
Report To:	The Planning Board	Date:	6th October 2010
Report By:	Head of Regeneration and Planning	Report No:	10/0227/IC Plan10/10
			Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Erection of a fence (in retrospect) at 14 School House, School Wynd, Quarriers Village		

SITE DESCRIPTION

The Old School House building, now converted into flats, is located on School Wynd, Quarriers Village. The building is finished in sandstone and has a grey slated roof. To the front of the building, adjacent to School Wynd, the garden area is enclosed by ornate black iron railing interspersed with sections of stone walling.

PROPOSAL

A timber lattice styled fence has been erected, without the benefit of planning permission, in the garden area. It extends from the front wall of the building to the boundary wall and railings adjacent to School Wynd. The fence is approximately 1 metre in height.

LOCAL PLAN POLICIES

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 HR12 - Impact of Development Within Conservation Areas

When assessing Conservation Area development proposals (both within and adjacent to it) consideration will be given to the impact they will have on townscape and the wider landscape, especially when viewed from adjacent transport routes and vantage points accessible to the public.

CONSULTATIONS

The nature of the proposal did not require consultation.

PUBLICITY

The application was advertised in the Greenock Telegraph on 13th August 2010 as a development affecting a conservation area and as there are no premises on neighbouring land to which notification could be sent.

SITE NOTICES

A site notice was posted on 13th August 2010 informing of development affecting a conservation area.

PUBLIC PARTICIPATION

The application was subject of neighbour notification, a press advert and a site notice. Objections have been received from the Kilmacolm Civic Trust and from 10 individuals contained within 4 individual representations.

The objections can be summarised as follows:

1. The fence is contrary to the character and appearance of the existing building and inappropriate for the wider conservation area.
2. No other similar properties within Quarriers have fences of this nature to the front.
3. The fence is to control a dog which causes disturbance to the locality.
4. The value of neighbouring properties will be reduced.
5. The neighbour no longer has access to the ground for maintenance.

I will consider these concerns in my assessment.

ASSESSMENT

The material considerations in the assessment of this application are the Local Plan, Planning Practice Advice Note no. 11, the Scottish Historic Environment Policy, Historic Scotland's Managing Change in the Historic Environment Guidance Notes, Scottish Government Planning Advice Note 71 (Conservation Area Management) and the effect on the appearance and architectural integrity of the building and the impact on the wider conservation area.

Inverclyde Local Plan policies HR11 and HR12 provide criteria for the assessment of development proposals within conservation areas. Policy HR11 encourages proposals where they are sympathetic to the existing character, pattern of development and appearance of the area. Criterion (f) requires boundary treatments to be satisfactorily addressed. Policy HR12 states that when assessing conservation area development proposals, consideration should be given to the impact they will have on the wider landscape, especially when viewed from adjacent transport routes and vantage points accessible to the public.

Historic Scotland's Guidance Notes and PAN 71 provide advice and guidance for planning authorities determining applications affecting conservation areas. The Guidance advises that where an institutional building is sub-divided, the ground immediately surrounding it should be kept free of intrusive walls or fences defining individual gardens. PAN71 requires development to be carefully managed to ensure the character and appearance is safeguarded and enhanced.

Quarriers village is characterised by large detached buildings set in largely open grounds. Boundary fences compartmentalising the curtilage of individual buildings are not typical features. The Old School House is situated in a prominent position and the front elevation is the main feature within the streetscape when entering School Wynd. The frontage is laid to lawn and enclosed by a combination of short sections of stone walling and ornate iron railings. Despite being located behind the boundary railings and wall, the timber fence is clearly visible. The style and materials of the fence are not only inappropriate for the conservation area but at odds with the character and appearance of the existing building. The physical sub-division of the garden detracts from the appearance of the building to the detriment of the streetscape and wider conservation area. The fence erected is therefore not appropriate and is contrary to policies HR11 (with specific reference to criterion f) and HR12 of the Inverclyde Local Plan and is not in accordance with PAN 71 and Historic Scotland's advice and guidance.

I note the outstanding points raised by the objectors relating to the use of the garden by a dog, any perceived impact on the value of neighbouring property and access for maintenance, however these are not material planning considerations which can have any bearing on the determination of the application.

RECOMMENDATION

That the application be refused.

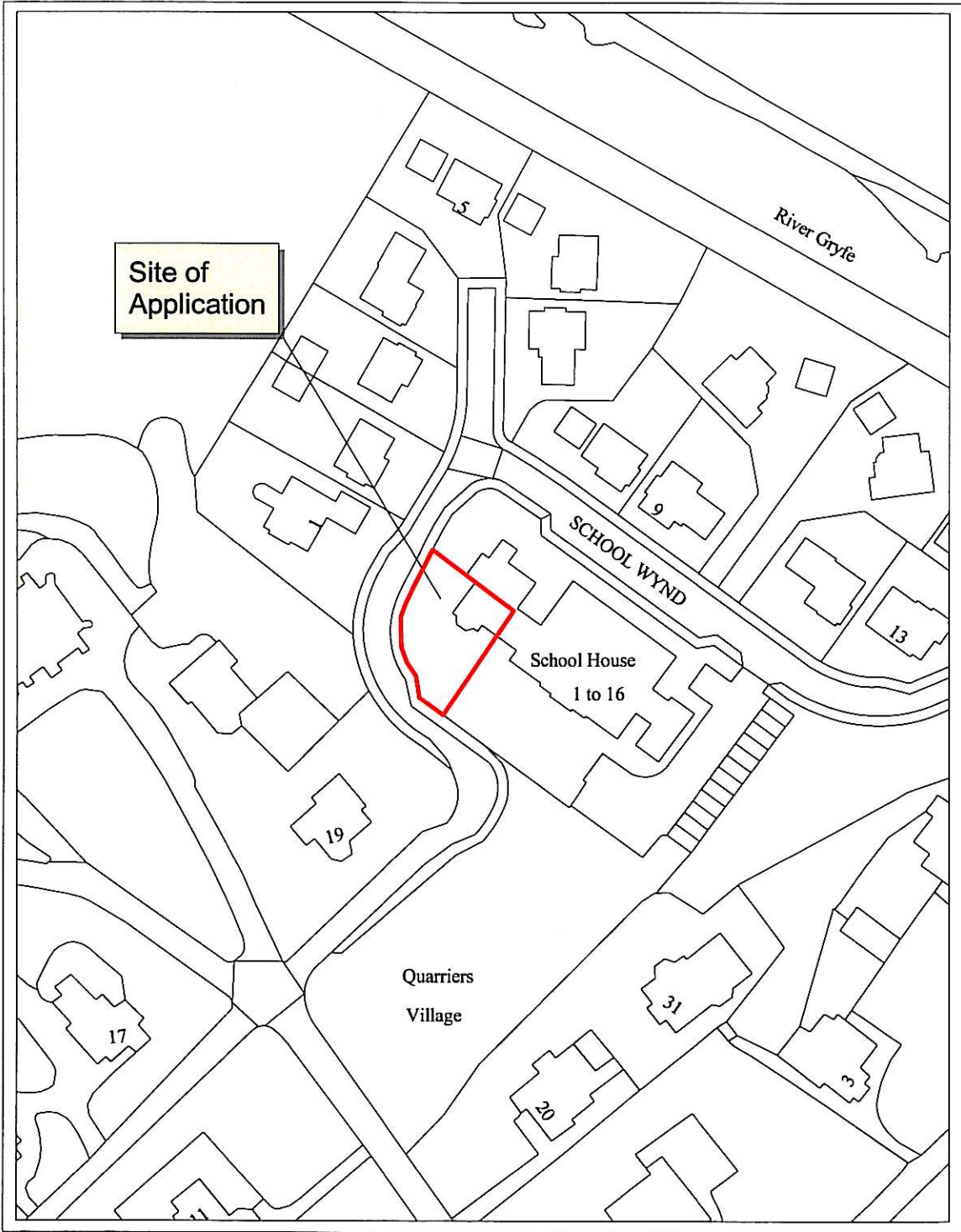
Reasons

1. The fence erected is to the detriment of the character and appearance of the existing building and is not an appropriate addition to the conservation area
2. The application is contrary to Policies HR11 and HR12 of the Inverclyde Local Plan, the Scottish Government's Planning Advice Note 71 (Conservation Area Management), Historic Scotland's Scottish Historical Environment Policy and the Managing Change in the Historic Environment Guidance Notes.

Stuart Jamieson
Head of Regeneration and Planning

Background papers

1. Application form
2. Application plan
3. Inverclyde Local Plan
4. Letters of objection
5. Scottish Government's Planning Advice Note 71 (Conservation Area Management)
6. Historic Scotland's Scottish Historical Environment Policy and the Managing Change in the Historic Environment Guidance Notes.



Drawing No. 10/0227/IC 14 School House, School Wynd, Quarrier's Village

Drawn by: JML

Date: 16:09:10

