating a 1.8m high privacy screen on its north elevation. The balcony would serve a proposed first floor bedroom. On the south side of the house, fronting Rowantreehill Road, the flat roofed section of the single storey, front wing would be removed. Above the front wing and set back approximately 11m from its front elevation, a bedroom and gym would be constructed. The roof over the bedroom and gym would be tied into the main roof of the house. The principal materials proposed are white painted roughcast, natural slate and white painted timber windows. Throughout, the window regime would be changed to an overall vertical emphasis, incorporating astragals, pre cast mullions and window sills.

LOCAL PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

Local Plan Policy H15 - Proposals for House Extensions

Proposals for extensions to existing residential units will be acceptable only where they are satisfactory in terms of the following criteria:

- (a) the amenity of neighbouring residents;
- (b) impact on the existing streetscape;
- (c) impact on the existing house in terms of shape, size and height, and choice of materials; and
- (d) size, proportion, style and alignment of doors and windows.

Local Plan Policy HR11 - Development Within and Adjacent to Conservation Areas

Development proposals both within and adjacent to Conservation Areas will be acceptable where they are sympathetic to the existing character, pattern of development and appearance of the area and the following matters are satisfactorily addressed, as appropriate:

- (a) siting and orientation of new buildings;
- (b) overall design and style;
- (c) scale of building, extension or alteration;
- (d) design details;
- (e) finishing materials; and
- (f) landscaping and boundary materials.

Local Plan Policy DC1 - Development Control Advice

Inverclyde Council, as Planning Authority, will support applications for planning, listed building and advertisement consent, where applicable, which accord with the principles established in the Council's Planning Practice Advice Notes.

CONSULTATIONS

Head Of Environmental and Commercial Services - No objections.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

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

PUBLIC PARTICIPATION

Ten written representations have been received.

The objectors are concerned that:-

1. The amenity and privacy of the neighbouring houses would be adversely affected by the proposed increase in height, rear balcony and windows.
2. The increase in roof height would reduce the amount of winter sunlight reaching the garden of the property "Kinnoull" at Glencairn Road.
3. Increasing the number and size of windows on the north elevation shall reduce the privacy of neighbouring gardens.
4. Pre application advice 5 years ago for the property "Kinnoull" prevented an increase in its roof height. It would therefore be consistent to refuse the proposed increase in roof height under consideration.
5. The incorporation of a hot tub on the first floor balcony would reduce neighbours' privacy.
6. The existing roof is shallow pitched to assist in consistency of height with the neighbouring bungalows on Glencairn Road.
7. There should be a consistency of ridge height with the two houses previously granted planning permission for the site.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan, the Council's PPANs and the written representations.

As an extension to a residential property in a residential area, there is no conflict with the aims of Local Plan policy H1. It therefore rests to consider the impact of the design changes on the appearance of the house and the amenity of neighbours.

Policy H15 advises that proposals for house extensions to existing residential units will be acceptable only where they are satisfactory in terms of the following criteria:-

(a) The amenity of neighbouring residents. The impact on privacy can be assessed with reference to PPAN 7 (house extensions) and 8 (balconies), and with reference to window positions. PPAN 7 is silent on the issue of front extensions. I consider, however, that the proposed first floor front extension has been sympathetically designed to integrate with the proposed window and roof regime, is in scale with the house and creates no privacy issues. The PPAN advises rear extensions should not extend beyond 3.5m from the rear wall of the existing house or cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house (whichever is the greater), should not encroach within 5.5m of the rear garden boundary, should avoid having side windows overlooking neighbouring gardens and be designed to match the materials of the existing house. In this instance, the proposal is to develop on top of an existing wing which extends 8m from the main body of the house to within 2m of the rear garden boundary. The rear extension creates no issue of direct overlooking. It does not extend the house any closer to the rear garden boundary or extend any further north than the existing house.

The impact of the increase in height of the property, comprising the rear, first floor extension and increase in ridge height of the roof of the main part of the house requires consideration, particularly with reference to Dumfraioch Cottage to the north. An assessment has been made of the shadow impact on the garden and the light loss to the nearest windows based on BRE standards, and in both regards the proposal passes the indicator test.

I have assessed the impact on the other properties in Glencairn Road referred to by the objectors, and consider there to be no unacceptable impact with regard to shadow, loss of light and privacy.

PPAN 8 advises that there is no objection in principle to the erection of balconies. Balconies should be restricted in size to allow for limited seating and enjoyment of views. It should not be of a size that will afford residents the opportunity of undertaking a wide range of functions over extensive periods of the day and evening to the extent that continuous activity may impinge upon the enjoyment of neighbouring gardens. Where a balcony is positioned within 9m of the side boundary of the house plot and where there is a view of the neighbouring private/rear garden area, the erection of side screens shall generally be required. The design and position of the balcony shall have due regard to the architectural design of the house. The proposed balcony extends to approximately 9 square metres and incorporates a 1.8m high privacy screen to safeguard the neighbouring Dumfriocho Cottage's privacy. Approximately 30m separates the proposed balcony from Glencairn Road with views obscured by mature trees within the garden. The incorporation of a hot tub in the balcony's design is not, I consider, a material town planning consideration. The proposed design accords with the design guidance in PPAN 8 in all respects.

New windows in the proposed front bedroom overlook Rowantreehill Road, while at the rear extension, only a bathroom window faces Dumfriocho Cottage. Two bedroom windows on the west elevation of the first floor rear extension face Glencairn Road but do not overlook Dumfriocho Cottage. Overall, I do not consider that the proposed window regime has an unacceptable impact on privacy.

(b) Impact on the existing streetscape. The overall design and style of the house is altered by the proposal to change it from a 1970s design to an early 20th century character, I consider more sympathetic to its setting adjacent to the Conservation Area.

(c) size, proportion, style and alignment of doors and windows. The proposed window regime is a key component in the change to an early 20th century character.

As the site is adjacent to the Kilmacolm Conservation Area, Policy HR11 is also applicable. It advises that development proposals both within and adjacent to Conservation Areas will be acceptable where they are sympathetic to the existing character, pattern of development and appearance of the area and a range of matters are satisfactorily addressed, including:-

(b) overall design and style. The change to an early 20th century character is, I consider more sympathetic to the setting, adjacent to the Conservation Area.

(c) scale of extension. The scale of the two proposed first floor extensions is proportionate to the existing structure and an integral component in the improvement of its visual appearance.

(d) design details and (e) finishing materials. Revised roof pitches, continuity of roofing and wall materials and the replacement window regime combine, I consider, to enhance the house.

In answer to the objectors' concerns not covered by my assessment against the Local Plan, pre application advice given 5 years ago in respect of roof alterations to a nearby semi detached bungalow is not a material consideration in the determination of this planning application. Ridge height as proposed is comparable with that of the two houses previously granted planning permission. I do not consider the 300mm increase in height on a building of this scale to be visually significant.

Overall, I conclude that the submitted design enhances residential amenity and character and, as such satisfies the aim of the Local Plan.

RECOMMENDATION

That the application be granted subject to conditions.

Conditions

1. No development shall commence until samples of the proposed slate, pre-cast details, fenestration details and all external wall materials and colours have been submitted to and approved in writing by the Planning Authority: development thereafter shall proceed in accordance with the approved materials unless the Planning Authority gives its prior written approval to any alternatives.
2. No development shall commence until details of tree protection measures have been submitted to and approved in writing by the Planning Authority: the approved tree protection measures shall thereafter be maintained in situ for the duration of the site works.

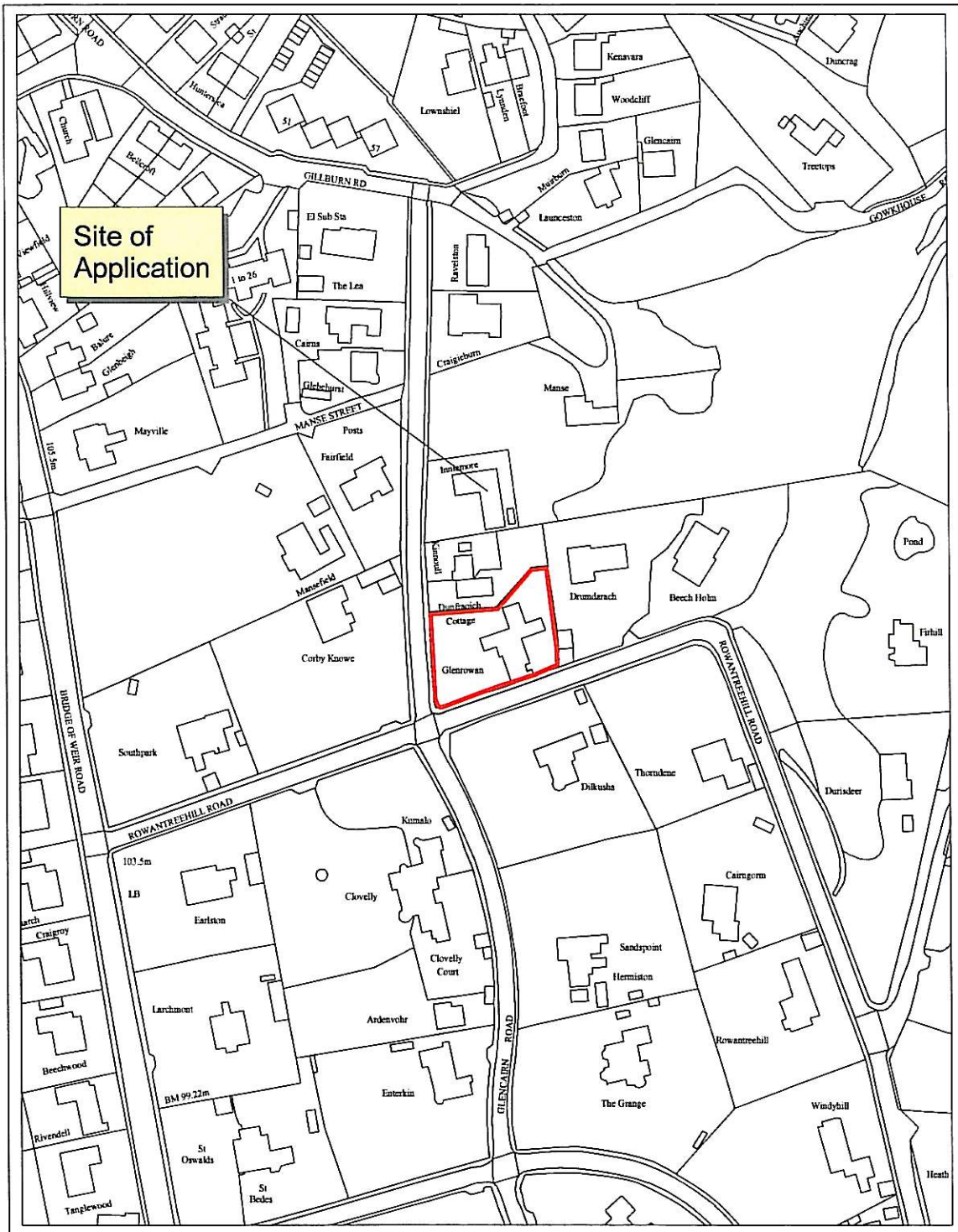
Reasons

1. To ensure a continuity of materials in this part of Kilmacolm.
2. To protect trees within the site.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form
2. Application Plans
3. Inverclyde Local Plan
4. Inverclyde Council
5. PPANs 7 and 8
6. Consultation responses
7. Written representations
8. Planning application 08/0161/IC



Drawing No. 10/0122/IC Glenrowan, Rownantreehill Road, Kilmacolm

Drawn by: JML

Date: 29/06/10



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