

Local Review Body

2 March 2011

Planning Application for Review

J Atkinson & I Deeghan

**Construction of Rear Extension and Extension to Existing Dormer:
Bridgedaff Cottage, Main Street, Inverkip (10/0311/IC)**

Contents

- Planning Application and plans (NB plans circulated separately)
- Site photograph
- Report of Handling dated 10 December 2010
- Decision Notice dated 10 December 2010
- Letter dated 19 January 2011 from Taylor Haggarty Design enclosing Notice of Review form, supporting statement and photographs
- Suggested condition should planning permission be granted on review

Head of Regeneration and Planning 23 SEP 2010
Cathcart House
6 Cathcart Square
Greenock PA15 1LS

2368

FOR OFFICIAL USE ONLY

Reference No 10/0311/IC
Date of Receipt 23/9/10
Fee Paid £160.00
Date Fee Received 23/9/10
Date Valid
Receipt No 828

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 J. ATKINSON & I. DEEGAN Address 'BRIDGEDAFF' MAIN STREET INVERKIP Postcode PA16 0AS Telephone Number	Name TAYLOR HAGGARTY DESIGN Address 1A MEARNS STREET GREENOCK Postcode PA15 4PP Telephone Number 01475-785577 Profession Chartered Architects

see note 2

2. Description of Development	
PROPOSED BRICK EXTENSION AND EXTENSION TO EXISTING DORMER	
Site Location 'BRIDGEDAFF' MAIN STREET, INVERKIP	
Site Area (hectares)	Number of dwellinghouses proposed
	New gross floorspace (sq. metres) 29.2

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: DWELLING

(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 WET DASH RENDER
Colour WHITE

(c) Roof Covering Material NATURAL SLATE
Colour TO MATCH EXISTING

(d) Windows Material PCU
Colour WHITE

(e) Boundary Treatment Material ---
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?

£ 30,000.00

see note 12

12. Confirmation

Signature of applicant/agent.....:

on behalf of J. ATKINSON & I Deegan

Date 22/09/10

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)
.....
.....
.....

CERTIFICATE D

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 J. ATKINSON & J. DEEGAN

Date 22/09/10

See note 16

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.



REPORT OF HANDLING

Report By: David Ashman

Report No: 10/0311/IC

Local Application
Development

Contact
Officer: 01475 712416

Date: 10th December 2010

Subject: Construction of rear extension and extension to existing dormer at
Bridgedaff Cottage, Main Street, Inverkip

SITE DESCRIPTION

Bridgedaff Cottage is a detached bungalow fronting onto Main Street, Inverkip. It is a traditional cottage which has been subject to roof extensions over time. An elongated flat roofed box dormer, running almost the full length of the roof, has been added to the front elevation with a smaller flat roofed box dormer added to the rear. The cottage is finished in white painted wet dash render on the walls with black slates on the roof.

The cottage sits in a prominent position on the Main Street, set back only 2 metres from the rear of the footway. The application site is bordered on all sides by residential development with a lane, connecting the Main Street to Daff Street, running along the east side of the property. The common boundary with the lane is formed by a wall rising to approximately 2 metres in height.

PROPOSAL

The applicant seeks planning permission to extend the cottage through a single storey ground level rear extension, measuring approximately 4 metres by 5.8 metres, and an attic extension to the existing rear dormer. The resultant rear dormer would be approximately 6.5 metres long and would occupy approximately three quarters of the roof. Both the ground floor extension and dormer extension will be finished in materials to match those used on the cottage.

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 HR11 - Development Within and Adjacent to Conservation Areas

Development proposals both within and adjacent to Conservation Areas will be acceptable where they are sympathetic to the existing character, pattern of development and appearance of the area and the following matters are satisfactorily addressed, as appropriate:

- (a) siting and orientation of new buildings;
- (b) overall design and style;
- (c) scale of building, extension or alteration;
- (d) design details;
- (e) finishing materials; and
- (f) landscaping and boundary materials.

CONSULTATIONS

No consultations were required.

PUBLICITY

The application was advertised in the Greenock Telegraph on 22nd October 2010 as a development affecting the Conservation Area and as there are no premises on neighbouring land.

SITE NOTICES

A site notice was posted on 22nd October 2010 for Development Affecting Conservation Areas,

PUBLIC PARTICIPATION

The application was the subject of neighbour notification, press advertisement and site notice. No representations were received.

ASSESSMENT

The material considerations in assessment of this application are the Inverclyde Local Plan, Planning Practice Advice Note (PPAN) 9 on "Dormer Windows", and Historic Scotland's "Managing Change in the Historic Environment Guidance Notes" (formerly Appendix 1 of the Memorandum of Guidance).

The Local Plan locates the application site within an area associated with policies H1 and HR11. Policy H15, in respect of house extensions, is also of relevance.

As a residential proposal it will uphold residential amenity and therefore complies with policy H1.

With respect to policy HR11, acceptability depends upon how sympathetic it is to the existing character, pattern of development and appearance of the Conservation Area and compliance with detailed assessment criteria. In this respect the two proposed extensions need to be considered separately.

The proposed ground floor extension is in context in terms of design, size and finishing materials. As such it would be in character with the area, with the pattern of development, and would compliment the appearance of the area. I am also satisfied that it would sit comfortably with the detailed assessment criteria in policy HR11.

The proposed dormer extension, however, causes me concern. It will be visible from the lane adjacent to the property. When viewed together with the existing rear dormer, it will visually dominate the rear roof of the cottage, giving it a "top-heavy" appearance. I consider that such a development will not be complimentary to the character of the original cottage. Furthermore, it would not be sympathetic to the character, pattern of development or appearance of the Conservation Area. Turning to the individual assessment criteria of the policy, I regard the proposed dormer as constituting over-development of the roof space and, therefore, out of scale with the roof. It would not be an appropriate design solution. On this basis I conclude that it would be a departure from policy HR11.

The proposal also fails to sit comfortably with the criteria in policy H15. It will adversely impact on the house in terms of shape and size, leading to a visual impression of overdevelopment of the roof space. As such, I regard it as failing to comply with policy H15.

I also consider that it fails the specific design guidance within PPAN 9, incorporated in the Local Plan via policy DC1, in that in that the resultant dormer would not be subordinate to the existing roof in terms of shape and size and would not have a pitched or sloping roof, all to the detriment of the architectural style and traditional design of the cottage.

Finally, with respect to the Historic Scotland guidance, specifically on new developments within Conservation Areas, planning authorities are to consider as a first priority those special architectural and visual qualities which gave rise to a Conservation Area's designation in assessing any new development. It is further suggested that special regard should be paid to matters such as scale, vertical or horizontal emphasis and detailed design. Applying these criteria to the proposal, and bearing in mind my assessment in the context of Local Plan policy, I would conclude that the dormer extension element of the proposal would compromise the reason for designation of the Conservation Area.

During consideration of the application, I brought my concerns over the dormer extension to the attention of the applicant and asked for the deletion of this element. The applicant, however, wishes the proposal to be considered as a whole in order to meet the family's needs for a larger house. In view of this and my conclusion that the proposal is contrary to the Local Plan, the PPAN guidance, Historic Scotland guidance and the character of the Conservation Area, I consider that there are sufficient grounds to refuse the application.

DECISION

That the application be refused

Reasons

1. The proposal is contrary to policy HR11 of the Inverclyde Local Plan in that the visual appearance of overdevelopment of the roof space would not be sympathetic to the character, pattern of development or appearance of the Conservation Area.
2. The proposal is contrary to policy H15 of the Inverclyde Local Plan as it will adversely impact on the house in terms of shape and size, leading to a visual impression of overdevelopment.

3. The proposal fails the design guidance in Planning Practice Advice Note 9 in that the resultant dormer would not be subordinate to the existing roof in terms of shape and size and would not have a pitched or sloping roof, all to the detriment of the architectural style and traditional design of the cottage.
4. The proposal is contrary to the guidance given in Historic Scotland's "Managing Change in the Historic Environment" guidance notes in that the dormer extension element of the proposal would compromise the reason for designation of the Conservation Area in being detrimental to the character of the original cottage.

Signed:

Case Officer: David Ashman

Stuart Jamieson
Head of Regeneration and Planning

DECISION NOTICE

Inverclyde
council

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
6 Cathcart Square
Greenock PA15 1LS

10/0311/IC

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

J Atkinson And I Deegan
Bridgedaff Cottage
Main Street
Inverkip
PA16 0AS

Taylor Haggarty Design
1A Mearns Street
GREENOCK
PA15 4PP

With reference to your application dated 23rd September 2010 for planning permission under the above mentioned Act and Regulation for the following development:-

Construction of rear extension and extension to existing dormer at

Bridgedaff Cottage, Main Street, Inverkip

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 proposal is contrary to policy HR11 of the Inverclyde Local Plan in that the visual appearance of overdevelopment of the roof space would not be sympathetic to the character, pattern of development or appearance of the Conservation Area.
2. The proposal is contrary to policy H15 of the Inverclyde Local Plan as it will adversely impact on the house in terms of shape and size, leading to a visual impression of overdevelopment.
3. The proposal fails the design guidance in Planning Practice Advice Note 9 in that the resultant dormer would not be subordinate to the existing roof in terms of shape and size and would not have a pitched or sloping roof, all to the detriment of the architectural style and traditional design of the cottage.
4. The proposal is contrary to the guidance given in Historic Scotland's "Managing Change in the Historic Environment" guidance notes in that the dormer extension element of the proposal would compromise the reason for designation of the Conservation Area in being detrimental to the character of the original cottage.



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

Dated this 10th day of December 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:

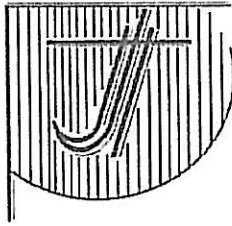
Dated:

988.02

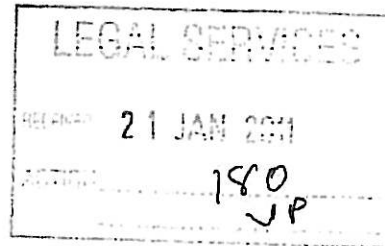
22.09.2010

988.01A

01.10.2010



TAYLOR HAGGARTY DESIGN
1A Mearns Street GREENOCK PA15 4PP tel & fax 01475 785577
e-mail taylor-haggarty.design@virgin.net



January 19 2011

Inverclyde Council
Head of Legal and Administration
Municipal Buildings
Greenock
PA15 1LY

Dear Sirs,

Proposed Alterations & Extension @ 'Bridgedaff' Main Street Inverkip
J. Atkinson & I. Deighan

We herewith enclose Notice of Review Form duly completed together with copy of Decision Notice, Report of Handling, docquetted drawings and supporting statement.

Yours faithfully,

John J Taylor
Taylor Haggarty Design
encls.

Partner John J Taylor

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

Address

Postcode

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

Planning authority's application reference number

Site address

Description of proposed development

Date of application

Date of decision (if any)

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 checked="" type="checkbox"/> | <input 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:

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.

see attached document

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.

Copy of Decision Notice and Report of handling
 Docqueted drawings 988.01A and 988.02
 Document in support of review

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 19/1/11

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

Inverclyde
council

Regeneration and Planning
6 Cathcart Square
Greenock PA15 1LS

10/0311/IC

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
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The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 10th day of December 2010

Head of Regeneration and Planning

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Refused Plans:

Drawing No:

Version:

Dated:

988.02

22.09.2010

988.01A

01.10.2010

REPORT OF HANDLING

Report By: David Ashman

Report No: 10/0311/IC

Local Application
Development

Contact
Officer: 01475 712416

Date: 10th December 2010

Subject: Construction of rear extension and extension to existing dormer at
Bridgedaff Cottage, Main Street, Inverkip

SITE DESCRIPTION

Bridgedaff Cottage is a detached bungalow fronting onto Main Street, Inverkip. It is a traditional cottage which has been subject to roof extensions over time. An elongated flat roofed box dormer, running almost the full length of the roof, has been added to the front elevation with a smaller flat roofed box dormer added to the rear. The cottage is finished in white painted wet dash render on the walls with black slates on the roof.

The cottage sits in a prominent position on the Main Street, set back only 2 metres from the rear of the footway. The application site is bordered on all sides by residential development with a lane, connecting the Main Street to Daff Street, running along the east side of the property. The common boundary with the lane is formed by a wall rising to approximately 2 metres in height.

PROPOSAL

The applicant seeks planning permission to extend the cottage through a single storey ground level rear extension, measuring approximately 4 metres by 5.8 metres, and an attic extension to the existing rear dormer. The resultant rear dormer would be approximately 6.5 metres long and would occupy approximately three quarters of the roof. Both the ground floor extension and dormer extension will be finished in materials to match those used on the cottage.

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Development proposals both within and adjacent to Conservation Areas will be acceptable where they are sympathetic to the existing character, pattern of development and appearance of the area and the following matters are satisfactorily addressed, as appropriate:

- (a) siting and orientation of new buildings;
- (b) overall design and style;
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- (d) design details;
- (e) finishing materials; and
- (f) landscaping and boundary materials.

CONSULTATIONS

No consultations were required.

PUBLICITY

The application was advertised in the Greenock Telegraph on 22nd October 2010 as a development affecting the Conservation Area and as there are no premises on neighbouring land.

SITE NOTICES

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PUBLIC PARTICIPATION

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ASSESSMENT

The material considerations in assessment of this application are the Inverclyde Local Plan, Planning Practice Advice Note (PPAN) 9 on "Dormer Windows", and Historic Scotland's "Managing Change in the Historic Environment Guidance Notes" (formerly Appendix 1 of the Memorandum of Guidance).

The Local Plan locates the application site within an area associated with policies H1 and HR11. Policy H15, in respect of house extensions, is also of relevance.

As a residential proposal it will uphold residential amenity and therefore complies with policy H1.

With respect to policy HR11, acceptability depends upon how sympathetic it is to the existing character, pattern of development and appearance of the Conservation Area and compliance with detailed assessment criteria. In this respect the two proposed extensions need to be considered separately.

The proposed ground floor extension is in context in terms of design, size and finishing materials. As such it would be in character with the area, with the pattern of development, and would compliment the appearance of the area. I am also satisfied that it would sit comfortably with the detailed assessment criteria in policy HR11.

The proposed dormer extension, however, causes me concern. It will be visible from the lane adjacent to the property. When viewed together with the existing rear dormer, it will visually dominate the rear roof of the cottage, giving it a "top-heavy" appearance. I consider that such a development will not be complimentary to the character of the original cottage. Furthermore, it would not be sympathetic to the character, pattern of development or appearance of the Conservation Area. Turning to the individual assessment criteria of the policy, I regard the proposed dormer as constituting over-development of the roof space and, therefore, out of scale with the roof. It would not be an appropriate design solution. On this basis I conclude that it would be a departure from policy HR11.

The proposal also fails to sit comfortably with the criteria in policy H15. It will adversely impact on the house in terms of shape and size, leading to a visual impression of overdevelopment of the roof space. As such, I regard it as failing to comply with policy H15.

I also consider that it fails the specific design guidance within PPAN 9, incorporated in the Local Plan via policy DC1, in that in that the resultant dormer would not be subordinate to the existing roof in terms of shape and size and would not have a pitched or sloping roof, all to the detriment of the architectural style and traditional design of the cottage.

Finally, with respect to the Historic Scotland guidance, specifically on new developments within Conservation Areas, planning authorities are to consider as a first priority those special architectural and visual qualities which gave rise to a Conservation Area's designation in assessing any new development. It is further suggested that special regard should be paid to matters such as scale, vertical or horizontal emphasis and detailed design. Applying these criteria to the proposal, and bearing in mind my assessment in the context of Local Plan policy, I would conclude that the dormer extension element of the proposal would compromise the reason for designation of the Conservation Area.

During consideration of the application, I brought my concerns over the dormer extension to the attention of the applicant and asked for the deletion of this element. The applicant, however, wishes the proposal to be considered as a whole in order to meet the family's needs for a larger house. In view of this and my conclusion that the proposal is contrary to the Local Plan, the PPAN guidance, Historic Scotland guidance and the character of the Conservation Area, I consider that there are sufficient grounds to refuse the application.

DECISION

That the application be refused

Reasons

1. The proposal is contrary to policy HR11 of the Inverclyde Local Plan in that the visual appearance of overdevelopment of the roof space would not be sympathetic to the character, pattern of development or appearance of the Conservation Area.
2. The proposal is contrary to policy H15 of the Inverclyde Local Plan as it will adversely impact on the house in terms of shape and size, leading to a visual impression of overdevelopment.

3. The proposal fails the design guidance in Planning Practice Advice Note 9 in that the resultant dormer would not be subordinate to the existing roof in terms of shape and size and would not have a pitched or sloping roof, all to the detriment of the architectural style and traditional design of the cottage.
4. The proposal is contrary to the guidance given in Historic Scotland's "Managing Change in the Historic Environment" guidance notes in that the dormer extension element of the proposal would compromise the reason for designation of the Conservation Area in being detrimental to the character of the original cottage.

Signed:

Case Officer: David Ashman

Stuart Jamieson
Head of Regeneration and Planning

BRIDGEDAFF COTTAGE

Rear Dormer extension *'not sympathetic to character, pattern of development or appearance of conservation area'*

The Inverkip Conservation Area is a mixture of architectural styles ranging from Georgian cottages through Victorian terraces to late 20th Century flats and houses.

A number of the properties have developed roof spaces with a range of dormer styles including the box dormer.

Bridgedaff Cottage is within the conservation area and contributes to its character, pattern of development and appearance, including the existing box dormers front and rear.

It is therefore perverse to condemn the rear dormer extension.

If a separate pitched roof dormer was added to the rear elevation (complying with PPAN 9) the result would be an unacceptable imbalance in contravention of Local Plan Policy H15 and out of character with the existing cottage.

An example of this can be seen nearby where one half of a semi-detached cottage has a pitched roof bay windowed dormer and the other half has a flat roofed dormer.

To suggest that permitting the development would *'compromise the reason for designation of the Conservation Area'* is farfetched given that the development in question is a small rear dormer extension the total length of which including the existing dormer would be 6.5m.

'The proposal also fails to sit comfortably with the criteria in policy H15'

a) *Amenity of Neighbouring Residents* – no impact on neighbouring residents . It is noted that no objections to the proposals were received.

b) *Impact on Streetscape* – minimal impact as only gable end can be seen from Main Street the existing section of dormer can also be seen when approached from the other direction. The rear dormer extension can be viewed from the public footpath connecting Main Street with Daff Street, however the view is restricted by the roof of the proposed rear extension.

c) *Impact on existing house* – dormer extension matches existing in terms of shape, size, height and choice of materials. It is not *'top heavy'*.

d) *size, proportion, style and alignment of doors and windows* – window matches existing.

Conclusion.

When altering and extending an existing property the designer must be sympathetic with the existing style and appearance. If the existing house had not previously been extended with box dormers then the appropriate solution would have been dormers complying with PPAN 9 when extending into the roof space.

The existing style and appearance in this instance includes a full length box dormer to Main Street and a smaller box dormer on the rear elevation.

The proposals are in sympathy with this fact and the refusal of Planning Consent solely on the grounds of the rear dormer extension should be overturned.

Taylor Haggarty Design



EXISTING REAR ELEVATION



MAIN STREET



MAIN STREET



VIEW FROM LANE



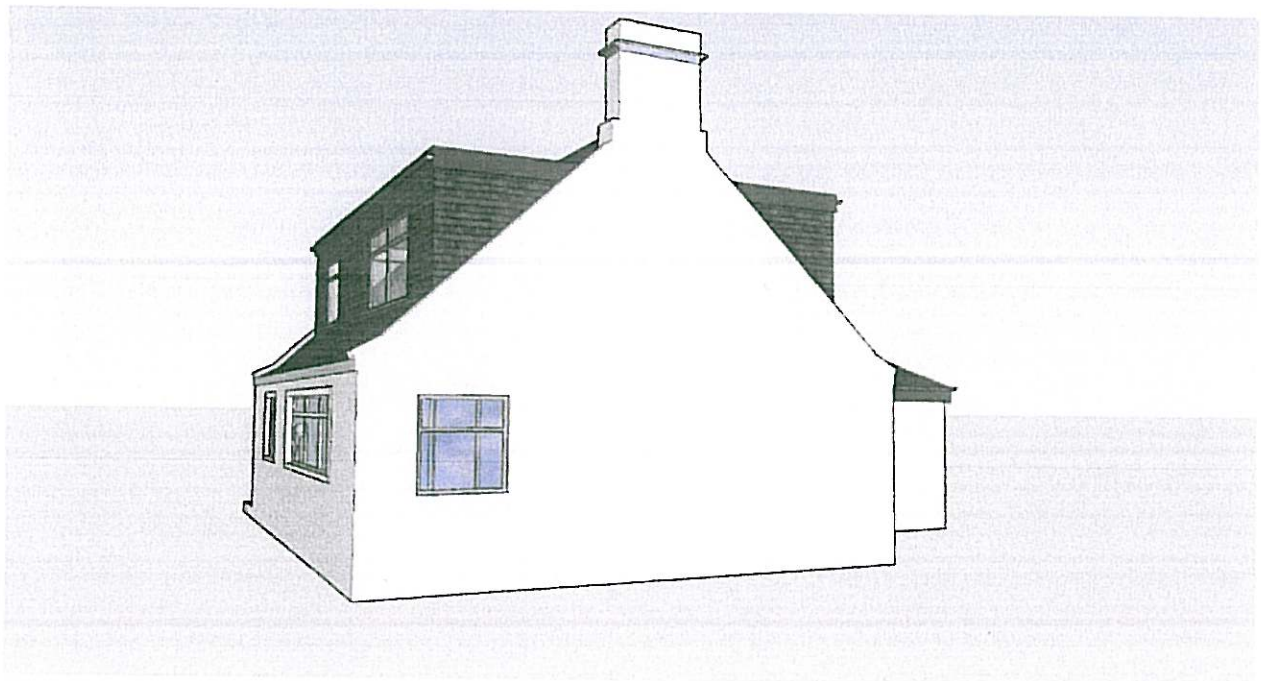
PROPOSED REAR VIEW



PROPOSED VIEW FROM LANE



PROPOSED VIEW FROM ADJOINING HOUSE



PROPOSED VIEW FROM MAIN STREET

Planning Application 10/0311/IC

Should planning permission be granted the following conditions should be attached:

Conditions

1. That the development to which this permission relates must be begun within 3 years from the date of this permission.
2. That the window in the dormer extension shall be fitted with opaque or obscure glazing which shall be retained at all times thereafter.

Reasons

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In the interests of privacy of the adjacent resident.