
Report To:	The Planning Board	Date:	4 August 2010
Report By:	Head of Regeneration & Planning	Report No:	10/0117/IC Plan 08/10 Local Application Development
Contact Officer:	Guy Phillips	Date:	4th August 2010
Subject:	Change of use and extension of former anti-aircraft operations room to form a single dwelling at Former HMS Dalriada, Langhouse Road, Inverkip		

SITE DESCRIPTION

The site lies within a woodland, to the north of Langhouse Road east of Inverkip. It contains the disused HMS Dalriada, which was a post war, anti aircraft operations room. The building is a flat roofed, reinforced concrete single storey structure with a basement. It has suffered fire damage and has lain vacant since the 1990s.

PROPOSAL

It is proposed to carry out alterations to the building to convert it to a house. Alterations comprise the formation of new openings in the walls and the addition of an irregularly shaped, monopitched first floor level. The first floor structure, finished in zinc, is in the form of a shard with angled walls and roof cutting into the existing building at a 45 degree angle and incorporating roof terraces on its north-west and south elevations. Accommodation in the basement would comprise a games room, cinema, bar, office/study and sauna. Proposed at ground floor level are six bedrooms and an integral garage. Kitchen, dining and lounge accommodation are proposed in the new first floor.

LOCAL PLAN POLICIES

Local Plan Policy DS8 - Green Belt

There is a presumption against development in the designated Green Belt, as identified on the Proposals Map. Proposals will only be considered favourably in exceptional or mitigating circumstances and where the criteria for development in Policy DS10 for the 'Countryside' can be satisfied.

Local Plan Policy DS10 - Countryside

Development within the countryside (including the Green Belt) will be permitted only where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture and forestry;

- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and contributes to the social and economic development of the area;
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site;
- (d) it entails appropriate re-use of vacant buildings which it would be desirable to retain for their historic or architectural character; or
- (e) it forms part of an establishment or institution standing in extensive grounds; and
- (f) it does not adversely impact on the landscape character;
- (g) it does not adversely impact on the natural heritage resource;
- (h) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (i) there is a need for additional land for development purposes, provided it takes account of the requirements of the Structure Plan; and
- (j) it complies with other relevant Local Plan policies.

Local Plan Policy H18 - Reuse of Buildings in the Green Belt and Countryside

Proposals for the conversion, re-use or rehabilitation of buildings in the Green Belt and Countryside will be supported provided that:

- (a) such buildings are structurally sound, largely intact and capable of conversion without recourse to substantial demolition and rebuild (the Council will require a structural suitability report to accompany planning applications);
- (b) the proposed development respects the existing character of such buildings in terms of scale, form, proportions and architectural congruity and creates a cohesive and satisfactory group of new houses;
- (c) proposed finishing materials and design details are compatible with the character of the existing structure;
- (d) such buildings no longer meet their original purpose (the Council will require clarification of a building's redundancy);
- (e) such a development can be sympathetically integrated into its setting (details of site surfaces, planting and boundary treatments will be required); and
- (f) infrastructural requirements, particularly roads and drainage matters, can be satisfactorily addressed.

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.

Head Of Safer and Inclusive Communities - No objections subject to conditions.

Council Landscape Advisors- No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 30th April 2010 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan, the Council's PPANs 6 and 8 and the consultation responses.

Policy DS8 of the Local Plan presumes against development in the designated Green Belt. Proposals will only be considered favourably in exceptional or mitigating circumstances and where the criteria for development in Policy DS10 can be satisfied. Policy DS10 advises that development within the countryside will only be permitted where it can be supported with reference to a range of criteria, including (d) appropriate re-use of vacant buildings which it would be desirable to retain for their historic or architectural character. Policy H18 also lists criteria which proposals for the conversion, re-use or rehabilitation of buildings in the Green Belt and Countryside require to satisfy. PAN5 also offers guidance on design. If the aims of Policy DS10 and the criteria of Policy H18 and PPAN5 can be met, then development may be permitted within the Green Belt.

- (a) The existing building must be structurally sound, largely intact and capable of conversion without recourse to substantial demolition and rebuild (the Council will require a structural suitability report to accompany planning applications). In this case a structural survey was submitted with the planning application and has been assessed favourably by the Council's Building Standards Engineer.
- (b) The proposed development respects the existing character of such buildings in terms of scale, form, proportions and architectural congruity and creates a cohesive and satisfactory group of new houses. I consider that the proposed alterations to the former anti aircraft operations room are a significant departure from the original design. However, Policy H18 is written to assist in the assessment of the conversion of traditional buildings in the countryside and HMS Dalriada does not fit within that category and is unique within Inverclyde. Fire damaged and disused it is of a substantial, reinforced concrete construction and if not screened from public view by woodland, would be a significant eyesore. Given the unique circumstances of the building and its lack of visual impact outwith its immediate site I consider that it lends itself to the novel architecture of the proposal. I am further satisfied that to grant planning permission in this instance would not set a precedent for substantial alterations to more traditional buildings elsewhere in Inverclyde's countryside. I further consider that the proposal is to be welcomed, in bringing a redundant military structure into residential use and, also, for the imagination that such a novel piece of architecture brings to Inverclyde.
- (c) The proposed finishing materials and design details are compatible with the character of the existing structure. This guidance is appropriate for the conversion of traditional buildings. In this instance, the proposed zinc covering of the additional storey on the converted building is an integral part of its novel architecture. The woodland setting determines that finishes of the building have no impact on the wider countryside.
- (d) Such buildings no longer meet their original purpose (the Council will require clarification of a building's redundancy). The Design & Access Statement details the building's history and I am satisfied that there is no question over its redundancy.
- (e) Such a development can be sympathetically integrated into its setting (details of site surfaces, planting and boundary treatments will be required). The Council's landscape advisors state that the unusual and brutal nature of the existing building and surrounding mature woodland provides a number of opportunities for the creation of a unique and

individual development. It is unlikely that the surrounding trees within Square Wood or its overall integrity would suffer a detrimental effect as a result of the proposal, however it is advised that trees should be required to be protected for the duration of the site works.

- (f) Infrastructural requirements, particularly roads and drainage matters can be satisfactorily addressed. There are no objections from the Head of Environmental and Commercial Services.

Assessing other determining factors I note that the Head of Safer and Inclusive Communities confirms that any issues of potential contamination can be addressed by condition and there are no other material considerations that merit refusal of planning permission.

While I note that the significant design alteration to the building means that the proposal does not strictly adhere to the requirement of Policy H18(b), I am satisfied that the uniqueness of the original building and the visual isolation of the site and the lack of realistic alternatives for the site deem this to be an acceptable departure from policy.

RECOMMENDATION

That the application be granted subject to conditions

Conditions

1. No development shall commence until samples of all external materials have been submitted to and approved in writing by the Planning Authority: development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives.
2. Prior to work commencing tree protection measures shall be put in place in accordance with BS 5837 -2005; the tree protection measures shall be retained in situ for the duration of the site works.
3. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the planning authority prior to development starting on site.
4. That the development shall not commence until a risk assessment, including any necessary remediation strategy 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 acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options.
5. That on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing by the Planning Authority, confirming that the works have been carried out in accordance with

the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but is not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site.

6. That the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing, by the Planning Authority.

7. That no material shall be imported onto the site until written details of the source of the imported material has been submitted for approval, in writing by the Planning Authority. The details, which shall be submitted no later than four weeks prior to the material being imported onto the site, shall include; the source of the imported material, any potential source(s) of contamination within 50 metres of the source of the material to be imported and verification analysis information. The material must not be imported on to the site until written approval has first been received from the Planning Authority. The material from the source agreed only shall be imported in strict accordance with these agreed details.

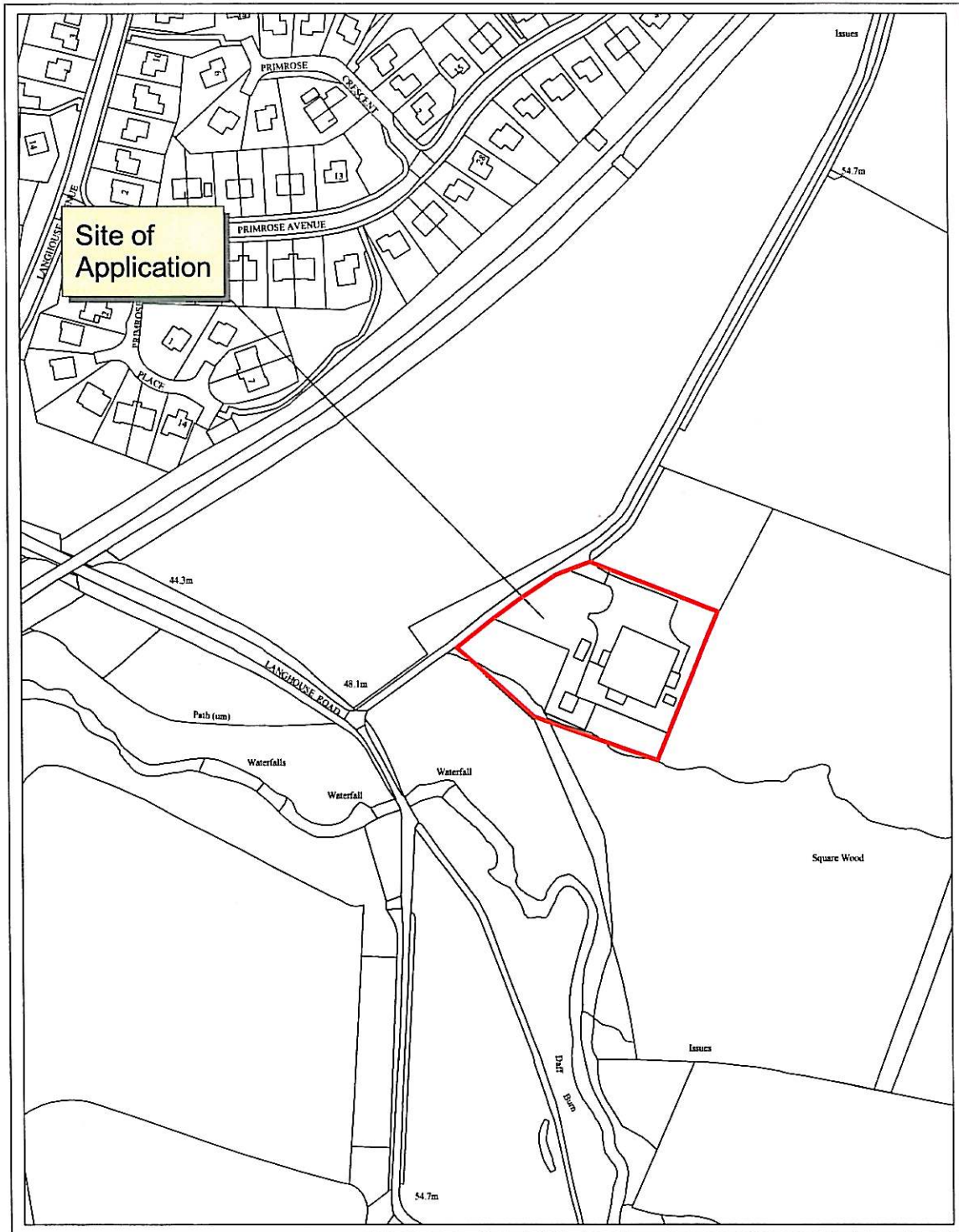
Reasons

1. To ensure a choice of materials sympathetic to the woodland setting in the countryside.
2. To protect the woodland setting of the development.
3. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
4. To satisfactorily address potential contamination issues in the interests of environmental safety.
5. To provide verification that remediation has been carried out to the Authority's satisfaction
6. To ensure that all contamination issues are recorded and dealt with appropriately.
7. To protect receptors from the harmful effects of imported contamination.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form
2. Application plans
3. Inveclyde Local Plan
4. Consultation responses



Drawing No. 10/0117/IC Dalriada, Langhouse Road, Inverkip

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Date: 29:06:10



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