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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>2nd February 2011</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>10/0360/IC Plan02/11 Local Application Development</b>
<b>Contact Officer:</b>	<b>Guy Phillips</b>	<b>Contact No:</b>	<b>01475 712422</b>
<b>Subject:</b>	<b>Construction of children's carehome at Kylemore Terrace, Greenock.</b>		

## **SITE DESCRIPTION**

The approximately 0.28ha site is irregularly shaped and lies on the south east side of Kylemore Terrace, Greenock. It was formerly occupied by a youth cafe, which was demolished following a fire. To the east, the site is bound by the site of the recently demolished Ravenscraig Primary School, to the south by bungalows fronting Benmore Lane and the rear of houses fronting Inverkip Road, to the south east by an electricity sub station and Benmore Lane and to the north by a path linking Kylemore Terrace and the former primary school site. Two storey terraced houses lie to the south west of the boundary with Benmore Lane and to the north of the path to the former primary school. Similar houses lie on the north west side of Kylemore Terrace. Boundary treatment comprises a mix of steel railings and palisade fencing, all of which is in poor condition. The rear boundary is overgrown hedging and a number of mature trees in varying degrees of condition. The site is surfaced in mown grass and slopes down from north to south along its street frontage and also from east to west from Kylemore Terrace towards Inverkip Road.

## **PROPOSAL**

It is proposed to construct a six bedroomed children's care home. The building, which is centrally located within the site with generous separation from all of the site boundaries, comprises three blocks with two low level, pitched roofed links. The north and central blocks are of single storey design. The topography of the site requires underbuilding on the frontage of the south block, creating a basement for plant accommodation. At the rear, underbuilding is also required to the central block and, in part, to the north block. Dual monopitch roofs are proposed to each of the blocks. The principal finishing materials are concrete roof tiles, facing brick, white render and grey aluminium windows. Six off street parking spaces are proposed. Accommodation within the north block comprises three en-suite bedrooms, a family bathroom and utility room. Within the central block is a sitting room, family room, kitchen, dining room and rear sunroom. The south block contains three en suite bedrooms, a staff room and study room. Decking is proposed at the rear of the building.

## **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 H8 - The Character and Amenity of Residential Areas

Proposals for residential development that are acceptable in principle in terms of the Development Strategy of the Local Plan will still be required to satisfy the following development control criteria:

- (a) compatibility with the character and amenity of an area in terms of land use, density, design and materials used;
- (b) visual impact of development on the site and its surroundings;
- (c) landscaping proposals;
- (d) open space proposals (see also Policy H11 and guidance in Policy DC1);
- (e) proposals for the retention of existing landscape or townscape features of value on the site;
- (f) assessment against the Council's Roads Development Guidelines 1995 with regard to road design, parking and traffic safety;
- (g) provision of adequate services; and
- (h) accommodation of, in appropriate cases, the requirements of bus operators regarding road widths, lay-bys and turning areas.

#### Local Plan Policy LR1- Safeguarding Open Space

Inverclyde Council, as Planning Authority, will support, safeguard and where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map; \*
- (b) other areas of open space of value in terms of their amenity to their surroundings and to the community and their function as wildlife corridors or wedges; and
- (c) where appropriate, encourage other relevant and compatible development for the purposes of leisure, recreation and sport.

#### 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.

#### Local Plan Policy H11 - Residential Development Proposals and Open Space Provision

Inverclyde Council, as Planning Authority, requires developers of new housing to make provision for public open space, play areas and private garden ground, or a comparable financial contribution towards either the provision of, or maintenance and improvement of, existing play equipment in a park or play area in the vicinity of the development, in accordance with the Inverclyde Council Planning Practice Advice Note 3.

### **CONSULTATIONS**

**Head Of Environmental And Commercial Services** – No objections subject to conditions regarding driveway gradients and interception of surface water.

**Head Of Safer And Inclusive Communities** - No objections subject to conditions regarding ground contamination and restriction on the hours of deliveries.

## **PUBLICITY**

The nature of the proposal did not require advertisement.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

Two written representations have been received.

One of the written representations seeks advice as to the commencement date and duration of the site works.

The other party making representations is concerned that an area used for children's play shall be lost, forcing children to play in the street.

## **ASSESSMENT**

The material considerations in the determination of this planning application are the Local Plan, the Council's PPANs 3 "Private & Public Open Space In New Residential Developments" and 15 "Garden Decking", the consultation responses and the written representations.

Policy H1 of the Local Plan advises that the character and amenity of existing residential areas will be safeguarded and, where practicable, enhanced.

I am satisfied that the proposal for a children's care home is a residential use and, that it is in order to assess it against policy H8. Policy H8 advises that proposals for residential development that are acceptable in principle in terms of the Development Strategy of the Local Plan will be required to satisfy a range of criteria. Those applicable to this development are:-

(a) Compatibility with the character and amenity of the area in terms of land use, density, design and materials used. The proposal is a residential use, providing a home for 6 children. As such, I consider the proposed use to be compatible with the residential character of this part of Greenock. The density of the proposed accommodation relative to the site area is low and the scale of the proposed building is compatible with the scale of the existing terraced blocks in Kylemore Terrace. Efforts have been made to break up the massing of the design, through the breakdown into three linked blocks, step ins and outs in the floor plan and variation in walling materials. I am further satisfied that the generalities of the proposed finishing materials are compatible with the predominantly rendered and concrete roof tile finishes in the street.

Regarding the decking proposed at the rear of the development, the Council's PPAN 15 "Garden decking" advises there is no objection in principle to the erection of decking. The position should respect the rights of neighbouring residents to enjoy their gardens without being the subject of intrusive overlooking. Privacy screening should be provided where the decking is within 9m of the adjoining house plot and there is a view of neighbouring, private/ rear gardens. The design and positioning of the decking should have due regard to the architectural design of the building. In this instance the proposed decking is more than 9m away from the site boundary and existing vegetation at the boundary restricts views. Overall the decking accords with design guidance.

(b) Visual impact of development on the site and its surroundings. The proposed design, choice of materials and open space provision around the building combine, I consider, to make a positive visual impact on the street.

(c) Landscaping proposals. No landscaping proposals have been submitted. Landscaping, including boundary treatment is an important consideration in the successful integration of the

development into the street. I therefore consider it essential that a condition is attached preventing development until such times as landscaping and boundary treatment proposals have been approved.

(d) Open space proposals. Policy H11 requires developers of new housing to make provision for public open space, play areas and private garden ground in accordance with the Council's PPAN 3. PPAN 3 "Private & Public Open Space In New Residential Developments", advises that, in the case of infill developments, open space need only be provided where surplus land is available following the provision of any off street parking requirement. Generous open space is retained around the proposed building. Policy DC1 advises that proposals which accord with the design guidance in the Council's PPANs will be supported.

(f) Assessment against the Council's Roads Development Guidelines with regard to road design, parking and traffic safety. There are no objections on road safety grounds from the Head of Environmental & Commercial Services.

While Local Plan policy LR1 does not identify the site as open space on the Proposals Map, it does advise that the Council, as Planning Authority, will support, safeguard and where practicable, enhance other areas of open space of value in terms of their amenity to their surroundings and to the community and their function as wildlife corridors or wedges. Scottish Planning Policy 2010 addresses the provision and management of open space. Planning Authorities should take a strategic and long term approach to managing open space in their area, assessing both current and future needs and protecting all spaces which can help to meet them. Authorities should undertake an audit of the open space resource in their area and how well it meets the needs of the community. Open space which is not identified in the strategy but which is valued and functional and contributes to local amenity or biodiversity should also be protected. Only where there is a strong justification should open space be developed either partly or fully for a purpose unrelated to use as open space. The site is identified as amenity greenspace in the 2010 open space audit which will feed into the Local Development Plan.

While the site presently functions as informal open space, it formerly contained a building which became fire damaged and was demolished. Effectively, this should be considered as the redevelopment of a site rather than the loss of long standing open space. The proposed building retains significant open space around it, of continuing value to the local community which I consider is in accordance with criterion (b) of policy LR1. The loss of the former building on the site due to fire should not, I further consider, justify retaining the site as undeveloped. Primary School is immediately adjacent.

There are no objections from the Head of Safer & Inclusive Communities on public health grounds.

Overall, I am satisfied the proposal meets the aim of policy H1 of safeguarding residential amenity and character and does not conflict with the principles of policy LR1.

## **RECOMMENDATION**

That the application be granted subject to conditions

### Conditions

1. No development shall commence until samples of all external materials have been submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives.

2. No development shall commence until fully detailed landscaping and boundary treatment details have been submitted to and approved in writing by the Planning Authority.
3. The approved boundary treatment and landscape details required by condition 2 shall be completed in the first planting season following completion of the care home. Any specimens which in the subsequent 5 years die, become diseased or are damaged shall be replaced in the next planting season, unless the Planning Authority gives its prior written approval to any alternatives.
4. All surface water shall be intercepted within the site.
5. Driveway gradients shall not exceed 10%.
6. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site.
7. That the development shall not commence until an environmental investigation and risk assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options.
8. That on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site.
9. That the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.
10. That no fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials has been submitted for approval, in writing by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. The material from the source agreed only shall be imported in strict accordance with these agreed details.
11. Deliveries or collections to and from the site shall not be carried out between the hours of 23:00 and 07:00.

#### Reasons

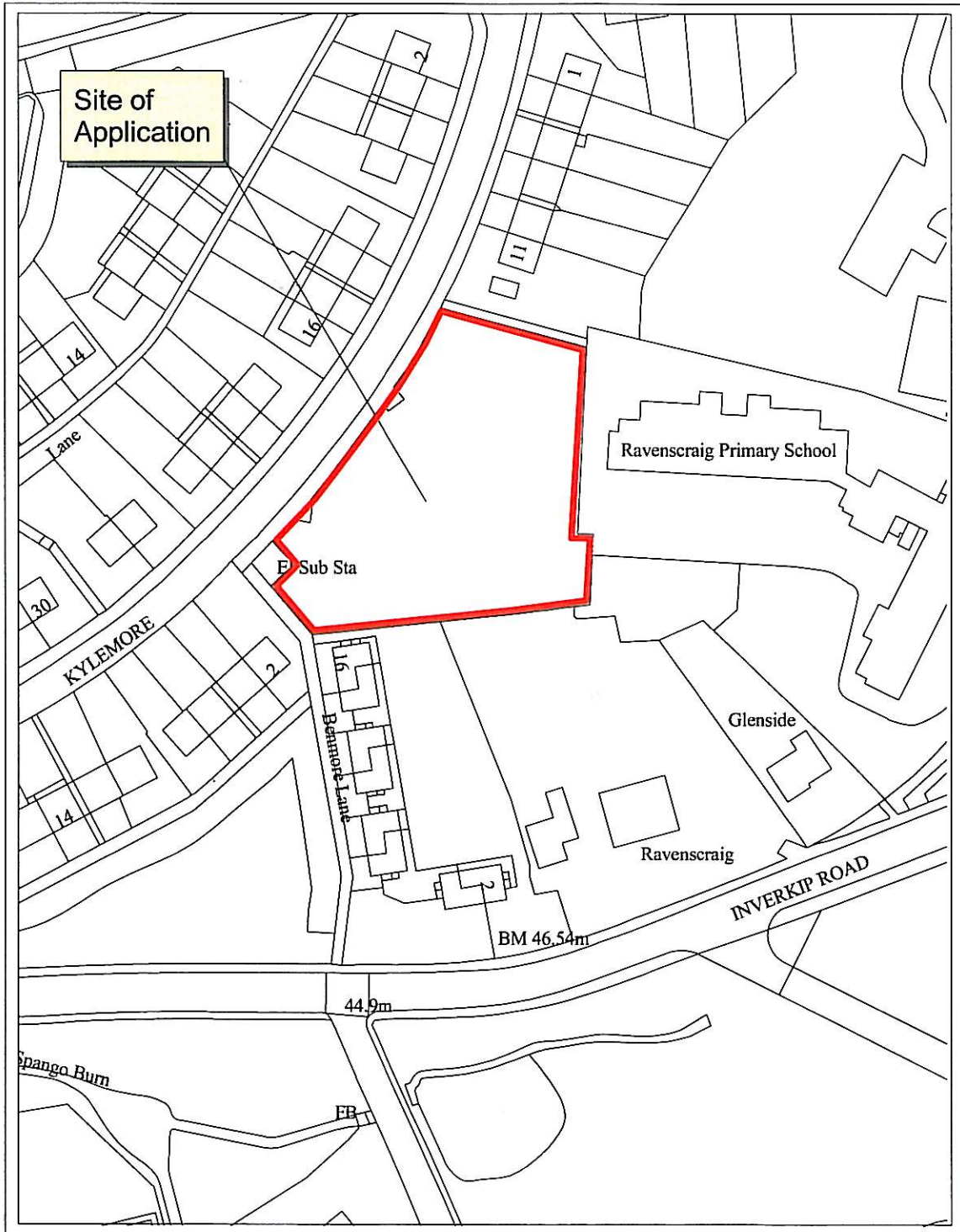
1. To ensure a continuity of finishing materials in this part of Greenock.

2. To ensure the provision of a quality landscape setting for the care home.
3. To ensure the provision of a quality landscape setting for the care home.
4. In the interests of road safety on Kylemore Terrace.
5. In the interests of road safety on Kylemore Terrace.
6. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
7. To satisfactorily address potential contamination issues in the interests of environmental safety.
8. To provide verification that remediation has been carried out to the authority's satisfaction.
9. To ensure that all contamination issues are recorded and dealt with appropriately.
10. To protect receptors from the harmful effects of imported contamination.
11. To protect the amenities of occupiers of premises from unreasonable noise and vibration levels.

Stuart Jamieson  
Head of Regeneration and Planning

#### BACKGROUND PAPERS

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Inverclyde Council PPANS 3 &15
5. Consultation responses
6. Written representations
7. Scottish Planning Policy 2010



Drawing No. 10/0360/IC Kylemore Terrace, Greenock.

Drawn by: JML

Date: 12:01:11

