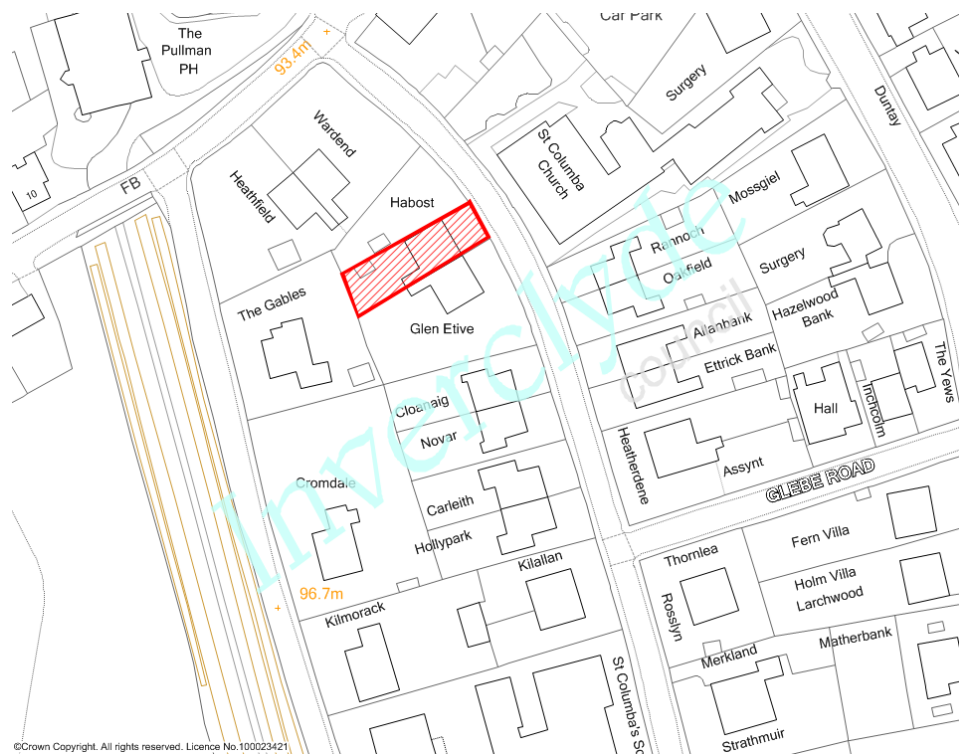


Report To:	The Planning Board	Date:	9 January 2013
Report By:	Head of Regeneration and Planning	Report No:	12/0298/IC Plan 01/13
			Local Application Development
Contact Officer:	Mike Martin	Contact No:	01475 712412
Subject:	Rear extension to lower flat at Habost, Duchal Road, Kilmacolm		

SITE DESCRIPTION

Habost is a two storey flatted villa on the west side of Duchal Road, Kilmacolm. The property is of traditional construction, finished in sandstone to the front, random rubble to the side and rear, and with a brick rear projection. All roofs are finished in slate.



PROPOSAL

This extension relates to the brick rear projection, which consists of a two storey element attached to the rear wall of the main building, and a single storey 'outhouse' section projecting from the two storey section towards the rear boundary and adjacent to the side boundary with Glen Etive. The rear brick projection is mirrored at Glen Etive and forms a symmetrical rear projection. The proposal is to demolish the portion of the single storey extension within Habost and form a

boundary wall onto which it is proposed to erect a flat roofed extension. The proposed exterior finishes are rendering with a facing brick base course. Access is proposed to the rear garden area from patio doors leading from a hall. The extension also accommodates a bedroom with windows on the side and gable elevations. The proposal would enlarge the existing footprint of the property by approximately 19 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.

CONSULTATIONS

No consultations were 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

Three representations have been received. One is from a neighbouring resident who offers no objection to the proposal. The remaining two representations are from the Kilmacolm Civic Trust and the Kilmacolm Community Council. The Kilmacolm Civic Trust objects to the proposed design which it considers would destroy the symmetrical appearance of the outhouse and result in the formation of a new exposed section of external wall. It further considers that it would be more appropriate to retain the existing pitched roof to the outbuilding and add a flat roof only in relation to the extended structure. The Kilmacolm Community Council considers that the proposed extension does not retain the aesthetic value of the existing property and is therefore inappropriate.

ASSESSMENT

The material considerations in the assessment of this application are the Local Plan and residential amenity.

Policy H1 of the Local Plan seeks to safeguard and, where practicable, enhance the character and amenity of residential areas. The best measure of this is to assess the proposal against the criteria in Policy H15 and the advice in PPAN No.7. With reference to Policy H15, I am firstly satisfied that there will be an acceptable impact upon neighbours (criterion a). The owner of the adjoining 'outhouse' offers no objection and the rear garden itself has mature planting along boundaries, limiting views from and of adjacent private gardens. The proposed extension incorporates windows, but these present no adverse window to window overlooking. The site of the extension is hidden from street view, accordingly having no impact upon the existing streetscape (criterion b). While the proposal will impact on the symmetry of the rear building elevation, it is accepted that within rear gardens hidden from street views residents have more design licence to alter houses to meet their functional needs provided neighbours are not unacceptably impacted. The position and scale of the works combine to make the impact on the existing house acceptable, although it is appropriate that proposed external finishes complement the existing house. This may be addressed by condition (criterion c). Finally, I consider the door and window details to be acceptable given the limited visibility of the extension (criterion d).

Moving on to consider PPAN No.7 not addressed above, the proposal is acceptable with reference to depth of projection into the rear garden, window overlooking, the remaining rear garden space and impact on off street car parking.

In conclusion I am satisfied that the proposal meets the aims of Local Plan Policies H1 and H15 and does not create any unacceptable impact with Policy DC1 nor with the guidance contained within PPAN no.7.



RECOMMENDATION

That the application be granted subject to condition:

No development shall commence until a sample of the proposed wall finishes, the roofing slate and details of the doors and windows to be installed have been submitted to and agreed by the Planning Authority.

Reason

To ensure that the finishing materials are in keeping with those on the house.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans
2. Inverclyde Local Plan
3. Consultation responses
4. Written representations



Ordnance Survey maps, and maps created from Ordnance Survey material are subject to Crown copyright. Information on Ordnance Survey map licensing can be found on their website <http://www.ordnancesurvey.co.uk/oswebsite>.