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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>4th January 2012</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>11/0314/IC Plan01/12</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>Installation of replacement flat roof at Kilmacolm Primary, Churchill Road, Kilmacolm</b>		

## **SITE DESCRIPTION**

Kilmacolm Primary School, which lies on the south east side of the village's Churchill Road occupies a single storey, flat roofed building. The site is bound by a combination of housing and Milton Wood.

## **PROPOSAL**

It is proposed to overclad the existing roof felt with insulation boarding, finished in a grey, flexible pvc roofing material. Rooflights are to be replaced to the same design as existing excepting the use of opaque glazing replacing wired safety glass. The rooflights are concealed by the roof parapet.

## **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.

## **CONSULTATIONS**

None required.

## **PUBLICITY**

The nature of the proposal did not require advertisement.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

One written representation has been received.

The objector is concerned that:-

1. The school is to continue to be provided with a flat roof.
2. There shall be disruption from site works.
3. A contact number should be provided for neighbours in case of unforeseen problems.

## **ASSESSMENT**

The material considerations in the determination of this planning application are the Local Plan and the written representation.

Policy H1 of the Local Plan seeks to safeguard and, where practicable, enhance residential amenity and character. The only visible part of the proposed works shall be the approximately 200mm high, grey roof edge trims to be formed over the existing parapets. The overall visual impact on the public domain is, I therefore consider, neutral and the proposal satisfies policy H1's aim of safeguarding residential amenity.

With regard to the concerns raised by the objector, the flat roof reflects school building design of the era of construction and there are no policy grounds to oppose the status quo. Concern over site works is not material to the determination of the planning application.

Overall, I consider the proposal merits support.

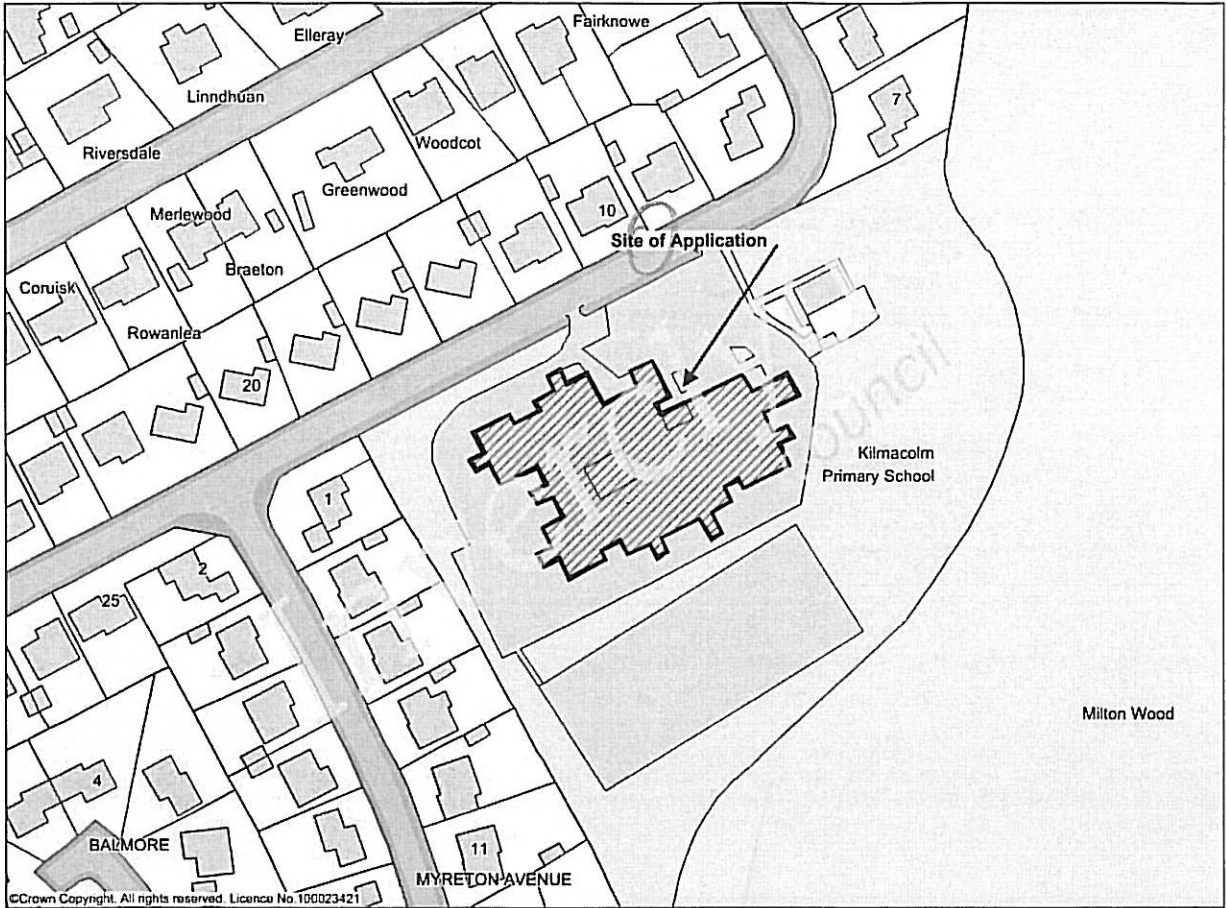
## **RECOMMENDATION**

That the application be granted.

Stuart Jamieson  
Head of Regeneration and Planning

## **BACKGROUND PAPERS**

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Written representation



Application Number	11/0314/IC
Location	Kilmacolm Primary Churchill Road Kilmacolm PA13 4LH
Proposal	Installation of replacement flat roof



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