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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>1st June 2011</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>11/0071/IC Plan06/11</b>
			<b>Local Application Development</b>
<b>Contact Officer:</b>	<b>Guy Phillips</b>	<b>Contact No:</b>	<b>01475 712422</b>
<b>Subject:</b>	<b>Extension to dwellinghouse and formation of new garage at North Denniston Farm, Bridge Of Weir Road, Kilmacolm</b>		

## **SITE DESCRIPTION**

The former farmhouse at North Denniston is a one and a half storey, three bedroomed building in the Greenbelt to the south west (rear) of houses on Gryffe Road, Kilmacolm. The house is of traditional design with white painted walls and a slate roof and has an approximately 30 square metre, one and a half storey, side extension, containing a kitchen and utility room at ground floor with a bedroom above. The forward pitch of the roof contains two flat roofed dormers (one 10m long and the other, on the side extension, 2m long). Single storey porch and bathroom extensions protrude approximately 2m and 2.6m from the front elevation. A timber double garage is set forward of the front elevation. To the north west, the house is adjoined by the former steading which was converted into 3 houses. A two storey garage within the grounds of the converted steading contains a flat at first floor level. North Denniston, the three houses and garage flat share a vehicular access onto Bridge of Weir Road.

## **PROPOSAL**

It is proposed to extend and alter the design of the house. The side and front extensions would be removed. The existing house is approximately 7.8m deep and it is proposed to increase this to approximately 13.4m by extending approximately 2.8m to the front elevation and 2.8m to the rear elevation. On the south east elevation it is proposed to construct an approximately 33 square metre sunroom. A total of 197 square metres of new floor space is proposed (a 95% increase on the existing total). Arising from the increase in the depth of the house a new roof is proposed. The submitted design presents a pitched plane to front and rear with an approximately 6m deep flat section linking between and 600mm below the peaks of the front and rear pitches. Six traditionally designed, pitched roofed dormers are proposed (three on the front and three on the rear elevations). Four of the proposed dormer peaks are approximately 200mm below ridge height and approximately 400mm above the central flat roof section. The two smaller dormers are located centrally within the front and rear roof planes.

The infill gable, below the flat roof, on the south east gable elevation is clad in vertically hung slate and contains a large chimney. To either side of the chimney, at first floor level are patio doors contained by guardrails. On the north west elevation the infill walling, below the flat roof, contains a bay window.

Finishes throughout comprise natural slate, white painted random rubble and white, powder coated, aluminium windows.

Additionally, it is proposed to construct an approximately eighty square metre, pitched roofed garage in the back garden. Its roof is also finished in natural slate with the wall finish being white render.

The applicant has submitted 2 letters in support of his proposal.

## **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. PPAN 5 "Design & Siting Of New Houses In The Countryside" and PPAN7 "House Extensions" apply.

## **CONSULTATIONS**

**Head Of Environmental And Commercial Services** – No objections.

**Head Of Safer And Inclusive Communities** - No objections.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 8th April 2011 as it is contrary to the development plan and as there are no premises on neighbouring land.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

Two letters of objection have been received from Kilmacolm Civic Trust and three letters have been received from neighbours in Gryffe Road. The objectors are concerned that:-

- 1.the submitted plans are difficult to read and interpret. The precise location of the extension and how the existing house is to be integrated into the extension are unclear. More detailed drawings should be made available to allow a more considered judgement.
2. the roof design is unbalanced with dormer windows higher than the main roof line.

3. while the style of the house relates well to the converted steading it is questionable how well it relates to the neighbouring properties on Gryffe Road, all of which are visible from the cycle track running to the south west of the converted steading.
4. the site is important at the entrance Kilmacolm.
5. a new house is proposed in the Greenbelt.
6. the scale of the altered house will adversely affect views from houses on Gryffe Road.
7. privacy of houses in Gryffe Road shall be adversely affected.
8. the scale of the garage allows for a potential change of use.

## **ASSESSMENT**

The determining factors in the determination of this planning application are the Local Plan, the Council's PPANs 7 "House Extensions" and 5 "Design & Siting Of New Houses In The Countryside".

Policy H15 of the Local Plan advises that proposals for house 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. The houses most directly affected are those in the converted steading, approximately 7m to the northwest. The converted steading is in the applicant's ownership. The nearest house on Gryffe Road is approximately 105m distant. Mature trees and bushes intervene at the rear garden boundary adjoining the 18m wide strip between the rear garden and the rear gardens of the Gryffe Road properties. Given the separation from the Gryffe Road properties and the presence of the boundary trees and bushes I consider impact on residents amenity there to be neutral. The removal of the existing side extension moves the house approximately 4.5m away from the converted steading. While there are no windows in the elevation of the steading conversion immediately adjoining, there are several ground floor and dormer windows which are afforded a view of the house, none of which are of the significant gable extensions and alterations. The proposal accords with the Council's PPAN7 "House Extensions" regarding separation from the rear garden boundary, overlooking of neighbouring property and choice of materials. While it exceeds the 3.5m restriction on projection from the rear elevation, I consider that to have no significant impact on neighbouring property.

(b) as a house in the countryside, there are no streetscape considerations.

(c) impact on the existing house in terms of shape, size and height, and choice of materials. The proposed house alterations are so extensive as to render the house unrecognisable in its existing form. Furthermore, the proposed increase in depth of the house results in an unexpected and awkward roof design, uncharacteristic of traditional houses in the countryside and to the detriment of the quality of visual amenity in this part of Kilmacolm's countryside. I further consider the proposal to be a significant over-development of the existing house. Of further concern is the scale of the proposed garage, capable of accommodating four family sized cars and approximately double the size of the existing timber garage. While there are some benefits to be accrued regarding the removal of the existing box dormers and front and rear extensions, I do not consider these benefits to outweigh my concerns regarding the scale and design of the proposal. I have no concerns regarding the proposed external finishes.

(d) size, proportion, style and alignment of doors and windows. I consider the proposed door and window regime acceptable.

In summary, I consider the proposed design to be unacceptable and contrary to policy H15.

As the proposal is located in the Greenbelt, guidance within PPAN 5 "The Design & Siting Of New Houses In The Countryside" is also applicable. PPAN5 advises residential buildings are of a variety of shapes and sizes and it is important that the alterations to such buildings ensure that their original character is maintained. In this respect, any extension to an existing residential building requires to be subsidiary in scale and position to the original dwellinghouse. As the

proposal is significantly in excess of the scale of the existing house and is of a design so far removed from the original as to be unrecognizable, it fails to accord with PPAN5's guidance.

While there is no advice in the PPAN regarding detached garages, I am concerned that the scale proposed is in excess of what is expected for residential use and also has an adverse impact on visual amenity in this part of Kilmacolm's countryside.

Policy DC1 advises that applications for planning permission which accord with the design principles established in the Council's PPANs will be supported. While there are instances where a departure from design guidance may be justified, in this instance, the departure is of such significance that I do not consider the proposal to merit support.

Overall, I consider the proposal to be contrary to policy H15 of the Local Plan and the design guidance in the Council's PPAN5 and that, accordingly, it should be refused.

As an established, traditional building in the countryside, I consider it possible that bats, which are a protected species, may be present and, in the event that Members wish to grant planning permission, it shall be necessary, first of all, for the applicant to submit a bat survey for consideration by Scottish Natural Heritage.

## **RECOMMENDATION**

That the application be refused.

### Reasons

1. The proposal is a significant over development, with an adverse impact on the shape and size of the existing house, rendering it unrecognizable: all contrary to policy H15 c) of the Local Plan and the design guidance in the Council's PPAN5.
2. As the proposed extensions result in an unexpected and awkward design, untypical of houses in the countryside and to the detriment of the quality of visual amenity which is currently enjoyed.
3. As the scale of the proposed garage is in excess of that expected for residential use, to the detriment of the quality of visual amenity in this part of Kilmacolm's countryside.

Stuart Jamieson  
Head of Regeneration and Planning

## **BACKGROUND PAPERS**

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Consultation responses
5. Planning application IC/00/243R



Drawing No. 11/0071/IC North Denniston Farm, Bridge of Weir Road, Kilmacollm.

Drawn by: JML

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