

Local Review Body

9 January 2013

Continued Planning Application for Review

Resume consideration of a request for review of refusal of planning permission which the Local Review Body at the meeting held on 5 December 2012 decided to continue for an unaccompanied site visit.

Mr W Ritchie

Proposed Mobile Home Garage:

Woodbourne, Wemyss Bay Road, Wemyss Bay (12/0131/IC)

Contents

- Planning Application and plans (NB plans circulated separately)
- Site photographs
- Report of Handling dated 31 May 2012
- Consultation Responses
- Decision Notice dated 6 June 2012
- Letter dated 5 September 2012 from Canata & Seggie, Chartered Architects enclosing Notice of Review Form, appeal statement and plans (NB plans circulated separately)
- Suggested condition should planning permission be granted on review

Head of Planning and Housing
Cathcart House
6 Cathcart Square
Greenock PA15 1LS

FOR OFFICIAL USE ONLY

Reference No. 12/0131/1C
Date of Receipt 19/04/12
Fee Paid £160.00
Date Fee Received 19/04/12
Date Valid
Receipt No. 1556

PLANNING APPLICATION

Town & Country Planning (Scotland) Acts

The undersigned applicant hereby makes application for Planning Permission for the development described on this form and the accompanying plans

see note 1

1. Particulars of Applicant	Particulars of Agent (if any) acting on applicants behalf:
Name WALTER RITCHIE	Name CANATA & SCGGIE
Address WOODBOURNE, WEMYSS BAY ROAD, WEMYSS BAY Postcode PA15 6AD	Address 7 UNION STREET, GREENOCK Postcode PA16 5TH
Telephone Number	Telephone Number 0175 764517
	Profession CHARTERED ARCHITECTS

see note 2

2. Description of Development	
PROPOSED MOBILE HOME GARAGE	
Site Location WOODBOURNE, WEMYSS BAY ROAD, WEMYSS BAY	
Site Area (hectares) 0.52 ha	Number of dwellinghouses proposed N/A
	New gross floorspace (sq. metres) N/A

see note 3

3. Application Type (Tick appropriate box/es)	
(a) Permission in Principle <input type="checkbox"/>	(c) Detailed Permission <input checked="" type="checkbox"/>
(b) Approval of Matters specified by conditions <input type="checkbox"/>	(d) Change of Use of land/buildings <input type="checkbox"/>
(e) Other (please specify)	

see note 4

4. Applicants interest in site (Tick appropriate box)	
(a) Owner <input type="checkbox"/>	(c) Tenant <input checked="" type="checkbox"/>
(b) Lessee <input type="checkbox"/>	(d) Prospective Purchaser <input type="checkbox"/>
(e) Other (please specify)	

see note 5

5. Existing Uses

(a) Please state the existing use(s) of the land/buildings: PRIVATE GARDEN GROUNDS

(b) Was the original building erected before 1st July 1948? Yes / No

Has the original building been altered or extended Unaltered Yes / No

If yes, please indicate nature of alteration / extension and if possible approximate dates. NA

If the land / buildings are vacant, please state last known use. NA

see note 6

6. Access Arrangements and Parking (Tick appropriate box/es)

(a) Not Applicable (e) Number of existing on site parking places

(b) New vehicular access proposed (f) Number of proposed on site parking places

(c) Existing vehicular access to be altered / improved (g) Detail of any available off site parking

(d) Separate pedestrian access proposed

see note 7

7. Drainage Arrangements (Tick appropriate box/es)

(a) Not Applicable (c) Connection to existing public sewer

(b) Public Sewer (d) Septic Tank

If (d), indicate method of disposal of effluent (e.g. soakaway, watercourse etc).....

see note 8

8. Water Supply (Tick appropriate box/es)

(a) Not Applicable (c) Existing private supply

(b) Public Main (d) Proposed private supply

If (c) or (d), please specify nature of supply source and proposed storage arrangements.....

see note 9

9. Building Materials (Complete as appropriate)

(a) Not Applicable

(b) Outside Walls Material PLASTISOL STEEL WALL CLADDING (PROFILED)
Colour RED SANDSTONE

(c) Roof Covering Material PLASTISOL STEEL ROOF CLADDING (PROFILED)
Colour ELITE GREY

(d) Windows Material NA
Colour.....

(e) Boundary Treatment Material NA
Colour.....

see note 10

10. Landscaping

Is a landscaping/tree planting scheme proposed? Yes No

Are any trees/shrubs to be cleared on site? Yes No

If yes, please show details of scheme on a SITE PLAN

see note 11

11. Costings

What is the estimated costs of any works to be carried out? £. APPROX. £ 17K.

see note 12

12. Confirmation

Signature of applicant/agent..... (LAWATA & SEGGIE)

on behalf of WALTER RITCHIE..... Date 15/01/2012.....

see note 13

**CERTIFICATES UNDER ARTICLE 15 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)(SCOTLAND) REGULATIONS 2008**

Either certificate A, B or C must be completed together with certificate E

CERTIFICATE A (To be completed where the applicant is owner of the whole application site including any access visibility splays and land required for drainage systems or water connections)

I hereby certify that:

No person other than * myself/the applicant was an owner (refer to note (a)) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application

CERTIFICATE B (To be completed where the applicant does not own the whole application site including any access visibility splays and land required for drainage systems or water connections)

I further certify that:

* I have/the applicant has given the requisite notice (Notice No.1) to all persons other than myself / the applicant who at the beginning of the period of 21 days ending with the date of the accompanying application were (refer to note (a)) owners of any part of the land to which the application relates.

Name(s) of Owner	Address(es)	Date of Service of Notice(s)
.....
.....
.....

* Delete whichever is inappropriate

NOTE (a) Any person who in respect of any part of the land is the proprietor of the dominium utile or is the lessee under a lease thereof of which not less than 7 years remains unexpired.

CERTIFICATE C (To be completed in EVERY CASE)

I further certify that:

* (1) None of the land to which the application relates constitutes or forms part of an agricultural holding

* (2) I have/the applicant has given the requisite notice to every person other than myself/himself who at the beginning of the period of 21 days ending with the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates

These persons are:

Name(s)	Address(es)	Date of Service of Notice(s)
.....
.....
.....

CERTIFICATE D

I confirm that I have been unable to notify all parties under Certificates A, B and C

* Delete whichever is inappropriate

Signature of Applicant/Agent .. (WALTER B. SEEGIE)

On behalf of WALTER RITZIE

Date 18/04/2012

see note 15

CHECKLIST - The following documentation should be submitted:

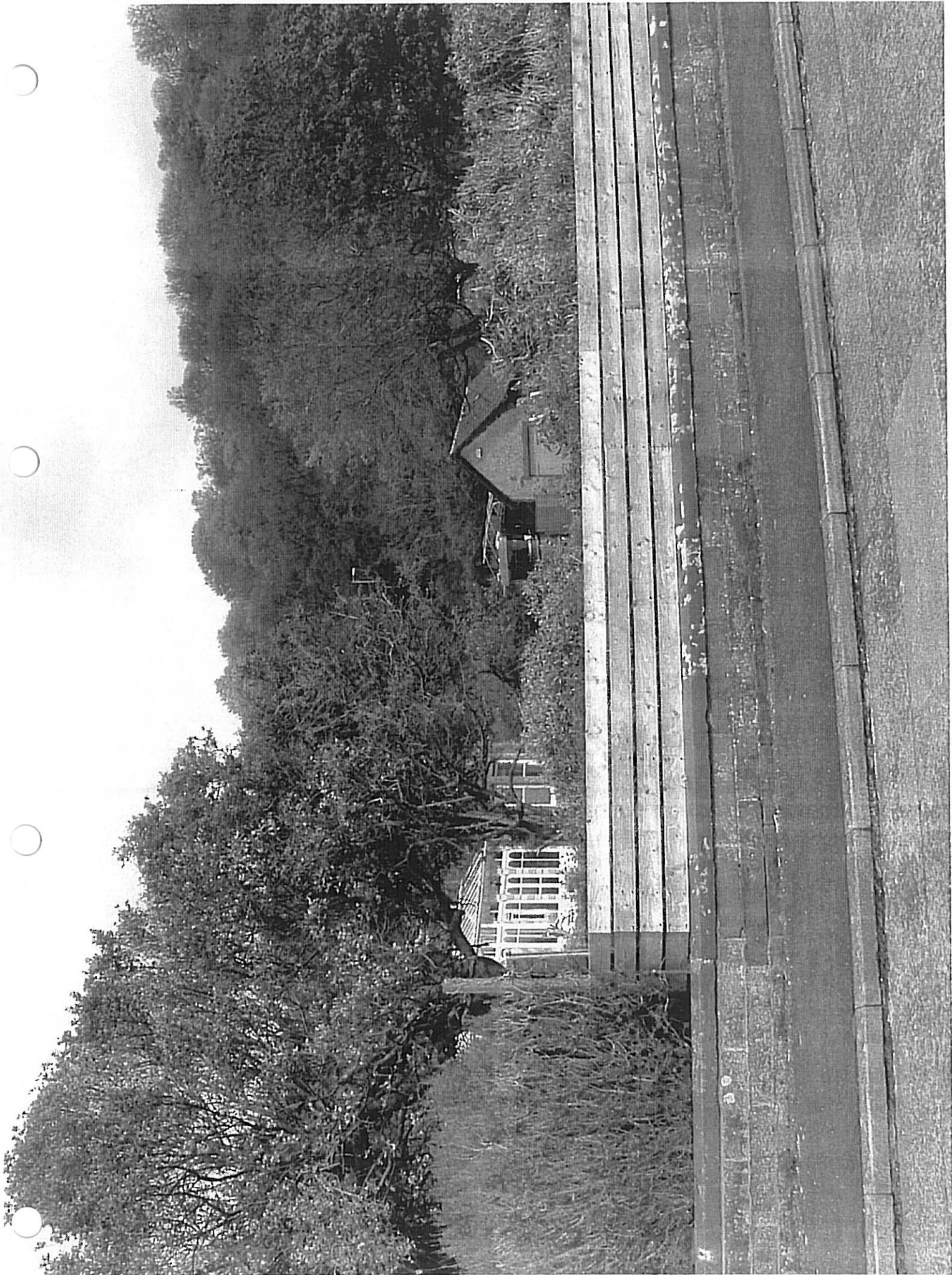
please tick all boxes

- | | |
|---|--|
| <input checked="" type="checkbox"/> TWO APPLICATION FORMS | <input type="checkbox"/> DESIGN & ACCESS STATEMENT
(National and Major applications only) |
| <input checked="" type="checkbox"/> FOUR SETS OF PLANS | <input type="checkbox"/> PRE-APPLICATION CONSULTATION REPORT
(National and Major applications only) |
| <input checked="" type="checkbox"/> FEE (Where appropriate) | |

WARNING

If any person issues a certificate which purports to comply with the requirements of Section 35 of The Town and Country Planning (Scotland) Acts, and contains a statement which he knows to be false or misleading in a material particular or recklessly issues a certificate which purports to comply with those requirements and which contains a statement which is false or misleading in a material particular he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

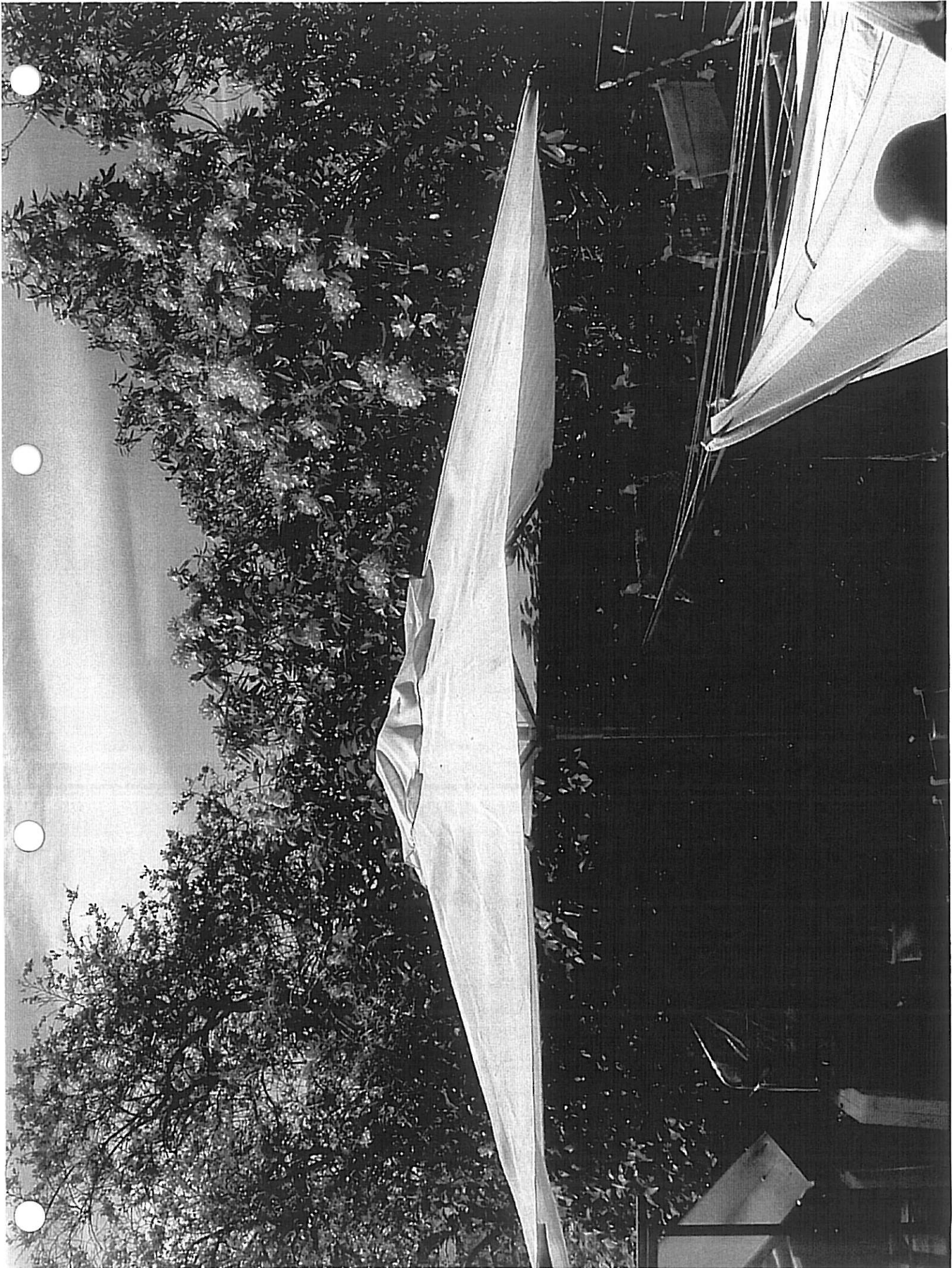
Revision 'A' - November 2006
 Revision 'B' - December 2008
 Revision 'C' - July 2009
 Revision 'D' - October 2009



















REPORT OF HANDLING

Report By: Guy Phillips

Report No:

12/0131/IC

Local Application
Development

**Contact
Officer:** 01475 712422

Date:

31st May 2012

Subject: Proposed mobile home garage at
Woodbourne, Wemyss Bay Road, Wemyss Bay

SITE DESCRIPTION

The approximately 0.52ha site lies on the north east side of Wemyss Bay Road, Wemyss Bay and contains a large, two storey Victorian villa. The site is predominantly level but rises steeply to the east (rear), where it adjoins the A78 Greenock Road. The rear embankment is densely planted with mature trees and shrubs. To the north the site is bound by "Cardell", which is a modern flatted development. "Cardell's" garage block adjoins the site's rear garden at higher level. To the south are two other Victorian properties, "The Lodge" fronting Wemyss Bay Road and, "Woodbourne Cottage", fronting Greenock Road.

Parallel to the boundary with "The Lodge" is an approximately 6m high, 75 square metre, pitched roof outbuilding. Immediately to the north of the outbuilding is an approximately 5metre high, steel framed tented structure which houses a motor home of commercial coach size. The tented structure was damaged in last winter's storms.

PROPOSAL

It is proposed to construct an approximately 75 square metre and 5.1metre high profile steel sheet wall and roofed cladged garage parallel to the north (side) elevation of the existing outbuilding. The garage is to serve as a replacement for the existing tented structure. It is approximately 1metre lower than the outbuilding, set back approximately 5metres behind the front elevation. The profile steel sheet walls are to be coloured red; the profile steel sheet roof is to be coloured slate grey. Screen planting is proposed along the north (side) and east (rear) elevations.

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.

CONSULTATIONS

Transport Scotland - No objections.

Head of Environmental and Commercial Services - No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 27th April 2012 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan and the consultation responses.

Policy H1 of the Local Plan seeks to safeguard and, where practicable, enhance residential amenity and character.

Wemyss Bay Road is an established, high quality residential street, and there is no objection in principle to householders providing garaging and outbuildings commensurate with the area. This large garage, finished in profiled metal sheeting is industrial in character and appearance and unexpected within a domestic garden. As such, it fails to meet Local Plan policy H1's aim of safeguarding residential character and amenity.

In pre-application discussions the applicant was requested to consider the use of either a brick or a rendered wall finish, which I consider would give the garage an appropriate appearance and sympathetic to the location within the garden of a large house. The applicant has chosen not to comply with this request.

Overall, I do not consider that the proposal merits support.

DECISION

That the application be refused.

Reason

The profiled metal sheet finish gives the garage an industrial character and appearance, with an adverse visual impact, unexpected within a domestic garden and, as such, fails to meet Inverclyde Local Plan policy H1's aim of safeguarding residential character and amenity.

Signed 

Case Officer: Guy Phillips

Stuart Jamieson
Head of Regeneration and Planning

Transport Scotland

Trunk Road and Bus Operations (TRBO)
Network Operations - Development Management



Response On Development Affecting Trunk Roads and Special Roads

The Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2008 S.I. 2008 No 432 (S.25)

Town and Country Planning (Notification of Applications) (Scotland) Direction 2009

To Inverclyde Council Cathcart House, 6 Cathcart Square, Greenock, PA15 1LS	Council Reference:-	12/0131/IC
	TS TRBO Reference:-	SW/119/2012

Application made by Mr Walter Ritchie per Canata And Seggie, Chartered Architects 7 Union Street GREENOCK PA16 8JH and received by Transport Scotland on 25 April 2012 for planning permission for proposed mobile home garage located at WoodbourneWemyss Bay Road Wemyss Bay affecting the A78 Trunk Road.

Director, Trunk Roads Network Management Advice

1. The Director does not propose to advise against the granting of permission
2. The Director advises that planning permission be refused (see overleaf for reasons).
3. The Director advises that the conditions shown overleaf be attached to any permission the council may give (see overleaf for reasons).

In issuing planning permission the applicant should be informed that the consent does not carry with it the right to carry out works within the trunk road boundary (see overleaf for details of any works to be carried out within the trunk road boundary) and that permission must be granted by Transport Scotland, Trunk Road and Bus Operations. To obtain permission contact the Route Manager through the general contact number below. The Operating Company have responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company during the construction period to ensure all necessary permissions are obtained.

TS Contact:-	Route Manager (A78) 0141 272 7100 Network South, Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF
Operating Company:-	AMEY
Address:-	Bargeddie Office, Langmuir Way, Bargeddie, Glasgow, G69 7RW
Telephone Number:-	0141 7816900
e-mail address:-	swcentralofficeinbox@amey.co.uk

Trunk road modification works shall, in all respects, comply with the Design Manual for Roads and Bridges and the Specification for Highway Works published by HMSO. The developer shall issue a certificate to that effect, signed by the design organisation.

Trunk road modifications shall, in all respects, be designed and constructed to arrangements that comply with the Disability Discrimination Act: Good Practice Guide for Roads published by Transport Scotland. The developer shall provide written confirmation of this, signed by the design organisation.



Transport Scotland Response Date:- 01-May-2012

Transport Scotland Contact:- Andy Donaldson

Transport Scotland Contact Details:-

Trunk Road and Bus Operations, Network Operations - Development Management

Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

Telephone Number: 0141 272 7388

e-mail: development_management@transportscotland.gsi.gov.uk

NB - Planning etc. (Scotland) Act 2006

Planning Authorities are requested to provide Transport Scotland, Trunk Road and Bus Operations, Network Operations - Development Management with a copy of the decision notice, and notify Transport Scotland, Trunk Roads Network Management Directorate if the recommended advice is not accepted.



DECISION NOTICE

Inverclyde
council

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
6 Cathcart Square
Greenock
PA15 1LS

Planning Ref: 12/0131/IC

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2008

Mr Walter Ritchie
Woodbourne
Wemyss Bay Road
Wemyss Bay
PA18 6AD

Canata And Seggie
Chartered Architects
7 Union Street
GREENOCK
PA16 8JH

With reference to your application dated 20th April 2012 for planning permission under the above mentioned Act and Regulation for the following development:-

Proposed mobile home garage at

Woodbourne, Wemyss Bay Road, Wemyss Bay

Category of Application: Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. The overall profiled metal sheet finish gives the garage an industrial character and appearance, with an adverse visual impact, unexpected within a domestic garden and, as such, fails to meet Local Plan policy H1's aim of safeguarding residential character and amenity.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 6th day of June 2012

Head of Regeneration and Planning



- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.
- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans:

Drawing No:

Version:

Dated:

2129-PL-001

18.04.2012

2129-PL-002

18.04.2012

2192/JWS

Inverclyde Council Local Review Body
Planning Services
Development Control and Conservation
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS

05 September 2012

Dear Sir(s),



Proposed mobile home garage at Woodbourne, Wemyss Bay Road, Wemyss Bay
Notice Of Review in connection with Planning Refusal Ref. 12/0131/IC

We attach a **Notice Of Review** application in connection with the above Planning Refusal consisting of the following:

- A. Completed **Notice Of Review** application form.
- B. Statement of appeal.
- C. The Planning application drawing Nos. 2192-PL-001 and 2192-PL-002.

We trust that you find everything in order to allow you to process the **Notice Of Review** and look forward to hearing from you in due course.

Yours faithfully,

J. W. SEGGIE. Dip Arch. ARIAS. RIBA. RMaPS.

\\theserve\projects\2150-2199\2192 - walter ritche, woodbourne, wemyss bay road, wemyss bay\letters\notice of review application to local review body.doc



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e-mail: info@canseg.co.uk

web: www.canseg.co.uk

INTERIOR DESIGNERS • PROJECT MANAGERS • CDM CO-ORDINATORS

Canata and Seggie Chartered Architects trading name of Canseg Ltd. Registered in Scotland No 251859



NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN
RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)
(SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.
Failure to supply all the relevant information could invalidate your notice of review.**

Use **BLOCK CAPITALS** if completing in manuscript

Applicant(s)

Name **WALTER RITCHIE**

Address **WOODBOURNE
WEMYSS BAY ROAD
WEMYSS BAY**

Postcode **PA18 6AD**

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name **CANATA & SEGGIE CHARTERED
ARCHITECTS**

Address **7 UNION STREET
GREENOCK**

Postcode **PA16 8JH**

Contact Telephone 1 **01475-784517**

Contact Telephone 2 **07798-655199**

Fax No **01475-888344**

E-mail* **info@canseg.co.uk**

Mark this box to confirm all contact should be
through this representative:

Yes No

* Do you agree to correspondence regarding your review being sent by e-mail?

Planning authority **INVERCLYDE COUNCIL**

Planning authority's application reference number **12/0131/IC**

Site address **WOODBOURNE, WEMYSS BAY ROAD, WEMYSS BAY, PA18 6AD**

Description of proposed development **PROPOSED MOBILE HOME GARAGE**

Date of application **20 APRIL 2012**

Date of decision (if any) **06 JULY 2012**

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

N/A

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

REFER TO THE ATTACHED STATEMENT OF APPEAL

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

N/A

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

THE PLANNING APPLICATION DRAWING NOS. 2129-PL-001 AND 2129-PL-002

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the ~~applicant~~/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date

2192/JWS

**Inverclyde Council Local Review Body
Planning Services
Development Control and Conservation
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS**

05 September 2012

Dear Sir(s),

**Proposed mobile home garage at Woodbourne, Wemyss Bay Road, Wemyss Bay
Notice Of Review in connection with Planning Refusal Ref. 12/0131/IC**

We confirm that we act on behalf of Walter Ritchie with regard to the above planning application which was refused by Inverclyde Council on 06 June 2012.

As background information, we would advise that on 06 February 2012 householders' permitted development rights were extended to allow house extensions and the erection of outbuildings in rear gardens to cover up to 50% of the unsurfaced rear garden ground or double the original house footprint, whichever is less, without the need to apply for planning permission.

In our client's case the latter applies which permits the erection of extensions or outbuilding with a footprint of up to 638m² provided the eaves height does not exceed 3.0 metres and the ridge height does not exceed 4.0 metres.

In order to accommodate the height of our client's mobile home it was necessary to slightly exceed the eaves and ridge heights allowed under permitted development rights. The proposed garage's eaves is 4.42 metres in lieu of 3.0 metres and its ridge is 5.12 metres in lieu of 4.0 metres. This was what prompted the need to apply for planning permission.

To summarise therefore, the application that was refused by Planning Services sought permission to erect a 70m² garage to accommodate our client's mobile home. The proposed garage is 14.08 metre long x 4.98 metre wide with a 4.42 metres eaves height and a 5.12 metre ridge height. In floor area, the proposed garage represents approximately 1/9th of what our client could build under his permitted development rights.

As stated in the Planning Services Report of Handling, the only reason this application was refused was due to Planning Services not accepting the proposed profiled sheet wall finish to the garage. Its request for the garage walls to be built in brickwork/blockwork with a rendered finish would add approximately £10,000.00 to the construction cost of the garage which is beyond our client's budget.

Planning Services did accept that a profiled sheet finish was an acceptable material to be used to cover the proposed garage's roof. This in itself is contradictory and perverse as the roof obviously sits higher than the walls and is consequently more visible. It is our view therefore that the insistence of Planning Services for the garage walls to be built in brickwork/blockwork with a rendered finish is unreasonable.



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web: www.canseg.co.uk

INTERIOR DESIGNERS • PROJECT MANAGERS • CDM CO-ORDINATORS

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There is a longstanding tradition of householders being allowed to garage their vehicles in outbuildings that have their roofs and walls lined in profiled steel sheets and there are many examples of this type of garage to be seen throughout Inverclyde's residential areas. This is a popular choice for many householders as it offers a very cost-effective way of providing garage space. Our client merely wishes to be extended the same opportunity that other householders have already been given to erect a garage in a cost-effective manner.

We would also ask you to take the following additional matters into consideration when you are considering this appeal:

- A. The proposed garage has been carefully positioned so that it is almost entirely screened from all directions by the existing and proposed soft landscaping and the existing outbuilding. *Please refer to the attached drawing Nos. 2129-PL-001 and 2129-PL-002.*
- B. It is accepted that some secluded and partial views of the front part of proposed garage will be available from Wemyss Bay Road from a distance of approximately 65 metres (213 feet). In response to this, our client confirmed his willingness to paint the garage walls a red sandstone colour so that they would sympathetically match and blend-in with the red sandstone walls of the existing house.
- C. The existing outbuilding within our client's rear garden is more visible from Wemyss Bay Road than the proposed garage which will be located 5 metres (16½ feet) behind the outbuilding's front building line. The outbuilding sits higher than the proposed garage and has a rendered finish and white painted double doors on its front elevation which are not as sympathetic a match in colour or texture to that of the proposed garage walls.

In addition to this, our client currently parks his mobile home on a hard-standing concrete slab which sits adjacent and 5 metres (16½ feet) forward of the outbuilding's front building line. As a result of this, the mobile home which has a bronze-silver metallic paint finish is currently much more visible than the proposed garage.
- D. Our client's neighbours were satisfied that the proposed garage would not adversely impact on their visual amenity which is evidenced by the fact that they raised no objections to the proposal.
- E. There were no objections raised to the proposal by the council's consultees.

We trust that we have demonstrated that the proposed garage will have no detrimental impact on the amenity of the surrounding properties or the public and would urge you to grant planning permission for the development on this basis.

Yours faithfully,

J. W. SEGGIE. Dip Arch. ARIAS. RIBA. RMaPS.

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**PROPOSED MOBILE HOME GARAGE:
WOODBOURNE, WEMYSS BAY ROAD, WEMYSS BAY PA18 6AD (12/00131/IC)**

Suggested condition should planning permission be granted on review

Condition:-

That no development shall commence until samples of the proposed wall and roof finishes have been submitted to and approved by the Planning Authority in writing, development thereafter shall proceed utilising the approved finishes unless the Planning Authority gives its prior written approval to any alternatives.

Reason:-

To ensure a continuity of finishing materials in this part of Wemyss Bay.

