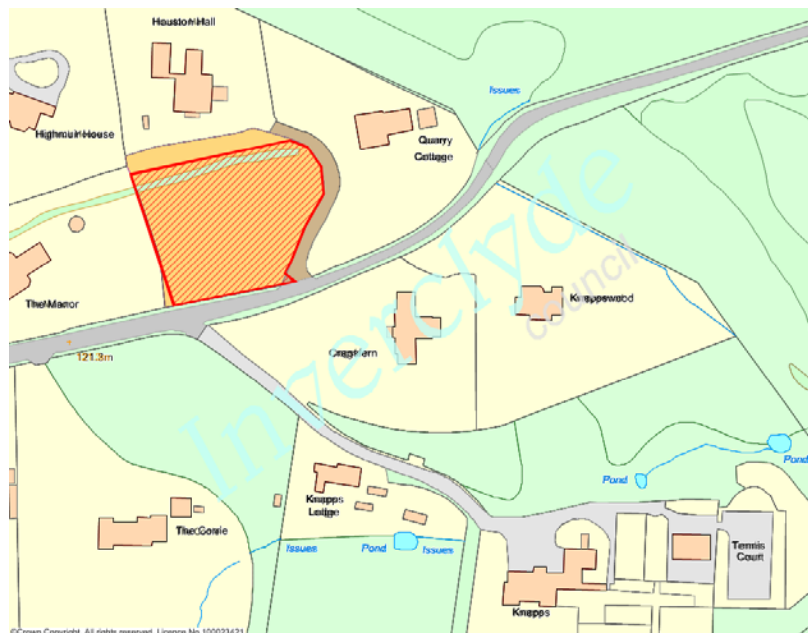

Report To:	The Planning Board	Date:	6 March 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0025/IC Plan 03/13
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Alterations to design of dwellinghouse at Plot 2, Houston Road, Kilmacolm		

SITE DESCRIPTION

The site is situated at the eastern part of the former Rowantreehill Quarry on the north side of Houston Road and within the Kilmacolm Conservation Area. The site is surrounded by large new build houses. A steeply sloping driveway forms the eastern boundary of the site, serving "Quarry Cottage" (also to the east) and "Houston Hall" which is sited to the north above the former quarry wall. "The Manor" adjoins to the west.



PROPOSAL

Planning permission was first granted for a house on this site in May 2005. Revised house designs were subsequently approved in December 2007, December 2011 and April 2012. It is proposed to further revise the house design by removing quoin detailing to the front elevation, replacing a previously approved carport with an integral garage and increasing the floor area of a rear terrace.

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 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 HR11 - Development Within and Adjacent to Conservation Areas

Development proposals both within and adjacent to conservation areas will be acceptable where they are sympathetic to the existing character, pattern of development and appearance of the area and the following matters are satisfactorily addressed, as appropriate:

- (a) siting and orientation of new buildings;
- (b) overall design and style;
- (c) scale of building, extension or alteration;
- (d) design details;
- (e) finishing materials; and
- (f) landscaping and boundary materials.

Local Plan Policy HR12 - Impact of Development within Conservation Areas

When assessing Conservation Area development proposals (both within and adjacent to it) consideration will be given to the impact they will have on townscape and the wider landscape, especially when viewed from adjacent transport routes and vantage points accessible to the public.

Policy DC1- 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.

PPANs 2 "Single Plot Residential Development" and 3 "Private & Public Open Space Provision In New Residential Development" apply.

CONSULTATIONS

Head of Environmental and Commercial Services - No objections.

Head of Safer and Inclusive Communities - No objections subject to explanatory notes on the storage of waste, external lighting and CDM Regulations.

PUBLICITY

The application was advertised in the Greenock Telegraph on 25th January 2013 as a development affecting a conservation area.

SITE NOTICES

A site notice was posted on 25th January 2013 for development affecting a conservation area.

PUBLIC PARTICIPATION

Objections have been received from Kilmacolm Community Council and Kilmacolm Civic Trust, expressing concern that:

- The east elevation incorporating the garage is incongruous with the Conservation Area and does not fit well with the house design.
- There is and adverse visual impact upon the Conservation Area.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan, the planning history of the site, Historic Scotland's Scottish Historic Environment Policy and the written representations. As the house approved has previously been assessed as acceptable with reference to Development Plan and national planning policies, it rests to consider if the proposed changes are such that planning permission should be refused.

Key considerations in this respect are compatibility with the character of the area with reference to design and materials (Local Plan Policies H8(a) and (b), HR11 (b), (c), (d), (e), HR12 and PPANs 2 and 3), impact on neighbours (PPANs 2 and 3) and parking (Local Plan Policy H8(f)).



The house footprint and plot remain as previously approved and overall the house is not significantly different to that previously approved. It is consistent to continue to support a design of this character. Changes to quoin detailing and the substitution of a garage for the previously approved carport, I consider, are an acceptable design change to the principal public viewpoint of Houston Road. Changes to the east (side) elevation as referred to by the objectors, I consider have

a neutral impact. The alteration to the rear terrace has no impact on the Conservation Area and due to the surrounding built and land form, will have minimal, if any, impact on neighbours. This is a large house plot, with changes substituting a car port with garaging. The site meets all off street parking requirements. This leads me to conclude that the changes proposed accord with the Inverclyde Local Plan.

The Scottish Government's Scottish Historic Environment Policy advises it is the duty of the Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the area when exercising their powers under planning legislation. This requirement parallels my assessment against the relevant policies of the Local Plan.

RECOMMENDATION

That the application be granted subject to conditions.

Conditions

1. The dependant person's flat shall only be occupied in association with the house hereby approved.
2. No development shall commence until samples of all external materials have been submitted to and approved in writing by the Planning Authority; development thereafter shall proceed utilising the approved materials, unless the Planning Authority gives its prior written approval to any alternatives.
3. No development shall commence until fully detailed landscaping proposals have been submitted to and approved in writing by the Planning Authority; the approved scheme of landscaping shall, thereafter, be implemented in the first planting season following completion of the house hereby approved, and any specimens that in the subsequent 5 years die, become diseased or are damaged shall be replaced in the next planting season with a similar specimen unless the Planning Authority gives its prior written approval to any alternative.
4. All surface water run off shall be intercepted within the site. Details shall be submitted to and approved in writing by the Planning Authority; the approved drainage shall be implemented prior to the house, hereby approved, being occupied and shall thereafter be maintained in perpetuity.
5. A visibility splay of 2.4 x 43.0 x 1.05m high shall be achieved at the access onto Houston Road prior to the house, hereby approved, being occupied and shall thereafter maintained in perpetuity.
6. A minimum length of 2.0m of the driveway adjoining the public road shall be surfaced in impervious material. Details shall be submitted to and approved in writing by the Planning Authority.
7. 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.
8. That the development shall not commence until a risk assessment of all pollutant linkages, including any necessary Remediation Strategy with timescale for implementation, 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.

9. 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.
10. 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.
11. 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 prevent sub division of the plot and the use of the dependant person's flat as a separate dwelling to the detriment of the established density of development in the Conservation Area.
2. To ensure a choice of materials appropriate to this part of the Kilmacolm Conservation Area.
3. To ensure the provision of a quality landscape setting.
4. To prevent surface water run off onto Houston Road to the potential detriment of road safety.
5. To ensure appropriate driver visibility when leaving the site, in the interests of road safety on Houston Road.
6. In the interests of road safety on Houston Road.
7. To help arrest the potential spread of Japanese Knotweed in the interests of environmental protection.
8. To satisfactorily address potential contamination issues in the interests of environmental safety.
9. To provide verification that remediation has been carried out to the Planning Authority's satisfaction
10. To ensure that all contamination issues are recorded and dealt with appropriately.
11. To protect receptors from the harmful effects of imported contamination.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.
3. Consultation replies.
4. Letters of representation.
5. Historic Scotland's Scottish Historic Environment Policy.
6. Planning permissions 12/0086/IC, 11/0220/IC, IC/07/365 and IC/04/416



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