
Report To:	The Planning Board	Date:	6th October 2010
Report By:	Head of Regeneration and Planning	Report No:	10/0194/IC
			Local Application Development
Contact Officer:	Mike Martin	Contact No:	01475 712412
Subject:	Erection of garage complex including garages, workshop and storeroom and associated groundworks and landscaping at The Corrie, Houston Road, Kilmacolm		

SITE DESCRIPTION

The application site comprises a detached property set within extensive grounds on the south side of Houston Road, Kilmacolm. It lies within the Kilmacolm Conservation Area and is bordered on either side by residential properties. The property was previously the subject of a planning application to extend the house and the garage, both at the east elevation. Planning permission for this development was approved in March 2009, although this has not, to date, been implemented.

PROPOSAL

The proposal is to construct a detached timber building formed in an L shaped configuration and including, in part, upper floor accommodation accessed by an external staircase. The footprint of the proposed building is approximately 132 square metres to provide garage accommodation for three vehicles and a large workshop area of approximately 70 square metres on the ground floor and, on the upper level, an open area to be used as a hobby room which includes three dormer windows facing into the garden. The proposed building is located parallel to and approximately 5 metres from the east boundary of the property. The intention is to excavate the existing ground level which slopes upwards towards the boundary, including the construction of a retaining wall approximately 1.2 metres maximum height at its northernmost corner and lying approximately 4 metres from the boundary. The building would be approximately 5.4 metres in height and approximately 9.50 metres in width at its east elevation which faces towards the neighbouring property and, in relation to the section at right angles, approximately 4.70 metres in height and approximately 14.04 metres in length.

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

No consultations were required.

PUBLICITY

The application was advertised in the Greenock Telegraph on 25th June 2010 as a development affecting a conservation area.

SITE NOTICES

A site notice was posted on 25th June 2010 informing of a development affecting the conservation area.

PUBLIC PARTICIPATION

Two letters of representation have been submitted, one from the Kilmacolm Civic Trust and the other from a neighbouring resident.

Kilmacolm Civic Trust consider that the information provided in the application was insufficient for them to make a properly informed judgement and clarification was requested on a number of points of detail. This information has been provided.

The points of objection expressed by the neighbouring resident are:-

1. The proposed timber building would be out of character with the surrounding properties which are stone faced.
2. The size of the proposed building is substantially greater in scale than previous outbuildings.
3. Whilst the type of construction appears to be of a temporary nature it may enhance the possibility of a subsequent development of a dwellinghouse at this location.
4. Concerns over the detrimental impact upon views and loss of residential amenity.
5. Concerns that the upper floor of the building will be used for accommodation.

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) the impact on the conservation area, including adjacent buildings.

Historic Scotland's Guidance indicates that, with respect to new development within conservation areas, the first priority is to have regard to the special architectural and visual qualities which gave rise to the area's designation and any proposals which could erode these qualities may have to be refused. It is further advised that special regard should be paid to matters such as scale, bulk, height, materials, colour, vertical or horizontal emphasis and detailed design. Scottish Government's PPAN 71 indicates that development within conservation areas requires to be managed carefully to ensure that the character and appearance of these areas are safeguarded and enhanced for the future. All new developments should respect, enhance and have a positive impact upon the area.

The Kilmacolm Conservation Area is characterised by large villas set within spacious, mature grounds within a fine landscaped setting. The size of both the villas and the associated grounds is variable, however development is of a low density. An underlying feature is the relatively generous spacing between buildings. While there is a variety of house styles and materials, the spacing between houses and the visual separation boosted by mature landscaping accommodates this variety. In this location, however, there is clear intervisibility between the surrounding properties, which are generally stone faced and of traditional design. In some instances outbuildings have been converted to their current use from original stables or coach houses etc. In the case of the application site the principal outbuilding, which provides garaging, was the subject of a recent grant of planning permission. It is closely related to the house, is of traditional appearance and appropriate in terms of its scale and materials to the main property.

Historic Scotland's guidance states that any new development should accord with the special architectural and visual qualities which contribute to its character. In addition every new building should be designed not as an isolated entity but as part of a larger whole which already has a well established character of its own.

The property is relatively secluded from the wider public view. This is due to a combination of its distance from the road and the extent of screening provided by its maturing landscape. However, the footprint and scale of the proposed outbuilding is not found in this part of the conservation area. I recognise that the existing, much smaller, outbuilding is of timber construction. This proposal is, however, substantially larger and would introduce a marked contrast with other buildings as a result of its size and the extensive use of timber.

The proposed development will also have a significant impact upon the setting of The Corrie and the neighbouring house, Knapps Lodge, due to the combined impact of its size, scale, position and use of material. It is situated in relatively close proximity to Knapps Lodge, which is more modest and traditional, and offers clear and unexpected design contrast.

In conclusion, I consider that the proposal would impact adversely upon the character and appearance of this part of the conservation area and would not safeguard and enhance the appearance of the area for the future. As such the proposal is not in accordance with the advice contained within Policy HR11 of the Inverclyde Local Plan and would also conflict with the terms of Historic Scotland's Scottish Historic Environment Policy and Technical Guidance Notes, and the Scottish Government's PAN 71 on "Conservation Area Management". As such I am unable to support the application.

I note the objectors' comments on the use of the upper floor for residential accommodation and loss of view, but neither of these are determining factors.

RECOMMENDATION

That the application be refused.

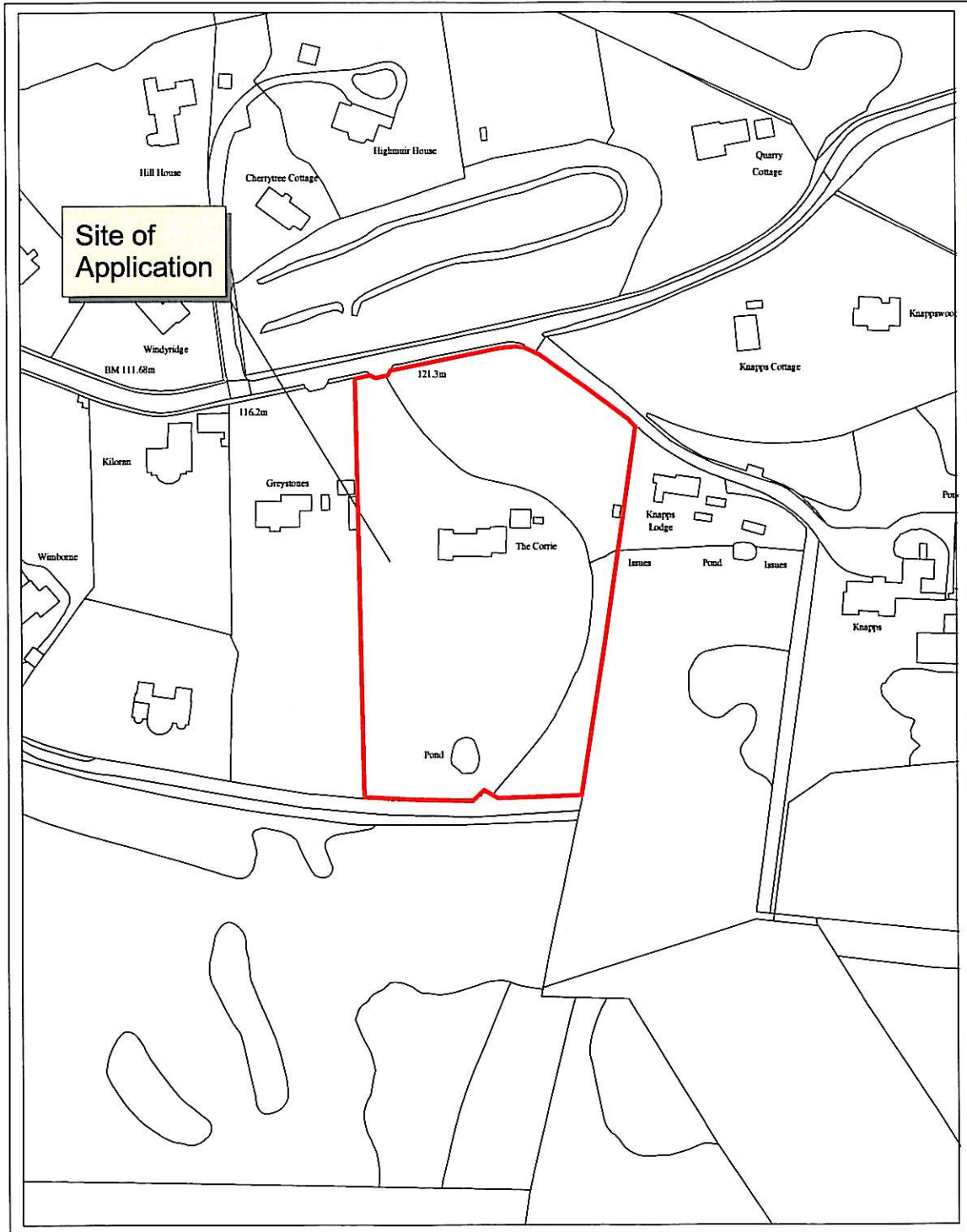
Reasons

1. The proposed building in terms of its scale, bulk, height, materials and its siting would impact adversely upon local residential amenity and, in particular, upon the character and appearance of this part of the conservation area.
2. The application is contrary to Policy HR11 of the Inverclyde Local Plan, the Scottish Government's Planning Advice Note 71(Conservation Area Management) and Historic Scotland's Scottish Historic Environment Policy and the Managing Change in the Historic Environment Guidance Notes.

Stuart Jamieson
Head of Regeneration and Planning

Background Papers

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



Drawing No. 10/0194/IC The Corrie, Houston Road, Kilmacolm

Drawn by: JML

Date: 16:09:10



Crown Copyright, (100023421) (2010)
ALL RIGHTS RESERVED

Inverclyde
council
regeneration and planning