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| Report To: | The Planning Board | Date: | 2 February 2011 |
| Report By: | Head of Regeneration and Planning | Report No: | 10/0288/IC Plan02/11 |
| | | | Local Application Development |
| Contact Officer: | James McColl | Contact No: | 01475 712462 |
| Subject: | Extension to rear of dwellinghouse at 46 Dunvegan Avenue, Gourock | | |

SITE DESCRIPTION

The application relates to a two storey detached dwellinghouse, within a line of three similar dwellings, located on the western side of Dunvegan Avenue, Gourock. A variety of residential properties lie adjacent on Dunvegan Avenue and Brodick Drive. The house has been previously extended by way of a two storey side extension in 1992.

PROPOSAL

It is proposed to erect a two and a half storey rear extension with a-symmetric roof. The extension will project approximately 2.6 metres from the rear wall of the existing house and have a floor area of 16 square metres. Materials to be used in construction will match the existing house. The number of bedrooms will increase from 4 to 5.

During processing, the design of the extension was amended, changing the appearance of the roof and removing two proposed wall-head dormer windows.

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 nature of the proposal did not require advertisement.

SITE NOTICES

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

PUBLIC PARTICIPATION

The application was subject of neighbour notification. Five letters of objection were received from three different individuals.

The objectors' concerns can be summarised as follows:

1. The house has been extended before and any further extension will lead to over development.
2. The proposed extension would be detrimental to the appearance of the existing house and wider streetscape.
3. The extension will unacceptably affect the amenity of neighbouring residents by way of daylight and privacy.

I will consider these concerns in my assessment.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Plan, PPAN 7, the impact of the proposed extension on the existing dwelling and wider streetscape, the impact on the amenity of neighbouring residents, the consultation response and the letters of objection.

In assessing design, 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. The road geometry results in the property being situated in a prominent location, with the side elevation of the property being clearly visible when travelling up Dunvegen Avenue. The property was extended in 1992 by way of

a two storey side extension with a footprint of approximately 24 square metres. The proposed new extension has a footprint of approximately 16 square metres and maintains a distance of 6 metres to the rear boundary, in excess of the minimum 5.5 metres set out in PPAN 7. I am satisfied that assessing the increase in footprint alone, it is not considered that overdevelopment of the plot would result from the existing and proposed extensions combined.

In assessing design, I note that the height of the roof of the house as extended is no higher than the roof which currently exists. However the a-symmetrical arrangement of the roof of the proposed extension allows for an additional bedroom in the attic space and creates a two and a half storey appearance to the rear elevation. The a-symmetrical roof arrangement also results in an extensive expanse of roof to the eastern elevation being visible when travelling along Dunvegan Avenue. The design, appearance and massing of the proposed extension will dominate the existing house when viewed from Dunvegan Avenue, be prominent within the streetscape and be to the detriment of the character and appearance and Dunvegan Avenue. The proposal is therefore contrary to the criteria of policy H15 of the Local Plan. Additionally, given the detrimental impact on the character and appearance of Dunvegan Avenue, the proposal does not accord with the aims and requirements of Policy H1 of the Local Plan.

In assessing neighbouring amenity, the extension is set back from the rear boundary by 6 metres, thus in excess of the minimum standard set out in PPAN 7. A line of conifers lie along the rear boundary, mitigating against any potential loss of privacy to neighbouring residents to the rear. The topography of the locality will result in any view from the proposed extension being across the rooftops of the neighbouring houses to the rear. I therefore do not consider there to be any unacceptable impact on the privacy of neighbouring residents. The positioning of the proposed extension would not unacceptably affect light to neighbouring property.

The outstanding material consideration in the assessment of this application is the consultation response. In this respect the Head of Environmental and Commercial Services offers no objection to the proposal to increase the number of bedrooms to from 4 to 5 as he considers that adequate off street parking remains on site.

During processing of the application, I wrote to the applicant advising of my concerns and afforded the opportunity to resubmit an application for an extension with a less dominant roof. The applicant amended the proposal, varying the roof design and removing two wall-head dormers. The applicant is aware however that these amendments do not address my concerns but requested a decision was made on the revised submission.

In conclusion, I have assessed the design, size and location of the proposed extension. Whilst overdevelopment of the plot would not result, the design, appearance and massing of the proposed extension would dominate the existing house when viewed from Dunvegan Avenue and be prominent within the streetscape to the detriment of the character and appearance and Dunvegan Avenue. As such the proposal is not in accordance with the advice contained within Policies H1 and H15 of the Inverclyde Local Plan. I am therefore unable to support the application.

DECISION

That the application be refused

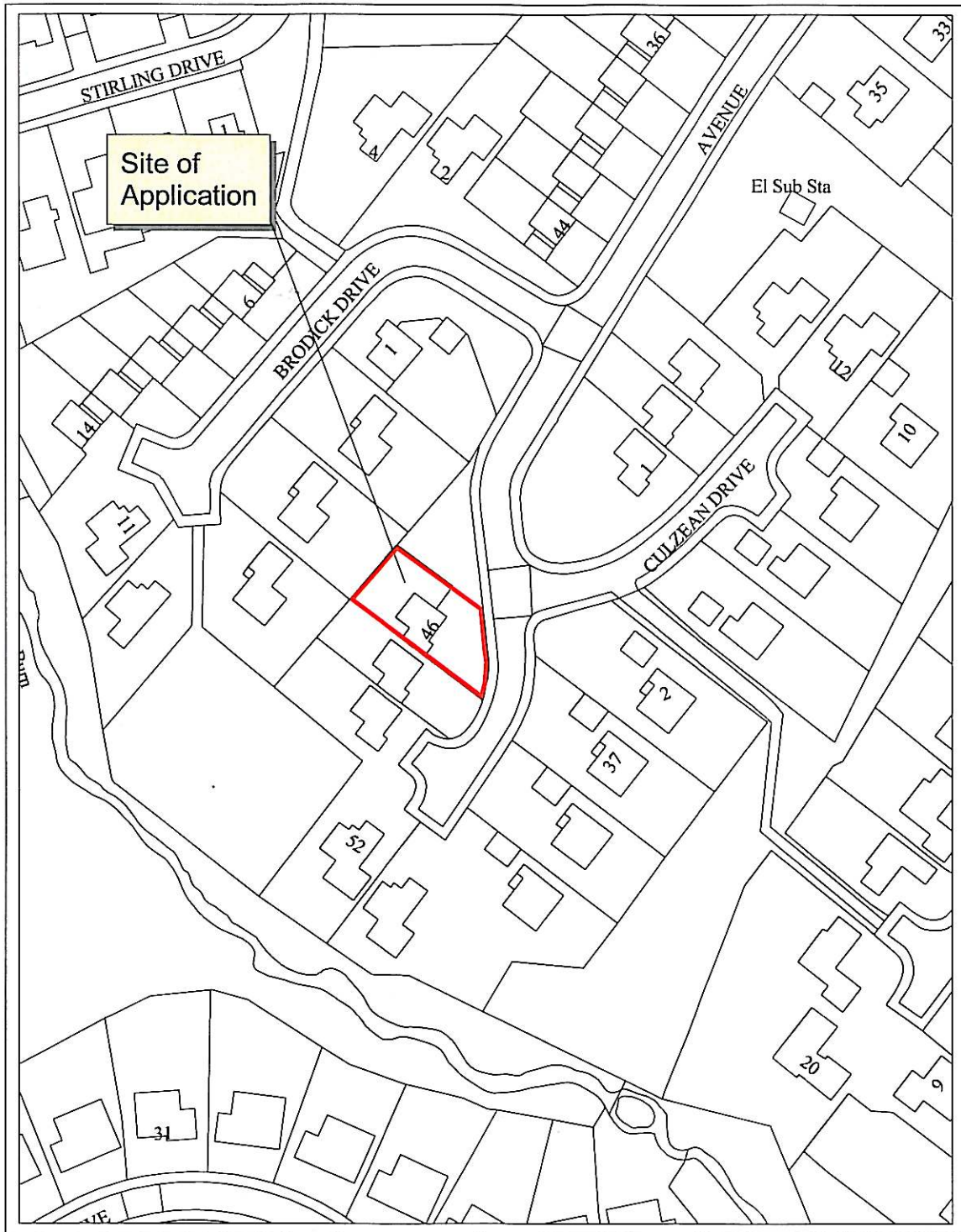
Reasons

1. The proposed extension by virtue of the design, appearance and massing would dominate the existing house when viewed from Dunvegan Avenue and be prominent within the streetscape to the detriment of the character and appearance and Dunvegan Avenue.
2. The proposal is contrary to Policies H1 and H15 of the Inverclyde Local Plan.

Stuart Jamieson
Head of Regeneration and Planning

Background papers

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. PPAN 7
5. Consultation response
6. Letters of representation.



Drawing No. 10/0288/IC 46 Dunvegan Avenue, Gourock.

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Date: 21:01:11



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