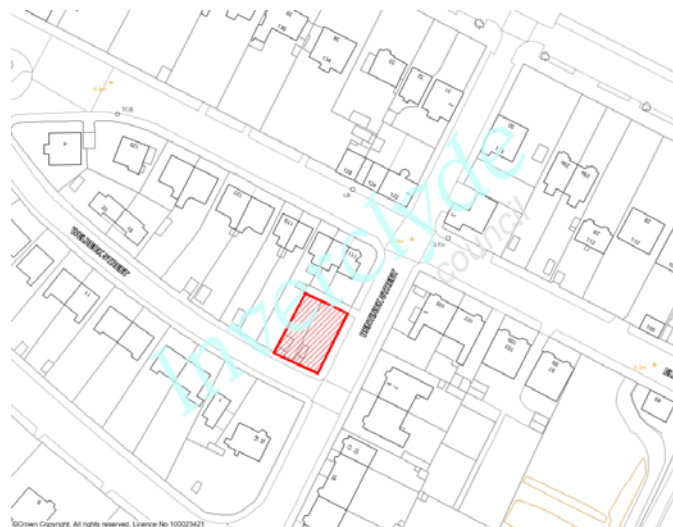

Report To:	The Planning Board	Date:	2 October 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0044/IC Plan 10/13
			Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Notification of Planning Appeal decision: Erection of detached dwellinghouse on the corner of Bentinck Street and Welbeck Street together with the formation of new off street parking at 111 - 113 Eldon Street, Greenock		

INTRODUCTION

In May 2013 planning permission was refused for the erection of detached dwellinghouse on the corner of Bentinck Street and Welbeck Street, Greenock together with the formation of new off street parking spaces following a site visit by the Planning Board. Planning permission was refused as:

1. The proposed development is not compatible with the character and amenity of the area and is a contradiction of policy H1 and H8.
2. The siting, orientation, design and style of the proposal does not comply with policy HR11 Development within Conservation Areas
3. In terms of policy H14 Proposals for sub-division of plots, the proposed development conflicts with the established character and development pattern of the area.



An appeal against the refusal has been lodged with the Scottish Government and considered by written submissions.

APPEAL DECISION

The Reporter considered the determining issues to be whether the siting, orientation and style of the house would preserve the character or appearance of the conservation area, and the impact of sub dividing the plot and the effect of the proposed house on the character and amenity of the area.

In assessing the proposal the Reporter noted that the footprint of the proposed house is similar in size to many in the area and that the building position reflects the small front gardens of adjacent houses, adopting a similar building line onto Bentinck Street and leaving a reasonable sized rear garden which is larger than some others in the area. While expressing concern that the existing vehicular accesses to 111 and 113 Eldon Street are not being reused, he considered the provision of off street parking to be better than that available to many nearby houses. He also found the separation from other houses to be more than adequate. Looking at the pressure for single plot development in the Conservation Area, he observed that the area around this site is such that a modest house may be sited without detracting, noting that this is an unusual double plot already separated from existing houses. He also recognised other development in the rear of gardens fronting Welbeck Street and other corner plot developments nearby. As for the house design, the Reporter acknowledged that it sought to echo the height, scale and appearance of nearby houses on Bentinck Street, Welbeck Street and Eldon Street.

As part of his consideration the Reporter also noted that neighbours have no right to a view over the site and rejected concerns that the proposal would unacceptably impact the street tree fronting the site.



In reaching his decision the Reporter focuses on the design of the house and the resultant impact on both neighbouring property and the Conservation Area. The Reporter found the development of a “tall 2 storey house on this isolated garden plot would appear very prominent, and would be out of character with the single storey dwellings in Welbeck Street” and would “detract from the outlook of properties on the east side of Bentinck Street”.

He also expressed concern over the proposed building materials, referring specifically to the use of uPvc windows, rendered walls and artificial slates; acknowledging other examples of their use elsewhere in the Conservation Area but considering them not to be in sympathy with the prevailing character.

In summary, the Reporter found that “while the land use and density may be acceptable in principle, the proposed 2 storey house would appear too dominant in its surroundings and the materials would be out of keeping”. The appeal was dismissed.

RECOMMENDATION

That the Board note the position.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

Planning application 13/0044/IC.
Reporter’s decision letter dated 27 August 2013.



Crown Copyright. All rights reserved
(1000023421) 2010

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>