

Report To:	The Planning Board	Date:	6th June 2012
Report By:	Head of Regeneration and Planning	Report No:	11/0111/IC Plan 06/12
			Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Erection of 7 houses with associated works at Renton Road, Greenock		

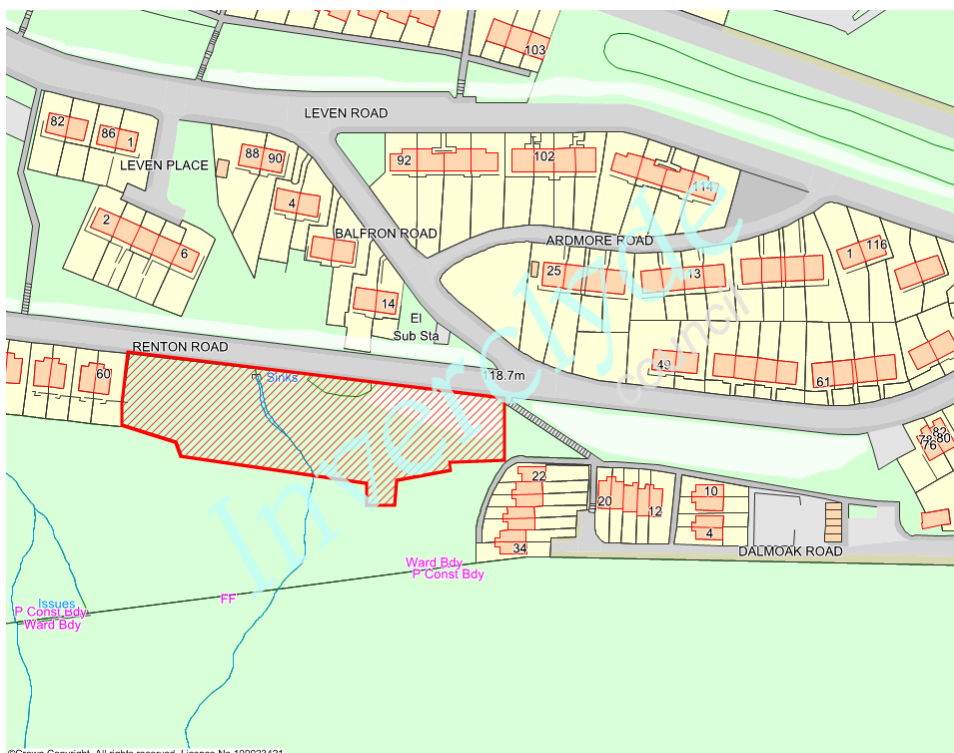
BACKGROUND

At the April meeting of the Planning Board consideration of the above planning application was continued for a site visit to allow Members to consider the proposal within its environs. The site visit was undertaken on 24 May.

SITE DESCRIPTION

The application site is an area of open ground, with rough vegetation, on the hillside to the south of Renton Road, Greenock. The site is steeply sloping downward south to north and extends to approximately 0.35 ha. Residential properties on Renton Road, Dalmoak Road and Balfroon Road lie adjacent, with open countryside to the south.

The application site forms part of a former Baird Homes housing development which was never completed, with previous permissions for housing development in the vicinity dating back to 1979.



PROPOSAL

The application proposes the construction of seven detached dwellinghouses facing Renton Road. The dwellings would be three storeys fronting the road, and two storeys to the rear. In all cases, the external finish would principally be render walls, a concrete tile roof finish and uPVC windows.

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 H5 - Housing Development Opportunities

Inverclyde Council, as Planning Authority, will support and encourage residential development on the sites, indicative locations and 'New Neighbourhoods' included in Schedule 7.1 and indicated on the Proposals Map.

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 H11 - Residential Development Proposals and Open Space Provision

Inverclyde Council, as Planning Authority, requires developers of new housing to make provision for public open space, play areas and private garden ground, or a comparable financial contribution towards either the provision of, or maintenance and improvement of, existing play equipment in a park or play area in the vicinity of the development, in accordance with the Inverclyde Council Planning Practice Advice Note 3.

Local Plan Policy UT3 - Sustainable Urban Drainage Systems

Inverclyde Council, as Planning Authority, will encourage the inclusion of Sustainable Urban Drainage Systems in appropriate developments, and where included will require agreement to be reached in respect of the continual maintenance of the proposed system prior to planning permission being granted.

Local Plan Policy UT4 - Reducing Flood Risk

Inverclyde Council will seek to reduce the risk of the flooding of non-agricultural areas by resisting development on functional flood plains. Where development is proposed for an area considered to be at risk from flooding, the Council will:

- (a) require the preparation of a Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA);
- (b) seek the incorporation of flood prevention measures able to cope with, as a minimum, a 1 in 200 year rainfall event, depending on the type of development proposed, taking into consideration predicted climate change and sea level changes in the period to 2050, or justification as to why this standard of protection is not required;
- (c) consult with SEPA where development is likely to result in a material increase in the number of buildings at risk from flooding; and
- (d) require Clyde waterfront and coastal development to be protected against coastal flooding to a level of 5 metres above the ordnance datum.

Flood prevention measures and sea defences should not increase the risk of flooding elsewhere or have an adverse impact on the natural or built environment. For planning permission to be granted, the Council will require agreement to be reached in respect of the continual maintenance of flood prevention infrastructure and sea defences associated with the proposed development.

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.

PPAN3 - Private and Public Open Space Provision in New Residential Development applies.

CONSULTATIONS

Head of Environmental and Commercial Services - The maximum driveway gradient should not exceed 10%, and all surface water should be intercepted on site. The first 2 metres of the driveway shall be formed in impervious material. The footway to the front of the property should be 2 metres wide. The flood risk assessment is acceptable however a maintenance scheme for the culvert grill should be submitted. Field drains are required due to the sloping nature of the site to stop the new houses becoming flooded.

Head of Safer and Inclusive Communities - Standard contaminated land conditions should be attached to any planning permission.

Scottish Environment Protection Agency – No objection.

PUBLICITY

The application was advertised in the Greenock Telegraph on 10th June 2011 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 and a press advert. Thirteen letters of objection have been received.

The objectors' concerns can be summarised as follows:

Impact of neighbours amenity.

- Loss of views.
- Privacy may be affected.
- The works may cause noise disturbance.

- The proposal may encroach into the land of neighbouring premises.
- The proposal may lead to anti social behaviour, vandalism and crime.
- The proposal may affect the light of neighbouring property.
- The proposed houses would be three storeys to the front and out of character with the area.

Impact on property value.

- Property values may be reduced.
- The current housing market is not conducive to selling houses and the houses may remain vacant and unsold if built, to the detriment of the area.

Flooding.

- The proposal may lead to flooding.
- The burn in the site will be rerouted.

Roads.

- Renton Road may be closed during the works.
- Renton Road is already in a poor state of repair.

Other issues.

- Neighbouring properties are not shown on the drawings.
- Water pressure may be affected.
- Wildlife may be affected.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Plan, the visual appearance of the proposed development and impact on the existing streetscape, the impact on neighbouring amenity, the consultation responses and the representations received.

The proposed development is within part of a site identified by Schedule 7.1 (a) of the Inverclyde Local Plan as a housing opportunity site. Policy H5 of the Local Plan encourages residential development on the sites included in Schedule 7.1. The site also forms part of a wider housing development which was never completed. The principle of housing development on this site is therefore established.

Policy H8 provides the main assessment criteria for new residential development and is relevant to the current proposal. The locality features a wide variety of housing types and styles including 2 storey semi detached and terraced properties of varying designs on Renton Road and Dalmoak Road and two and a half storey semi detached and detached town houses on Luss Avenue and Blairmore Road. The proposal for the split level properties which will be three storeys fronting the road, and two storeys to the rear continue the varied development pattern in the locality and I regard the proposal as compatible with the character and amenity of the area in terms of land use and density. With respect to design and materials, the proposed new dwellings are of a modern, design which is appropriate; overall I consider that the wider visual impact of the development on the site and its surroundings is acceptable with the new dwellings providing a strong frontage to Renton Road.

There are no townscape or landscape features of value on the site which it would be appropriate to retain. I also note that the Head of Environmental and Commercial Services has no concerns in respect of meeting the requirements of the Roads Development Guide. As the site is within an established residential area, there are nearby service connections which will address this issue. The positioning of the new properties would not have any unacceptable impact on the privacy, sunlight and daylight and general amenity of neighbouring and nearby residents. Overall, I therefore consider that the proposal satisfies the assessment criteria of policy H8.



Open space and landscaping is limited to the area of ground to either side of the existing burn. No details of how this area will be finished and maintained have been provided but the drawings submitted suggest the area will be left as an area of scrubland. The requirement to ensure an appropriate landscaped finish to this area with a structured future maintenance scheme can be dealt with by way of a planning condition. The provision of private garden ground is well in excess of the minimum standards with generous rear gardens. Despite the sloping site, terracing of the rear garden area will ensure a large usable area. Dedicated play provision for this small infill development is not considered appropriate and I am satisfied that the proposal accords with the guidance within PPAN 3.

With respect to policies UT3 and UT4, the proposal initially included the diversion and culverting of the burn within the site, leading to a SEPA objection. The applicant subsequently amended the proposal to remove the culverting and diversion of the burn to ensure that it remains open and unaltered. The Head of Environmental and Commercial Services is satisfied that there is no flood risk and conditions requiring full drainage details together with a maintenance scheme for the burn and existing culvert grill are appropriate.

Overall, I am satisfied that the proposal accords with the Local Plan. It remains to be considered, however, if any material considerations suggest that planning permission should not be granted. In this respect I shall now refer to the consultation replies that have not yet been addressed in the above policy analysis and the representations made by members of the public.

The remaining issues raised by the Head of Environmental and Commercial Services may be addressed by conditions. The Head of Safer and Inclusive Communities offers no objections subject to the imposition of conditions in respect of potential site contamination.

Considering the points raised in the representations received, if building works or debris encroach into neighbouring property, this would be a civil matter. There is nothing to suggest that this new residential development within an established residential area would lead to an increase in anti social behaviour, vandalism and crime. This housing site has not been identified as a site of importance for nature conservation and consequently the development will not have an unacceptable impact on local wildlife or biodiversity. Any required works on Renton Road requiring any restrictions or closure would be controlled by the Head of Environmental and Commercial Services by way of separate legislation and the current surface condition of Renton

Road has no bearing on the application. Noise from development sites is controlled by the Head of Safer and Inclusive Communities by way of separate legislation. Any perceived impact on property values and water pressure are not material planning considerations nor is the loss of view from neighbouring property. The buoyancy of the local property market is again not a material planning consideration. Sufficient details have been provided to assess the application.

In conclusion, the proposal presents no conflict with the provisions of the Inverclyde Local Plan. The application site is within an existing housing area on an allocated housing development site in the Inverclyde Local Plan. The proposed development is acceptable in terms of design, density and parking provision. Whilst I am mindful of the objections received, there are no material considerations which suggest that planning permission should not be granted subject to the conditions set out below.

RECOMMENDATION

That the application be granted.

Conditions

1. That prior to their use, samples of all facing materials to the dwellinghouses and retaining walls together with paving and shall be submitted to and approved in writing by the Planning Authority.
2. Prior to the commencement of works on site, a landscaping scheme together with maintenance plan and programme for implementation shall be submitted to and approved in writing by the Planning Authority for the open areas of the site. The landscaping scheme shall then be implemented and maintained as approved at all times thereafter.
3. That any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species.
4. That development shall not commence until full details of the containers to be used to store waste materials and recyclable materials produced on the premises and how they will be stored on site have been submitted to and approved in writing by the Planning Authority. These containers shall then be stored as approved at all times thereafter.
5. That development shall not commence on site until full drainage details and drainage impact assessment have been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt the drainage details submitted shall include field drains to stop the new houses becoming flooded and show all surface water being intercepted within the site.
6. The field drains approved under condition 5 above shall then be formed to the satisfaction of the Planning Authority prior to the occupation of each dwellinghouse and shall be maintained on site at all times thereafter.
7. That development shall not commence on site until a maintenance scheme for the existing burn and culvert grill is submitted to and approved in writing by the Planning Authority. Maintenance shall then be undertaken in accordance with the approved scheme for all times thereafter.
8. That following the occupation of the last house hereby permitted, the footway fronting the site on Renton Road shall be reconstructed to a sealed wearing course and to a width of 2 metres, to the satisfaction of the Planning Authority.
9. That driveways shall not exceed a gradient of 10%.

10. 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.
11. That the development shall not commence until a risk assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages, 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.
12. 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.
13. 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.
14. 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 enable the Planning Authority to retain effective control of facing and finishing materials in the interests of visual amenity.
2. To ensure the provision of an appropriate landscaping scheme.
3. To ensure the retention of the approved landscaping scheme in the interests of visual amenity.
4. To ensure the provision of suitable refuse and recycling storage and a visually acceptable environment.
5. To ensure the adequacy of drainage arrangements.
6. To ensure the adequacy of drainage arrangements.
7. To ensure an appropriate maintenance scheme for the burn and culvert to prevent flooding.

8. In the interests of pedestrian safety.
9. To ensure use of the driveways in the interests of traffic safety.
10. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
11. To satisfactorily address potential contamination issues in the interests of environmental safety.
12. To provide verification that remediation has been carried out to the Planning Authority's satisfaction.
13. To ensure that all contamination issues are recorded and dealt with appropriately.
14. To protect receptors from the harmful effects of imported contamination.

Stuart Jamieson
Head of Regeneration and Planning

1. Application Form and plans
2. Inverclyde Local Plan
3. PPAN 3
4. Consultation replies
5. Letters of objection



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