

<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>4th April 2012</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>12/0038/IC Plan04/12</b>
			<b>Local Application Development</b>
<b>Contact Officer:</b>	<b>James McColl</b>	<b>Contact No:</b>	<b>01475 712462</b>
<b>Subject:</b>	<b>Erection of extension and formation of balcony at 46 Dunvegan Avenue, Gourock</b>		

## SITE DESCRIPTION

The application site is one of three similar two storey detached dwellinghouses located within a line on the western side of Dunvegan Avenue, Gourock. The house has been previously was extended by way of a two storey side extension in 1992.



## PROPOSAL

Planning permission was refused in February 2011 for a two and a half storey rear extension featuring an a-symmetric roof. The proposed extension by virtue of the design, appearance and massing would have dominated the existing house when viewed from Dunvegan Avenue to the detriment of the character and appearance of the street.

It is now proposed to erect a two storey rear extension with hipped roof. The extension will project approximately 2.6 metres from the rear wall of the existing house and have a floor area of 16 square metres. Materials will match the existing house.

It is also proposed to provide a new rear balcony at first floor level and to the rear of the extension built in 1992. The balcony will have a floor area of approximately 11 square metres.

## **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.

PPAN7 - House Extensions applies.

PPAN8 - Balconies applies.

## **CONSULTATIONS**

None required.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 10th February 2012 as there are no premises on neighbouring land.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

The application was subject of neighbour notification. Eight objections have been received.

The concerns raised can be summarised as follows:

1. The dwelling has already been extended and the further extension will dominate it to the detriment of Dunvegan Avenue.
2. The proposal is contrary to policies H1 and H15 of the Inverclyde Local Plan.
3. The proposal constitutes over development.

4. The extension and balcony will be to the detriment of the privacy of neighbouring residents.
5. Daylight of neighbouring property will be affected.

I will consider these concerns in my assessment.

## **ASSESSMENT**

The material considerations in the assessment of this application are the Inverclyde Local Plan, PPAN 7 on house extensions, PPAN 8 on balconies, the impact of the proposed extension on the existing dwelling and wider streetscape, the impact on the amenity of neighbouring residents, the consultation response and the letters of objection.



In assessing design, I consider that this proposal is best assessed against both the requirements of policy H15 of the Local Plan and the guidance contained within PPAN 7. The road geometry results in the property being situated in a prominent location, with the side elevation being clearly visible when travelling towards it along Dunvegan Avenue. The property was extended in 1992 by way of a two storey side extension with a footprint of approximately 24 square metres. The proposed new extension has a footprint of approximately 16 square metres and maintains a distance of 6 metres to the rear boundary, in excess of the minimum 5.5 metres set out in PPAN 7. I am satisfied that assessing the increase in footprint alone, it is not considered that overdevelopment of the plot would result from the existing and proposed extensions combined. The hipped roof minimises the impact of the roof area from Dunvegan Avenue and I consider the design, appearance and massing of the proposed to be appropriate; any impact on the character and appearance and Dunvegan Avenue is acceptable. Whilst the balcony is also clearly visible from Dunvegan Avenue, it is appropriately located to minimise its prominence.

Considering neighbouring amenity, the extension is set back from the rear boundary by 6 metres, thus in excess of the minimum standard set out in PPAN 7. A line of conifers lies along the rear boundary, mitigating against any potential loss of privacy to neighbouring residents to the rear. The topography of the locality will result in any view from the proposed extension being across the rooftops of the houses to the rear. There is no additional opportunity to overlook towards no. 48. I therefore do not consider there to be any unacceptable impact on the privacy of neighbouring residents. The positioning of the proposed extension would not unacceptably affect light to neighbouring property.

The balcony is no closer to the rear boundary than the rear elevation of the extension and I do not consider that it would result in any additional overlooking to the rear. To the east, the balcony faces an area of open space and the new extension blocks any view to the neighbouring property to the west. No side screens are therefore required. With a floor area of approximately 11 square metres, the balcony is of a size that affords an area of seating for a family to relax and enjoy the view, but is not of a size that would afford residents the opportunity of undertaking a wider range of functions over extensive periods of day and evening to the detriment of the amenity of neighbouring residents.

In conclusion, I have assessed the design, size and location of the proposed extension. Whilst I am mindful of the objections received, I am satisfied that overdevelopment of the plot would not result and the design, appearance and massing of the proposed extension is acceptable when viewed from Dunvegan Avenue. I am further satisfied that the extension and balcony would have an acceptable impact on the amenity of neighbouring residents. As such the proposal accords the advice contained within Policies H1 and H15 of the Inverclyde Local Plan and PPANs 7 and 8. Planning permission should therefore be granted subject to the condition below.

## **RECOMMENDATION**

That the application be granted.

1. That prior to the commencement of works on site, samples of all facing materials to the extension hereby permitted and shall be submitted to and approved in writing by the planning authority. Works shall then proceed on this basis unless any alternative is agreed in writing by the planning authority.

Reason

1. To enable the planning authority to retain effective control of facing and finishing materials in the interests of visual amenity.

Stuart Jamieson  
Head of Regeneration and Planning

## **BACKGROUND PAPERS**

1. Application Form
2. Application Plan
3. Inverclyde Local Plan
4. PPANs 7 and 8.
5. Letters of objection.



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