

Report To: The Planning Board

Date: 5th September 2012

Report By: Head of Regeneration and Planning

Report No: 12/0209/IC
Plan09/12

Local Application
Development

Contact Officer: James McColl

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Subject: Change of use of open space to garden ground together with the erection of a fence (in retrospect) at
12 Weymouth Crescent, Gourock

SITE DESCRIPTION

The application site comprises a two storey semi detached dwellinghouse together with a section of the adjacent area of open ground situated on the northern side of Weymouth Crescent, Gourock. The dwelling is finished in brown facing brick and white drycast, and a concrete tiled roof. The adjacent open space is primarily laid to grass.



PROPOSAL

The width of the rear garden of the dwellinghouse has been extended into the area of open space by 1.25 metres. The enlarged garden is enclosed by an 1800mm high slatted timber fence. The application is considered in retrospect.

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 LR1- Safeguarding Open Space

Inverclyde Council, as Planning Authority, will support, safeguard and where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map;
- (b) other areas of open space of value in terms of their amenity to their surroundings and to the community and their function as wildlife corridors or wedges; and
- (c) where appropriate, encourage other relevant and compatible development for the purposes of leisure, recreation and sport.

CONSULTATIONS

Manager of Street Scene, Burial Grounds and Registrars – No objections.

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

The application was the subject of neighbour notification. No representations were received.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Plan, the impact on the area of open space, the impact on the streetscape and the impact on the amenity of adjacent residents.



Policy LR1 states that the Council will support, safeguard and where practicable, enhance areas of open space of value in terms of their amenity to their surroundings and to the community and their function as wildlife corridors or wedges. The area incorporated into the garden of the property comprises a nominal section of an extensive area of open space. Overall, the works undertaken have no impact on how this area of open space is used or viewed.

Assessing the fence erected, this is located to the rear garden of the property, and whilst visible, is not a prominent feature. The fence is also consistent with the design, appearance and height of the fences to the rear gardens of neighbouring properties. Finally, the works undertaken have no impact on the amenity of adjacent residents.

In conclusion, there is therefore no conflict with policies H1 and LR1 of the Inverclyde Local Plan and planning permission should be granted.

RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.



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