
Report To:	The Planning Board	Date:	4th May 2011
Report By:	Head of Regeneration and Planning	Report No:	11/0057/IC Plan05/11 Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Extension of existing care home at Marchmont Home, Alderwood Road, Port Glasgow		

SITE DESCRIPTION

The Marchmont House Care Home and associated grounds are located on the southern side of Alderwood Road, Port Glasgow. The building comprises the original 2 storey building together with the later modern extension, granted permission in the mid 1990s. The property lies within a primarily residential area and a variety of houses located on Alderwood Road, Ivybank Road and Ardenclutha Drive lie adjacent.

PROPOSAL

It is proposed to erect a two storey extension to the rear of the original building. This extension, together with internal alterations will allow an increase in the number of bedrooms within the care home by 14, to a total of 51. Materials to be used in construction will be a facing brick and concrete roof tile, to match the existing modern extension, together with timber windows. A total of 13 car parking spaces will be provided within the grounds.

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 H9 - Non-Residential Development Proposals within Residential Areas

The introduction of new, or the extension of, non-residential uses in existing residential areas will be acceptable only where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan.

CONSULTATIONS

Head Of Environmental And Commercial Services – 13 off street parking spaces are required for the premises as extended. This is achieved.

PUBLICITY

The application was advertised in the Greenock Telegraph on 18th March 2011 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

The application was subject of neighbour notification and a press advert. Twelve objections were received, including one from the Port Glasgow Central West Community Council. Ten of the objections received were in a standard format. A petition against the proposal containing seventy signatures has also been received.

The objectors' concerns can be summarised as follows:

1. Marchmont has limited off street parking provision and causes traffic problems due to on street parking.
2. The extension will invite an increase in vehicular traffic.
3. Construction traffic will create disruption to the narrow road network.
4. Local residents have been advised that no extensions or new buildings are to be built in garden space.
5. The garden areas of Marchmont are not maintained.
6. There will be disturbance within this quiet locality.
7. Planning permission was previously refused on appeal for the erection of a new house on Alderwood due to road safety concerns.

I will address these concerns in my assessment.

ASSESSMENT

The material considerations in determination of this application are the Local Plan, the impact of the extension on the existing building and wider streetscape, the impact on residential amenity, road safety and parking, and the points raised in the objections received.

Residential care homes are typically located in residential areas. As such, I am satisfied that the principle of this use is acceptable and compliant with policies H1 and H9. There is no blanket ban on extensions, therefore a detailed assessment of the relationship of the extended buildings and impact on nearby residents is necessary to determine the impact on amenity. In this respect an assessment on the impact on available light together with overlooking and privacy is required. I am satisfied that the siting, massing and orientation of the proposed extension will not lead to an unacceptable loss of daylight to either neighbouring gardens or the windows of neighbouring residential properties. Assessing overlooking and privacy, I do not consider that the positioning of the windows in the extension will lead to any unacceptable or additional loss of privacy.

In assessing the location and design of the proposed extension, I note that the premises has benefited from a large extension in the past however this does not preclude any further, appropriately designed and sited extensions. I am satisfied that suitable outside amenity space remains within the grounds of the property and overdevelopment does not result from the extension. The extension is not prominently located and will not appear out of place when considered together with the previous extension. I am satisfied that the materials to be used in construction are appropriate. The siting and appearance of the extension is therefore appropriate when considered with reference to the existing building and wider streetscape.

I note the significant concern of residents over car parking and additional traffic on Alderwood Road. The concerns over increased traffic and road safety issues relate to both the construction phase and subsequent operation of the care home. I further note the comparisons raised with the planning appeal for the erection of a dwellinghouse at Bogiewood, within the upper section of Alderwood Road. In this case, the appeal was dismissed as the Reporter considered that given the substandard nature of Alderwood Road, it would be undesirable to allow a development which would increase vehicle usage. The key difference between the site subject of that appeal and the current application site is that of their location. Bogiewood is within the upper section of Alderwood Road and is accessed via a narrow road which features a number of sweeping bends and tight corners. Marchmont is located within the lower section of Alderwood Road and can be accessed from Glen Avenue via Glenpark Drive, thus avoiding the tight hairpin bends at the foot of Alderwood Road. I therefore do not consider the previous appeal decision to be directly comparable.

Whilst I note concerns raised with regard to parking provision and overspill from the premises leading to parking on Alderwood Road, the level of parking proposed accords with the requirements of the Roads Development Guide. It would therefore be inappropriate to refuse permission on this basis. I further note concerns raised that the future operation of the care home as extended will result in an increase in vehicular traffic, staff, deliveries and visitors, to the detriment of the free flow of traffic on the local road system, as would construction traffic during the building works. The Head of Environmental and Commercial Services offers no objections on the grounds of road safety or parking levels and it would again be inappropriate to refuse permission on this basis. Whilst photographs have been received with the petition against the proposal to show the range of service vehicles which call at the premises, these are all parked within the grounds of the property and do not inhibit the free flow of local road traffic.

Considering the outstanding points raised by the objectors, I note concern at the lack of maintenance of the garden grounds at Marchmont. Whilst some may consider the gardens to be a little untidy, I do not consider their condition to be unacceptable.

To conclude, the proposal is appropriate for both the existing building and the Alderwood Road streetscape, accords with policies H1 and H9 of the Inverclyde Local Plan and has an acceptable impact on the amenity of neighbouring residents. Whilst I am mindful of the objections received, there are no material planning considerations which inhibit permission being granted.

RECOMMENDATION

That the application be granted subject to conditions

Conditions

1. That prior to the commencement of works on site, samples of all external materials to be used in the construction of the extension hereby permitted be submitted to and approved by the Planning Authority. Works shall then proceed utilising the approved materials, or any alternative agreed in writing with the Planning Authority.
2. Prior to the occupation and use of the bedrooms in the extension hereby permitted, the 13 parking spaces shown on approved drawing number 6268/03 Rev D shall be formed and marked out, available for use.

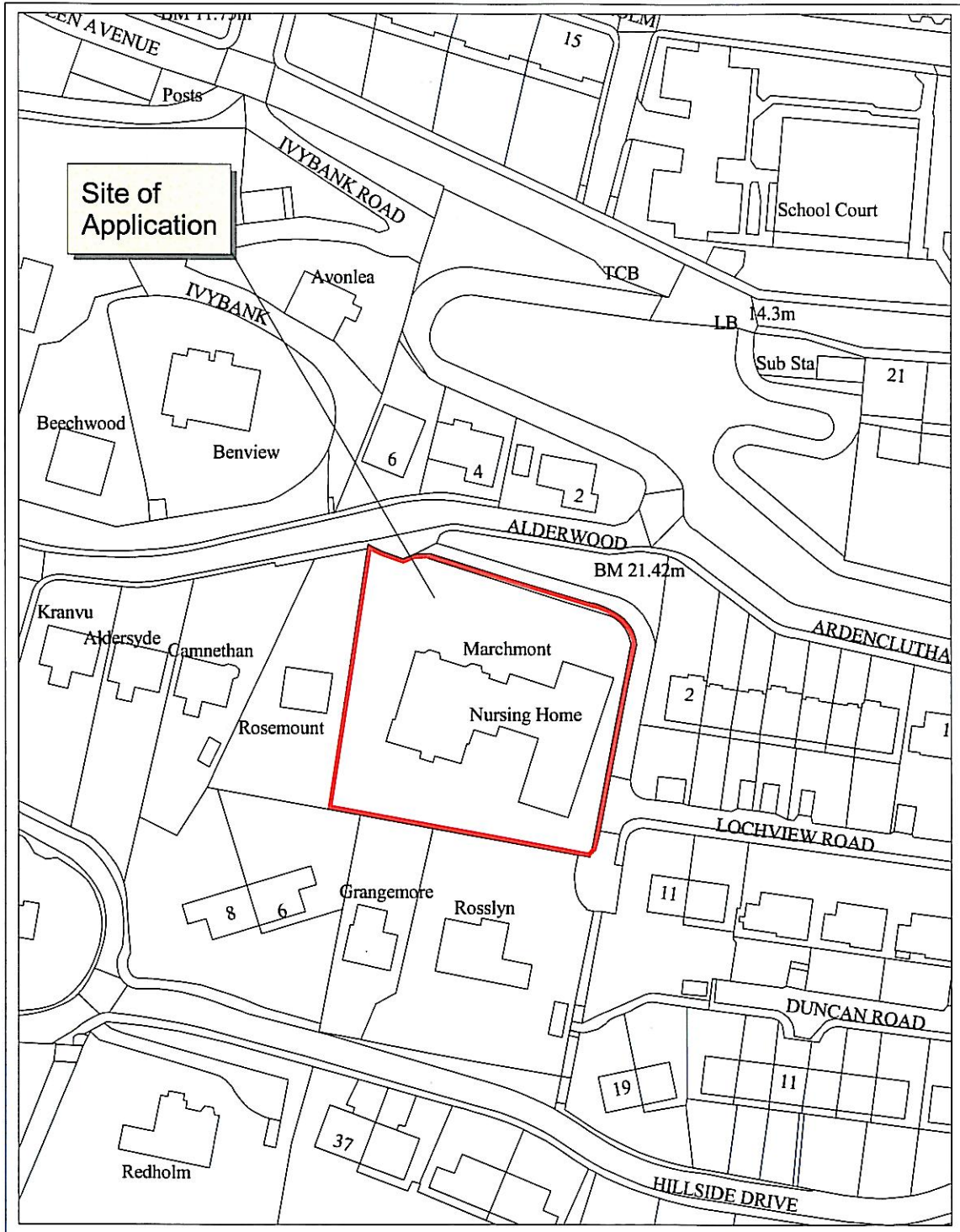
Reasons

1. To ensure the proposed materials are acceptable in terms of the existing premises, in the interest of visual amenity.
2. To ensure sufficient off street parking is available for the premises as extended.

Stuart Jamieson
Head of Regeneration and Planning

Background papers

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Letters of objection
5. Consultation responses.



Drawing No. 11/0057/IC Marchmont Home, Alderwood Road, Port Glasgow.

Drawn by: JML

Date: 13:04:11



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