

**LOCAL REVIEW BODY - 3 NOVEMBER 2010**

---

**Local Review Body**

**Wednesday 3 November 2010 at 4 pm**

**Present:** Councillors Brooks, Dorrian, Fyfe, Loughran, McCallum, McKenzie, Ahlfeld (for Moran), Nelson, Rebecchi and Wilson.

**Chair:** Councillor Wilson presided.

**In attendance:** Mr R Gimby (Regeneration & Planning Services) and Ms V Pollock (for Head of Legal & Democratic Services).

**The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Local Review Body.**

**675 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 675**

Apologies for absence were intimated on behalf of Councillors Grieve and Moran with Councillor Ahlfeld substituting for Councillor Moran.

There were no declarations of interest intimated prior to the commencement of the meeting.

**676 PLANNING APPLICATIONS FOR REVIEW 676**

**(a) Erection of Single Storey Extension:  
46 Lomond Road, Wemyss Bay (10/0103/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for the erection of a single storey extension at 46 Lomond Road, Wemyss Bay (10/0103/IC).

**Decided:**

- (1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and
- (2) that the application for review be dismissed and that planning permission be refused (upholding the appointed officer's determination) as the proposal is contrary to the Council's Planning Practice Advice Note Number 7 on House Extensions in that it will encroach to within 4.3 metres of the rear boundary leaving inadequate rear garden ground, thus creating the visual impression of overdevelopment of the plot, as set out in the Decision Notice.

**(b) Installation of replacement front windows:  
107 Eldon Street, Greenock (10/0161/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for the installation of replacement front windows at 107 Eldon Street, Greenock (10/0161/IC).

**Decided:**

- (1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and
- (2) that the application for review be dismissed and that planning permission be

**LOCAL REVIEW BODY - 3 NOVEMBER 2010**

---

refused (upholding the appointed officer's determination) as the style and design of the replacement windows unacceptably alter the appearance of the frontage of the building to the detriment of its architectural integrity and the character of the Greenock West End Conservation Area. As such the proposal is contrary to Policies HR11 and HR12 of the Inverclyde Local Plan, the Council's Planning Practice Advice Note No 11 on Replacement Windows and Historic Scotland's Guidance on Listed Buildings and Conservation Areas, as set out in the Decision Notice.

**(c) Erection of rear extension:  
32 Auchenbothie Road, Port Glasgow (10/0087/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for the erection of a rear extension at 32 Auchenbothie Road, Port Glasgow (10/0087/IC).

After discussion, Councillor Dorrian moved (1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and (2) that the application for review be upheld and that planning permission be granted subject to the following conditions:-

(1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; and

(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, to ensure the external finishes are appropriate for the existing building and wider streetscape.

As an amendment, Councillor Fyfe moved (1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and (2) that the application for review be dismissed and that planning permission be refused (upholding the appointed officer's determination) for the following reasons as set out in the Decision Notice:-

(1) as 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) as the proposed extension would unacceptably reduce the daylight to the windows to neighbouring property to the detriment of the amenity of neighbouring residents; and

(3) as 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.

On a vote, 3 Members voted for the amendment and 6 for the motion which was declared carried.

**Decided:**

(1) that sufficient information had been submitted to allow the Local Review Body to decide the matter without further procedure; and

(2) that the application for review be upheld and that planning permission be granted subject to the following conditions:-

(1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997; and

(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

**LOCAL REVIEW BODY - 3 NOVEMBER 2010**

---

basis of the details submitted or any alternative agreed in writing by the Planning Authority, to ensure the external finishes are appropriate for the existing building and wider streetscape.