
Report To:	The Planning Board	Date:	1st June 2011
Report By:	Head of Regeneration and Planning	Report No:	11/0087/IC Plan06/11 Local Application Development
Contact Officer:	Amy Maclean	Contact No:	01475 712424
Subject:	Proposed extension and internal alterations at St Bedes, Porterfield Road, Kilmacolm		

SITE DESCRIPTION

The property is a two storey semi detached villa located on the northern side of Porterfield Road, Kilmacolm. The building is finished in red sandstone and has a grey slate roof. The front of the property has a substantial 2 metre high stone wall screening the dwelling from Porterfield Road. A variety of detached dwellinghouses located on Bridge of Weir Road, Porterfield Road and Glencairn Road lie adjacent to the application site. The site lies within the Kilmacolm Conservation Area.

PROPOSAL

It is proposed to erect a two storey side extension to form a new sitting room and children's play room on the ground floor, with a master bedroom and ensuite on the first floor. This will extend approximately 4.4 metres from the eastern elevation of the house. The extension will be finished in red sandstone rubble to the front elevation to match the existing building, with the side and rear elevation being finished with wet dash render which will be painted red. The main roof is to be finished with natural slate to match the existing roof whilst the lean-to roof to the rear is to be finished in a grey concrete tile.

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.

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.

Local Plan Policy HR12 - Impact of Development Within Conservation Areas

When assessing Conservation Area development proposals (both within and adjacent to it) consideration will be given to the impact they will have on townscape and the wider landscape, especially when viewed from adjacent transport routes and vantage points accessible to the public.

PPAN7 - House Extensions applies.

PPAN11 - Replacement Windows.

CONSULTATIONS

None required.

PUBLICITY

The application was advertised in the Greenock Telegraph on 8th April 2011 as a development affecting conservation areas.

SITE NOTICES

A site notice was posted on 8th April 2011 for development affecting conservation areas.

PUBLIC PARTICIPATION

The application was subject to neighbour notification, a press advert and a site notice. Three letters of representation were received.

The representations can be summarised as follows:

1. The neighbour notification showing the boundaries of St. Bede's is incorrect to the north-east of the building.
2. The windows to the proposed extension are inappropriate.
3. The roof line of the existing is lower than the main house.
4. The elevation from the east does not show the existing and new roof lines correctly.
5. The use of render and dressed sandstone is a new feature to the house and is out of keeping.

I will address these concerns in my assessment.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Plan, Planning Practice Advice Note no 7 on House Extensions, Planning Practice Advice Note no 11 on Replacement Windows, Historic Scotland's Managing Change in the Historic Environment Guidance Notes, Scottish Government Planning Advice Note 71 on Conservation Area Management, the impact on the wider conservation area, the impact on the amenity of neighbouring residents and the representations received.

In terms of the Inverclyde Local Plan, policies HR11 and HR12 provide criteria for the assessment of development proposals both within and adjacent to conservation areas. Policy HR11 encourages proposals within conservation areas where they are sympathetic to the existing character, pattern of development and appearance of the area. Furthermore, Policy HR12 states that when assessing conservation area development proposals, consideration should be given to the impact they will have on the wider landscape, especially when viewed from adjacent transport routes and vantage points accessible to the public. Historic Scotland's Managing Change in the Historic Environment Guidance Notes for Planning Authorities determining planning applications in conservation areas seeks to ensure any new development does not unacceptably impact on the character of the conservation area.

Policy H15 identifies the requirement that the character and amenity of residential areas be safeguarded, and that house extensions should be assessed with regard to neighbour's amenity, impact on the streetscape, impact on the existing house, and fenestration detailing. PPAN 7 offers detailed guidance on how extensions can be designed and located to ensure compliance with policy H15. Local Plan policy DC1 is clear in establishing that where proposals accord with PPANs, they will be supported by the Council.

There is no direct conflict between the proposal and Policy H1 of the Local Plan. In assessing design, it is a requirement to ensure that any new development is compatible with the existing house, wider streetscape and the character of the conservation area. I do not consider the development of an extension of this size to be unacceptable in terms of the plot ratio nor do I consider that the overall size and scale of the extension will dominate the existing property.

From Porterfield Road, the existing boundary wall limits the views towards the property to just the upper floors. Nonetheless there is a requirement to ensure that the extension as a whole is compatible with the character and appearance of the existing house. To the front, the applicant proposes to use stonework to match the existing property. To the side and rear, a wet cast render finished in red is proposed. Whilst I note concern raised with the use of render, the side and rear elevations are not visually prominent, this is a mix of materials frequently used in buildings, and I consider that in this instance the detailing is appropriate.

Considering fenestration, I am satisfied that the positioning of the windows is appropriate. Whilst I note concern at the use of uPVC rather than timber, appropriately designed uPVC windows are considered acceptable and is consistent with previous approaches taken in conservation areas. For example, PPAN11 permits the use of uPVC when replacing windows in conservation areas. The

style of the windows has been amended to reflect that found in the existing house. I am satisfied the design is appropriate. Overall I am satisfied that the design, appearance and materials are appropriate, the extension is subordinate to the existing property and that the impact on the appearance of the existing property and wider conservation area is acceptable. The proposal is therefore in accordance with policies H15, HR11 and HR12 of the Local Plan, PPANs 7 and 11 and the aims of Historic Scotland's Guidance and PAN 71.

Assessing the application further I note that the nearest neighbouring residential building is some 50 meters distant. I am therefore satisfied that there is no potential for any impact on the daylight to neighbouring property. Considering overlooking, I am further satisfied that any additional overlooking will not unacceptably impact on the privacy of neighbouring residents.

In considering the outstanding points raised in the representations received, I am satisfied that the drawings submitted are correct. The boundary shown on the neighbour notification issued reflects the submission by the applicant, which they consider to be correct. Any dispute over the exact position of the boundary is a civil matter and has no bearing on the assessment of this planning application.

In conclusion, I have assessed the design of the extension and the impact on neighbouring amenity and the conservation area with reference to the Local Plan and the Council's Planning Practice Advice Notes. I have also assessed the merits of the representations. I consider that the proposal is in accordance with the Local Plan and Historic Scotland's Guidance and PAN 71, and that there are no material considerations which indicate that refusal of planning permission is merited.

RECOMMENDATION

That the application be granted subject to condition.

Condition

1. No development shall commence until samples of all external materials have been submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives.

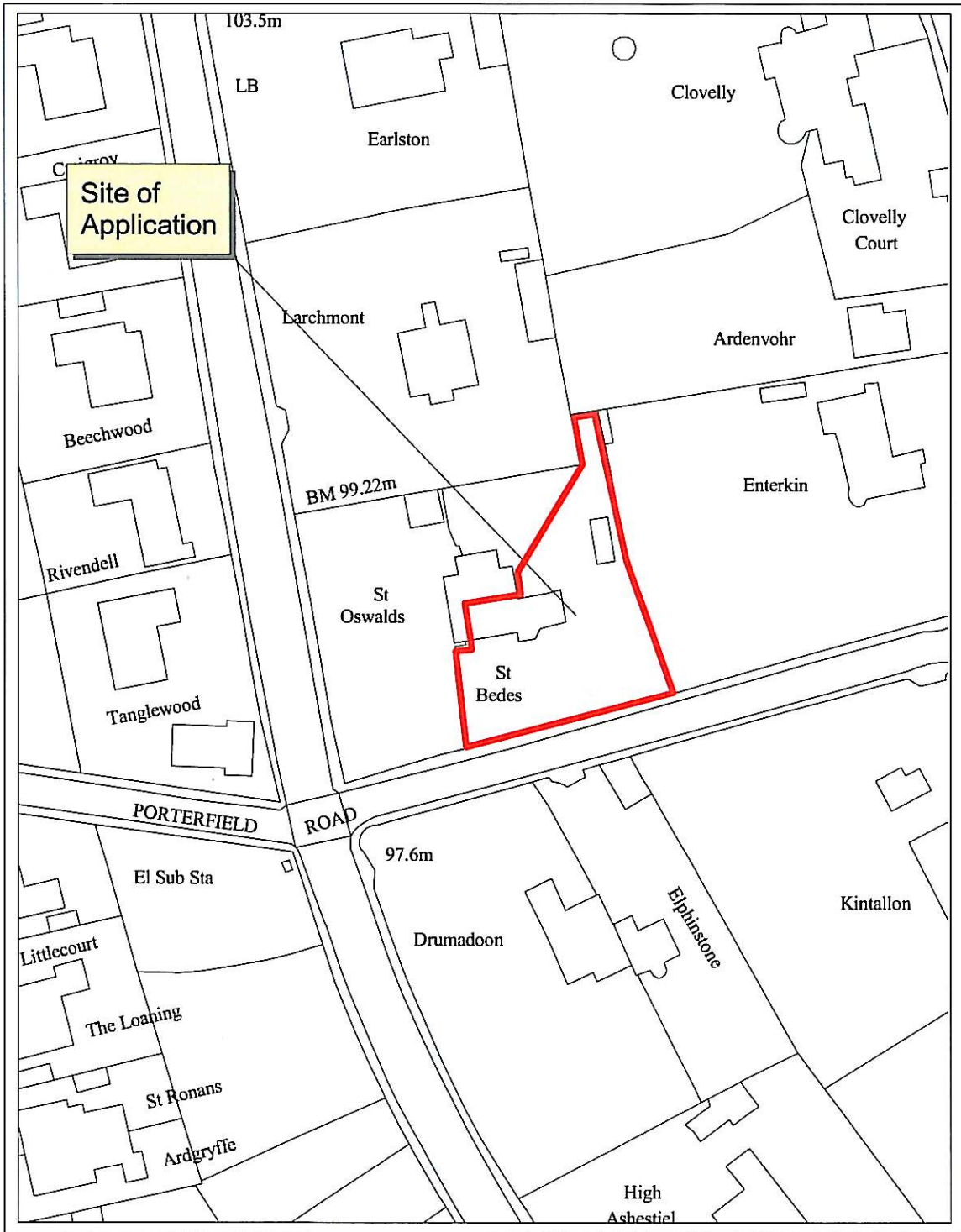
Reasons

1. To ensure a continuity of finishing materials appropriate to the property.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application Form
2. Application Plans
3. Inverclyde Local Plan
4. Historic Scotland's Managing Change in the Historic Environment Guidance Notes
5. Scottish Government Planning Advice Note 71 on Conservation Area Management
6. Letters of representation.



Drawing No. 11/0087/IC St Bedes, Porterfield Road, Kilmacolm.

Drawn by: AM

Date: 05:05:11



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