

LOCAL REVIEW BODY - 2 MARCH 2011

Local Review Body

Wednesday 2 March 2011 at 4 pm

Present: Councillors Brooks, Dorrian, Fyfe, Loughran, McCallum, Nelson 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.

161 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 161

Apologies for absence were intimated on behalf of Councillors Grieve, McKenzie and Moran.

No declarations of interest were intimated.

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**Construction of rear extension and extension to dormer:
Bridgedaff Cottage, Main Street, Inverkip (10/0311/IC)**

There were submitted papers relative to the application for review of the refusal of planning permission for the construction of a rear extension and extension to dormer at Bridgedaff Cottage, Main Street, Inverkip (10/0311/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 three years from the date of this permission, to comply with Section 58 of the Town & Country Planning (Scotland) Act 1997; and
- (2) that the window in the dormer extension shall be fitted with opaque or obscure glazing which shall be retained at all times thereafter, in the interests of privacy of the adjacent resident.

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 dated 10 December 2010:-

- (1) as the proposal is contrary to Policy HR11 of the Inverclyde Local Plan in that the visual appearance of overdevelopment of the roofspace would not be sympathetic to the character, pattern of development or appearance of the Conservation Area;
- (2) as 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

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of overdevelopment;

(3) as 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; and

(4) as 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.

On a vote, 1 Member voted for the amendment and 5 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 three years from the date of this permission, to comply with Section 58 of the Town & Country Planning (Scotland) Act 1997; and

(2) that the window in the dormer extension shall be fitted with opaque or obscure glazing which shall be retained at all times thereafter, in the interests of privacy of the adjacent resident.