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| Report To: | The Planning Board | Date: | 4th January 2012 |
| Report By: | Head of Regeneration and Planning | Report No: | 11/0050/IC Plan02/12 |
| Contact Officer: | James McColl | Contact No: | 01475 712462 |
| Subject: | Notification of appeal decision: 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 | | |

INTRODUCTION

In June 2011 planning permission was refused for the change of use of the attic area into 2 self contained flatted dwellings at 18 Campbell Street, Greenock. The application also included the formation for dormer windows to the front and rear. Planning permission was refused for the following 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.

An appeal against the refusal of planning permission application was lodged with the Scottish Government. The appeal was considered by written submissions.

NOTIFICATION OF APPEAL DECISION

The Reporter accepted that the determining issue is whether the change of use generates a need for off street parking provision.

Policy H12 requires parking provision in accordance with the Council's Roads Development Guide, But the Reporter found the Guide not to be entirely clear; it could be taken that there is only a requirement for 0.5 spaces which he found to be insignificant. As the Roads Development Guide is not statutory advice, he was not persuaded that the proposal is contrary to Policy H12.

Moving on to consider the impact on street parking, he accepted the findings of a parking survey submitted by the applicant showing a low level of demand compared with available space.

The appeal was sustained.

RECOMMENDATION

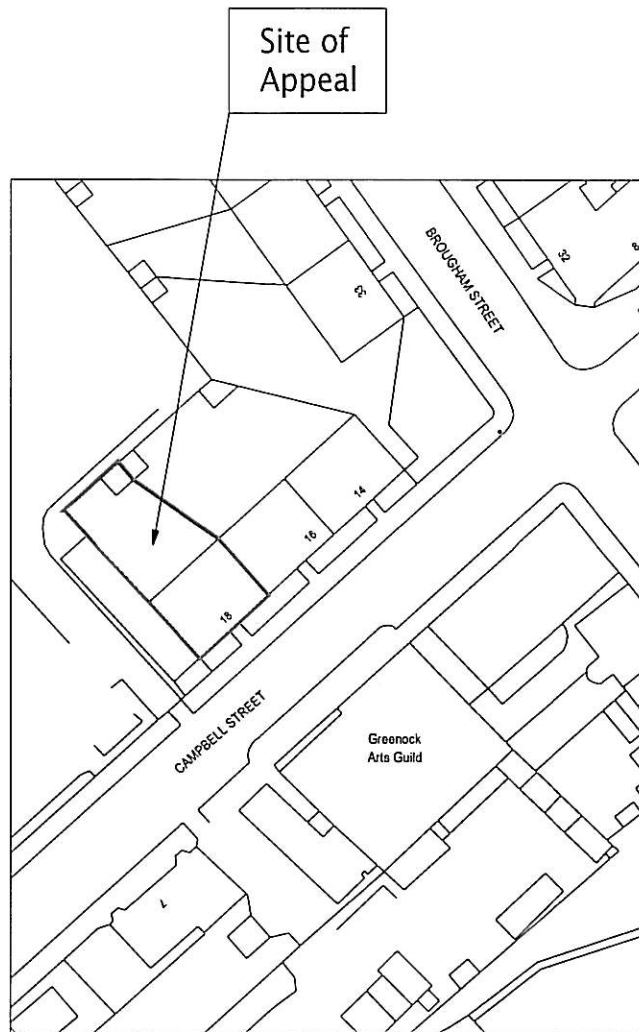
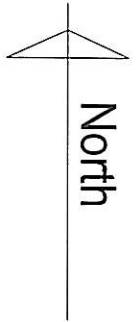
The Board notes the position.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

Planning application 11/0050/IC

18 Campbell Street, Greenock PA16 8AP



1:1250 Scale Plan

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