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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>7 December 2011</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>11/0220/IC Plan 12/11  Local Application Development</b>
<b>Contact Officer:</b>	<b>Guy Phillips</b>	<b>Contact No:</b>	<b>01475 712422</b>
<b>Subject:</b>	<b>Proposed erection of single detached dwellinghouse with attached carport and dependant person's flat at Plot 2, Houston Road, Kilmacolm</b>		

## **SITE DESCRIPTION**

The site comprises the eastern part of the former Rowantreehill Quarry, on the north side of Houston Road and within the Kilmacolm Conservation Area. The site is surrounded by large new build houses. A steeply sloping driveway forms the eastern boundary of the site, serving "Quarry Cottage" (also to the east) and "Houston Hall" which is to the north above the former quarry wall. "The Manor" adjoins to the west.

In May 2005 planning permission was granted for the erection of two houses on land including the application site and the plot now occupied by "Houston Hall". In December 2007 planning permission was granted for a revised house type (two storey, containing nine apartments and a linked three car garage with games room above). The 2007 planning permission remains live.

## **PROPOSAL**

It is proposed to construct a two storey, nine apartment house with an attached two storey building facilitating a gymnasium and a one bedroom dependent person's flat. Attached to the front of the gymnasium is a four car carport. External finishes comprise facing brick, blockwork detailing, natural slate and lead roofing, together with UPVC windows with a stepped profile.

The proposed house is in the same position as the house previously granted planning permission and has a similar footprint. The front elevation is of similar scale and fenestration to that previously approved but there is a change in finish from smooth render to facing brick. The proposed design also deletes two single storey bay features with balconies and substitutes a central balcony above an entrance portico. The roof design has also been changed to alter the pitch and introduce a leaded top. The side wing containing the dependant person's flat and gymnasium is approximately 12 square metres larger than the previously approved garage and gymnasium.

Two existing trees at the Houston Road frontage are to be retained as is a 1.8 m high timber fence at the western site boundary with "The Manor". The former quarry wall provides the rear boundary. Beech hedging and tree planting are proposed to the south (front), east and west boundaries.

## **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 H8 - The Character and Amenity of Residential Areas**

Proposals for residential development that are acceptable in principle in terms of the Development Strategy of the Local Plan will still be required to satisfy the following development control criteria:

- (a) compatibility with the character and amenity of an area in terms of land use, density, design and materials used;
- (b) visual impact of development on the site and its surroundings;
- (c) landscaping proposals;
- (d) open space proposals (see also Policy H11 and guidance in Policy DC1);
- (e) proposals for the retention of existing landscape or townscape features of value on the site;
- (f) assessment against the Council's Roads Development Guidelines 1995 with regard to road design, parking and traffic safety;
- (g) provision of adequate services; and
- (h) accommodation of, in appropriate cases, the requirements of bus operators regarding road widths, lay-bys and turning areas.

### **Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage**

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

### **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.

## 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.

## CONSULTATIONS

**Head Of Environmental And Commercial Services** – No objections subject to all surface water run off being intercepted within the site, the first 2m of the driveway adjacent to the public road being surfaced in impervious material and a sightline of 2.0 x 43.0 x 1.05m high being achieved at the access onto Houston Road.

**Head Of Safer And Inclusive Communities** – No objections subject to standard contaminated land conditions being attached together with advisory notes regarding external lighting and hours and methods of construction.

## PUBLICITY

The application was advertised in the Greenock Telegraph on 2nd September 2011 as a development affecting conservation areas.

## SITE NOTICES

A site notice was posted on 2nd September 2011 for Development Affecting Conservation Areas.

## PUBLIC PARTICIPATION

Written representations have been received from Kilmacolm Community Council and Kilmacolm Civic Trust.

The objectors are concerned that:

1. the size and scale of the proposal shall result in over development within the Conservation Area.
2. the linked garage and dependant person's flat should be relocated to the rear of the house.
3. the roof form is out of character with the area and allows for a third storey to be introduced.
4. the roof finish is not specified.
5. the design is overly complex.
6. the proposal conflicts with Local Plan Policies HR11 and HR12.

## ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan, The Council's PPANs 2 "Single Plot Residential Development" and 3 "Private & Public Open Space

Provision In New Residential Development", the planning history of the site, the consultation responses, Historic Scotland's Scottish Historic Environment Policy and the written representations.

Policy H1 of the Local Plan seeks to safeguard and, where practicable, enhance the residential amenity and character of the area. The best measure of whether or not the proposal achieves this aim is to assess it against the relevant criteria within Policy H8 and the design guidance within the Council's PPANs 2 and 3. In carrying out that assessment, it is important to note that there is a live planning permission for a house of similar design, scale and position on the site. The approved design was the subject of favourable assessment against the Council's design guidance.

Policy H8 advises that proposals for residential development that are acceptable in principle in terms of the Development Strategy of the Local Plan will require to be assessed against a range of development control criteria. The relevant criteria in this instance are:-

(a) Compatibility with the character and amenity of an area in terms of land use, density, design and materials used. Houston Road is wholly residential in character and the proposed house is similar in size and height to those adjoining at "The Manor" and "Houston Hall". The site is within the Kilmacolm Conservation Area where there are a wide variety of architectural styles and finishing materials. In the immediate vicinity there are houses finished in facing brick, smooth through coloured render, natural stone and painted roughcast. Accordingly, I consider the proposed facing brick, slate and lead finishes to be compatible with the character and amenity of this part of the Conservation Area.

(b) Visual impact of development on the site and its surroundings. Compared with the previously approved house design the greatest visual impact arises from the proposed change from a rendered finish to facing brick. Given the similarities of the design to the house previously granted planning permission and my favourable assessment of the use of brick against criterion (a), I consider that the proposal has a positive impact on Houston Road.

(c) Landscaping proposals. The submitted drawings provide an indication of boundary planting, but I consider it essential that full details are provided in order to ensure the house is integrated into its setting in the Conservation Area. The applicant has confirmed that he is content to accept a condition reserving the issue of landscape treatment.

(f) Assessment against the Council's Roads Development Guidelines 1995 with regard to road design, parking and traffic safety. There are no road safety objections from the Head of Environmental & Commercial Services.

I consider the proposal to accord with the design guidance in PPAN No 2 "Single Plot Residential Development" with reference to plot size, plot coverage, separation from site boundaries, building line, roof design (the new build "Houston Hall" to the rear incorporates a roof with imitation lead in its construction), materials, fenestration, overlooking of neighbouring properties and parking provision. Considering PPAN3 "Private & Public Open Space Provision In New Residential Development", the proposal accords with the established pattern of development in the immediate area.

Policy DC1 advises that the Council will support applications for planning permission which accord with the design principles established in the Council's PPANs.

Policy HR1 advises that development that would adversely affect, directly or indirectly, built heritage resources will not normally be permitted. Having regard to the designation of the built heritage, exceptions will only be made relative to a range of circumstances. The relevant circumstance in this instance is "(b) visual amenity and townscape will not be compromised." This is best assessed against policies HR11 and HR12.

Policy HR11 advises that development proposals 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:-

(a) siting and orientation of new buildings. The proposed house occupies the same position as the house which has planning permission on the site. I consider it consistent to continue to support a house at this position.

(b) & (c) overall design style and scale. The house is of similar scale and design to that previously approved. I also consider it consistent to continue to support a design of this character.

(d) design details. The overall detailing of brickwork, blockwork details, fenestration, front balcony and roof design combine to provide a design sympathetic to the character of this part of the Conservation Area.

(e) finishing materials. Given my favourable assessments against Policy H8 and PPAN2, I consider the proposed materials acceptable.

(f) landscaping and boundary materials. The timber fencing at the boundary with "The Manor", quarry wall to the rear and elevated driveway to the east are to remain. The beech hedging and trees indicated along the frontage on the proposed site plan are, I consider, an appropriate treatment relative to the boundary treatments in the Conservation Area. As noted above, however, landscaping details should be reserved by a suspensive condition.

Policy HR12 advises that when assessing Conservation Area development consideration will be given to the impact on townscape and the wider landscape, especially when viewed from adjacent transport routes and vantage points available to the public. The relevant vantage point in this instance is Houston Road. As noted above, the submitted design is similar to that approved, with the most significant change being the change from a rendered finish to facing brick. I have favourably assessed the principle of the use of facing brick in my assessment against Policies H8, HR11 and PPAN2 and am satisfied that the choice of colour can be controlled by a suspensive condition.

The Scottish Government's Scottish Historic Environment Policy advises it is the duty of the Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the area when exercising their powers under planning legislation. This requirement parallels my assessment against the relevant policies of the Local Plan and the design guidance in the Council's PPANs.

There are no objections to the proposal from the consulted parties.

Overall, I consider the proposal safeguards residential amenity and the character of the Kilmacolm Conservation Area, accords with the Local Plan and merits support.

## **RECOMMENDATION**

That the application be granted subject to conditions

### Conditions

1. The dependant person's flat shall only be occupied in association with the house hereby approved.
2. 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.
3. No development shall commence until fully detailed landscaping proposals have been submitted to and approved in writing by the Planning Authority; the approved scheme of landscaping shall, thereafter, be implemented in the first planting season following completion

of the house hereby approved, and any specimens that in the subsequent 5 years die, become diseased or are damaged shall be replaced in the next planting season with a similar specimen unless the Planning Authority gives its prior written approval to any alternative.

4. All surface water run off shall be intercepted within the site. Details shall be submitted to and approved in writing by the Planning Authority; the approved drainage shall be implemented prior to the house, hereby approved, being occupied and shall thereafter be maintained in perpetuity.
5. A visibility splay of 2.4 x 43.0 x 1.05m high shall be achieved at the access onto Houston Road prior to the house, hereby approved, being occupied and shall thereafter maintained in perpetuity.
6. A minimum length of 2.0m of the driveway adjoining the public road shall be surfaced in impervious material. Details shall be submitted to and approved in writing by the Planning Authority; the approved surfacing shall be implemented prior to the house hereby approved, being occupied and shall thereafter be maintained in perpetuity.
7. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site.
8. That the development shall not commence until a risk assessment of all pollutant linkages, including any necessary remediation strategy with timescale for implementation, has been submitted to and approved in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options.
9. That on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval in writing by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site.
10. That the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing, by the Planning Authority.
11. That no material shall be imported onto the site until written details of the source of the imported material has been submitted for approval, in writing by the Planning Authority. The details, which shall be submitted no later than four weeks prior to the material being imported onto the site, shall include; the source of the imported material, any potential source(s) of contamination within 50 metres of the source of the material to be imported and verification analysis information. The material must not be imported on to the site until written approval has first been received from the Planning Authority. The material from the source agreed only shall be imported in strict accordance with these agreed details.

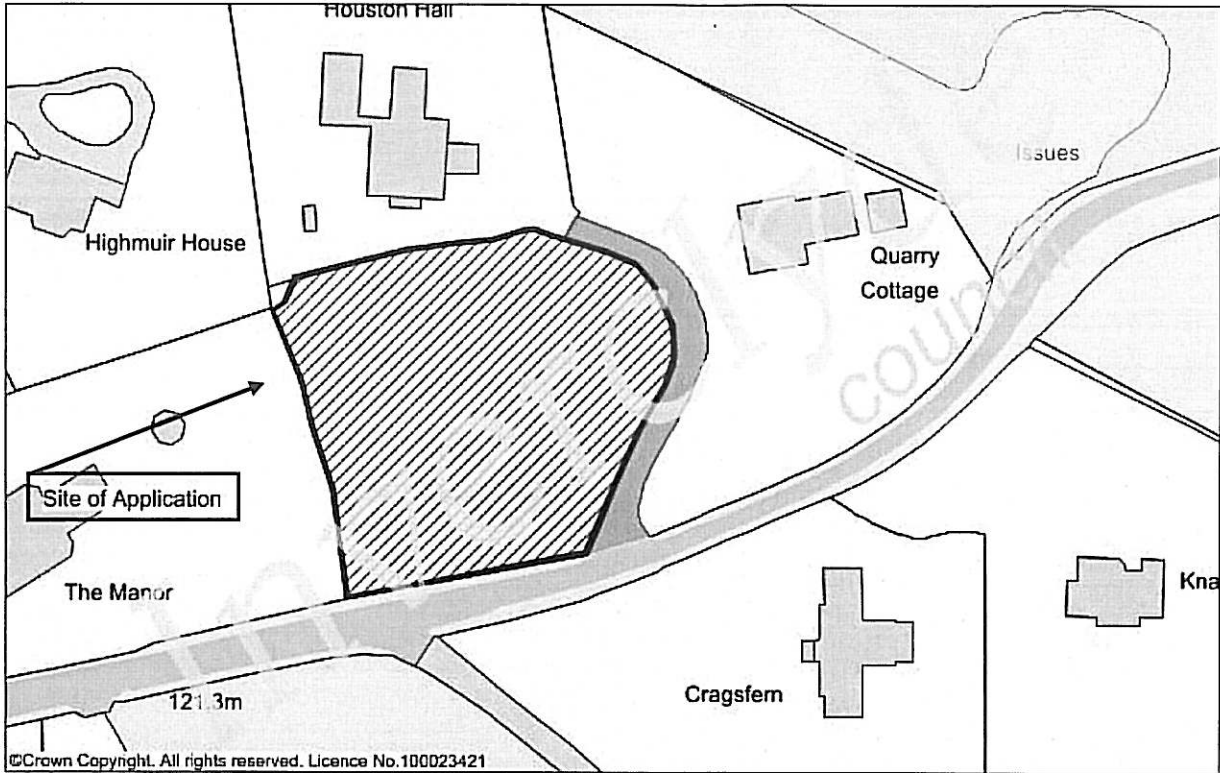
## Reasons

1. To prevent sub division of the plot and the use of the dependant person's flat as a separate dwelling to the detriment of the established density of development in the Conservation Area.
2. To ensure a choice of materials appropriate to this part of the Kilmacolm Conservation Area.
3. To ensure the provision of a quality landscape setting.
4. To prevent surface water run off onto Houston Road to the potential detriment of road safety.
5. To ensure appropriate driver visibility when leaving the site, in the interests of road safety on Houston Road.
6. In the interests of road safety on Houston Road.
7. To help arrest the potential spread of Japanese Knotweed in the interests of environmental protection.
8. To satisfactorily address potential contamination issues in the interests of environmental safety.
9. To provide verification that remediation has been carried out to the Planing Authority's satisfaction.
10. To ensure that all contamination issues are recorded and dealt with appropriately.
11. To protect receptors from the harmful effects of imported contamination.

Stuart Jamieson  
Head of Regeneration and Planning

## BACKGROUND PAPERS

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Consultation responses
5. Written representations
6. Planning permissions IC/04/416 and IC/07/365



Application Number	11/0220/IC
Location	Plot 2 Houston Road Kilmacolm
Proposal	Proposed erection of single detached dwellinghouse with attached carport and dependant persons flat.



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