
Report To:	The Planning Board	Date:	1 June 2011
Report By:	Head of Regeneration and Planning	Report No:	11/0050/IC Plan06/11
			Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Change of use of attic area into 2 self contained flatted dwellings including the formation for dormer windows to front and rear at 18 Campbell Street, Greenock		

SITE DESCRIPTION

The application relates to the two top floor flats and attic within a three storey red sandstone tenement building located on the western side of Campbell Street, Greenock. The site lies within the Greenock West End Conservation Area.

PROPOSAL

In September 2009, planning permission was granted for the installation of four dormer windows to the front of the building and a large linked dormer to the rear. This was to facilitate an extension of both top floor flats into the attic. Each top floor flat as extended would have three usable bedrooms.

In March 2010, planning permission was refused for a change of use of the attic into two self contained two bedroom flatted dwellings.

The applicant now seeks a change of use for the conversion of the attic into two self contained one bedroom flatted dwellings. The existing top floor flats would be reconfigured, reducing both to just a single bedroom.

LOCAL PLAN POLICIES

Local Plan Policy H12 - Proposals for Sub-Division of Residential Units

Proposals for the sub-division of existing residential units for additional dwellings will be supported where each existing and proposed unit provides:

- (a) living accommodation in accordance with the Building Regulations;
- (b) natural lighting, outlook and amenity;
- (c) private ground for the purposes of recreation, domestic refuse storage and drying; and
- (d) parking provision in accordance with the Council's Roads Development Guidelines 1995.

CONSULTATIONS

Head of Environmental And Commercial Services – The applicant proposes to create 2 additional flats in the attic space; no off street parking has been provided. Consequently additional demand will be created for parking in Campbell Street, adjacent to the Arts Guild, in an area which is currently subject to congestion due to demand for on street parking at this location. This Service therefore recommends the application be refused on the grounds that the additional demand for on street parking would increase congestion and confrontation in Campbell Street, to the detriment of road safety.

PUBLICITY

The application was advertised in the Greenock Telegraph on 25th March 2011 as a development affecting conservation areas.

SITE NOTICES

A site notice was posted on 25th March 2011 for Development Affecting Conservation Areas.

PUBLIC PARTICIPATION

The application was subject of neighbour notification, a press advert and a site notice. One letter of objection was received.

The objector's concerns can be summarised as follows:

1. The proposed windows would overlook neighbouring property to the detriment of the privacy of neighbouring residents.
2. The design of the windows are inappropriate
3. Parking provision requires to be taken into consideration.

I will address these concerns in my assessment.

ASSESSMENT

As the dormer windows which would facilitate the formation of the new flats were granted planning permission in 2009, it rests to consider the acceptability of the change of use to form the two new flatted dwellings. In this respect, the material considerations in the assessment of this application are the development plan and the consultation response.

In considering policy H12 of the Inverclyde Local Plan, I am satisfied that living accommodation is in accordance with the Building Standards. Natural lighting, outlook and amenity can also be provided. The new flats would have access to the tenement's communal ground for the purposes of recreation, domestic refuse storage and drying in accordance with the requirements of policy H12. The outstanding consideration is parking provision. In this respect it is not possible to provide off-street parking and I note that the area is already heavily parked. The extension of the existing flats into the attic granted consent in September 2009 saw the number of usable bedrooms increase from two to three. This does not necessitate an increase in off street parking provision as set out in the Roads Development Guide. Planning permission was refused in March 2010 as the creation of two self contained flats necessitated off street parking provision of 3.3 spaces. This could not be

achieved and it was considered that the new development would generate an additional demand for on street parking resulting in congestion and confrontation to the detriment of road safety.

The current proposal sees the reduction of each of the top floor flats from two bedrooms to one bedroom. The proposed new attic flats also feature one bedroom. Overall, the number of bedrooms in this arrangement is less than that granted permission in 2009. However, there are no physical changes to the layout of the top floor flats, with the reduction in the bedrooms being achieved by simply changing the use of the room on the proposed drawings. Notwithstanding this, the Head of Environmental and Commercial Services notes that the applicant proposes to create 2 additional flats in the attic space and no off street parking has been provided. Consequently additional demand will be created for parking in Campbell Street, adjacent to the Arts Guild, in an area which is currently subject to congestion due to demand for on street parking at this location. He therefore recommends the application be refused on the grounds that the additional demand for on street parking would increase congestion and confrontation in Campbell Street, to the detriment of road safety. He does not consider that the reduction in the number of bedrooms in the two top floor flats would mitigate against any parking demand from the new flats created. As parking provision for the new flats is not provided in accordance with the Council's Roads Development Guidelines 1995, the proposal is not in accordance with Policy H12 (d) of the Inverclyde Local Plan.

In conclusion, the proposed new flatted dwellings have no off street parking, nor is it possible to provide off street parking, and this would create additional parking demand on Campbell Street to the detriment of road safety. As such I am unable to support the proposal.

RECOMMENDATION

That the application be refused.

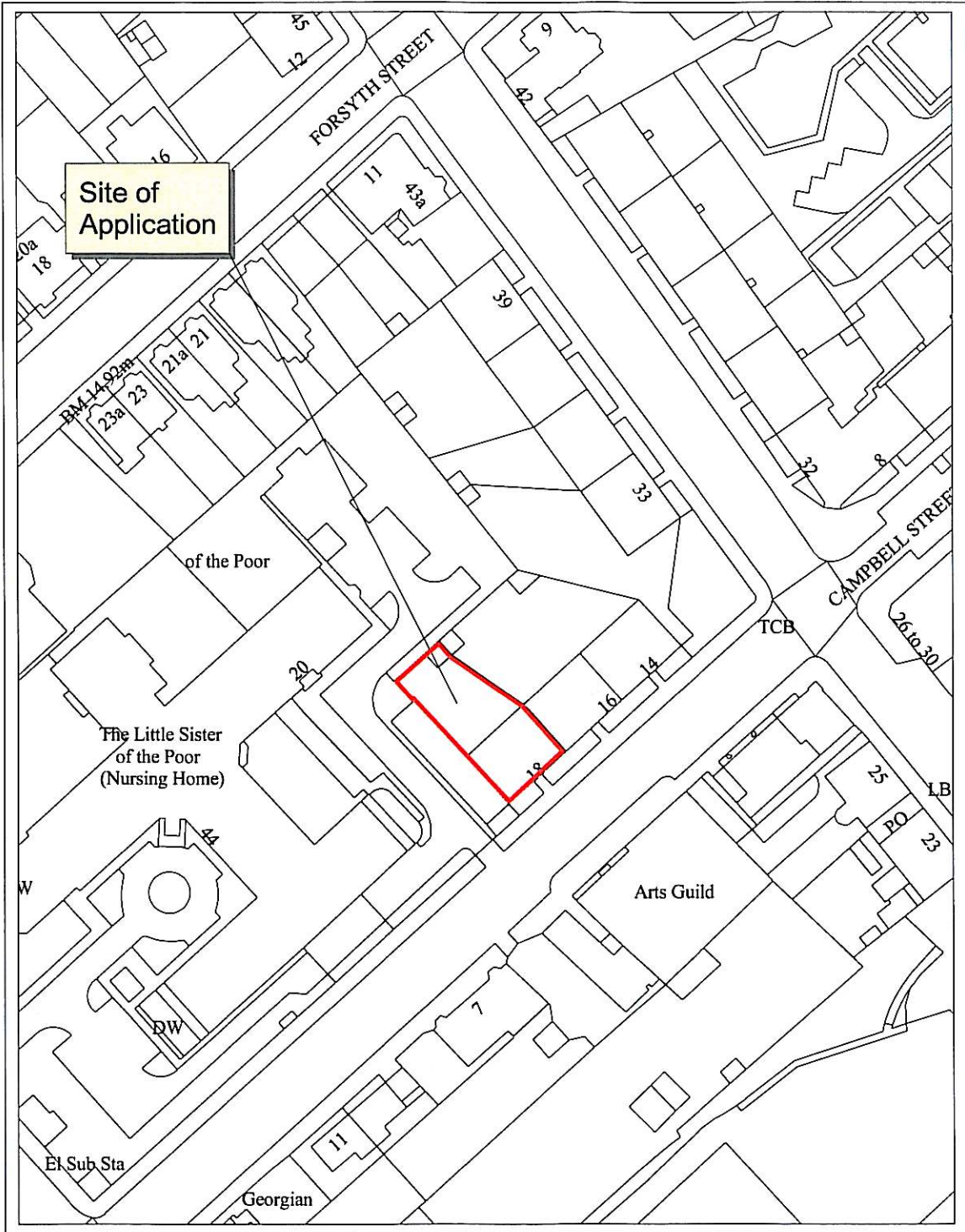
Reasons

1. Campbell Street is subject of high on-street parking demand. The new development would generate an additional demand for on-street parking resulting in potential congestion and confrontation between vehicles travelling on Campbell Street to the detriment of road safety.
2. Parking provision is not provided in accordance with the Council's Roads Development Guidelines 1995 and the proposal is therefore not in accordance with Policy H12 (d) 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. Consultation response
5. Letter of objection.



Drawing No. 11/0050/IC 18 Campbell Street, Greenock.

Drawn by: JML

Date: 17:05:11



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