
Report To:	The Planning Board	Date:	3rd November 2010
Report By:	Head of Regeneration and Planning	Report No:	10/0270/IC
			Local Application Development
Contact Officer:	Mike Martin	Contact No:	01475 712412
Subject:	Proposed additional dormer to front elevation, removal and replacement of dormers on rear elevation with new dormers, new timber windows, enlargement of window opening to form door opening on rear elevation, installation of French doors and erection of new rear deck, together with the formation of a pedestrian access gate (in retrospect) at Flat 1-1 14 Grey Place, Greenock.		

SITE DESCRIPTION

The application site comprises a maisonette flat comprising the first and attic floors of a property which lies on the south side of Grey Place, Greenock. The flat is accessed from an external staircase on the rear elevation. The ground floor of the building is occupied as a retail shop and the adjoining properties are generally similar in terms of their scale, design and materials. The property lies within the designated Greenock town centre and is characterised by ground floor commercial uses with generally residential use on the upper floors. To the rear of the application site, the area has been the subject of redevelopments and includes, on nearby West Stewart Street, flatted residential property and offices occupied by the Council.

PROPOSAL

The proposal is remove an existing rooflight to form an additional dormer on the front elevation, and to replace two flat roofed dormers on the rear elevation with two new dormers. The windows within the new front dormer are to match in design and materials those existing on this elevation. On the rear elevation all windows would be of the same design, timber and painted white, and would include astragals throughout. On the main floor the proposed doors would be of the same materials and finish. A set of French doors provide access to a new raised decking which would lie above the flat roof of the rear single storey section of the ground floor property. A timber balustrade is to be provided at the perimeter of the decking and at its east elevation, which bounds the adjoining flatted property, a 1.8 high timber screen is to be provided. The application also includes, in retrospect, the formation of an opening within the rear boundary wall to create pedestrian access to the adjoining land which fronts West Stewart Street.

This application constitutes an amendment to a previous proposal, which was subsequently withdrawn. The current application amends the rear dormer design, which is now smaller in scale and design. The proposed decking is also reduced in width from 4.5 metres to 2.0 metres.

LOCAL PLAN POLICIES

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.

PPAN8 - Balconies applies.

PPAN9 - Dormer Windows applies.

CONSULTATIONS

No consultations were required.

PUBLICITY

The application was advertised in the Greenock Telegraph on 3rd September 2010 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

A letter of objection, containing 14 signatures, has been received from residents within the neighbouring flatted development. The letter refers to the details of the neighbour notification received in relation to the previous planning application, within which the description initially had not included reference to the formation of the pedestrian access. This particular application has since been withdrawn and the notification and description of the current application includes reference to this aspect, consent for which is being applied for in retrospect. The writer asks that the contents of a letter of objection submitted with reference to the previous application also be considered in the assessment of the current proposal. The main point of objection is that the neighbouring residents are not in favour of the formation of the opening in the rear boundary wall which they consider would have an adverse impact upon privacy. It is also indicated that the area which would be accessed is within the ownership of the local Housing Association who are also the owners of the neighbouring flatted development. Concerns are also expressed that the proposed redevelopment of dormer windows on the rear elevation would further impact upon privacy for neighbouring residents and that the applicant has used certain areas of land outwith his ownership for temporary vehicular access to allow building materials to be delivered. The writer is also of the view that preparatory works are being undertaken without due authority.

ASSESSMENT

The material considerations in the assessment of this application are the Local Plan and, in particular, the impact upon the character of the surrounding area which includes residential property.

In terms of the Local Plan, policy DC1 supports applications consistent with the Council's Planning Practice Advice Notes. I note that the proposed front dormer is of traditional design and materials and integrates well within the existing street scene. As regards the replacement of the existing flat roofed dormers to the rear elevation, whilst these occupy a greater extent of the roof, they are consistent with this building and also with the form of development in nearby properties. On this basis these elements of the proposal are acceptable in terms of PPAN no. 9 (Dormer Windows). Elevated decking can be considered with reference to PPAN no.8 (Balconies). I do not consider the size to be such that its use should impinge upon neighbouring amenity. Furthermore, the potential for intrusive overlooking of the adjoining property should be mitigated by the inclusion of the side screening. I consider that this part of the proposal complies with the policy guidance contained within PPAN no. 8. The appearance of the proposed doors and windows are acceptable within the context of this property.

As regards the specific points which are raised by the objectors, I note that the proposed dormers are replacements for the existing. These, together with the proposed decking are a considerable distance from the nearest windows within the objectors' property (a minimum distance of approximately 25 metres). Consequently this will not create an unacceptable impact upon the amenity for the neighbouring residential property. It is understood that whilst the local Housing Association own nearby land, this does not include the area immediately accessed from the new gateway. I further understand that the owner of the land concerned has been notified of the proposal and agreement has been reached. In any event the use of land outwith an individual's ownership is a civil matter and the granting of planning permission does not overrule owner's rights in law. Similarly the temporary use of land outwith the application site for vehicular access and delivery of materials is a matter to be resolved between the respective parties. In relation to the formation of a pedestrian access to West Stewart Street, I do not consider that this has an unacceptable impact upon the privacy for the neighbouring residents.

The preparatory works affecting the building have been instigated and I am satisfied that any matters which lie within the scope of planning control have been suspended.

In conclusion, I consider the proposal to be appropriate in terms of appearance of the building and its impact upon residential amenity for the neighbouring properties. The proposal is therefore acceptable in terms of Policy DC1 and PPAN no's 8 and 9.

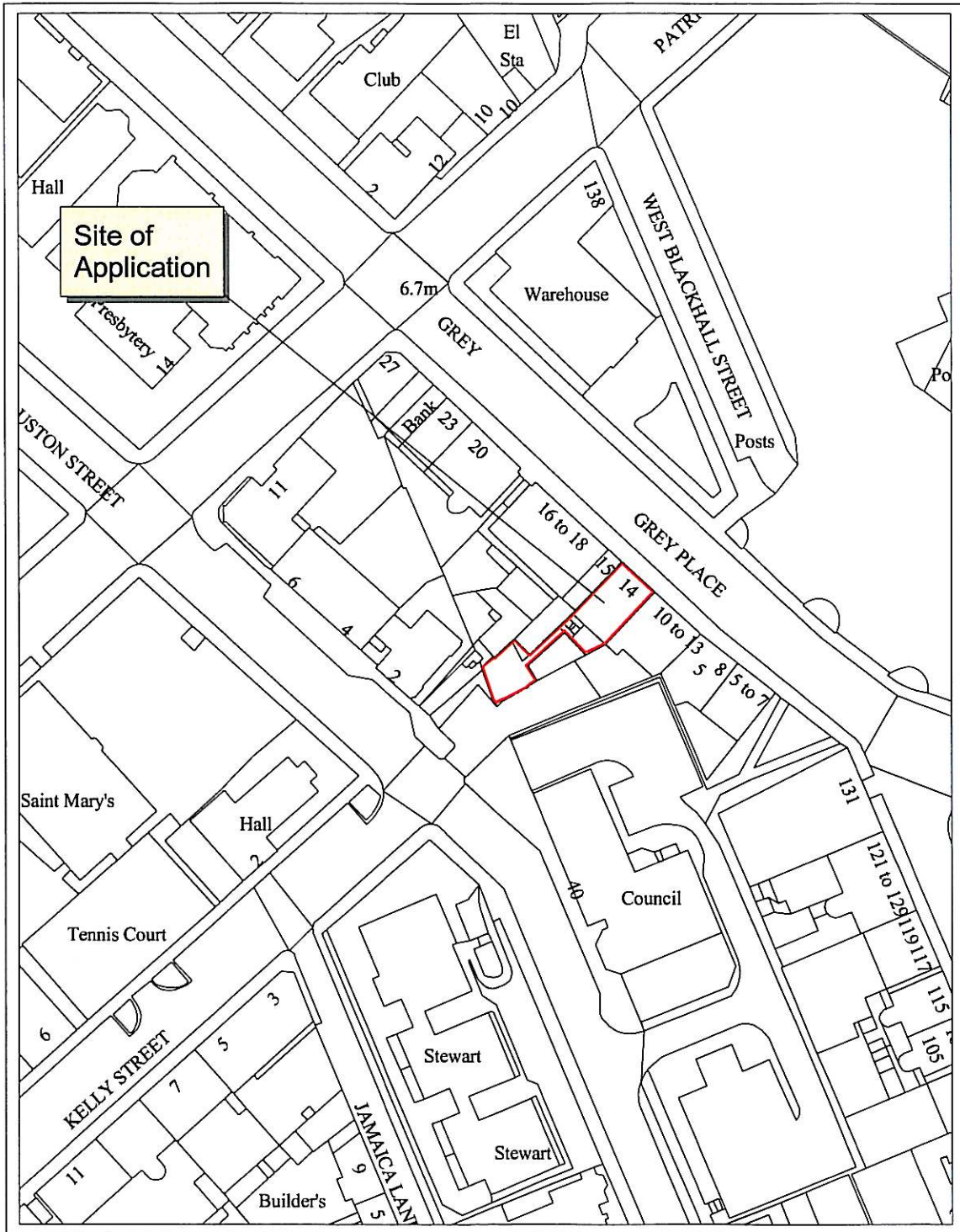
RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

Background Papers

1. Application Forms
2. Application Plans
3. Inverclyde Local Plan
4. Planning Practice Advice Notes nos. 8 & 9.
5. Letters of Objection.



Drawing No. 10/00270/IC 14 Grey Place, Greenock

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