
Report To:	The Planning Board	Date:	6 November 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0246/IC Plan 11/13
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Alteration to design of a detached dwellinghouse and formation of a garage/carport (variation to 10/0237/IC) at Former ARP Station at Lochwinnoch Road, Kilmacolm		

SITE DESCRIPTION

The former ARP station at Lochwinnoch Road, approximately 80m west of Kilmacolm, comprises two flat roofed, single storey buildings of utilitarian design. There are no properties adjoining the site and it is bound on all sides by countryside. The site is fronted by beech hedging which has become overgrown.



PROPOSAL

In December 2010 planning permission was granted for the change of use and conversion of the buildings to form a terrace of five houses and a detached house. It is proposed to vary the design of the detached house by altering the floor plans and elevations and adding shallow pitched roofs. Also proposed is a detached garage with an attached car port, in the rear garden. External finishes are render and metal roofing.

DEVELOPMENT PLAN POLICIES

Local Plan Policy DS8 - Green Belt

There is a presumption against development in the designated Green Belt, as identified on the Proposals Map. Proposals will only be considered favourably in exceptional or mitigating circumstances and where the criteria for development in Policy DS10 for the 'Countryside' can be satisfied.

Local Plan Policy DS10 - Countryside

Development within the countryside (including the Green Belt) will be permitted only where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture and forestry;
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and contributes to the social and economic development of the area;
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site;
- (d) it entails appropriate re-use of vacant buildings which it would be desirable to retain for their historic or architectural character; or
- (e) it forms part of an establishment or institution standing in extensive grounds; and
- (f) it does not adversely impact on the landscape character;
- (g) it does not adversely impact on the natural heritage resource;
- (h) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (i) there is a need for additional land for development purposes, provided it takes account of the requirements of the Structure Plan; and
- (j) it complies with other relevant Local Plan policies.

Local Plan Policy H18 - Reuse of Buildings in the Green Belt and Countryside

Proposals for the conversion, re-use or rehabilitation of buildings in the Green Belt and Countryside will be supported provided that:

- (a) such buildings are structurally sound, largely intact and capable of conversion without recourse to substantial demolition and rebuild (the Council will require a structural suitability report to accompany planning applications);
- (b) the proposed development respects the existing character of such buildings in terms of scale, form, proportions and architectural congruity and creates a cohesive and satisfactory group of new houses;
- (c) proposed finishing materials and design details are compatible with the character of the existing structure;
- (d) such buildings no longer meet their original purpose (the Council will require clarification of a building's redundancy);
- (e) such a development can be sympathetically integrated into its setting (details of site surfaces, planting and boundary treatments will be required); and
- (f) infrastructural requirements, particularly roads and drainage matters, can be satisfactorily addressed.

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.

PPAN 5 "Design & Siting of Houses in the Countryside" applies.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy SDS8 - Green Belt and the Countryside

There will be a presumption against the spread of the built-up area into the designated Green Belt and careful management to prevent sporadic development in the designated Countryside, as identified on the Proposals Map.

Policy ENV2 - Green Belt and the Countryside

Development in the Green Belt will only be considered favourable in exceptional or mitigating circumstances, while development in the Countryside will only be considered favourably where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture, forestry or, where appropriate, renewable energy (refer Policy INF1); or
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and has an economic, social and community benefit (refer to Policy ECN6); or
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site (refer Policies INF3 and INF7); or
- (d) it entails appropriate re-use of redundant habitable buildings, the retention of which is desirable for either their historic interest or architectural character or which form part of an establishment or institution standing in extensive grounds (refer to Policy RES7); and
- (e) it does not adversely impact on the natural and built heritage, and environmental resources;
- (f) it does not adversely impact on landscape character;
- (g) it does not adversely impact on prime quality agricultural land;
- (h) it does not adversely impact on peat land with a high value as a carbon store;
- (i) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (j) there is a need for additional land for development purposes, provided it takes account of the requirements of the Strategic Development Plan; and
- (k) it has regard to Supplementary Guidance on Planning Application Advice.

Policy RES2 - Development on Brownfield Sites

Development on brownfield sites for housing and community uses in the residential areas identified on the Proposals Map, and in particular the designated renewal areas, will be supported where it accords with Policies RES1 and RES5, except where:

- (a) an alternative use of greater priority or significant social and/or economic/employment benefit is identified; or
- (b) an alternative use is identified through an agreed area renewal initiative (refer Policy SDS7); or
- (c) it would result in an unacceptable loss of designated and locally valued open space (refer Policy ENV4).

Policy RES3 - Residential Development Opportunities

Residential development will be encouraged and supported on the sites and indicative locations included in Schedule 6.1 and indicated on the Proposals Map. An annual audit of the housing land supply will monitor and review and, where necessary, augment the Effective Land Supply, to maintain a minimum five year's supply in accordance with the GCV SDP and SPP guidance.

Policy RES5 - Proposals for Changes to Properties for Residential Use

Proposals for the change of use, sub-division or conversion to properties to create new additional dwelling units, and for the alteration or extension to residential properties, will be assessed against and have to satisfy where appropriate, the following criteria:

- (a) the character and amenity of neighbouring properties;
- (b) impact on the streetscape;
- (c) impact on the character of the existing property;
- (d) accordance with the Council's adopted roads guidance; and having regard to Supplementary Guidance on Planning Application Advice Notes.

Policy RES7 : Residential Development in the Green Belt and Countryside

The development of new dwellings in the Green Belt and Countryside, identified on the Proposals Map, will be supported only if the proposal is for either a single or small group of dwellings not adjoining the urban area or the redevelopment of large habitable redundant buildings, that are for the most part intact and capable of conversion for residential use without recourse to substantial demolition and rebuilding, are acceptable with reference to Supplementary Guidance on Planning Application Advice Notes and fall within one a range of categories. The relevant category in this instance is:

- (c) redevelopment of large habitable redundant buildings, where the proposal requires to be supported by proof of the building's redundancy to demonstrate that it no longer meets its original purpose, as well as a structural survey indicating that the building may be utilised for the proposed use substantially in its current form, and that any proposed extensions to existing building(s) or ancillary new build element will need to be proven to be required to make the development financially viable, with details of costs to be submitted.

Consideration also requires to be given to PAAN 8 "Siting and Design of New Houses in the Countryside".

CONSULTATIONS

Head of Environmental and Commercial Services – No objections subject to the hedge along the site frontage being reduced and subsequently maintained at 1m high in order to maintain a safe visibility splay.

Head of Safer and Inclusive Communities - No objections subject to the attachment of conditions to control the spread of Japanese Knotweed and potential ground contamination and advisory notes on external lighting, drainage, vermin, CDM Regulations, flooding, septic tanks and seagulls.

Scottish Natural Heritage – SNH was consulted on the previous planning application. It advised that a condition be attached on the timing of roofing works in order to protect the interests of bats.

PUBLICITY

The application was advertised in the Greenock Telegraph on 30th August 2013 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

Written representations have been received from Kilmacolm Community Council and Kilmacolm Civic Trust.

The Community Council does not object but expresses concern that the Local Plan policy H4 is unduly restrictive upon changes to the design of the buildings to be re-used in the countryside.

Kilmacolm Civic Trust points out that it objected to the previous planning application for the site. It considers that the alteration to the design of the detached house makes little exterior difference, suggest changes to the wording of policy RES7 of the proposed Local Development Plan and raise issue that the location plan submitted with the planning application is out of date.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan, the proposed Local Development Plan, the planning history of the site, the consultation responses and the written representations.



The principle of the conversion and re-use of the building as a house is established by the planning permission granted in 2010; it is therefore unnecessary to assess the proposal further against policies DS8 and DS10 in the Local Plan which support the re-use of vacant buildings in the countryside. The publication of the proposed Local Development Plan arises as a material consideration but I note that Policy SDS8 is similar to Local Plan policy DS8 and raises no new issues.

Proposed Local Development Plan policies RES2 and RES3 also require to be recognised. They combine to presume in favour of residential development on brown field sites identified as residential opportunities in Schedule 6.1 of which this is one.

While I note representations that this application should be assessed against Local Plan policy H4, the appropriate policies are Local Plan policy H18 and proposed Local Development Plan policy RES7; they combine to consider the re-use of buildings in the countryside. The policies support the principle of reuse of redundant buildings, but it rests to consider if the design is appropriate with particular reference to the existing building and the previous planning permission.

The current proposal is an evolution of the approved design. The change to floor plan, addition of shallow pitched roofs, alterations to fenestration and addition of a detached garage with integral car port combine, I consider, to produce an overall design which continues to respect the building's past. This consequently has a neutral impact on the streetscape, and I am further satisfied that the alterations to the approved design sympathise with approval to convert the adjoining building to five terraced units.

Overall, I consider that the changes to design maintain the position that the proposal is acceptable with reference to the Inverclyde Local Plan and the proposed Inverclyde Local Development Plan.

Considering the observations of the consulted parties not addressed by assessment against policy, I have no objections to the conditions and advisory notes recommended to be attached by the consultees. Overall, I also note that the consultation responses present no impediment to development. Finally, the suggested changes to the wording of policy RES7 in the proposed Local Development Plan as made in representation on this application are most appropriately considered through the process to approve the Plan.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. 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.
2. Notwithstanding the information in the approved drawings, no development shall commence until details of bin storage have been submitted to and approved in writing by the Planning Authority.
3. If works are to be undertaken between March and October inclusive, roofing felt shall be removed by hand prior to renovation/demolition. If bats are subsequently found to be present SNH shall be contacted to advise on necessary licencing requirements.
4. 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.
5. That the development shall not commence until an environmental investigation and risk assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages 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.

6. 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.
7. 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.
8. The use of the development shall not commence until the applicant has submitted a completion report for approval, in writing by the Planning Authority, detailing all fill or landscaping material imported onto the site. This report shall contain information of the material's source, volume, intended use and verification of chemical quality (including soil-leachate and organic content etc) with plans delineating placement and thickness.
9. The planting scheme detailed in approved drawing 367.01.01 under planning permission 10/0237/IC shall be completed within the first planting season following completion of the development hereby approved; thereafter, any specimens which 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.
10. Prior to the house, hereby approved, being occupied the hedge along the site frontage shall be reduced in height to 1m: thereafter it shall be maintained at 1m high in perpetuity.

Reasons

1. To ensure a choice of finishes consistent with the countryside location.
2. In order to provide satisfactory measures for the storage and uplift of waste materials.
3. In order to avoid any offence being committed under the Habitats Regulations 1994.
4. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
5. To satisfactorily address potential contamination issues in the interests of environmental safety.
6. To provide verification that remediation has been carried out to the Authority's satisfaction.
7. To ensure that all contamination issues are recorded and dealt with appropriately.
8. To protect receptors from the harmful effects of imported contamination.
9. To ensure the provision of a quality landscape setting.
10. In order to ensure a safe sightline for vehicles exiting the site onto Lochwinnoch Road.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.
3. Inverclyde Local Development Plan.
4. Consultation replies.
5. Letters of representation.
6. Planning permission 10/0237/IC



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