

Local Review Body

3 November 2010

Planning Application for Review

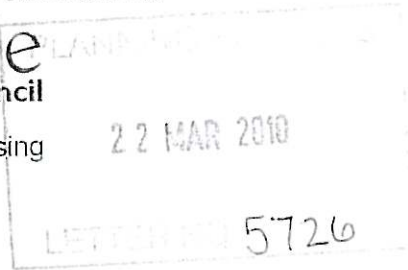
Mr & Mrs Watson

Erection of Rear Extension:

32 Auchenbothie Road, Port Glasgow (10/0087/IC)

Contents

- Planning Application and plans (NB plans circulated separately)
- Site photograph
- Report of Handling dated 24 June 2010
- Inverclyde Local Plan Policies H1, H15 and DC1 together with Planning Practice Advice Note No 7 - House Extensions
- Decision Notice dated 25 June 2010
- Notice of Review form
- Suggested conditions should planning permission be granted on review



FOR OFFICIAL USE ONLY	
Reference No.	10/0087/1e
Date of Receipt	22/3/10
Fee Paid	-
Date Fee Received	-
Date Valid	-
Receipt No.	-

PLANNING APPLICATION

Town & Country Planning (Scotland) Acts

The undersigned applicant hereby makes application for Planning Permission for the development described on this form and the accompanying plans.

see note 1

1. Particulars of Applicant	Particulars of Agent (if any) acting on applicants behalf:
Name <u>MURIELS WATSON</u>	Name <u>ROBERTSON DESIGN</u>
Address <u>32 AUCHENBETHIE ROAD</u>	Address <u>8 VINCENTS LODGE</u>
Postcode <u>PA14 6XB</u>	Postcode <u>PA14 6XB</u>
Telephone Number	Telephone Number <u>01475 540554</u>
	Profession <u>ARCHITECT</u>

see note 2

2. Description of Development	
<u>REAR EXTENSION TO HOUSE</u>	
Site Location <u>32 AUCHENBETHIE ROAD RET GRASSGOW</u>	
Site Area (hectares) <u>121 sqm</u>	Number of dwellinghouses proposed <u>-</u>
	New gross floorspace (sq. metres) <u>19 sqm</u>

see note 3

3. Application Type (Tick appropriate box/es)	
(a) Permission in Principle <input type="checkbox"/>	(c) Detailed Permission <input checked="" type="checkbox"/>
(b) Approval of Matters specified by conditions <input type="checkbox"/>	(d) Change of Use of land/buildings <input type="checkbox"/>
(e) Other (please specify)	

see note 4

4. Applicants interest in site (Tick appropriate box)	
(a) Owner <input checked="" type="checkbox"/>	(c) Tenant <input type="checkbox"/>
(b) Lessee <input type="checkbox"/>	(d) Prospective Purchaser <input type="checkbox"/>
(e) Other (please specify)	

see note 5

5. Existing Uses

(a) Please state the existing use(s) of the land/buildings: DUNALLET HOUSE

(b) Was the original building erected before 1st July 1948? Yes / No

Has the original building been altered or extended Yes / No

If yes, please indicate nature of alteration / extension and if possible approximate dates.....

If the land / buildings are vacant, please state last known use.....

see note 6

6. Access Arrangements and Parking (Tick appropriate box/es)

(a) Not Applicable (e) Number of existing on site parking places

(b) New vehicular access proposed (f) Number of proposed on site parking places

(c) Existing vehicular access to be altered / improved (g) Detail of any available off site parking

(d) Separate pedestrian access proposed

see note 7

7. Drainage Arrangements (Tick appropriate box/es)

(a) Not Applicable (c) Connection to existing public sewer

(b) Public Sewer (d) Septic Tank

If (d), indicate method of disposal of effluent (e.g. soakaway, watercourse etc).....

see note 8

8. Water Supply (Tick appropriate box/es)

(a) Not Applicable (c) Existing private supply

(b) Public Main (d) Proposed private supply

If (c) or (d), please specify nature of supply source and proposed storage arrangements.....

see note 9

9. Building Materials (Complete as appropriate)

(a) Not Applicable

(b) Outside Walls Material RENDER TO MATCH EXISTING

Colour OFF WHITE

(c) Roof Covering Material CONC ROOF TILES

Colour.....

(d) Windows Material UPVC

Colour WHITE

(e) Boundary Treatment Material EXISTING

Colour.....

see note 10

10. Landscaping

Is a landscaping/tree planting scheme proposed?

Yes No

Are any trees/shrubs to be cleared on site?

Yes No

If yes, please show details of scheme on a SITE PLAN

see note 11

11. Costings

What is the estimated costs of any works to be carried out?

£ 20,000.00

see note 12

12. Confirmation

Signature of applicant/agent.....

on behalf of ROBERTSON DESIGN

Date 20.8.10

see note 13

CERTIFICATES UNDER ARTICLE 15 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(SCOTLAND) REGULATIONS 2008

Either certificate A, B or C must be completed together with certificate E

CERTIFICATE A (To be completed where the applicant is owner of the whole application site including any access visibility splays and land required for drainage systems or water connections)

I hereby certify that:

No person other than * myself/the applicant was an owner (refer to note (a)) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application

CERTIFICATE B (To be completed where the applicant does not own the whole application site including any access visibility splays and land required for drainage systems or water connections)

I further certify that:

* I have/the applicant has given the requisite notice (Notice No.1) to all persons other than * myself / the applicant who at the beginning of the period of 21 days ending with the date of the accompanying application were (refer to note (a)) owners of any part of the land to which the application relates.

Name(s) of Owner	Address(es)	Date of Service of Notice(s)
.....
.....
.....

* Delete whichever is inappropriate

NOTE (a) Any person who in respect of any part of the land is the proprietor of the dominium utile or is the lessee under a lease thereof of which not less than 7 years remains unexpired.

CERTIFICATE C (To be completed in EVERY CASE)

I further certify that:

* (1) None of the land to which the application relates constitutes or forms part of an agricultural holding

* (2) I have/the applicant has given the requisite notice to every person other than myself/himself who at the beginning of the period of 21 days ending with the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates

These persons are:

Name(s)	Address(es)	Date of Service of Notice(s)
.....
.....
.....

CERTIFICATED

I confirm that I have been unable to notify all parties under Certificates A, B and C

* Delete whichever is inappropriate

Signature of Applicant/Agent
On behalf of ROBERTSON DESIGN
Date 20.3.10

see note 15

CHECKLIST - The following documentation should be submitted:

please tick all boxes

TWO APPLICATION FORMS

FOUR SETS OF PLANS

FEE (Where appropriate)

DESIGN & ACCESS STATEMENT
(National and Major applications only)

PRE-APPLICATION CONSULTATION REPORT
(National and Major applications only)

WARNING

If any person issues a certificate which purports to comply with the requirements of Section 35 of The Town and Country Planning (Scotland) Acts, and contains a statement which he knows to be false or misleading in a material particular or recklessly issues a certificate which purports to comply with those requirements and which contains a statement which is false or misleading in a material particular he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

Revision 'A' - November 2006
Revision 'B' - December 2006
Revision 'C' - July 2009
Revision 'D' - October 2009



REPORT OF HANDLING

Report By:	James McColl	Report No:	10/0087/IC
			Local Application Development
Contact Officer:	01475 712462	Date:	24th June 2010
Subject:	Erection of rear extension at 32 Auchenbothie Road Port Glasgow PA14 6JB		

SITE DESCRIPTION

The application site consists of a two storey mid terrace property featuring a mono pitch roof and finished in pink drycast and a concrete tiled roof. A variety of primarily terraced dwellings lie adjacent to the application site. A parking court at the head of Melrose road lies immediately to the rear.

PROPOSAL

It is proposed to erect a single storey rear extension comprising a bedroom and wet room. The extension will extend 6 metres from the rear wall of the house and be 3.6 metres in width. The extension will feature a mono pitch roof to match the existing house and is 4 metres in height at the highest point. The rear garden area will be reduced in width to just 2.3 metres, and the extension extends almost the full length of the garden, with approximately 1 metre to the rear fence.

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 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.

PPAN7 - House Extensions applies.

CONSULTATIONS

Head Of Environmental And Commercial Services – 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

The application was subject of neighbour notification and a press advert. No representations were received.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Plan, the impact on the existing property and wider streetscape, and the impact on the amenity of neighbouring residents.

Policy H1 of the Local Plan seeks to maintain residential amenity. In assessing design and impact on neighbouring amenity, I consider that this proposal is best assessed against both the requirements of policy H15 of the Local Plan and the guidance contained within PPAN 7. Considering design, the appearance of the proposed extension reflects the overall design of the existing dwelling. The extension occupies the majority of the rear garden area, reducing its size from approximately 38.5 square metres to approximately 20.5 square metres. I am concerned that this would result in an overdevelopment of the plot leaving inadequate garden ground and being at odds with the established pattern of development.

In considering the proposal further, I note that the property at 46 Auchenbothie Road features a similar rear extension granted in 1990. This extension is of similar length but is marginally narrower at 3.2 metres wide. This gives a marginally larger usable garden area than would exist at the application site. Being located at the end of the terrace, the nearest window within a neighbouring property is the living room at number 44 Auchenbothie Road. Despite the length of the extension, the distance of this window from the common boundary results in the extension not projecting beyond the 45 degree angle line from this window. Whilst this extension granted in 1990 would fail against the current guidance in terms of proximity to the rear boundary and would leave only limited garden ground, it does accord with the current guidelines designed to ensure that the light to the windows of neighbouring property is not unacceptably affected.

Considering the current proposal, whilst the extension does not cross the 45 degree angle line from the living room window at number 30, it does cross this line from the window of number 34. The extension extends significantly beyond both 3.5 metres from the rear wall of the house and the 45

degree angle from the mid point of this neighbouring window. Given this, together with the proximity of the extension to the rear boundary, the proposals fails against the advice and guidance contained with PPAN 7 and I consider that the available daylight to neighbouring windows will be unacceptably reduced. The proposed extension is also 400 mm wider than that granted at number 46, thus leaving less available garden ground and I consider that the proposal would leave inadequate usable garden ground and would lead to an overdevelopment of the plot to the detriment of the established pattern of development.

To conclude, the proposed extension and will have an unacceptable impact on the amenity of neighbouring property by way of a reduction in daylight to neighbouring windows. The extension encroaches to within a metre of the rear garden boundary and inadequate garden ground will remain following the extension. Whilst a similar extension was granted at number 46 approximately 20 years ago, there are significant differences between this and the current proposal and I do not consider that the extension previously granted creates a precedent against which it is difficult to refuse the current proposal. The proposal does not accord with the policy and guidance within the Inverclyde Local Plan and the Council's PPAN 7 and as such, I am unable to support the application.

DECISION

That the application be refused

Reasons

1. The proposed extension would unacceptably reduce the available garden ground leading to an overdevelopment of the plot to the detriment of the established pattern of development
2. The proposed extension would unacceptably reduce the daylight to the windows to neighbouring property to the detriment of the amenity of neighbouring residents.
3. The proposal is contrary to the advice and guidance within Policy H1 of the Inverclyde Local Plan and the Council's Planning Practice Advice Note number 7 on House Extensions.

Signed:

Case Officer: James McColl

Stuart Jamieson
Head of Regeneration and Planning

DEVELOPMENT STRATEGY POLICIES

Safeguarding Residential Areas

7.44 The Proposals Map identifies all areas within the settlements of Inverclyde that are primarily residential in character. Residential development will be acceptable, subject to other relevant Local Plan policies, within the settlement boundary. It is important to ensure that the character and amenity of residential areas is safeguarded and enhanced, where possible. Policy H1 provides the means to deal with development proposals affecting these areas, although the Council may also apply other policies depending on the nature of the development.

7.45 New residential development will normally be acceptable in principle, subject to the normal development control criteria outlined in **Policy H8**, other relevant policies and the detailed advice noted in Chapter 18: 'Development Control Advice', as appropriate. The provision of non-residential uses, such as community facilities or neighbourhood shops will also normally complement housing and will be acceptable where they would have little detrimental impact on the amenity of the area. Where it can be demonstrated that this is the case then such proposals will be acceptable, subject to the development control framework noted in **Policy H10**, and any other material considerations.

p 107

p 108

✦ **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.

The Provision of Community Facilities

7.46 The provision of facilities such as schools, colleges, nurseries, libraries, community centres and health centres are essential in order to ensure that a community functions effectively. Such facilities are generally compatible with residential amenity and also create a sense of place and belonging and therefore, have the support of the Council, in principle.

7.47 Existing community facilities are not identified specifically on the Proposals Map as they are usually small, self-contained sites located in either residential areas or town centres and will therefore, be subject to the policies appropriate for these two general areas. There are a number of exceptions to this, for example large colleges, museums/art galleries, hospitals and some of the larger schools, but these are readily identified on the Ordnance Survey (OS) base of the Proposals Map and generally, are also compatible with the residential land use zoning.

Pol H1 & H8
Pol R1-R5

7.48 Notwithstanding this general compatibility, development activity associated with community facilities has particular town planning implications. Guidance on these and other matters is provided in **Policies H9 and H10** below.

p 108

Redevelopment of Brownfield Sites

7.49 The preference for meeting development needs within the urban area and the focus on area renewal has led to a wide range of housing and other community development opportunities within the areas identified for 'Residential' on the Proposals Map. The redevelopment of this urban land, whether of former non-residential uses or not, for residential and other community use, is consistent with the Local Plan's Development Strategy of regeneration and renewal. This redevelopment therefore, will be acceptable to the Council, subject to the provisions of **Policy H2**.



House Extensions

7.96 Since a large number of the planning applications received by the Council relate to house extensions, advice is required on those issues that are likely to arise in such cases and which the Council will wish to see addressed to its satisfaction. Most importantly, the visual impact of the proposals and their impact on the amenity of neighbouring residents require to be assessed. These matters are covered in Policy H15.

* *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.*

[Note: These issues are addressed in detail in PPAN 7, under Policy DC1]

Residential Development on Upper Floors of Commercial Premises

7.97 There are many premises on the floors above commercial uses in the Town and Local Centres, and other localities, unused and left vacant. The use of these properties for residential purposes would increase the available housing stock, would contribute to the brownfield supply and therefore reduce the need to find land for new housing. The use of such properties for residential purposes is therefore to be encouraged, and Policy R2 of the Plan includes a criterion dealing with this issue. The use of the upper floors of commercial properties for residential purposes in the Town and Local Centres would also contribute to the vitality, viability and security of these centres. Residents of such properties make use of the shops and services located within the centres and generate activity in the evening when shoppers and workers have departed. However, Policy R12 seeks to restrict the circumstances where residential uses exist above hot food take-aways to the town and local centres.

Improvement of Dwellings and Housing Action Areas

7.98 Within the central areas of the major urban centres, there are pockets of properties comprising of terraces, tenements and villas, many of which are in multiple owner occupation and are in an unsatisfactory condition (or below 'tolerable standard'). The rehabilitation of these properties is consistent with the Plan's strategy of sustainable re-use of existing buildings within the urban area. Although the Council is financially limited in the measures it can take to address these problems it does propose, in conjunction with Communities Scotland and the housing associations, to continue a programme of rehabilitation schemes within the 'Housing Action Areas' (HAA's).

7.99 HAA schemes, because many are focused on tenemental properties and/or in multiple owner occupation (for which there are no permitted development rights), and because they usually involve external rehabilitation, will usually have development implications. Problems can arise where budget constraints lead to compromises being suggested in relation to the quality of design and finishing materials. Policy H16 is therefore included below to address specifically the design aspects of HAA-related development proposals. These proposals will also be assessed against the provisions of other relevant Local Plan policies and the detailed design advice in the PPANs, under Policy DC1, as and when appropriate.

Policy H16 Improvement of Dwellings in Housing Action Areas

Proposals for the improvement of dwellings, including those in Housing Action Areas, will be acceptable where they have had regard to the Planning Practice Advice Notes, where applicable.

Ch 18

Ch 8, Pol R2, p122

Ch 8, Pol R12, p123

App C

Ch 18

CHAPTER 18 : DEVELOPMENT CONTROL ADVICE

CONTEXT

18.1 Inverclyde Council receives over 400 applications for planning, listed building and advertisement consent each year. There is a statutory obligation to decide applications within two months, with the Government setting targets of 90% for householder, 85% for minor business and industry and overall, 80% for all applications being determined within the statutory period.

18.2 Considerable delays can result when proposals require amendment and applicants often face the additional expense of preparing revised plans and notifying neighbours.

18.3 Sixteen planning practice advice notes (PPAN's) have been prepared with the intention of providing detailed guidance which if followed, will assist clients wishing to receive planning permission within the statutory period and this will also assist the Council in achieving Government targets.

18.4 To establish good practice the overarching context upon which the sixteen planning practice advice notes have been prepared is set down in Policy DC1.

** 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.

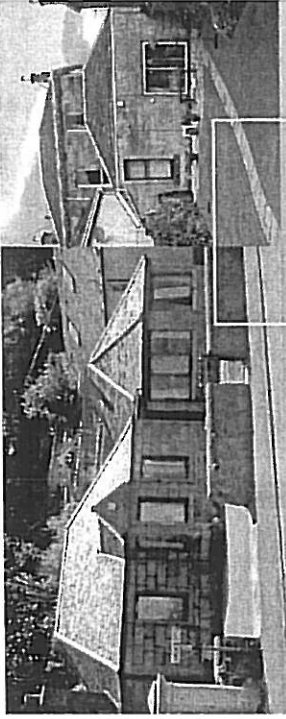
Inverclyde
Development
Control Returns
to SEDD

Table 18.1 Planning Practice Advice Notes

PPAN No. 1	Backland and Tandem Development
PPAN No. 2	Single Plot Residential Development
PPAN No. 3	Private & Public Open Space Provision in New Residential Development
PPAN No. 4	Residential Care in the Community
PPAN No. 5	Design & Siting of Houses in the Countryside
PPAN No. 6	Design Guidelines for Farm Buildings in the Countryside
PPAN No. 7	House Extensions
PPAN No. 8	Balconies
PPAN No. 9	Dormer Windows
PPAN No. 10	Roof Lights in Listed Buildings and Conservation Areas
PPAN No. 11	Replacement Windows
PPAN No. 12	Shopfront Design
PPAN No. 13	Signage and Advertisement
PPAN No. 14	Satellite Television Dishes
PPAN No. 15	Garden Decking
PPAN No. 16	Planning Enforcement

18.5 As new issues arise, further PPAN's will be prepared, if considered necessary, and would have the same status as currently approved PPAN's under Policy DC1.





Other PPAN's available:

- PPAN No. 1 Backland and Tandem Development
- PPAN No. 2 Single Plot Residential Development
- PPAN No. 3 Private & Public Open Space Provision in New Residential Development
- PPAN No. 4 Residential Care in the Community
- PPAN No. 5 Design & Siting of Houses in the Countryside
- PPAN No. 6 Design Guidelines for Farm Buildings in the Countryside
- PPAN No. 7 House Extensions
- PPAN No. 8 Balconies
- PPAN No. 9 Dormer Windows
- PPAN No. 10 Roof Lights in Listed Buildings and Conservation Areas
- PPAN No. 11 Replacement Windows
- PPAN No. 12 Shopfront Design
- PPAN No. 13 Signage and Advertisement
- PPAN No. 14 Satellite Television Dishes
- PPAN No. 15 Garden Decking
- PPAN No. 16 Planning Enforcement

**PLANNING PRACTICE
ADVICE NOTE - No. 7**

HOUSE EXTENSIONS

Regeneration and Planning
Cathcart House
6 Cathcart Square
Greenock PA15 1LS

Tel: 01475 712406 / 2942
Fax: 01475 712488
E-mail: devcont.planning@inverclyde.gov.uk
web: www.inverclyde.gov.uk



Inverclyde
Council

Revision 'A' - March 2004
Revision 'B' - March 2008
Revision 'C' - November 2008
Revision 'D' - April 2010

Inverclyde
Council
regeneration and planning

PLANNING PRACTICE ADVICE NOTE No. 7

HOUSE EXTENSIONS

Introduction

Extending is a popular way of adapting a house to meet the changing needs of its occupants and is an alternative to moving house. This advice note offers guidance on how a house can be extended and seeks to achieve a reasonable balance between the interests of those wishing to extend and the interests of their neighbours.

Rear Extensions

(refer to figures 7. 1 to 7. 6)

- Extensions should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 3.5 metres from the rear wall of the existing house, whichever is the greater.

REAR EXTENSIONS

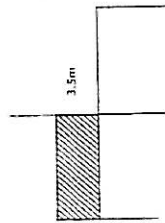


figure 7. 1

- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres, then the house may be extended to equal size.

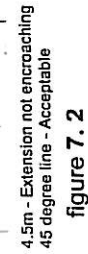


figure 7. 2

- An extension should not encroach within 5.5 metres of the rear garden boundary.

- Side windows which overlook neighbouring gardens should be avoided. Where appropriate, screen fencing along the side boundary may be considered to eliminate overlooking.

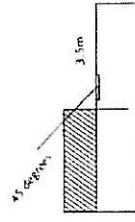


figure 7. 3

- The extension should be designed to match the materials of the existing house.

- The off street parking requirements of the Council's Roads Development Guide, 1995 shall be met.

Side Extensions

- Side windows which overlook neighbouring gardens should be avoided. Where appropriate, screen fencing along the side boundary may be considered to eliminate overlooking.

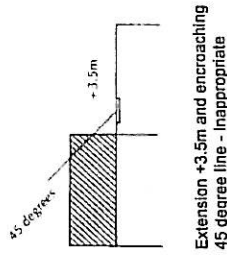


figure 7. 4

- Windows which are visible from public areas shall match the scale, proportions and materials of those on the existing house.

- Extensions should be pitched roofed to match the existing house.

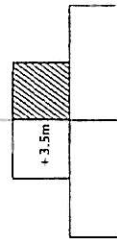


figure 7. 5

- Extensions should be set back at least 1.0 metre from the site boundary.

- The off street parking requirements of the Council's Roads Development Guide, 1995 shall be met.

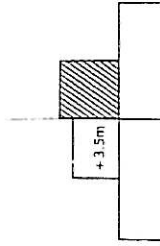


figure 7. 6

Front Porches

Porches should be pitched roofed to match the existing house. Base courses should be finished in materials to match the existing house.

Conservatories

- Conservatories should be designed so as not to cross a 45 degree line from the mid-point of the nearest window of the adjoining house, or extend a maximum of 3.5 metres from the wall of the existing house, whichever is the greater.
- Conservatories should generally be located in the rear garden and be largely obscured from public view.
- Side glazing which allows for overlooking of neighbouring gardens should be avoided. Where appropriate, screen fencing along the side boundary may be considered to eliminate overlooking.
- Base courses should be finished in materials to match the existing house.
- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres, then the conservatory may extend to equal size.
- A conservatory should not encroach within 5.5 metres of the rear garden boundary.

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

Inverclyde
council

Regeneration and Planning
6 Cathcart Square
Greenock PA15 1LS

10/0087/IC

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2008

Mr And Mrs Watson
32 Auchenbothie Road
Port Glasgow
PA14 6JB

Robertson Design
St. Vincent's Lodge
Middlepenny Road
Langbank
PA14 6XB

With reference to your application dated 22nd March 2010 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of rear extension at

32 Auchenbothie Road, Port Glasgow, PA14 6JB,

Category of Application Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. The proposed extension would unacceptably reduce the available garden ground leading to an overdevelopment of the plot to the detriment of the established pattern of development.
2. The proposed extension would unacceptably reduce the daylight to the windows to neighbouring property to the detriment of the amenity of neighbouring residents.
3. The proposal is contrary to the advice and guidance within Policy H1 of the Inverclyde Local Plan and the Council's Planning Practice Advice Note number 7 on House Extensions.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 25th day of June 2010

Head of Regeneration and Planning

- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months from the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.
- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans:

Drawing No:	Version:	Dated:
01		07.08.2009
02		07.08.2009
03		07.08.2009
LOCATION PLAN		01.04.2010

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name MR & MRS WATSON
 Address 32 AUCHENBOTHIE ROAD
PORT GLASGOW
 Postcode PA14 6JR
 Contact Telephone 1
 Contact Telephone 2
 Fax No
 E-mail*

Agent (if any)

Name
 Address
 Postcode
 Contact Telephone 1
 Contact Telephone 2
 Fax No
 E-mail*

Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail? Yes No

Planning authority

INVERCLYDE DISTRICT COUNCIL

Planning authority's application reference number

10/0087/IC

Site address

32 AUCHENBOTHIE ROAD, PORT GLASGOW
PA14 6JR

Description of proposed development

REAR EXTENSION TO HOUSE

Date of application

22 03 10

Date of decision (if any)

25 06 10

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

N/A

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

We would like to submit this notice of review for the following reasons:

1. As previously stated, our [redacted] is severely disabled and is now of an age where [redacted] would benefit from [redacted] own bedroom and adapted ~~to~~ wetroom, both on the ground floor. This would enable [redacted] to move freely between the rest of the ground floor of our house and [redacted] own room.
2. If the application is denied we would urgently require suitable accommodation to be found or indeed, a residential Placement for [redacted]. Due to the current financial climate, we are unfortunately in no position to buy a suitable house. (Covid)

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Continuation sheet -

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/~~agent~~ [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date

03 SEP 2010

Reasons for notice of Review (cont'd)

3. Both of our neighbours are willing to speak on our behalf to re-inforce that they have absolutely no objection to the extension being built, should you require them to.

Yours Sincerely

Conditions

1. That the development to which this permission relates must be begun within 3 years from the date of this permission.
2. That prior to the commencement of work on site, full details of all external finishes, be submitted to and approved by the planning authority. Works will then proceed on the basis of the details submitted or any alternative agreed in writing by the planning authority.

Reasons

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. To ensure the external finished are appropriate for the existing building and wider streetscape.