

Agenda Item 3 No.

Report To:	The Planning Board	Date:	4 August 2010
Report By:	Head of Regeneration and Planning	Report No:	09/0360/IC Plan 08/10
Contact Officer:	Guy Phillips	Contact No:	01475 712462
Subject:	Notification of Planning Appeal Decision: Erection of bungalow type dwelling house		

at Port Glasgow Road, Kilmacolm

INTRODUCTION

In February 2010 planning permission in principle was refused for the erection of bungalow at Port Glasgow Road, Kilmacolm. Planning permission was refused as:-

- 1. The proposal fails to provide a justification for development in the Green Belt against the criteria in Policies DS10 and H4 of the Inverclyde Local Plan and, as such, is contrary to Policy DS8, and
- 2. Development of a single house plot at this location would create a precedent, with the potential for a sporadic, uncontrolled series of planning consents for single houses on the south west side of Port Glasgow Road to the detriment of south westerly views, important to the rural character of the northern part of Kilmacolm.

NOTIFICATION OF APPEAL DECISION

The Reporter considered the determining issues to be:-

- 1. whether the proposal represents an acceptable form of development in the Green Belt; and
- 2. the impact of the proposal on the character and visual amenity of the area, having regard to the provisions of the development plan.

He noted the proposed development meets none of the criteria within Policy H4 and DS10 that would permit the development of a new house in the Green Belt and that he had been provided with insufficient evidence to demonstrate an unmet demand for the relevant housing market area as a whole.

It was further noted by the Reporter that the south westerly views from Port Glasgow Road are particularly attractive and that development would have an adverse impact on the character and visual amenity of the area. To grant planning permission would set an irresistible precedent for further development on this stretch of Port Glasgow Road.

The Reporter concluded that the proposed development does not represent an acceptable form of development in the Green Belt. Accordingly, he dismissed the appeal.

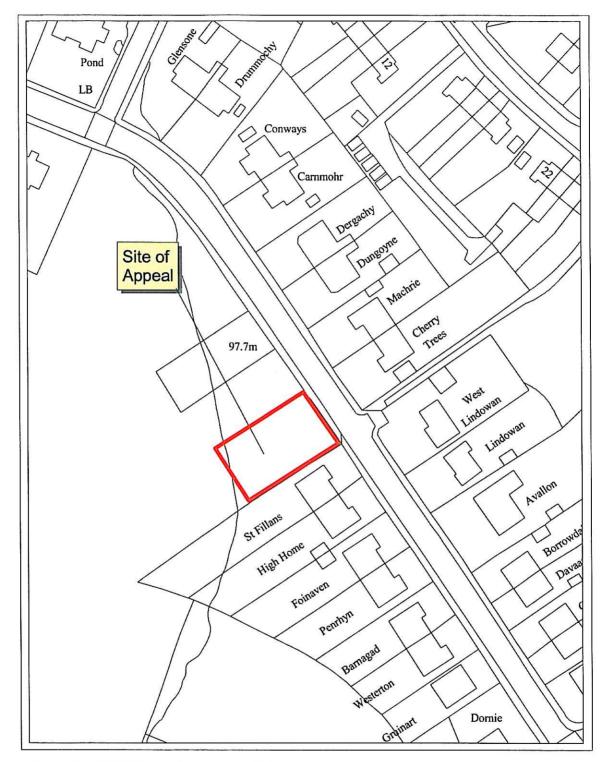
RECOMMENDATION

The Board notes the position.

Stuart Jamieson Head of Regeneration & Planning

BACKGROUND PAPERS

Planning appeal decision notice dated 29 June 2010.



Drawing No. 09/0360/IC Port Glasgow Road, Kilmacolm

Drawn by: JML

Date: 18:05:10





