

Local Review Body

5 February 2014

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 4 December 2013 decided to continue for an unaccompanied site inspection.

Mr D Kettlewell

Single Storey Extension with Integral Garage:

Old Fire Station, 1 Torr Avenue, Quarriers Village (12/0345/IC)

Contents

- Planning Application and plans
- Site photograph
- Report of Handling dated 1 July 2013
- Consultation Responses
- Representations
- Decision Notice dated 1 July 2013
- Notice of Review form dated 13 September 2013 together with supporting documentation
(NB drawings FS/2012/002, FS/2012/003, FS/2012/004, FS/2012/21, FS/2012/022 and FS/2012/023 enclosed with Appendix 1 forming part of the supporting documentation submitted with Notice of Review form dated 13 September 2013 submitted with planning application)
- Further representation
- Email dated 21 October 2013 from Mr A Matheson responding to further representation
- Suggested condition should planning permission be granted on review

PLANNING APPLICATION AND PLANS

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

FOR OFFICIAL USE ONLY

Reference No. 12/0345/1C
Date of Receipt 27/11/12
Fee Paid £160.00
Date Fee Received 27/11/12
Date Valid

Receipt No. 1810

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 <u>MR D. KETTLEWELL</u>	Name <u>G. GUY STUDIO</u>
Address <u>1 KILALLAN AVENUE</u> <u>BRIDGE OF WEIR, Postcode PA11 3LW.</u>	Address <u>34 STANTON VIEW TERRACE</u> <u>BARROW Postcode G63 0LJ.</u>
Telephone Number <u>[REDACTED]</u>	Telephone Number <u>01360 440513</u>
	Profession <u>ARCHITECT</u>

see note 2

2. Description of Development	
<u>SINGLE STOREY EXTENSION TO NORTH</u> <u>WITH INTEGRAL DOUBLE GARAGE.</u>	
Site Location <u>1 TOUL AVENUE, BRIDGE OF WEIR, PA11 3SX.</u>	
Site Area (hectares)	Number of dwellings proposed <u>1</u>
	New gross floorspace (sq. metres)

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 checked="" type="checkbox"/>	(c) Tenant <input 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: DETACHED HOUSE 2 store

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

Has the original building been altered or extended Yes / No

If yes, please indicate nature of alteration / extension and if possible approximate dates
CONVERTED TO DETACHED SEMI DETACHED HOUSE CIRCA 2000.

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

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 FACILOCOTE CERAMIC ASHGLAZED BRICKS
Colour GLAZED RED.

(c) Roof Covering Material SHINGLES PINE WOOD SHAPES
Colour BROWN / BLACK.

(d) Windows Material MAINTENANCE FREE UPVC
Colour WHITE

(e) Boundary Treatment Material AS EXISTING - NO CHANGE
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? £ 30,000

see note 12

12. Confirmation

Signature of applicant/agent [Redacted] *Mr. P. Cattleman*

on behalf of *Mr. P. Cattleman* Date *20.11.2012*

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 D

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)

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

For G. G. G. Studios

On behalf of

M. J. Kettle

Date

20.11.2012

see note 15

CHECKLIST - The following documentation should be submitted:

please tick all boxes

TWO APPLICATION FORMS

DESIGN & ACCESS STATEMENT
(National and Major applications only)

TWO SETS OF PLANS

PRE-APPLICATION CONSULTATION REPORT
(National and Major applications only)

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 2008
Revision 'B' - December 2008
Revision 'C' - July 2009
Revision 'D' - October 2009
Revision 'E' - October 2011

SITE PHOTOGRAPH



**REPORT OF HANDLING DATED
1 JULY 2013**

REPORT OF HANDLING

Report By: Guy Phillips

Report No: 12/0345/IC

Contact
Officer: 01475 712422

Date: 1st July 2013

Subject: Single storey extension with integral garage at
Old Fire Station, 1 Torr Avenue, Quarriers Village

SITE DESCRIPTION

The former fire station at Quarriers Village occupies a corner site on the south east side of the junction of Torr Road and Torr Avenue, immediately outwith the Quarriers Village Conservation Area. It is a distinctive, two storey, red sandstone building with crow stepped gables and a circular turret. Modern, two storey houses adjoin to the south (side) and east (rear). Vehicular access is from Torr Avenue.

PROPOSAL

It is proposed to attach a pitched roof, single storey extension, containing a double garage and kitchen, onto the turret on the side elevation fronting Torr Road. It has an approximate floor area of 81 square metres. The principle finishing materials are imitation stone and imitation slate.

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 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.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy RES1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;
- (c) proposals for the retention of existing landscape or townscape features of value on the site;
- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

Policy HER1 - Development which Affects the Character of Conservation Areas

Development proposals which affect conservation areas will be acceptable where they are sympathetic to the character, pattern of development and appearance of the area. Such proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

CONSULTATIONS

Head Of Environmental And Commercial Services - No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 15th December 2012 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

Three written representations, including one from Kilmaccolm Civic Trust have been received.

The objectors are concerned that:-

1. The planning application form refers to the last use of the house as a house. Its last use was as an office.
2. The proposed extension is too large, out of scale and character with the existing building and is prominent and intrusive.

3. No landscaping is proposed to screen the extension from Torr Road.

4. Existing tree cover adversely impacts upon natural light at the neighbouring house at 3 Torr Avenue. The extension would exacerbate loss of natural light.

ASSESSMENT

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

In 1999, planning permission was granted for the refurbishment and conversion of the fire station to form a house. The permission also allowed for the construction of 10 houses. Subsequently, in 2001, planning permission was granted for a change of use from a house to an office (Class 4). In April this year, planning permission was granted for change of use from a Class 4 office to a house.

Local Plan policy H1 and policy RES1 of the proposed Local Development Plan seek to safeguard and enhance residential amenity and character. The best measures, I consider, to determine whether or not the proposal satisfies this aim is to assess it against Local Plan policies HR11 and H15 and policy HER1 of the proposed Local Development Plan.

Local Plan policies HR11 and H15 identify criteria which require to be satisfied for house extensions adjacent to conservation areas. Policy HER1 of the proposed Local Development Plan advises that proposals which affect conservation areas will be acceptable where they are sympathetic to the character, pattern of development and appearance of the area. The former fire station is a building with a distinct character, occupying a prominent corner site, opposite the Conservation Area. A key component of that character is the circular turret fronting Torr Road. The proposed 81 square metre garage/kitchen extension projects significantly from the turret to Torr Road and, I consider, comprises a large and unexpected addition to the building, harmful to its character, streetscape and the setting of the nearby Conservation Area. As such, the proposal conflicts with criteria (b) and (c) of Local Plan policy HR11, (b) and (c) of Local Plan policy H15 and policy HER1 of the proposed Local Development Plan. The provision of landscape screening, as suggested by the objectors, would, I consider, not be sufficient to mitigate the harmful visual impact of the proposal.

While the extension contains some detailing in common with the adjoining Conservation Area, has an acceptable door and fenestration regime and acceptable finishing materials, all generally in accordance with criterion (d) of policy HR11 and (d) of policy H15, I consider that does not overcome my overriding concern regards the adverse impact of the position and scale of the extension upon the design and character of the existing building, streetscape and the setting of the adjoining Conservation Area.

Criterion (a) of Local Plan policy H15 requires consideration of the impact upon existing residents. In this instance, the greatest impact is upon the adjoining house at 3 Torr Avenue, approximately 3.5m to the south east. Its occupier raises concern regarding potential loss of natural light. I consider this unlikely as the proposal is single storey.

With respect to the remaining material considerations, there are no objections on road safety grounds from the Head of Environmental & Commercial Services.

Overall, the proposal fails to safeguard residential amenity and character and the setting of the adjoining Conservation Area and, as such, fails to satisfy the aims of Local Plan policies H1 and HR11 and policies RES1 and HER1 of the proposed Local Development Plan. I therefore consider it does not merit support.

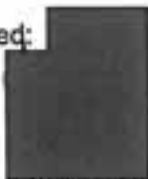
DECISION

That the application be refused for the following reason:

Reason

The proposed extension is a large and unexpected addition to the building, harmful to its design, streetscape in Torr Road and Torr Avenue and the setting of the nearby Conservation Area, contrary to policies H1 and HR11 of the Inverclyde Local Plan and policies RES1 and HER1 of the proposed Local Development Plan.

Signed:

A black rectangular redaction box covering the signature of the Case Officer.

Case Officer: Guy Phillips

A black rectangular redaction box covering the signature of the Head of Regeneration and Planning.

Stuart Jamieson
Head of Regeneration and Planning

CONSULTATION RESPONSES

Audrey-Alaria Lever

From: David Ashman on behalf of Devcont Planning
Sent: 09 January 2013 09:31
To: Laura Graham
Subject: FW: Consultation Request - Old Fire Station, 1 Torr Avenue, Quarriers Village

From: James Wilkie
Sent: 08 January 2013 09:49
To: Devcont Planning
Subject: RE: Consultation Request - Old Fire Station, 1 Torr Avenue, Quarriers Village

Grant,

The above application requires the benefit of a building warrant.

Regards

Jim Wilkie
Senior Building Standards Officer
Building Standards
Inverclyde Council
Cathcart House
6 Cathcart Square
Greenock PA15 1LS
[Tel:01475 712494](tel:01475712494)

From: Building Standards
Sent: 13 December 2012 10:09
To: James Wilkie
Subject: FW: Consultation Request - Old Fire Station, 1 Torr Avenue, Quarriers Village

From: Grant Kennedy **On Behalf Of** Devcont Planning
Sent: 13 December 2012 08:43
To: Building Standards; Roads
Subject: Consultation Request - Old Fire Station, 1 Torr Avenue, Quarriers Village

Consultation Request - Planning Application Ref - 12/0345/IC
Please can you comment on the application detailed in the attachment.
Could you reply at devcont.planning@inverclyde.gov.uk

REPRESENTATIONS

Application Comments for 12/0345/IC

Application Summary

Application Number: 12/0345/IC

Address: Old Fire Station 1 Torr Avenue Quarriers Village PA11 3QZ

Proposal: Single storey extension with integral garage

Case Officer: Guy Phillips

Customer Details

Name: Mr Graham Keith

Address: 3 Torr Avenue, Quarriers Village, Bridge of Weir PA11 3QZ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to our recent telephone conversation regarding the above application and right to confirm that I have a number of objections to the proposal.

Before detailing my objections I should point out that the current use of the property is not a 2 storey dwelling house as described in section 5 of the application. I have lived in 3 Torr Avenue for 4 years and when I moved in the property was used as the Head Office of a House Building Company and for the last year or so the property has been empty. At no point has it been used as a dwelling house. The fact that the property has been wrongly described presumably therefore makes this application null and void.

Assuming that the Owner will resubmit an application for a change of use (which I would not object to) including the proposed extension I have noted my objections at this time.

The extension is described as a single story extension however when reviewing the plans, it appears to me that the extension is as big as my house which seems excessive and out of character with the neighbourhood. The extension will almost be up to my boundary wall and given the amount of space in the grounds I do not see the need for it to almost encroach on my property.

Whilst the extension is described as a single storey, the plans show that it will have a pitched roof which will be as high as the 1st floor (2nd level) in my property. Given the close proximity to my house, the extension will severely block out the natural light that I currently have. You will note that there are 2 large trees in the plans and the proposal shows the extension being built almost up to the trees, therefore there will be no natural light whatsoever.

The location of the extension will severely hamper the views that I currently enjoy.

As you will be aware Quarriers Village is a charming village with some beautiful buildings (including the Old Firestation) and in my opinion the proposal is not in keeping with the character of the Village. I would hope that you would agree with me on that point.

I am not against the owner building an extension or a double garage and would like to think that a pragmatic compromise could be reached.

For example, if the extension was built to the side of my property (to the rear of the fire station), whilst it would still be far too close to my property it would not affect the natural light afforded to my property.

Alternatively, if the extension was truly a single storey, with a flat roof, then again it would not be ideal but at least it would not impact as much on my vision and light.

I would appreciate if you would take my comments into consideration and reject the proposal as described.

Regards

**KILMACOLM CIVIC TRUST
(Scottish Charity No SC 032744)**

From:
Mr RN Cameron
Chairman Kilmacolm Civic Trust

Mr Stuart Jamieson
Head of Regeneration and Planning
Inverclyde Council
Cathcart House
6 Cathcart Square
GREENOCK
PA15 1LS

Kaladan
Lochwinnoch Road
Kilmacolm
PA13 4DY

21st January 2013

Dear Mr Jamieson

PLANNING APPLICATION 12/0345/IC:
Old Fire Station, 1 Torr Avenue, Quarriers Village
(Erection of a single storey extension with integral double garage)

The Kilmacolm Executive Committee met for its monthly meeting at 7.30pm on Thursday 17th January 2013. We considered application 12/0345/IC and wish to object.

Although the property is not in the Quarriers Conservation Area, nor a Listed Building, it is a building of a very distinctive style located in a very prominent location at the southern entry/exit point to and from the Conservation Area.

We object for the following reasons:

- The design is alien to the style of the Old Fire Station building.
- The position of the proposed extension/garage is too prominent and intrusive.
- The size is too large.

Yours sincerely,

Original signed

R. N. Cameron
(Chairman Kilmacolm Civic Trust)

Graham Pottinger

1 Goffier Bank
Quarriers Village
Bridge of Weir PA11 3NX
Phone

30 December 2012

Inverclyde Council
Regeneration and Planning
Development Management
Cathcart House
& Cathcart Square
Greenock PA15 1LS

2899

Dear Sirs,

PLANNING APPLICATION NUMBER 12/0345/IC

I have received a Neighbour Notification form in respect of the above application. I have the following comment.

I note that in Section 5 of the Planning Application, the existing use of the Old Fire Station is described as a Detached House, and the conversion in 2000 as "converted to a detached dwelling house". I have lived in Goffier Bank since 2000, and so far as I am aware the Old Fire Station has not been used as a detached dwelling house since conversion. It was originally converted into apartments, but these were never occupied, and it was then used by the developers Clyde Homes Ltd as their offices. Recently there hasn't been a lot of activity at the property, but it is still shown on Clyde Homes' website as their correspondence address.

If it is now intended to use/sell the property as a detached house, then I can understand why it might benefit from having a double garage, but I am concerned about the scale of the proposed extension. I have no expertise in reading architectural drawings, but the footprint of the extension on the Block Plan as proposed looks very large proportionate to the footprint of the existing property. I wonder if an extension of this size and scale is appropriate in a Conservation Area. No matter how much care is taken with the choice of finishes, the extension will inevitably look like new-build lacked on to an old sandstone building, so keeping the size in proportion is important.

Finally, I note that in Section 10 of the Planning Application, no landscaping/tree planting is proposed. Given the height of the existing stone wall, the north elevation of the proposed extension will be completely visible from Torr Road, so I would have thought that a landscaping scheme would be highly desirable, with a view to mitigating the visual impact of the alteration to the building.

Yours faithfully,

Graham Pottinger

**DECISION NOTICE DATED
1 JULY 2013**

DECISION NOTICE

Inverclyde
council

Refusal of Planning Permission Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 12/0345/IC

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013

Mr D Kettlewell
1 Kilallan Avenue
Bridge Of Weir

G Gray Studio
34 Strathview Terrace
BALFRON
G63 0PU

With reference to your application dated 27th November 2012 for planning permission under the above mentioned Act and Regulation for the following development:-

Single storey extension with integral garage at

Old Fire Station, 1 Torr Avenue, Quarriers Village

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 reason for the Council's decision is:-

1. The proposed extension is a large and unexpected addition to the building, harmful to its design, streetscape in Torr Road and Torr Avenue and the setting of the nearby Conservation Area, contrary to policies H1 and HR11 of the Inverclyde Local Plan and policies RES1 and HER1 of the proposed Local Development Plan.

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

Dated this 1st day of July 2013


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: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
2292/01		06.11.2012
FS/2012/023		01.09.2012
FS/2012/002		01.09.2012
FS/2012/003		01.09.2012
FS/2012/004		01.09.2012
FS/2012/021		01.09.2012
FS/2012/022		01.09.2012

**NOTICE OF REVIEW FORM AND
SUPPORTING DOCUMENTATION**

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 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

**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

LEGAL SERVICES
RECEIVED 16 SEP 2013
ACTION VP 2332

Applicant(s)

Name

Address

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

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? Yes No

Planning authority

Planning authority's application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

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:

WE WILL ACCOMPANY ANY REQUEST FROM THE REVIEW BODY IF CLARIFICATION OR VISITATION IS REQUIRED

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.

SEE ATTACHED SUBMISSION DOCUMENT

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

Yes No

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.

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.

SEE ATTACHED SUBMISSIONS DOCUMENTS

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

Presentation of reasons and arguments in support of proposed Garage extension at The Old Firestation, 1 Torr Avenue, Quarriers Village, Bridge of Weir

Review of Planning Application 12/0345/IC

Decision Notice dated 1st July 2013

List of Contents

<u>1.00 Summary Statement</u>	Pages 2 - 3
<u>2.00 History of Events Leading to this Request for Review</u>	Pages 4 - 5
<u>3.00 Analysis of Decision Notice of 1st July 2013 – Refusal of Planning Permission</u>	Pages 6 - 22
Counter statements in support of application	
Photographs of existing property and surrounding locality	
<u>4.00 Historical Timeline and Summary of Consultation and Correspondence with Inverclyde Planning Department</u>	Pages 23 - 28
Summary and analysis of each Correspondence	

Appendix 1

Reduced scale (1:150) copies of drawings submitted in the application	
Block Plan as Proposed	Drawing No. FS/2012/021
Elevations as Proposed 01	Drawing No. FS/2012/022
Elevations as Proposed 02	Drawing No. FS/2012/023
Location Plan	Drawing No. 2292/01
Block Plan as Existing	Drawing No. FS/2012/002
Elevations as Existing 01	Drawing No. FS/2012/003
Elevations as Existing 02	Drawing No. FS/2012/004

Appendix 2

Reduced scale Sketch Drawings numbered 1 to 5 as later tabled

Appendix 3

Copies of all Correspondence

1.00 Summary Statement

The application was refused permission on 1st July 2013 as it was considered it would cause; 1) harm to the existing building design, 2) harm to the streetscape and 3) harm to the conservation area.

The detailed arguments against these statements are expanded upon in section 3.00 of the report and are summarised here as follows;

1) Harm to Existing Building Design

- Successful design is a compromise between functionality, economics, aesthetics and planning policies.
The proposed garage extension under review adopts that philosophy.
- The existing building is not listed, nor within the conservation area. The original use of the property ceased many years ago. The existing building is what remains following approved demolition and alterations in its past. Whilst the building retains interesting features from the original use, it has been approved for use as a private residence. The proposed extension's scale, design and location are in keeping with the building and its use. Approval, and construction of the garage extension will enhance the residential use of the property.
- The proposed garage extension is no larger than any that would be allowable under Permitted Development. Explained in (3.02).
- The proposed corner siting of the garage preserves more visibility of the existing building facades than would any extension or separate garage located to the rear of the existing building. Expanded in (3.05)
- The proposed garage is as to be expected for a home of this size and occupancy. The proposed location is logical to the functioning of the existing home, and the enhancement and vehicle segregation of private garden space for both this home and the adjoining home. Expanded in (3.03)

2) Harm to Streetscape

- The proposed garage does not harm the existing streetscapes. It is similar to and in keeping with other building designs, locations, heights and appearances found in proximity. Expanded in (3.04 to 3.08)
- The proposed garage extension is set back further from the road frontages of existing streetscapes than other nearby properties and does not have the adverse impact subjectively submitted in the refusal. Expanded in (3.05)

Review of Planning Application 12/0345/IC

- The existing tree and shrub foliage largely screens the locus of the proposal, and whilst not considered relevant by planning officers the applicant intends additional landscaping around the property. This will further mitigate and soften the view of the proposal from beyond the property.

3) Harm to Conservation Area

- The proposed garage is similar, but lesser in scale, than a two storey garage addition recently approved and constructed closer to Torr Road and on a prominent corner site within the Conservation Area. Expanded in (3.06)
- The materials and design features of the proposal are acknowledged by Planning in correspondence to be in keeping with many aspects of the Conservation Area.
- The proposed garage extension will have no harmful impact on the character of the Conservation Area or the approaches to or from it.
It will screen existing circumstances from view. Expanded in (3.06)

The applicants submit there is nothing contained in the design proposed for the garage extension which is at variance with many existing circumstances, both in the Conservation Area and the surrounding area.

The applicants also submit that there will be no visual impairment of the character of the existing property and the turret will remain as visible as it presently is.

The applicants have sought during processing and in this submission to the Review Panel to illustrate objective reasoning in support of the proposal and to highlight similar local circumstance.

The applicant desires to establish the garden area and landscaping around the existing property but has had to curtail intended works until the form and location of a suitable garage can be established.

The applicants hope that the Review Panel will support and approve this appeal, and that the applicants will then be able to progress with improvements to the property and its surrounds.

Review of Planning Application 12/0345/IC

2.00 History of Events Leading to this Request for Review

- 2.01 In April 2000 a Planning Consent IC/99/397 was approved for 10 new homes and the conversion of The Old Firestation at Torr Avenue Quarriers Village from its then use as class 4 offices to residential. This included consent for a detached garage to serve the former firestation. It was at the time of this redevelopment that the existing building became a detached property. The property was used as offices by a company building the new homes.
- 2.02 In March 2012 the applicants Solicitor requested confirmation of valuation banding from the Council prior to the applicants purchase of the property. This was confirmed by the Council as residential on 6th July 2012. A property search was also carried out which confirmed the property use as residential.
- 2.03 In September 2012 the Planning Department was consulted by the applicants Architect to confirm the approved use and seek advice on the proposed extension. The proposed extension was for a double garage and integral utility space accessed from the kitchen area of the existing house. The form and positioning was influenced by the following:
- o To have a physical link to the house and provide a small utility space between the garden and existing kitchen area within the house.
 - o To maintain and achieve and not intrude into a reasonable sized private rear garden which would be screened from public view by the extension.
 - o To distance the extension from and screen and minimise any effect on the amenity of the adjacent house to the east.
- Planning confirmed in writing on 1st October 2012 that the established use was residential.
- Advice was also provided by Planning on what would be an acceptable form of extension.
- 2.04 The applicants Architect met the Council's Senior Planning Officer again on 1st November 2012, prior to formal submission, to table proposals in keeping with the previous advice from Planning showing a garage extension largely forward of the Torr Road frontage.
- In general these proposals were deemed acceptable with two requested revisions and that advice was confirmed by e-mail the same day.
- 2.05 The formal submission incorporating the two revisions requested was lodged in Nov 2012 and no adverse comments were made from this date until late January 2013. The only requests during that time were for additions to drawings and payment of advertising fees.

Review of Planning Application 12/0345/IC

- 2.06 On 14th December 2012 Planning advised that they had established that a further change of use had been consented in April 2002 for the existing property. The consent to use the property as offices had not been filed and recorded in public records by the Council.
The applicants agreed to make application for a change of use back to residential and the Council agreed to continue processing but would hold in abeyance the application for the extension until this was determined.
- 2.07 The Development Manager intervened in the application for the garage extension in January 2013 objecting to the proposal.
The reason for the volte face was not provided until a letter of 26th March 2013 wherein the Development Manager advised his opinion differed from the Senior Planning Officer.
Planning now advised that in view of objections, which had not been evidenced, the extension proposal required to be behind the existing house's Torr Road frontage.
- 2.08 A further meeting was held with the Development Manager at his suggestion on 15th May 2013 to discuss alternative proposals.
Five further possible proposals (sketches 1-5), including a scaled down version of the original proposal (sketch 1) were informally tabled but rejected by the Development Manager, who maintained the garage should be located wholly behind the Torr Avenue frontage.
- 2.09 The application was refused under delegated powers and notice Ref 12/0345/IC dated 1st July 2013 issued.

Review of Planning Application 12/0345/IC

3.00 Analysis of Decision Notice of 1st July 2013 – Refusal of Planning Permission

3.01 The refusal reason states;

"The proposed extension is a large and unexpected addition to the building, harmful to its design, streetscape in Torr Road and Torr Avenue and the setting of the nearby Conservation Area, contrary to policies H1 and HR11 of the Inverclyde Local Plan and policies RES1 and HER1 of the proposed Local Development Plan"

The decision notice advises that there is an explanation of this reason provided in the Report of Handling; however it is not evident in reading that document what that explanation is.

The following paragraphs examine each aspect of the above refusal objectively.

Scaled down versions of the drawings submitted with the application (approximately 1 to 150 scale) are included in Appendix 1 and sketches tabled later in Appendix 2. Photographs of the location and buildings have been referenced and embedded in the text.

3.02 In the Report of Handling there is no explanation as to how the proposed extension has been defined as "large", it is merely stated subjectively to be so.

The only defined measure in Planning Legislation of whether a proposed residential extension is too large is provided in the guidance for Permitted Development under Site Coverage. In that guidance, by calculation, an extension is permitted to be up to 50 % of the size of the footprint of the rear curtilage, excluding the footprint of the existing buildings, provided this is less than the area of the current property.

In the case of the extension proposed in this application, the rear curtilage is 670 square metres, less the footprint of the existing building which is 163 square metres; therefore the free area is 507 square metres.

The actual footprint of the proposed garage is 78.6 square metres, but is quoted by Planning to be 81 square metres, this includes the in-shots. Using Planning's area of 81 and the free area of curtilage of 507 the extension is only 15% of the rear curtilage and 49% of the existing building.

Whilst this application is not in regard to permitted development, it's comparison to that guidance indicates the proposal is within an acceptable size.

The Review Panel should also note that notwithstanding the foregoing calculation the applicant tabled a modified reduced size version (sketch 1) of the proposal via his Architect and Planning Consultant on 15th July 2013. This would have adjusted the

Review of Planning Application 12/0345/IC

foregoing percentages to 13% and 43% respectively, but this was rejected by the Development Manager.

There is nothing stated in the refusal decision in objection to the height of the proposal, which is single storey, and the Report of Handling in the Assessment dismisses any concerns regarding height and loss of light to adjoining property.

- 3.03 The subjective statement that the proposal is “an unexpected addition to the building” is not explained anywhere in the Report of Handling. The consultations held with a Senior Planner pre-submission highlighted no such assertion. The statement does not appear in the pro forma representation from Kilmacolm Civic Trust. This can be seen from the receipt of the electronic Freedom of Information Response to the applicants solicitor on 7th May 2013, where the blanks to be filled in are done so in red.

As the building has been converted to a house it should be expected that the property will require the addition of a double garage, as it is a large property containing 7 apartments.

The garage proposal enhances the residential use of the property, making it less likely it could revert to commercial use in the future.

The proposal will help secure the amenity of the residential setting by restricting vehicular traffic movements to the Torr Avenue frontage of the property. As well as defining a private rear garden of this home it will enhance the rear garden of the adjacent property by keeping vehicular traffic from that boundary.

- 3.04 There is no tangible explanation given in the Report of Handling as to why the proposal would be “harmful” to the character of the turret or any other part of the existing building, or to the streetscape of either Torr Road or Torr Avenue. The report refers to Local Policy H1 – Safeguarding the Character and Amenity of Residential Areas. The use of the property as a home started that process and has been supported by the Planning Authority. If the present application is contrary to this policy the express reason why is not explained in the Report of Handling and it is presumed the policy is referred to in order to allow inclusion of other Local Plan policies.

- 3.05 The Report of Handling refers to Local Plan Policy H15 – Proposals for House Extensions.

The Council’s decision notice does not include reference to this policy.

Review of Planning Application 12/0345/IC

Four headings are documented in this policy which is similar to H11 and they can, if relevant, be considered individually as follows;

a) The amenity of neighbouring residents

The only affected neighbouring resident is to the east of the proposal, at 3 Torr Avenue, and we are advised, but have seen no evidence, that their concerns were as noted 1-4 in Public Participation of the Report of Handling;

Point 1) records an objection that the planning application form referred to the last use of the property as a house when it was used as an office. This was as directed by the Council Planning Officer prior to the submission and is documented in correspondence dated 1st October 2012. The confusion came about due to a failure by the Council to record a past application correctly. The circumstance was rectified, by the applicant, by lodgement on 13 March 2013, and the subsequent receipt of a Change of Use Planning Consent 13/0073/IC. This was received on 22nd April 2013 prior to the refusal of this proposal on 1st July 2013. There was no objection to the change of use application.

As the change of use was approved before this application was determined the specific objection has no validity, and it has no bearing on amenity considerations for this proposal.

Point 3) records an objection about landscaping, but as it refers to screening to Torr Road it is assumed by the applicant this was not a concern of the neighbour. In any event no request was made by Planning Officers for details of screening despite landscaping having been discussed and offered by the applicants.

Point 4) records an objection about shading by existing tree cover, which has nothing to do with this proposal. It also surmises the proposal "would exacerbate loss of light". This is not so given that the proposal is single storey and some 3.5 metres at its closest point and 7 metres at its widest point from the mutual boundary to the north east of the adjoining property.

The contention regarding loss of light is in any event dismissed in correspondence from planning and in the Assessment in the Report of Handling.

The applicant submits that there is no detriment to the amenity of neighbouring residents.

b) Impact on the existing streetscape

There is no justification or explanation given in the Report of Handling of anything considered detrimental to either Torr Road or Torr Avenue.

In order to consider the issue objectively it is necessary to examine the proximity which the proposal will be from each of these roads and the effect of any screening and landscaping, both existing and that may be proposed. The general character and

Review of Planning Application 12/0345/IC

proximity of other properties to these same roads in and around the locality is also relevant.



Photo 1 – Torr Avenue Frontage from the West

Torr Avenue is the road which is deemed by Permitted Development Legislation as the Principle Elevation of the house (Photo1). The proposal is set back some 13.8 metres from the heel of the footpath at Torr Avenue, and some 10 metres behind the present frontage of the existing property. The proposal is also located well beyond the road sightlines for the junction with Torr Road.

Torr Road is to the north and is the side elevation of the property. The proposed extension is located circa 4.3 metres at the narrowest and 5 metres at the widest point from the centre of the mutual boundary wall with the road.

There have been no objections concerning proximity to roads from Consultations or Public Participation and the applicants submit there is no harmful impact upon either frontage.

The property immediately opposite the proposal is located only some 2 metres at its closest point from the heel of the kerb (Photo 2).



Photo 2 – Existing Proximity to Torr Road looking from the East

Other properties to the west of the proposal are located circa 3 metres from the heel of the kerb, all have side gardens to Torr Road (Photos 3 and 4).



Photo 3 – Existing Proximity to Torr Road looking from East



Photo 4 - Existing Proximity to Torr Road looking from the West

The property immediately to the east of the proposal has a back garden which runs directly to the boundary wall with Torr Road (Photo 5). If that owner wishes Permitted Development Rights would entitle the erection of outbuildings and extension to what is the rear of their property (i.e. between the rear of that house and Torr Road). There is an electrical sub-station to the east of that which sits directly on the edge of the carriageway (Photo 5). The proposed garage extension and the turret are heavily screened by the existing conditions and could be further screened should the adjoining proprietor exercise his rights.



Photo 5 – Rear Garden of 3 Torr Avenue and Electrical Sub-Station (in foreground front left) looking from the East

Review of Planning Application 12/0345/IC

Having referred previously in this presentation to guidance for Permitted Development Rights in consideration of size, it is only balanced to acknowledge that the proximity to the Torr Road frontage is within the distance recommended in that legislation where planning should be consulted i.e. the proposal is within 20 metres of the boundary.

That consultation was undertaken and planning initially supported the proposal.

The applicant submits that the proposal is in keeping with prevailing circumstances in the locality and presents no detrimental impact to either streetscape.

c) Impact on the existing house in terms of shape size and height and choice of materials

There has been nothing of concern stated in Objections or Public Participation or anywhere else in the Report of Handling about the shape of the proposal.

The applicants submit that the shape of the proposal is accepted.

The size of the proposal has been criticised and the objective argument to the contrary explained in countering "large" earlier in this presentation in para. 3.02.

In the same prior explanation the issue of height was dealt with.

The choice of materials has never been at issue and indeed the Assessment in the Report of Handling confirms they are generally acceptable and "in accordance with criterion (d) of policy HR11 and (d) of policy H15. This statement counters the contention of Kilmacolm Civic Trust that "the design is alien to the style of the Old Firestation building"

The applicants submit they have demonstrated objectively that the proposal satisfies the aims of this policy.

d) Impact on the existing house in terms of size, proportion, style and alignment of doors and windows

Correspondence from the Development Manager on 26th March 2013, and The Assessment in Report of Handling confirm that the proposal "has an acceptable door and fenestration regime and acceptable finishing materials, all generally in accordance with criterion (d) of policy HR11 and (d) of policy H15"

What has been subjectively contended in regard to Policies H11 and H15 specifically headings b) and c) of both policies is that the proposal will have an adverse impact on the character of the turret and on the existing building. There is no expansion or explanation to demonstrate why this will be. It can be seen (Photo1) that the lower portions of the turret are not visible from Torr Avenue.

Review of Planning Application 12/0345/IC

The turret is located and set into the north east corner of the existing building. It is therefore located to the rear of the property on the side elevation set back some 12 metres from Torr Avenue and circa 13.3 Metres from Torr Road (Photo 1).

The upper reaches of the turret are visible from the west when approaching Quarriers Village on Torr Road (Photo 6), the base of the Turret is largely hidden by existing walls, hedges and trees.



Photo 6 – Visibility on Torr Road from East looking West

In past conversion the fenestration has been altered with former window openings at lower level being stoned up and a new external door slapped through and new concrete steps formed for access.

The designers of the proposal considered tangible reasons for the form and location of the submitted proposal. These were as follows;

- 1) By connecting the proposed garage to the existing building it becomes an integral and more usable part of the property, and less likely in the future to become an untended outbuilding.
- 2) By connecting a corner of the extension to the house, the north and west elevations are largely preserved and visible, and they both have as much or more existing character and features as the turret.

Review of Planning Application 12/0345/IC

- 3) By locating the extension as the proposal, daylight to the kitchen in the existing property is unhindered. If the garage is located wholly behind the existing property as suggested by the Development Manager daylight to the kitchen windows will be impaired.
- 4) By connecting at the lower end of the hipped roof visibility generally of the turret is retained, and the former alterations to the base of the turret are screened. From an external view the turret is only evident at its higher level particularly above existing house eaves level.
- 5) The siting of the proposal screens a private rear garden area to the south, whilst the proposals lower hip end roof allows south light to penetrate through the prevailing gap to the adjoining property's rear garden.
- 6) The position of the garage protects the amenity of the adjoining property by separating and screening vehicles parked or visiting the home in the former firestation from their private rear garden space.
- 7) From the west leaving the Conservation Area at the bridge the view of the former firestation locality is dominated by the adjacent modern house. This would be screened by the proposed garage and softened by the introduction of suitable landscaping. (Photos 13 to 15)

The Review Panel are asked to consider these criteria in their evaluation, and to consider that at the outset of this submission a Senior Planner in the Council was in favour of the proposal, only subsequently was he obliged to support the alternative opinion of his superior.

3.06 Local Plan Policy HR11 – Development Within and Adjacent to Conservation Areas

The design considerations in this policy reflect those of policy HR15 with the addition of landscaping and boundary materials.

The subject property is not within the Conservation Area. It is situated adjacent to the Conservation Area and is partially visible on approach. The character of the building and approach and the minimal effect this proposal will have has been illustrated in (Photos 2 to 6).

The applicants refer the Review Panel to the recently completed two storey garage construction, which lies within the heart of the Conservation Area on a no less prominent corner location on Torr Road and Craigend Avenue. (Photo 7)



Photo 7 - Recent Garage Extension at Craigend Avenue and Torr Road looking West

The extension is so closely located adjacent to a significant sandstone property that it appears a part of that property and is built forward from it to Torr Road. The gable abuts the heel of the footpath with a window to Torr Road (Photos 7, 8 and 9). This extension has recently been found to meet the criteria of this policy.



Photo 8 - Proximity of Garage to Torr Road in Conservation Area looking North



Photo 9 - Position of Garage on Prominent Corner in Conservation Area looking East

Landscaping details were declined by Planning Officers during processing and the Report of Handling confirms that the officials' opinion was that landscaping details were of lesser concern than his assessment of "harmful visual impact". The Report of Handling provides no expansion or explanation of this statement and it is evident that it is not consistent with previous assessments on similar proposals within the Conservation Area. (Photos 7 to 9)

The other similar headings in this policy have been expanded upon previously in particular headings b) and c) which are given as specific reasons for refusal.

The applicants submit that the proposed extension is not harmful to this Policy.

3.07 Policy RES1 – Safeguarding the Character and Amenity of Residential Areas

The headings in this policy have largely already been responded to and reflect those in previous policies. They are as follows;

- a) Compatibility with the character and amenity of the area. - Responded to previously.
- b) Details of proposals for landscaping. - Responded to previously.
- c) Proposals for the retention of existing landscape or townscape features of value on the site. - There are no proposals to remove any.

Review of Planning Application 12/0345/IC

- d) Accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement. - Not applicable to this application.
- e) Provision of adequate services. - Not applicable to this application.
- f) Having regard to Supplementary Guidance on Planning Application Advice Notes. - There have been no PAN's referred to in the Report of Handling.

3.08 Policy HER1 – Development which affects the Character of Conservation Areas

The content of this policy is reflected in and responded to in earlier responses in this submission.

The applicant however submits the character and pattern of development of the Conservation Area and in particular to what is presently visible on approach from the West on Torr Road is relevant to this proposal.

From the East the subject property is partially screened from view by the adjoining home at 3 Torr Avenue which was built some 13 years ago and is finished in white render (Photo 6). On closer approach the existing electricity sub - station comes into view (Photo 6).

Approaching the foot of the hill and the temporary bridge, the exposed rear elevations of two 1970,s detached rendered homes are visible to the south of Torr Road (Photo 10).



Photo 10 – Rear of Bungalows Visible on Approach to Conservation Area from West

Review of Planning Application 12/0345/IC

Entering the Conservation Area to the south the former Carsemeadow nursery school is of totally different architectural style and at odds with the original stone built properties of the original village (Photos 11 and 12).



Photo 11 – Carsemeadow School in Conservation Area



Photo 12 – Carsemeadow School in Conservation Area

Review of Planning Application 12/0345/IC

The proposed garage extension is acknowledged in the Report of Handling to be in keeping with the character of the original stone built properties of the Conservation Area.

There is an argument to say that it will assist in screening existing properties which are at odds with that character on approach to the Conservation Area.

On approach from the east from within the Conservation Area the existing former firestation property in mid-summer is screened by tree foliage and the existing bridge. The more recent adjacent home is dominant in this aspect. (Photo 13)

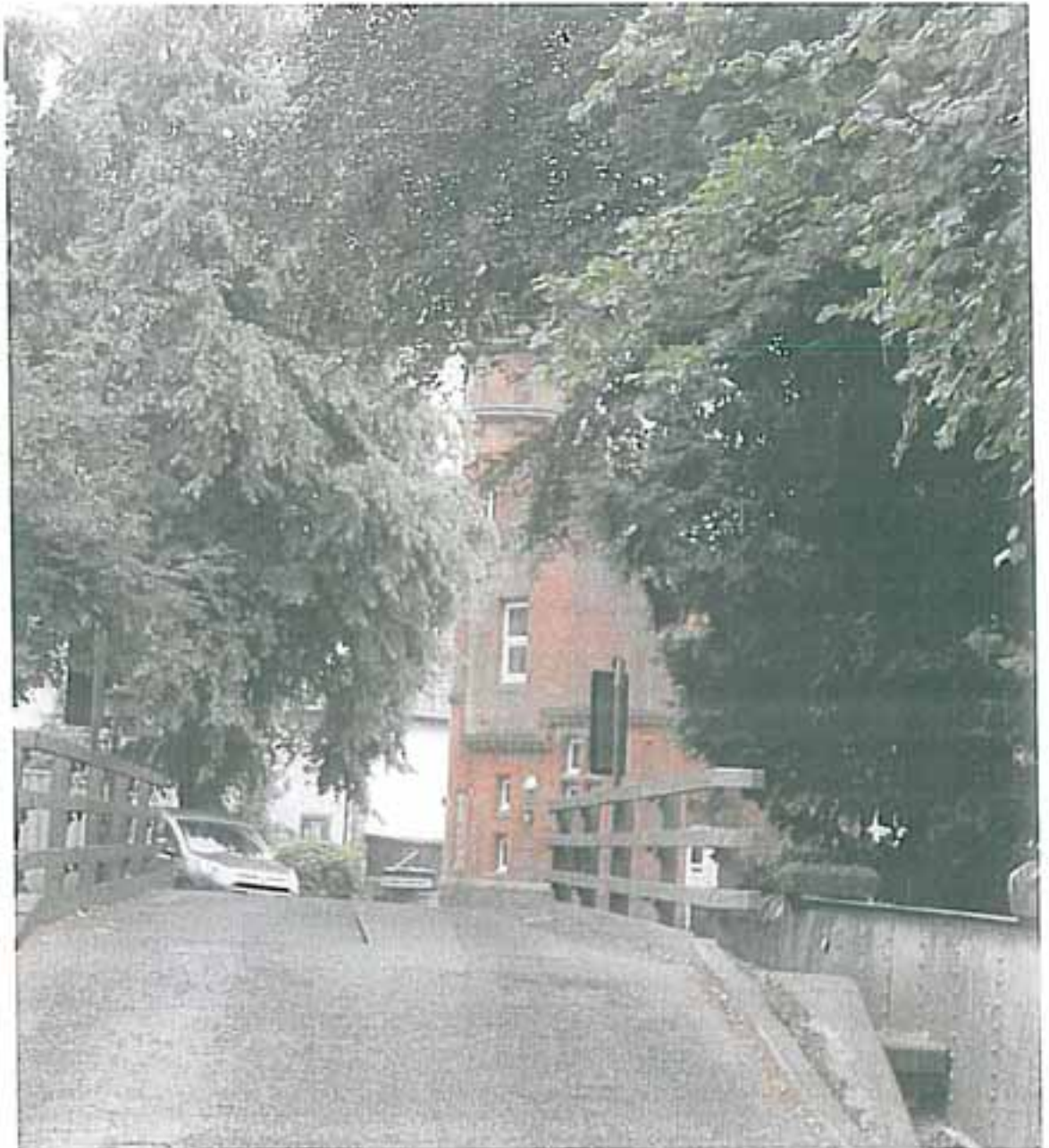


Photo 13 – Visibility from within the Conservation Area in summer looking East

Review of Planning Application 12/0345/IC

The adjacent property at 3 Torr Avenue is in spring and winter more dominant and visible beyond the subject property from the Conservation Area, as too is the bridge (Photos 14 & 15).

The adjacent property would be screened by the proposed garage, and softened by landscaping. This would present a character much more in keeping with the existing stone built property and those of similar character and pattern in the heart of the conservation area.



Photo 14 – From the Conservation Area in winter looking East

The proposal would also screen the rear garden of this property (Photos 14 & 15).

The proposal is set back some 12 metres from Torr Avenue and would not impair the west elevation frontage or the north elevation side of the existing building.

The lower reaches of the turret are not visible from this approach and the upper reaches would remain as visible as they currently are (Photos 14 & 15).



Photo 15 – From the Conservation Area in winter looking East

The applicants submit there will be no harmful visual impairment of the existing streetscape or the existing building.

- 3.09 In the Decision Notice the “reason why the Council made this decision” is not explained in the Report of Handling, as the decision notice states. Explanation is not provided for the content of the statement. The Assessment is concluded as “I therefore consider it does not merit support”. The applicants submit this is not objective or reasoned conclusion for a decision using delegated powers of authority. It is a conclusion of vague claims and assertions which the applicants submit they have demonstrated are not objective or representative of prevailing circumstances.

The Assessment states that a change of use from a house to an office was granted in 2001, it was not; the change of use was in April 2002 and was only exhibited by the Council in January 2013.

The Assessment advises the proposal is circa 3.5 metres from the boundary with 3 Torr Avenue. This is misleading, as that is only at the narrowest point. It is circa 7 metres away at the widest point.

Review of Planning Application 12/0345/IC

The Assessment refers to a kitchen being included in the proposal. The existing home has a kitchen and there has never been a kitchen in the proposal. The proposal contains a utility space with sink.

The applicant's difficulty during processing of this application is well documented. Information received by the Planning Department during Public Participation was withheld from the applicant's agents, and only partially evidenced after lengthy argument under a Freedom of Information request. The relevant content of all of those representations could and should have been freely available with names, addresses and any other sensitive information redacted.

In some correspondence Planning accepted the public representations and in other correspondence they rejected the same representations. The Assessment in the Report of Handling fails to clarify matters. Representations may have been adopted as part of the reasons for refusal, contrary to the Development Manager's written assurance they had no bearing.

The applicants submit that the application should be reviewed and trust that the information presented in this report enables the Panel to permit approval.

Review of Planning Application 12/0345/IC

4.00 Historical Timeline and Summary of Consultation and Correspondence with Inverclyde Planning Department

4.01 Mr and Mrs Kettlewell's architect Gordon Gray had a number of pre submission telephone conversations and meetings with the Senior Planner, Guy Phillips, in regard to their purchase of the existing property transacted on 22nd of August 2012, and regarding a suitable form and location for the subsequent application for a garage. This summary provides the salient details of that contact and the subsequent correspondence with other agents engaged by the applicant in the course of the application.

Copies are included in Appendix 3 for the Review Panel should they wish to read the full correspondence.

4.02 Copy of Planning Consent No IC/99/397 which confirms the property was given consent for conversion to a house on 6th April 2000.

4.03 Correspondence from the applicants Solicitor dated 30th March 2012 to the Rates Department of Inverclyde Council enclosing a copy of the Certificate of Completion and applying for Council Tax banding.

4.04 Copy of Notice of Banding dated 5th July 2012.

4.05 Copy of Valuation Notice dated 9th July 2012

4.06 The Senior Planner, Guy Phillips, recorded a meeting with Gordon Gray on 1st October 2012 in an e-mail of the same date which was circulated to David Ashman and the Development Manager, Nicholas McLaren.

In that correspondence it is recorded that;

- the established use of the existing property "is as a house"
- "planning permission remains live for the double garage granted permission in 1999"
- In regard to the drawings tabled that day for discussion, planning "would be unlikely to grant planning permission for the design in its present form"
- Discussions took place on "alternative ways in which a link could be provided"

4.07 Subsequent to the meeting on 1st October amended proposals were drawn up in response to the advice from the Senior Planner, Guy Phillips, and these were tabled at a further meeting on 1st November 2012.

The Senior Planner, Guy Phillips, recorded that meeting in an e-mail to Gordon Gray of the same date.

In that correspondence it is recorded that;

- "as discussed please change the design to a gable end and make the doors vertical tongue and groove"
- Subject to these changes the Senior Planner, Guy Phillips looked forward to receiving our planning application.

In short the Senior Planner, Guy Phillips, confirmed that the amended drawings tabled that day would, subject to his requested amendments, generally be acceptable.

Review of Planning Application 12/0345/IC

- 4.08 Formal detailed planning application was lodged on 27th November 2013 having taken account of the consultations with the Senior Planner, Guy Phillips.
- 4.09 Gordon Gray confirmed in correspondence on 4th December 2012 that planning had requested scale bars on all drawings and that he had done so and forwarded amended drawings to the Council. On 12th December the Council validated the application there are no adverse comments about the design submitted.
- 4.10 On 14th December 2012 the Senior Planner, Guy Phillips sent an e-mail to Gordon Gray. In that correspondence he advised;
- An unidentified neighbour has advised that the premises "were last in use as an office". This is factual and was already known to Guy Phillips and never stated otherwise by the applicant or their representatives both legal and architectural. Planning were aware of this but advised Gordon Gray that there was no record of any change of use and that the last recorded consent was as a house. It is a matter of record that Inverclyde Council had been in receipt of commercial rates from the previous owners for several years.
 - The unidentified neighbour "advises that the property has been empty for a year". That is completely untrue but Planning does not seek to confirm whether or not the claim is factual.
 - The existence of a further past planning application for a change of use IC/01/385 is only now evidenced for the first time. "I note that there have been two previous planning applications".
This application had not previously been recorded by the Council and did not come to light in any property searches or in previous advice from planning.
The legal ramifications of this circumstance are ignored by Planning and a request is simply made to submit a change of use application and withdraw the submission for the garage extension. There are no adverse comments about the design submitted for the garage.
- 4.11 On 17th December the Senior Planner advised that his manager had overruled his advice and suggested that the detached garage previously approved should be adopted. Gordon Gray confirmed in correspondence on 24th December that planning had also requested payment of an advertising fee of £42.70 in connection with the application for the garage. Attempts by the applicant's agents to clarify matters were not met with adequate response.
- 4.12 On 28th January 2013 Guy Phillips sent an e-mail to Gordon Gray advising;
- "the two month period for determination of the above application is fast approaching"
 - "in the absence of any revised proposal, as previously advised, I shall have to recommend that planning permission be refused."
- It is not clear that anything is advised other than an about face by Planning and suggestion to revert to the detached garage given consent in 2000, and that refusal was being railroaded without adequate explanation as to why.

Review of Planning Application 12/0345/IC

- 4.13 On 29th January 2013 Guy Phillips sent an e-mail to Gordon Gray, which is copied to Nicholas McLaren and David Ashman. That correspondence advises;
- "if your client wishes to occupy the building as a house he requires to apply for planning permission for residential use"
 - "consider it best that the current application be withdrawn"
 - "an alternative design may be incorporated into the necessary planning application for change of use to a house.
- This again ignores the legal issues arising from the failure of the Council to record previous applications and Mr and Mrs Kettlewell are required to seek legal advice.
- 4.14 On 30th January 2013 Gordon Gray sent an e-mail to Guy Phillips recording events to that time. The correspondence also records a telephone conversation on the 29th January 2013 and requests;
- "you stated that 3 objections to the application have been lodged and we would ask that the nature of these objections be advised to ourselves"
- This is the first advisement of any objections and it is not in writing.
- 4.15 On 30th January 2013 the applicant was required to take legal advice regarding the volte face by the Council
- 4.16 On 31st January 2013 Guy Phillips forwarded to Kingsley Wood solicitor copies of the past planning consents following a call that day between Mike Martin of the Council and Kingsley Wood.
- 4.17 On 31st January 2013 Kingsley Wood solicitor wrote to Guy Phillips to record the failure by the Council to record the past change of use, and the effect that had. In that correspondence he made it clear that;
- "it would be wrong to confuse the application for change of use of the building by adding it to an application for permission for construction of an extension.
 - "put the garage application on hold pending a decision or determination on the firestation itself "
- 4.18 On 1st February 2013 Guy Phillips confirmed the garage application was on hold pending resolution of the change of use.
- 4.19 On 28th February 2013 Kingsley Wood recorded a meeting he and Gordon Gray had with Nicolas McLaren and Guy Phillips.
- The first topic related to the change of use application and confirmed it would be supported by the Council
 - The second topic related to the application for the garage and recorded the verbal statement of what was in 3 objections to the application. Discussion is not recorded as to the planning departments view on the issues raised in the objections. Despite having requested copies of these representations on 30th January 2013, redacted if necessary, copies had still not been forwarded and were refused at this meeting.
- 4.20 4th March 2013 Kingsley Wood e- mailed Guy Phillips requesting response.

Review of Planning Application 12/0345/IC

- 4.21 5 March 2013 Guy Phillips e-mailed Kingsley Wood in response to his e-mail of 4th March 2013. That correspondence gives a confused response to objections stating;
- "the objections have been taken into account"
 - "the department position is to refuse planning permission, irrespective of whether they had been received or not"
 - "the only way to address the objections is to do as Nick McLaren and I advised you at our meeting last week"

The correspondence is not clear whether the planning department accepts the validity of the objections or not and the correspondence goes on to record 4 points of objection in general terms with no explanation of validity.

The objections have still not been evidenced.

- 4.22 On 8th March 2013 Gordon Gray furnished Kingsley Wood with necessary information to be lodged for Change of Use application. Confirmation was received from Gordon Gray on 18th March 2013 that the application number 13/0073/IC was validated on 14th March 2013.

The only further correspondence relating to this application was a request for advertising fee of £45.60 on 25th March 2013.

- 4.23 On 12th March 2013 Guy Phillips wrote to Gordon Gray advising that he would refuse the application on 22nd March 2013. This was contrary to the previous agreement that the application would not be processed until the application for change of use had been determined.

Despite enquiry there was still no explanation as to why the advice given by Guy Phillip originally was no longer acceptable.

- 4.24 12th March 2013 Kingsley Wood sent an e-mail to Guy Phillips in response to Guy Phillips e-mail that day.

- 4.25 15th March 2013 Kingsley Wood sent an e-mail to Guy Phillips requesting he acknowledge his earlier e-mail of 12th March 2013 in response to his intimation of the same date that he intended to refuse the garage application which was on hold. This correspondence also requested;

- "the Council should meet the undertaking which was previously given"
- "an understanding of the basis on which the Council's planning department objects to the application made by my clients"
- "it is critical that my clients have a written statement of the reasons behind the Council planning departments position"

- 4.26 On 18th March 2013 Mr Phillips wrote to the applicant's solicitor in answer to his correspondence of 12th and 15th March 2013.

This correspondence evidences the intransigence of planning in providing clear and unambiguous reasons for their statements and adequate response to the applicant's agent's enquiries.

The response quotes;

Review of Planning Application 12/0345/IC

- "In the event that planning permission is refused the reasons for refusal shall be explained in the Report of Handling".

In short it refuses to provide reasons and does not answer the enquiries.

4.27 26th March 2013 Nicholas McLaren responded to Kingsley Wood's e-mails of 12th and 15th of March 2013. This correspondence is copied to Guy Phillips, Stuart Jamieson and David Ashman. **This is the first correspondence on the volte face by the Council planning department.** The salient points are as follows;

- The Council is in receipt of the application for change of use which at that time is not determined, some 14 days after Guy Phillips advises he would refuse the application for the garage despite prior agreement to await determination of the change of use.
- Nicholas McLaren states he has a weekly review with case officers and that he "immediately identified problems". If this is true why is there no mention of such in Guy Phillips correspondence from early November 2012 until 17th January 2013.
- Nicholas McLaren states "the issues I raised were in advance of representations having been received". There was no correspondence evidenced or sent to us to that effect and it is only on receipt of the freedom of information request that it is clarified.
- He makes an assumption that the extension is to the front of the building when it is to the side, but then goes on to acknowledge that the Council's own advice note 7 on such circumstance contains no guidance and is of no assistance.
- He refers subjectively and in exactly the wording previously used in a representation about the location and design of the proposed extension, and that he considers it is harmful to the appearance of the area and nearby Conservation area, despite there being similar extensions within the conservation area. He makes these statements despite acknowledging that the materials and fenestration proposed are generally in keeping with the area and that detailing is in common with the Conservation area. He makes only general reference to existing circumstances in and around the Conservation Area which are not in keeping with the original pattern of development.
- He acknowledges that there is no loss of light as suggested in representations made.
- He advises to consider a revised proposal which does not project beyond the Torr Road frontage. He requests that it should not impinge on the amenity of the adjoining property, but makes no suggestion as to how this can be achieved. The application for the present proposal will have far less impact on the adjacent property than any extension which fills the space between the two properties, and which will block out south light to the rear garden of that property.
- He suggests that he will be "happy to provide advice should sketch proposals be prepared".

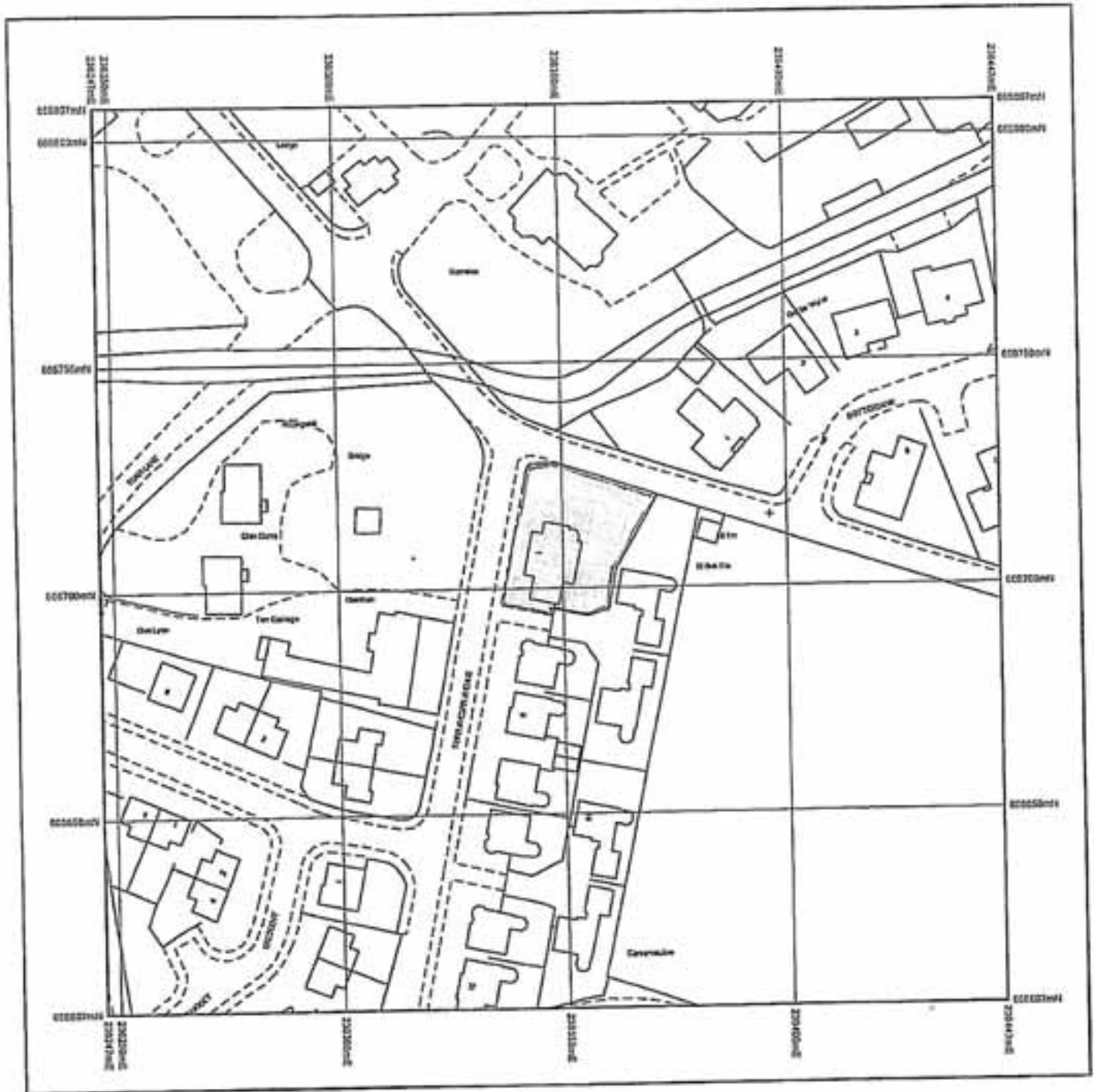
This is an offer which is subsequently taken up and further suggestions are tabled at a meeting on 15th May 2013, but no constructive or different advice is received and the alternative proposals are rejected.

Review of Planning Application 12/0345/IC

- He confirms that the application will be dealt with under delegated powers and that the applicant has the right to review by the Council's Review Board.
- 4.28 On 3rd May 2013 Gordon Gray confirmed receipt of the Change of Use Consent application number 13/0073/IC dated 22nd April 2013.
- 4.29 On 6th May 2013 Angus Matheson a Planning Consultant, engaged by Mr and Mrs Kettlewell, wrote to the Development Manager, Nicholas McLaren, in response to his correspondence of 26th March 2013 and to take up his suggestion of a meeting to table alternative proposals. This correspondence sets out Mr Matheson's alternative views to the subjective position of Mr McLaren.
- 4.30 On 7th May 2013 Guy Phillips forwarded a response from Stuart Jamieson to Kingsley Wood's request of 4th March 2013 for copies of the Public Representations under Freedom of Information Legislation.
- The Council legitimately or not, reject that Legislation and provide limited information under different legislation. They choose only to release the representation from Kilmacolm Civic Trust, which can now be seen to be dated 21st January 2013. The representation has three points
- "The design is alien to the style of the Old Firestation"
No explanation is provided as to why that subjective statement is made. It is rendered irrelevant by later correspondence from planning which confirms the design has features in keeping with the property and surrounding area.
 - "The position of the proposed extension/garage is too prominent and intrusive"
No explanation is provided as to why or on what basis it is too prominent or to what it intrudes upon. This is subjective opinion and the proposal has been demonstrated to be located similarly or better than other property in the locality.
 - "the size is too large"
No basis upon which this assertion is made has been presented and the subjective assertion can be countered by calculation in accordance with guidance given under Permitted Development.
The Council withheld neighbour representations which could have been released in redacted form.
Those representations are therefore not evidenced.
- 4.31 On 15th May 2006 Angus Matheson and Gordon Gray met with Nicholas McLaren and tabled a further five drawn suggestions as to alternative proposals, all were dismissed by Mr McLaren who maintained his position of advising the garage should be wholly behind the frontage of the property. The minute was prepared by Angus Matheson.
- 4.32 On 1st of July 2013 the application 12/0345/IC was refused under delegated powers. The decision notice was received by the applicant's architect on the 8th of July 2013.

APPENDIX 1

Drawings Submitted with Application



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Supplied by: www.ukmapcentre.com
Serial Number: -1
Centre Coordinates: 230347,602707
Production Date: 00 Nov 2012 16:13

LOCATION PLAN

2292/01

Mr D. KETTLEWELL

PROPOSED DOMESTIC EXTENSION AT
1 TORR AVENUE, BRIDGE OF WEIR, PA11 3SX.

APPENDIX 2

Sketches Informally Tabled

SKETCH



Revisions

Project

Description

Drawing No.

Scale

Drawn By

Date

The Old Fire Station

1 Torr Avenue Quarrers Village

Block Plan as Proposed.

090904004

1:100

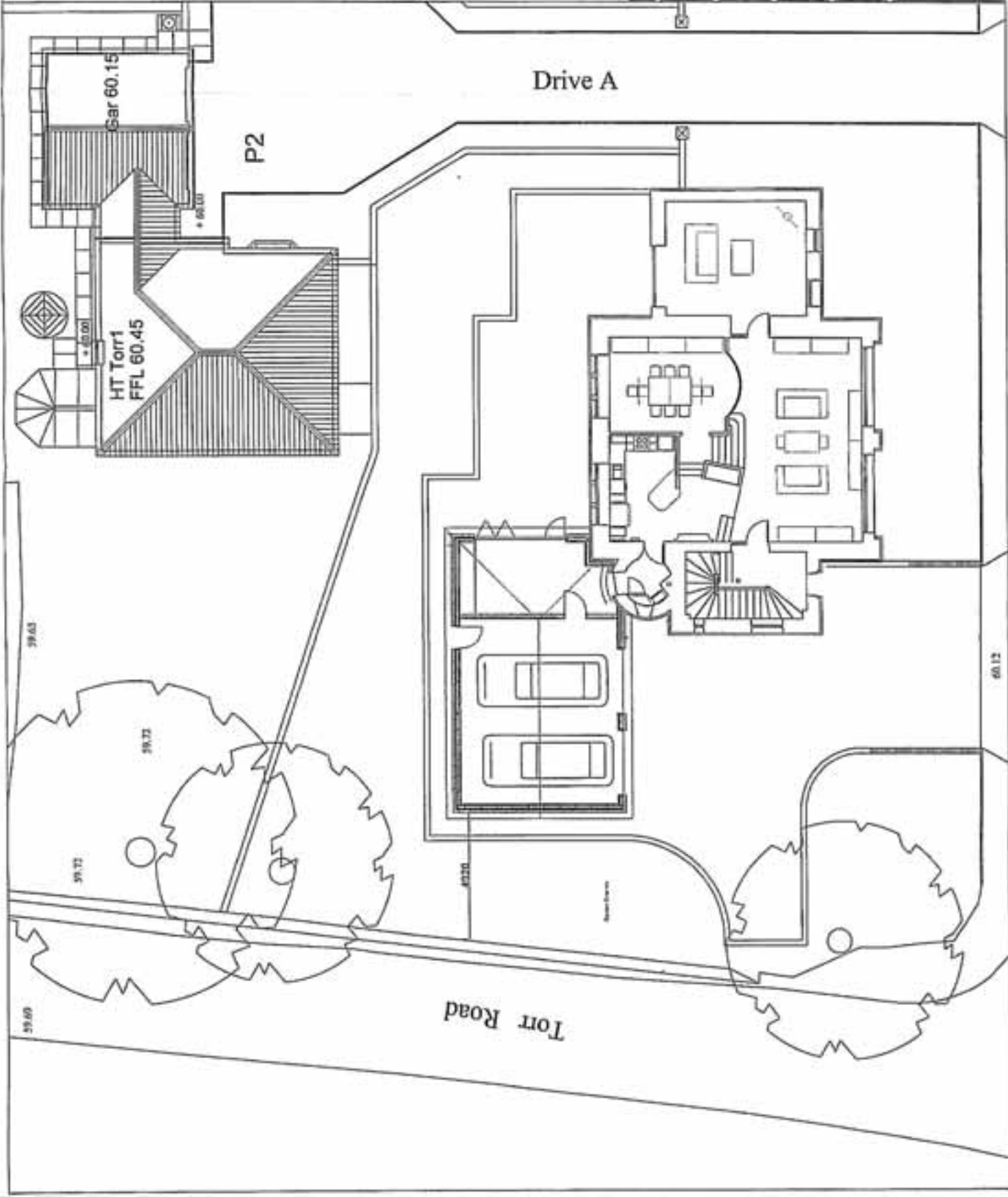
JGG

Sept 12

Sept 12

GGS

G. Gray Studio
34 Strathview Terrace
Bathorn
O63 0PL
Tel 01360 440513
g.gray.arch@hotmail.co.uk



Drive A

P2

HT Torr1
FFL 60.45

Gar 60.15

Torr Road

59.63

59.72

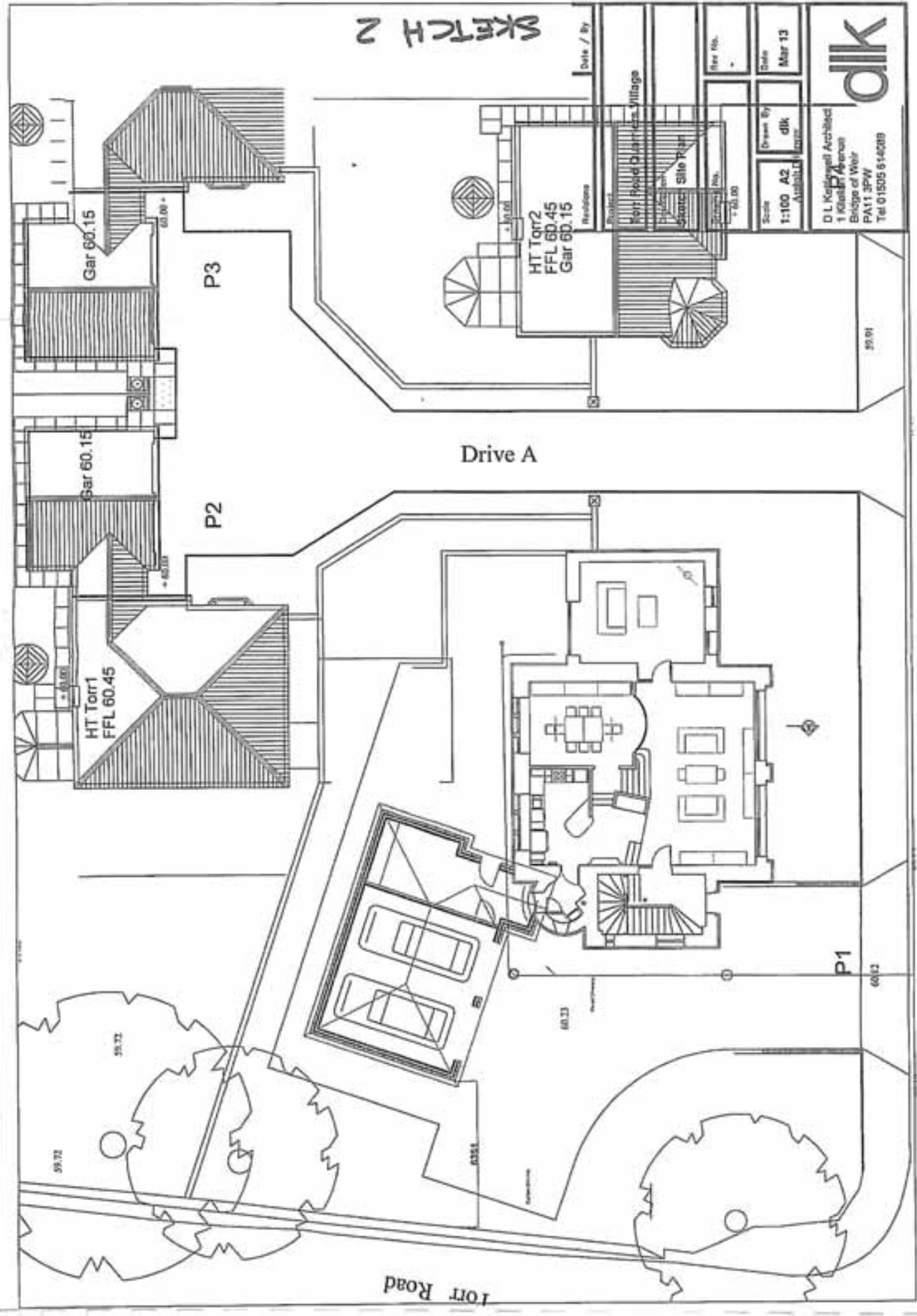
59.72

59.60

60.20

60.12

SKETCH 2



dik

D. L. Keppelwell Architect
 1 Kingsway
 Bridge of Weir
 PA11 3PW
 Tel 01505 614089

Scale: 1:100
 A2
 Available

Drawn By: dik
 Date: Mar 13

Rev No.:

Date / By

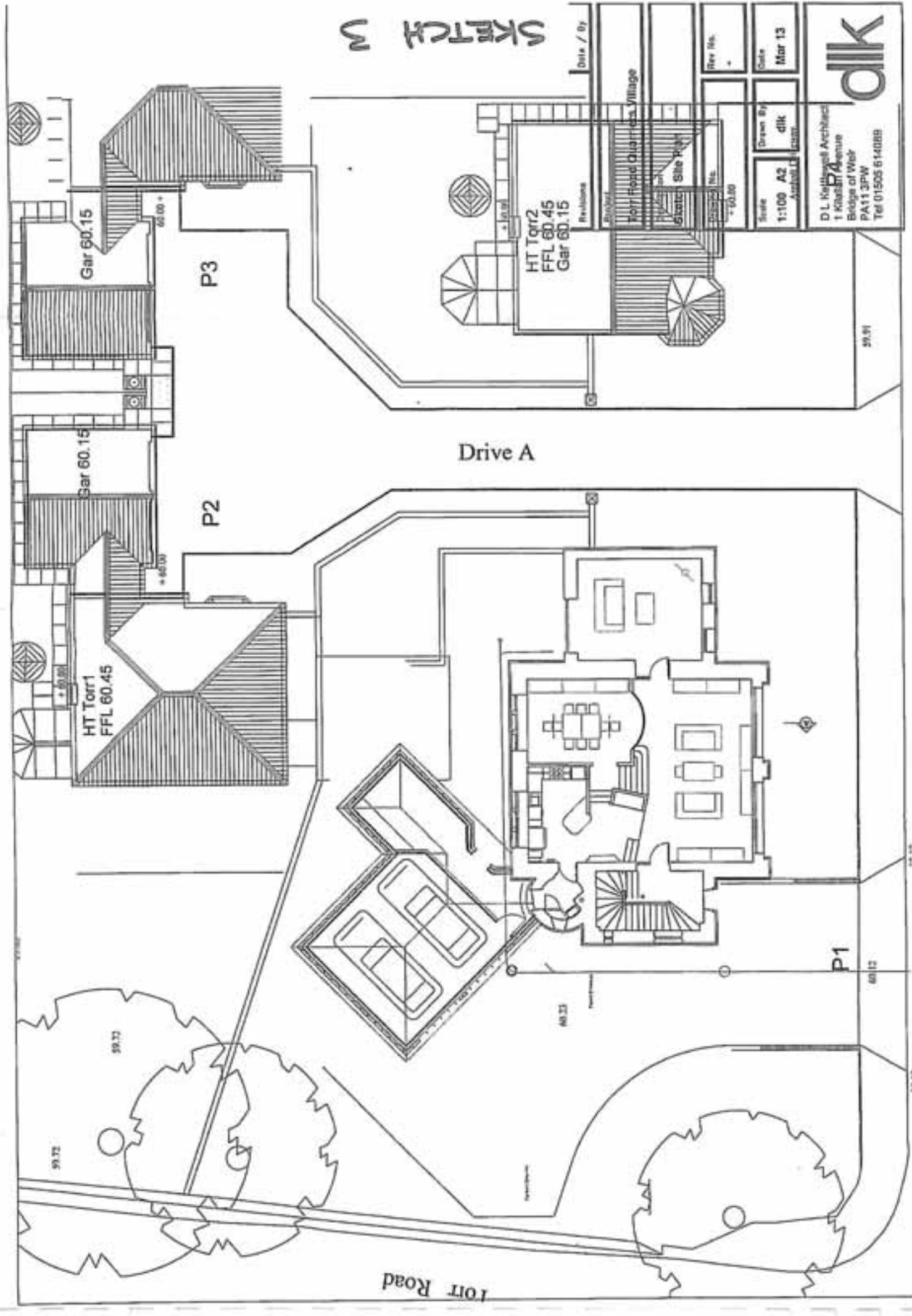
Project: Torr Road Development Village

Site Plan

30/01

60/13

SKETCH W



Date / By	Rev. No.	Scale	Drawn By	Check
		1:100 A2	dik	Mar 13
		As noted		

D.L. Kehlweil Architect
 1 Kutztown Avenue
 Bridge of Weir
 PA11 3PW
 Tel 610505 614088

dik

Torr Road

Drive A

P3

P2

P1

Gar 60.15

Gar 60.15

HT Torr1
FFL 60.45

HT Torr2
FFL 60.45
Gar 60.15

59.72

59.73

+60.00

60.00

60.00

60.00

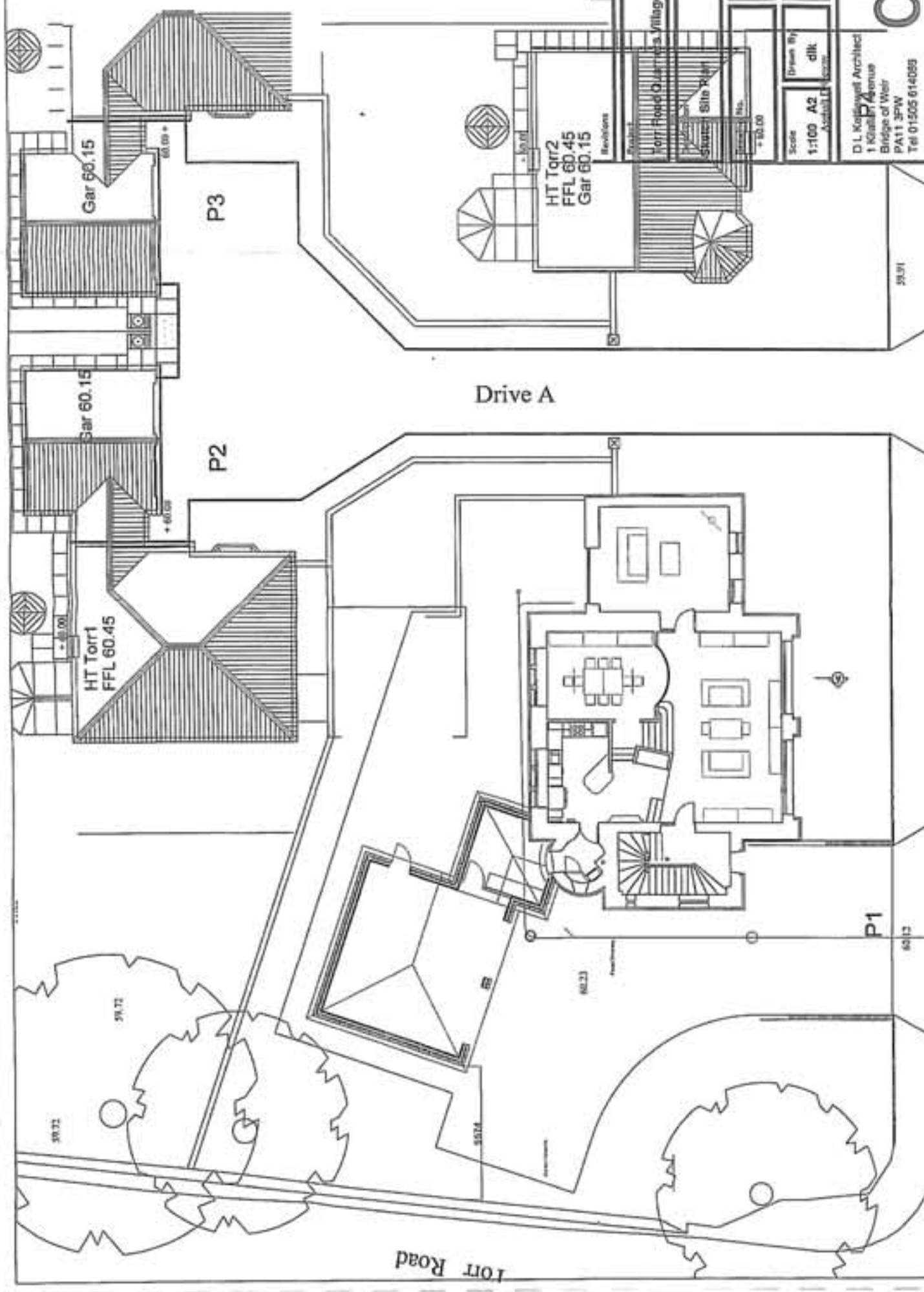
59.81

60.12

59.82

59.82

SKETCH 4



Rev. No.	
Date	Mar 13
Drawn By	dlk
Scale	1:100 A2
Author	DLK
Project No.	PA11 3PW
Date / By	



D. L. Kojayev Architect
 1 Kovalyev Avenue
 Bridge of Weir
 PA11 3PW
 Tel 01505 614089

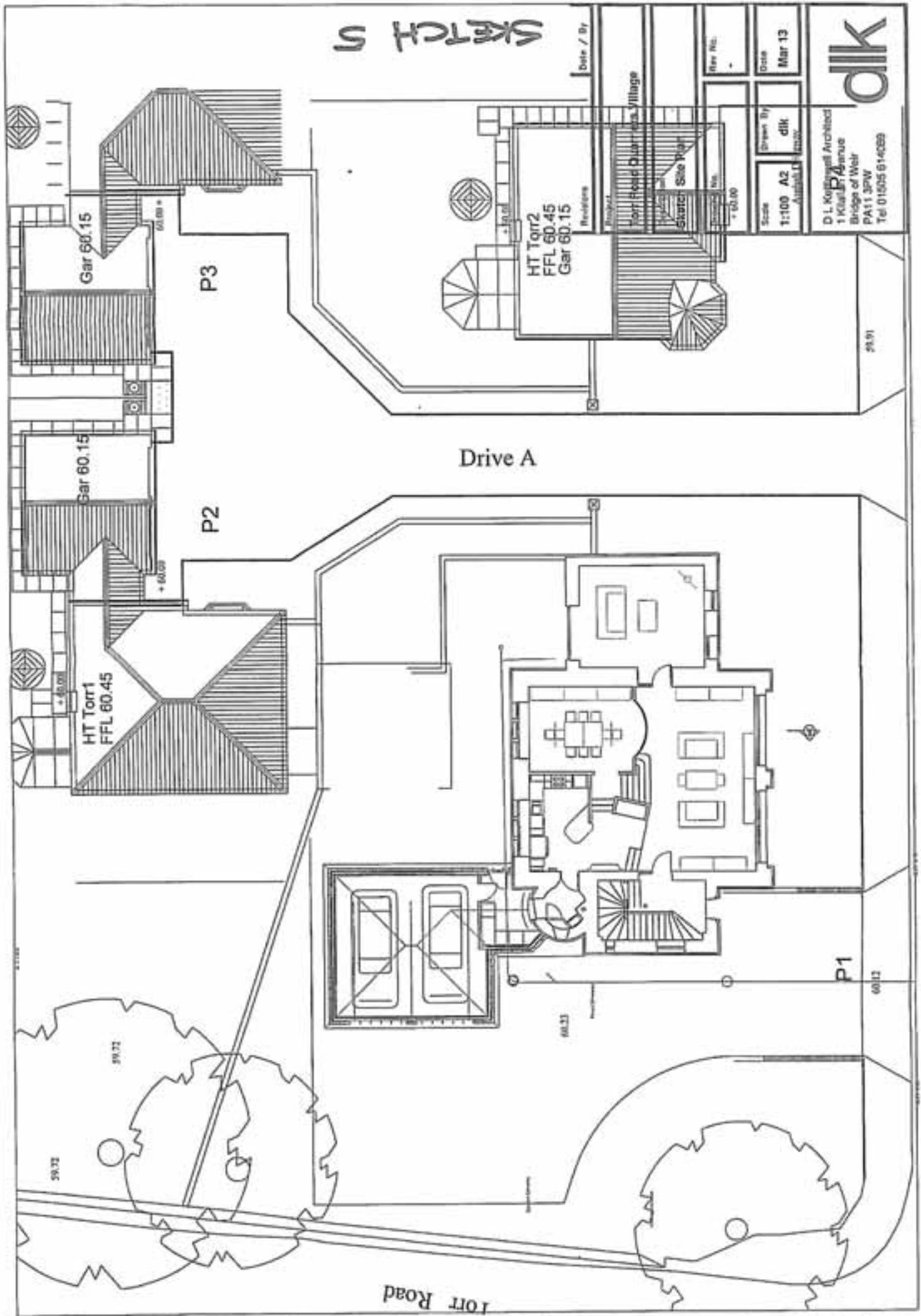
39.91

P1

60.12

Torr Road

SKETCH 5



dik

D. L. Kuykendall Architect
 1 Kuykendall Avenue
 Bridge of Weir
 PA 11 3PW
 Tel 01505 614089

Scale: 1:100 A2
 Drawn By: dik
 Date: Mar 13

Rev. No.:
 Date:

Date / By

HT Torr2
 FFL 60.45
 Gar 60.15

Gar 60.15

P3

Gar 60.15

P2

HT Torr1
 FFL 60.45

Drive A

P1

Torr Road

23.91

60.12

59.32

59.32

60.33

+60.00

+60.00

Project No. 150.00

Client: Torr Road Quarry Village

Location: Switch Site West

Project: Torr Road Quarry Village

Revision:

APPENDIX 3

Copies of Correspondence

DECISION NOTICE**Refusal of Planning Permission**

Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Inverclyde
council

RECEIVED

022 08/07/2013

Planning Ref: 12/0345/IC

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

Mr D Kettlewell
1 Kilallan Avenue
Bridge Of Weir

G Gray Studio
34 Strathview Terrace
BALFRON
G63 0PU

With reference to your application dated 27th November 2012 for planning permission under the above mentioned Act and Regulation for the following development:-

Single storey extension with integral garage at

Old Fire Station, 1 Torr Avenue, Quarriers Village

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 reason for the Council's decision is:-

1. The proposed extension is a large and unexpected addition to the building, harmful to its design, streetscape in Torr Road and Torr Avenue and the setting of the nearby Conservation Area, contrary to policies H1 and HR11 of the Inverclyde Local Plan and policies RES1 and HER1 of the proposed Local Development Plan.

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

Dated this 1st day of July 2013

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: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
2292/01		06.11.2012
FS/2012/023		01.09.2012
FS/2012/002		01.09.2012
FS/2012/003		01.09.2012
FS/2012/004		01.09.2012
FS/2012/021		01.09.2012
FS/2012/022		01.09.2012

REPORT OF HANDLING

Report By: Guy Phillips

Report No: 12/0345/IC

Contact
Officer: 01475 712422

Date: 1st July 2013

Subject: Single storey extension with integral garage at
Old Fire Station, 1 Torr Avenue, Quarriers Village

SITE DESCRIPTION

The former fire station at Quarriers Village occupies a corner site on the south east side of the junction of Torr Road and Torr Avenue, immediately outwith the Quarriers Village Conservation Area. It is a distinctive, two storey, red sandstone building with crow stepped gables and a circular turret. Modern, two storey houses adjoin to the south (side) and east (rear). Vehicular access is from Torr Avenue.

PROPOSAL

It is proposed to attach a pitched roof, single storey extension, containing a double garage and kitchen, onto the turret on the side elevation fronting Torr Road. It has an approximate floor area of 81 square metres. The principle finishing materials are imitation stone and imitation slate.

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 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.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy RES1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;
- (c) proposals for the retention of existing landscape or townscape features of value on the site;
- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

Policy HER1 - Development which Affects the Character of Conservation Areas

Development proposals which affect conservation areas will be acceptable where they are sympathetic to the character, pattern of development and appearance of the area. Such proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

CONSULTATIONS

Head Of Environmental And Commercial Services - No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 15th December 2012 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

Three written representations, including one from Kilmacolm Civic Trust have been received.

The objectors are concerned that:-

1. The planning application form refers to the last use of the house as a house. Its last use was as an office.
2. The proposed extension is too large, out of scale and character with the existing building and is prominent and intrusive.

3. No landscaping is proposed to screen the extension from Torr Road

4. Existing tree cover adversely impacts upon natural light at the neighbouring house at 3 Torr Avenue. The extension would exacerbate loss of natural light

ASSESSMENT

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

In 1999, planning permission was granted for the refurbishment and conversion of the fire station to form a house. The permission also allowed for the construction of 10 houses. Subsequently, in 2001, planning permission was granted for a change of use from a house to an office (Class 4). In April this year, planning permission was granted for change of use from a Class 4 office to a house.

Local Plan policy H1 and policy RES1 of the proposed Local Development Plan seek to safeguard and enhance residential amenity and character. The best measures, I consider, to determine whether or not the proposal satisfies this aim is to assess it against Local Plan policies HR11 and H15 and policy HER1 of the proposed Local Development Plan.

Local Plan policies HR11 and H15 identify criteria which require to be satisfied for house extensions adjacent to conservation areas. Policy HER1 of the proposed Local Development Plan advises that proposals which affect conservation areas will be acceptable where they are sympathetic to the character, pattern of development and appearance of the area. The former fire station is a building with a distinct character, occupying a prominent corner site, opposite the Conservation Area. A key component of that character is the circular turret fronting Torr Road. The proposed 81 square metre garage/kitchen extension projects significantly from the turret to Torr Road and, I consider, comprises a large and unexpected addition to the building, harmful to its character, streetscape and the setting of the nearby Conservation Area. As such, the proposal conflicts with criteria (b) and (c) of Local Plan policy HR11, (b) and (c) of Local Plan policy H15 and policy HER1 of the proposed Local Development Plan. The provision of landscape screening, as suggested by the objectors, would, I consider, not be sufficient to mitigate the harmful visual impact of the proposal.

While the extension contains some detailing in common with the adjoining Conservation Area, has an acceptable door and fenestration regime and acceptable finishing materials, all generally in accordance with criterion (d) of policy HR11 and (d) of policy H15, I consider that does not overcome my overriding concern regards the adverse impact of the position and scale of the extension upon the design and character of the existing building, streetscape and the setting of the adjoining Conservation Area.

Criterion (a) of Local Plan policy H15 requires consideration of the impact upon existing residents. In this instance, the greatest impact is upon the adjoining house at 3 Torr Avenue, approximately 3.5m to the south east. Its occupier raises concern regarding potential loss of natural light. I consider this unlikely as the proposal is single storey.

With respect to the remaining material considerations, there are no objections on road safety grounds from the Head of Environmental & Commercial Services.

Overall, the proposal fails to safeguard residential amenity and character and the setting of the adjoining Conservation Area and, as such, fails to satisfy the aims of Local Plan policies H1 and HR11 and policies RES1 and HER1 of the proposed Local Development Plan. I therefore consider it does not merit support.

Fire Station Quarriers -Meeting with N Maclaren 15 May 2013

The clients requirements for garage, utility linked to the kitchen, south facing and accessible garden space were outlined..

Mr Maclaren categorically stated his views have always been that the current proposal is unduly intrusive and unacceptable due to the impact on streetscape and on the existing building which he thought had a distinctive character which was possible worthy of listing. The character of the existing building was in his view the fundamental constraint on any extension and it's siting. An ordinary building here would not probably have been a constraint on the garage proposed and its siting.

His views were arrived at before and unrelated to any consultations subsequently received and consultations were not any influence then or now on his views.

His views initially were formulated when he was first advised of the application which followed the preapplication discussions. He then told Phillips he thought his (Phillips) views as discussed at the preapplication meetings were wrong.

Whilst acknowledging there are built features in the area which are not ideal most of these were historic and could not readily be altered. He acknowledged some features had been built closer to the road but each case had to be considered on its merits and in this case the particular position and character of the existing building was a major determinant.

Gordon Gray outlined the alternative options, which were in varying degrees less than ideal for the client, and resulted in constraints on the client's desired parameters. Photographs of the various views of the site were tabled. In particular the primary view of the site being the view from the bridge was tabled showing the intrusiveness of the new house adjacent to the east of the fire station building and the garage and particularly landscaping could only improve this. He accepted landscape would be important. He remained insistent any extension had to (with a small margin for movement) be behind the existing Torr Rd built frontage.

The procedures for the review board were discussed which process takes place outwith the planning departments regime. It was entirely for the board to decide the procedures involved the norm being for them to deal with this as a written submission determined by them after discussion at their meeting, but applicants can request to be heard, a matter entirely for the board.

FW: Old Fire Station, Torr Road, Kilmacolm

Kingsley Wood [kw@kingsleywood.co.uk]

Sent: 09 May 2013 08:38
To: mail@mathesonassociates.co.uk; David Kettlewell
Cc: Fiona Wilson [fwilson@kingsleywood.co.uk]
Attachments: SKMBT_C25209051220390.pdf (1 MB)

Gentlemen

For your information, I have not yet had an opportunity to review but will revert to you shortly.

Regards

Kingsley

Kingsley Wood
Director

KINGSLEY WOOD & CO 
solicitors and notaries

Burnside Chambers, Kilmacolm, Inverclyde PA13 4ET
1.P-1 (Kilmacolm) Email: mail@kingsleywood.co.uk
Telephone 01505-874114 Fax 01505-87400

Kingsley Wood & Co. is a trading name of Kingsley Wood & Co Solicitors Limited, CRN: SC339751

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From: Guy Phillips [mailto:Guy.Phillips@inverclyde.gov.uk]
Sent: 07 May 2013 14:16
To: Kingsley Wood
Subject: Old Fire Station, Torr Road, Kilmacolm

Kingsley,

At last, copy of Stuart Jamieson's letter issued this afternoon.

Guy Phillips
Senior Town Planner
Inverclyde Council
Dept Of Regeneration & Planning
6 Cathcart Square
Greenock
PA15 1LS

01475 712422

Inverclyde Council

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Our Ref: 12/0345/IC

Your Ref: KW/FW/KETDA003.4

Date: 7th May 2013

Environment, Regeneration & Resources
Corporate Director: Aubrey Fawcett

Municipal Buildings
Clyde Square
Greenock
PA15 1LY
Tel: 01475 712764
Fax: 01475 712731
aubrey.fawcett@inverclyde.gov.uk

Kingsley Wood & Co
Solicitors
Burnside Chambers
KILMACOLM
PA13 4ET

Dear Kingsley,

Request under the Freedom of Information (Scotland) Act 2002

I refer to your request dated 4th March 2013 requesting that the following information be provided to you:-

copies of the written representations received to planning application 12/0345/IC.

Please accept my apologies for the delay in responding to your initial request.

Inverclyde Council ("the Council") has considered your request for information and takes the view that it should more properly be treated as a request for information under the Environmental Information (Scotland) Regulations 2004 ("EIRs").

Information which falls under the ambit of the EIRs is exempt from the Freedom of Information (Scotland) Act 2002 ("FOISA"), under Section 39(2) – Health, Safety and the Environment.

On inspecting our records and the information which we hold it would appear that some of the information requested is covered by an exception or exceptions contained within the EIRs. We are required to explain why we believe this to be the case and so attach a refusal notice in this respect.

There is some information requested which can be released to you. In terms of Regulation 8 of the EIRs, the Council may charge applicants a fee for providing this information prior to releasing it. However, on this occasion, the information is being provided to you free of charge. The information which you requested and which is not covered by any exceptions as described, being a letter of representation from Kilmacolm Civic Trust, is attached.

The Council accordingly has complied with your request.

If you are dissatisfied with the way the Council has dealt with your request, you are entitled to require the Council to review its decision. A copy of the Council's Review Procedure is attached for your information.

Yours Sincerely

Stuart Jamieson
Head of Regeneration & Planning

**KILMACOLM CIVIC TRUST
(Scottish Charity No SC 032744)**

From:
Mr RN Cameron
Chairman Kilmacolm Civic Trust

Mr Stuart Jamieson
Head of Regeneration and Planning
Inverclyde Council
Cathcart House
6 Cathcart Square
GREENOCK
PA15 1LS

Kaladan
Lochwinnoch Road
Kilmacolm
PA13 4DY

21st January 2013

Dear Mr Jamieson

PLANNING APPLICATION 12/0345/IC:
Old Fire Station, 1 Torr Avenue, Quarriers Village
(Erection of a single storey extension with integral double garage)

The Kilmacolm Executive Committee met for its monthly meeting at 7.30pm on Thursday 17th January 2013. We considered application 12/0345/IC and **wish to object**.

Although the property is not in the Quarriers Conservation Area, nor a Listed Building, it is a building of a very distinctive style located in a very prominent location at the southern entry/exit point to and from the Conservation Area.

We object for the following reasons:

- The design is alien to the style of the Old Fire Station building.
- The position of the proposed extension/garage is too prominent and intrusive.
- The size is too large.

Yours sincerely,

Original signed

R. N. Cameron
(Chairman Kilmacolm Civic Trust)

Environmental Information (Scotland) Regulations

Refusal Notice

The request for information (below) has been considered under the terms of the Environmental Information (Scotland) Regulations, in accordance with Section 39(2) of the Freedom of Information (Scotland) Act 2002

This refusal notice has been issued by Inverclyde Council in accordance with Regulation 13 of the Environmental Information (Scotland) Regulations

1. Applicant's Details

Name: Kingsley Wood & Co Solicitors

Address: Burnside Chambers, Kilmacolm PA13 4ET

2. Information requested

Copies of the written representations received to planning application 12/0345/IC.

3. Refusal Notice Issued By

Name: Stuart Jamieson

Service: Head of Regeneration & Planning

4. Date 7th May 2013

5. Reason for Refusal

- In terms of Regulation 6(1)(b), the information is already publicly available and is easily accessible to the applicant (*describe where information can be obtained*)
- Inverclyde Council does not hold the requested information
- Inverclyde Council, after giving reasonable assistance to the applicant, cannot take the request any further as the applicant cannot describe the requested information in a way which enables the Council to identify and locate it
- Inverclyde Council has not received, within the statutory 60 working days, the fee(s) as outlined in the fees notice

- In terms of Regulation 11, the information constitutes personal data

- Inverclyde Council does hold the requested information, but the information cannot be disclosed because the following exception under Regulation 10 applies

Exception:

Why it applies: disclosure would breach the data protection principles contained within the Data Protection Act.

INVERCLYDE COUNCIL
FREEDOM OF INFORMATION (SCOTLAND) ACT 2002
REVIEW PROCEDURE

Any applicant who is dissatisfied with the way that Inverclyde Council has responded to a request for information is entitled to require the Council to review its decision. A request for review must be in writing, or in another permanent format, and should be made no later than 40 working days following the expiry of the period for responding to the initial request. The review will be carried out by the Head of Legal and Democratic Services.

Your request for a review should be sent to:

James Douglas
Legal and Democratic Services
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LX

Email address: james.douglas@inverclyde.gov.uk

The Council will comply promptly with the request for review, and certainly within 20 working days of receipt. If the applicant is still dissatisfied following the review, an appeal may be lodged with the Scottish Information Commissioner at the following address:

The Scottish Information Commissioner
Kinburn Castle
Doubledykes Road
St Andrews
Fife
KY16 9DS

4.29

Angus Matheson

From: Angus Matheson [angusmat@talktalk.net]
Sent: 09 May 2013 22:10
To: 'Nicholas McLaren'
Subject: RE: Old Fire Station Quarriers Village

9.30 am Wed fine. I'll be with Gordon Gray the architect and application agent
Angus Matheson

From: Nicholas McLaren [mailto:Nicholas.McLaren@inverclyde.gov.uk]
Sent: 09 May 2013 11:54
To: Angus Matheson
Subject: RE: Old Fire Station Quarriers Village

Assuming that you are recovered, I'll pencil in Wednesday at 9.30. We are in the process of moving office into the Municipal Buildings. If you enter at the reception at Clyde Square and ask for me at what is called the Customer Service Centre I'll meet you there.

Nick

Nicholas McLaren
Development and Building Standards Manager
Inverclyde Council

01475 712420

From: Angus Matheson [mailto:angusmat@talktalk.net]
Sent: 09 May 2013 11:47
To: Nicholas McLaren
Subject: RE: Old Fire Station Quarriers Village

Am laid low with a cold and no voice (hurrah say some) but will be ok for a meeting anytime Tuesday or am Wednesday if you care to nominate a suitable time

Thanks
Angus

From: Nicholas McLaren [mailto:Nicholas.McLaren@inverclyde.gov.uk]
Sent: 07 May 2013 08:18
To: Angus Matheson
Subject: RE: Old Fire Station Quarriers Village

Dear Mr. Matheson,

If you telephone me on 01475 712420 we can arrange a meeting. It will be quicker and easier than becoming involved in an exchange of e mails.

Nick

14/05/2013

Nicholas McLaren
Development and Building Standards Manager
Inverclyde Council

01475 712420

From: Angus Matheson [mailto:angusmat@talktalk.net]
Sent: 06 May 2013 20:46
To: Nicholas McLaren
Cc: 'David Kettlewell'; 'Gordon Gray'; Kingsley Wood
Subject: Old Fire Station Quarriers Village

Dear Mr McLaren

I have been asked by the applicants to advise on the options open to them in the light of your views given in your email of 26 March 2013 and to respond to this email.

These views differ from the pre-consultation advice given by the case officer at meetings confirmed in subsequent emails during October and November 2012 which generally supported the current proposals which now incorporate the changes to the garage gable and doors design requested at that time. The applicants feel aggrieved that developing this design incorporating this advice incurred significant time and expense. This was all exacerbated by the confusion on the planning status of the existing building proposed to be resolved by the change of use application. Your recent approval of this application is appreciated.

The client is an architect keen to retain the character of the building and improve the garden and environs as well as to optimise the functional arrangements for the operation of the house and garage which requires a compromise to be made between these factors
Overall design and style of the garage proposal, you submit, compromises the character, pattern, and appearance of the Conservation Area under Policy HR11, and the extension impacts adversely the existing streetscape and the existing house under Policy H15.
Both these factors are relatively subjective. The adjacent new development and in particular the new house immediately adjacent, given its design and style, affect the character, pattern, and appearance of the Conservation Area, and certainly affect and obscures a major part of the fire station as seen from the east on Torr Road, be it some distance away. This house and indeed the proposed garage extension is not as visible from Torr Road close to the locus due to the road elevation, boundary treatment and electricity substation. Elsewhere fronting Torr Road, various new developments have been built closer to Torr Road.
In the case of the garage, well considered new landscaping around the garage would be required by the applicant, and this would mitigate any impacts but this has not been discussed.
Ideally the applicants desire consent for the proposal submitted, however they are prepared to table some alternative proposals in the interest of reaching a compromise agreement. They would like me to take up your offer of a meeting to discuss matters further and I would be pleased if you could confirm a suitable time.
I look forward to hearing from you in early course.
Angus Matheson

Inverclyde Council

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14/05/2013

4:26

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RE: Old Fire Station. {KETTDA003.6}

Kingsley Wood [kw@kingsleywood.co.uk]

Sent: 03 May 2013 12:29

To: Gordon Gray [g.gray.arch@hotmail.co.uk]; David Kettlewell

Cc: mail@mathesonassociates.co.uk; Fiona Wilson [fwilson@kingsleywood.co.uk]

Thanks Gordon

Please let me have the principal permission for lodging with the title in due course.

David has asked me to follow up on the failure by the Council to deliver the objections or even redacted copies of these.

After much ado I am to receive a copy of the Civic Trust objection with a Refusal Notice under the FoI legislation confirming that the remaining objections will not be released and giving the basis of the legal authority for that decision.

Separately I am also examining the prospect of a claim against Mr McLaren personally in respect of the position he has taken in the matter and will revert to David on that directly.

Regards

Kingsley

Kingsley Wood

Director

KINGSLEY WOOD & CO 
solicitors and notaries

Burnside Chambers, Kilmacolm, Inverclyde PA13 4ET
1P-1 (Kilmacolm) Email: mail@kingsleywood.co.uk
Telephone 01505-874114 Fax 01505-87400

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From: Gordon Gray [mailto:g.gray.arch@hotmail.co.uk]

Sent: 03 May 2013 10:46

To: David Kettlewell; Kingsley Wood

Subject: Old Fire Station.

David, Kingsley

Finally....I have received the Grant of Planning Permission in the post this morning for the Change of Use at the Old Fire Station.

Granted 22nd April 2013.

David..... I will forward the originals by post for your safe keeping.

Regards

GORDON GRAY

G Gray Studio, 34 Spethview Terrace, Balfron G63 0PU
Tel 01360 440513 Mobile 07711 994252

DECISION NOTICE

council

Planning Permission Granted

Issued under Delegated Powers

Regeneration and Planning
6 Cathcart Square
Greenock
PA15 1LS

Planning Ref: 13/0073/IC

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

Mr And Mrs David Kettlewell
1 Kilallan Avenue
Bridge Of Weir
PA11 3PW

C. Gray Studio
34 Strathview Terrace
BALFRON
G63 0PU

With reference to your application dated 13 March 2013 for planning permission under the above mentioned Act and Regulation for the following development:-

**Change of use from office (Class 4) to dwellinghouse (Class 9) at
Old Fire Station, 1 Torr Avenue, Quarriers Village**

Category of Application: Local Application Development

The INVERCLYDE COUNCIL in exercise of their powers under the above mentioned Act and Regulation hereby grant planning permission for the said development in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application.

In compliance with Section 58 of the Town and Country Planning (Scotland) Act, 1997 this permission is granted subject to the condition that the development to which it relates must be begun not later than the expiration of 3 years beginning with the date of this permission.

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

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

Dated this: 22nd day of April 2013

Head of Regeneration and Planning



Approved Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
2292/01		
FS/2012/002		01.09.2012
FS/2012/003		01.09.2012
FS/2012/004		01.09.2012
FS/2012/005		01.09.2012
FS/2012/006		01.09.2012

Appended to this decision notice are two forms: a "commencement of development form" and a "completion of development form". You are required to submit the former notice before starting work. Failure to do so is a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997. You are required to submit the latter notice as soon as practicable after completion of the development. If a third form has been appended, a "form of notice to be displayed while development is in progress" you are required to display this in a prominent place at or in the vicinity of the site of the development; it must be readily visible to the public, and it must be printed on durable material. It is a breach of planning control not to display such a notice if required.



REPORT OF HANDLING

Report By:	Guy Phillips	Report No:	13/0073/IC
			Local Application Development
Contact Officer:	01475 712422	Date:	19th April 2013
Subject:	Change of use from office (Class 4) to dwellinghouse (Class 9) at Old Fire Station, 1 Torr Avenue, Quarriers Village		

SITE DESCRIPTION

The former fire station at Quarriers Village occupies a corner site on the south east side of the junction of Torr Road and Torr Avenue, immediately outwith the Quarriers Village Conservation Area. It is a distinctive, two storey, red sandstone building with crow stepped gables and a circular turret. Modern, two storey houses adjoin to the south (side) and east (rear). Vehicular access is from Torr Avenue.

PROPOSAL

It is proposed to change the use of the premises from a Class 4 office to a house. In 1999, planning permission was granted for the refurbishment and conversion of the fire station to form a house. The permission also allowed for the construction of 10 houses. Subsequently, in 2001, planning permission was granted for a change of use from a house to an office (Class 4). The building's last use was as an office, however, it is presently unoccupied.

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

None required.

PUBLICITY

The application was advertised in the Greenock Telegraph on 22nd March 2013 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 consideration in the determination of this planning application is the Local Plan.

Local Plan Policy H1 seeks to safeguard and, where practicable, enhance residential amenity and character. The area surrounding the site is wholly residential in character. As such, the proposed change of use to a house is in accordance with the aim of Policy H1.

Overall, I consider the proposal merits support.

RECOMMENDATION

That the application be granted

Signed:

Case Officer: Guy Phillips

Stuart Jamieson
Head of Regeneration and Planning

Inverclyde
council

INVERCLYDE COUNCIL
Regeneration and Planning
Development Management
Cathcart House
6 Cathcart Square
Greenock PA15 1LS

Commencement of Development Form

Planning Application No. Online Ref:	13/0073/IC
Name of Applicant	Mr And Mrs David Kettlewell
Proposal	Change of use from office (Class 4) to dwellinghouse (Class 9)
Site of Proposal	Old Fire Station 1 Torr Avenue Quarriers Village PA11 3QZ

I can confirm that work shall commence on site on:

<u>Signed</u>	
<u>Date</u>	

Inverclyde
council

INVERCLYDE COUNCIL
Regeneration and Planning
Development Management
Cathcart House
6 Cathcart Square
Greenock PA15 1LS

Completion of Development Form

Planning Application No. Online Ref:	13/0073/IC
Name of Applicant	Mr And Mrs David Kettlewell
Proposal	Change of use from office (Class 4) to dwellinghouse (Class 9)
Site of Proposal	Old Fire Station 1 Torr Avenue Quarriers Village PA11 3QZ

I can confirm that the above planning permission is now complete / is in operation (delete as appropriate)

<u>Signed</u>	
<u>Date</u>	

4:27

FW: {KETTDA003.6} Mr & Mrs D Kettlewell - The Old Fire station Quarriers Village

Kingsley Wood [kw@kingsleywood.co.uk]

Sent: 26 March 2013 16:17

To: David Kettlewell; Gordon Gray [g.gray.arch@hotmail.co.uk]

Cc: Fiona Wilson [fwilson@kingsleywood.co.uk]

Gentlemen

Please find annexed a response from Nick McLaren of Inverclyde (now returned from jury duty – hence I think the reason for the slight delay) to my request for a written explanation of the Council's position. I assume David you will want to analyse this with Angus when he returns from holiday but let me know if there are any issues meantime you'd like me to address, notably in relation to the receipt of the objections themselves for your consideration.

I have simply acknowledged the note and confirmed I am taking instruction.

Regards

Kingsley

Kingsley Wood
Director



Burnside Chambers, Kilmacolm, Inverclyde PA13 4ET
1/F-1 (Kilmacolm) Email: mail@kingsleywood.co.uk
Telephone 01505-874114 Fax 01505-87400

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From: Nicholas McLaren [mailto:Nicholas.McLaren@inverclyde.gov.uk]

Sent: 26 March 2013 14:31

To: Kingsley Wood

Cc: Guy Phillips; Stuart Jamieson; David Ashman

Subject: {KETTDA003.6} Mr & Mrs D Kettlewell - The Old Fire station Quarriers Village

Dear Mr. Wood,

I refer to your request for clarification on Mr. Kettlewell's proposals for the Old Fire Station, Quarriers Village.

The Council is now in receipt of the necessary planning application proposing the change of use from an office to a house. As advised at our meeting on 28 February this application is compatible with the original planning permission that proposed the conversion of the former fire station building

to residential as part of the larger adjacent residential development. It is anticipated that on conclusion of the statutory public participation period I shall be in a position to recommend that planning permission be granted.

As for the proposed garage and extension, I can confirm that on a weekly basis I review all new planning applications with case officers. At this stage I immediately identified problems with the proposal. The issues I raised were in advance of representations having been received and my professional opinion has not subsequently been prejudiced by public comments although I note that some, but not all, reflect my concerns. I appreciate that some applicants are of the view that public objections are the key determining factor in a planning officers assessment of a planning application. This is not the case; the principal consideration is the Development Plan and, where appropriate, government planning policy and the views of statutory consultees. The public participation exercise is helpful in identifying local concerns and issues, but just like the application itself, the validity of the comments have to be considered with reference to the development plan and government planning policy.

The current Development Plan is the Inverclyde Local Plan and Policy H1 seeks to safeguard and, where practicable, enhance residential amenity and character. As the proposal assumes the use of the building as residential, this is best measured by an assessment against Local Plan Policies HR11 (development within and adjacent to conservation areas) and H15 (proposals for house extensions). In this instance, as the building is on a corner site and the extension projects forward of the building, this is a front extension. The Council's Planning Practice Advice Note 7 "House Extensions" contains no guidance on front extensions and is of no assistance.

The former fire station is a building of distinct character, occupying a prominent corner site at the entrance to the village and adjacent to the Conservation Area. A key component of that character is the circular turret fronting Torr Road. The proposed garage/kitchen extension projects significantly from the turret towards Torr Road and, I consider, comprises a large and unexpected addition to the building, harmful to its character, the pattern of development, appearance of the area and the nearby Conservation Area. The combination of these factors persuade me that the proposal is contrary to Policies HR11 criterion b (overall design and style) and H15 criteria b (impact on the existing streetscape) and c (impact on the existing house).

While the extension contains some detailing in common with the adjacent Conservation Area, has an acceptable door and fenestration regime and acceptable finishing materials, all generally in accordance with criteria d (finishing materials) of Policy HR11 and d (window and door details) of Policy H15, this does not overcome my overriding concern regards the adverse impact of the position and scale of the extension on the design and character of the existing building, the streetscape and the adjoining Conservation Area.

I have also considered criterion a (amenity of neighbours) of Policy H15, and I do not consider that there will be an unacceptable impact from shadow or loss of natural light.

So, as matters stand and pending the decision on the planning application for the change of use to residential, the proposed extension/garage merits refusal for the reasons described above. As discussed at our meeting on 28 February your client may consider a revised proposal that does not project beyond the Torr Road frontage, but is appropriately positioned so as not to unacceptably impact on the immediately adjacent house. I am happy to provide advice should sketch proposals be prepared. Alternatively, should your client wish the application to be considered without amendment then such a request will be complied with. I can advise that the application would be determined under delegated powers with the right of a review to the Council's Local Review Board.

I look forward to receiving your comments.

Nicholas McLaren
Development and Building Standards Manager
Inverclyde Council

01475 712420

4.

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Guy Phillips
Senior Planner
Regeneration & Planning
Inverclyde Council
6 Cathcart Square
Greenock
PA15 1LS

01475 712422

From: Kingsley Wood [mailto:kw@kingsleywood.co.uk]
Sent: 15 March 2013 14:57
To: Guy Phillips
Cc: Nicholas McLaren; g.gray.arch@hotmail.co.uk; David Ashman
Subject: {KETTDA003.6}

Dear Mr Phillips,

Mr and Mrs David Kettlewell
The Old Fire Station, Torr Avenue, Quarriers Village

I refer to my e-mail of 12 March, which followed on yours of the same day in relation to the planning application made for the garage/extension to the above property.

I would be most grateful if you would now kindly acknowledge safe receipt of my email of 12 March, sent at 14.42pm, as also this note, as I am most concerned that the Council should meet the undertaking which was previously given.

You will now be in receipt of my firm's application for change of use of The Old Fire Station on behalf of Mr and Mrs Kettlewell, and I look forward to receiving your acknowledgement of that and, in due course, to the grant of planning permission which, as indicated by both yourself and Mr McLaren ought to be an entirely straightforward matter.

With regard to your earlier e-mail dated 5th March, I have of course advised Mr and Mrs Kettlewell of Inverclyde Council Planning Department's position, which is to refuse planning permission irrespective of the objections made. While of course the indication of the generalities of the objections raised which you summarise in your note is most helpful, I do not have an understanding of the basis on which the Council's planning department objects to the application made by my clients.

In order to be able to consider the position fully, it is critical that my clients have a written statement of the reasons behind the Council planning department's position, particularly where many hours of effort and professional time have gone into pre-application meetings and discussions with the department on a positive basis prior to the recent volte face.


I look forward to hearing from you confirming the basis of your department's recommendation for refusal of the garage extension planning application as soon as possible, and thank you for your anticipated assistance.

Yours sincerely

Kingsley W. A. Wood
Director

A.21a

for Kingsley Wood & Co.

KINGSLEY WOOD & CO 

Kingsley Wood & Co Solicitors & Notaries
Burnside Chambers, Kilmacolm PA13 4ET

T: +44 (0) 1505 874114

F: +44 (0) 1505 874009

W: www.kingsleywood.co.uk

E: mail@kingsleywood.co.uk

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4.21

Sent: 15 March 2013 13:06

Dear Mr Phillips,

Mr and Mrs David Kettlewell
The Old Fire Station, Torr Avenue, Quarriers Village

I refer to my e-mail of 12 March, which followed on yours of the same day in relation to the planning application made for the garage/extension to the above property.

4.24

I would be most grateful if you would now kindly acknowledge safe receipt of my email of 12 March, sent at 14.42pm, as also this note, as I am most concerned that the Council should meet the undertaking which was previously given.

You will now be in receipt of my firm's application for change of use of The Old Fire Station on behalf of Mr and Mrs Kettlewell, and I look forward to receiving your acknowledgement of that and, in due course, to the grant of planning permission which, as indicated by both yourself and Mr McLaren ought to be an entirely straightforward matter.


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In order to be able to consider the position fully, it is critical that my clients have a written statement of the reasons behind the Council planning department's position, particularly where many hours of effort and professional time have gone into pre-application meetings and discussions with the department on a positive basis prior to the recent volte face.

I look forward to hearing from you confirming the basis of your department's recommendation for refusal of the garage extension planning application as soon as possible, and thank you for your anticipated assistance.

Yours sincerely

Kingsley W. A. Wood
 Director
 for Kingsley Wood & Co.

KINGSLEY WOOD & CO 

Kingsley Wood & Co Solicitors & Notaries
 Burnside Chambers, Kilmacolm PA13 4ET
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 W: www.kingsleywood.co.uk
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FW: Old Fire Station, Torr Avenue, Quarriers Village ALSO BY POST

Gordon Gray [g.gray.arch@hotmail.co.uk]

Sent: 11 March 2013 14:23
To: David Kettlewell
Attachments: Image001.jpg (142)

Hi David
This e mail is from Guy Phillips this morning.
Regards

GORDON GRAY

8 Gray Studio, 34 Strathview Terrace, Balfron G63 8PU.
Tel 01360 440513 Mobile 07711 988282.

> From: Guy.Phillips@inverclyde.gov.uk
> To: g.gray.arch@hotmail.co.uk
> CC: kw@kingsleywood.co.uk; Nicholes.McLaren@inverclyde.gov.uk;
> David.Ashman@inverclyde.gov.uk
> Date: Tue, 12 Mar 2013 12:12:17 +0000
> Subject: FW: Old Fire Station, Torr Avenue, Quarriers Village ALSO BY POST

> Gordon,

> I refer to the email below and to the subsequent
> meeting which Kingsley Wood and you attended with Nick McLaren and me.

> The planning application to extend the property has now been on hold
> for some considerable time. Can I please, therefore request that you
> either withdraw it or submit revised drawings for consideration. In the
> event that I do not receive a response it is my intention to present my
> Report of Handling on 22nd March.

> I look forward to your reply.

> Guy Phillips

> Regeneration & Planning

> Inverclyde Council

> 6 Cathcart Square

> Greenock

> PA15 1LE

> 01475 712422

> From: Kingsley Wood [mailto:kw@kingsleywood.co.uk]
> Sent: 21 January 2013 16:50
> To: Guy Phillips
> Subject: RE: Old Fire Station, Torr Avenue, Quarriers Village ALSO BY POST

> Dear Mr. Phillips,

> Mr. & Mrs. David Kettlewell

> The Old Fire Station, Bridge of Weir

> I refer to our telephone conversation this afternoon.

> As discussed, I understand that the original planning decision for
> change of use of the fire station from residential to office
> accommodation had been wrongly indexed within your council's records
> and as a result, both you and my clients' architect had proceeded, as
> it appears mistakenly, on the basis that the authorized use for the
> property was a dwellinghouse, per the 1999 planning permission. Both
> parties had, I understood, proceeded also on the basis that the office
> use had been either a temporary relaxation of that planning permission

4.2

> or alternatively an unauthorised use under the planning legislation.
 >
 >
 > As I explained, the Kettlewells have gone to some considerable expense
 > in connection with the present planning application. If, as now
 > transpires, it may be necessary to submit an application for change of
 > use of the fire station to a dwellinghouse, I would request that,
 > taking account of the misunderstanding of the parties and their
 > inability to recognise the proper planning status of the former fire
 > station as a result of the office use planning permission from 2002
 > being misfiled or wrongly entered into the council's database, it would
 > be right and proper for the present application to be placed on hold
 > pending a fresh application being made for change of use of the fire
 > station to a dwellinghouse. As explained, I think it would be wrong
 > to confuse the application for change of use of the building by adding
 > to it an application for permission for construction of an extension.
 >
 >
 > In all these circumstances, as discussed, while I appreciate that your
 > council has guidelines and recommended time limits within which matters
 > should be determined or disposed of, given that there are extenuating
 > circumstances, I trust that you are able to raise these with Mr.
 > McLaren and that your council would be prepared to simply put the
 > garage application on hold pending a decision or determination on the
 > change of use of the fire station itself.

>
 > I would be grateful if you would kindly acknowledge safe receipt of
 > this letter and confirm the upshot of your discussions with Mr. McLaren
 > tomorrow morning in due course.

> Kind regards.

> Yours sincerely,

>
 > Kingsley W. A. Wood
 > Director
 > for Kingsley Wood & Co.

> [<https://web102.msi.live.com/att/GetInLine.aspx?thesessionid=7f331e5f-570e-41e7-95c8-80211ad9286d&attid=0&source=1&stddownload=0&sourceurl=3&image=301.png>]
 > [mailto:Kingsley.Wood@kingsleywood.co.uk] [mailto:Kingsley.Wood@kingsleywood.co.uk]
 > [mailto:Kingsley.Wood@kingsleywood.co.uk] [mailto:Kingsley.Wood@kingsleywood.co.uk]
 > [mailto:Kingsley.Wood@kingsleywood.co.uk] [mailto:Kingsley.Wood@kingsleywood.co.uk]
 > [mailto:Kingsley.Wood@kingsleywood.co.uk] [mailto:Kingsley.Wood@kingsleywood.co.uk]

> -----
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Our Ref: 13/0073/IC
 Online Ref:
 Your Ref:
 Date: 9th April 2013

Environment, Regeneration & Resources
 Corporate Director: Aubrey Fawcett

C. Gray Studio
 34 Strathview Terrace
 BALFRON
 G63 0PU

Municipal Buildings
 Clyde Square
 Greenock
 PA15 1LY
 Tel: 01475 712764
 Fax: 01475 712731
 aubrey.fawcett@inverclyde.gov.uk

Dear Sir / Madam

Town and Country Planning (Scotland) Act 1997
Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008

Application Ref: 13/0073/IC
Local Application Development
 Applicant: Mr And Mrs David Kettlewell
 Proposal: Change of use from office (Class 4) to dwellinghouse (Class 9)
 Site: Old Fire Station, 1 Torr Avenue, Quarriers Village, PA11 3QZ,

Receipt of Payments

Date Payment Received	Payment Amount	Receipt Number	Description	Balance Due	Name of Payee / Name on Cheque
13th March 2013	£318.00	1921	Development Control Application Fees	£ 0.00	For And On Behalf Of KingsleyWood _ Co Solicitors Ltd Client
8th April 2013	£45.60	1958	Development Control Advert Fees	£ 0.00	E Kettlewell E Kettlewell

Yours faithfully

Laura Graham
 Technical Assistant

Our Ref: 13/0073/IC
 Online Ref:
 Your Ref:
 Date: 9th April 2013

Environment, Regeneration & Resources
 Corporate Director: Aubrey Fawcett

C. Gray Studio
 34 Strathview Terrace
 BALFRON
 G63 0PU

Municipal Buildings
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 aubrey.fawcett@inverclyde.gov.uk

Dear Sir / Madam

Town and Country Planning (Scotland) Act 1997
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Application Ref: 13/0073/IC
Local Application Development
 Applicant: Mr And Mrs David Kettlewell
 Proposal: Change of use from office (Class 4) to dwellinghouse (Class 9)
 Site: Old Fire Station, 1 Torr Avenue, Quarriers Village, PA11 3QZ,

Receipt of Payments

Date Payment Received	Payment Amount	Receipt Number	Description	Balance Due	Name of Payee / Name on Cheque
13th March 2013	£319.00	1921	Development Control Application Fees	£ 0.00	For And On Behalf Of KingsleyWood _ Co Solicitors Ltd Client
8th April 2013	£45.60	1958	Development Control Advert Fees	£ 0.00	E Kettlewell E Kettlewell

Yours faithfully

Laura Graham
 Technical Assistant

Our Ref: 13/0073/IC
 Online Ref:
 Your Ref:
 Date: 25th March 2013

Environment, Regeneration & Resources
 Corporate Director: Aubrey Fawcett

C. Gray Studio
 34 Strathview Terrace
 BALFRON
 G63 0PU

Municipal Buildings
 Clyde Square
 Greenock
 PA15 1LY
 Tel: 01475 712764
 Fax: 01475 712731
 aubrey.fawcett@inverclyde.gov.uk

Dear Sir/Madam

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006
ADVERT FEE – NO PREMISES ON NEIGHBOURING LAND

Application No: 13/0073/IC
Applicant: Mr And Mrs David Kettlewell -
Proposals: Change of use from office (Class 4) to dwellinghouse (Class 9)
Site: Old Fire Station, 1 Torr Avenue, Quarriers Village, PA11 3QZ,

Under the above legislation, the Council is required to advertise planning proposals where there are no premises situated on neighbouring land. The cost of this is then charged to the applicant under the Town and Country Planning (Charges for Publication of Notices)(Scotland) Regulations 2009.

As there are no premises situated on neighbouring land in respect of the above planning application, your application was advertised on 22nd March 2013. The charge for this is £45.60 and must be paid within 21 days of the date of this letter.(Before 15th April 2013). The application cannot be determined until this charge is paid.

Please make cheques payable to Inverclyde Council and write the reference number of the planning application on the back of the cheque. Alternatively the charge can be paid in cash at Inverclyde Council, Regeneration and Planning, Cathcart House, 6 Cathcart Square, Greenock, PA15 1LS. Please bring this letter when you come in to pay the charge.

If you have a general enquiry regarding this charge, please contact Guy Phillips on 01475 712422.

Yours faithfully

Laura Graham
Technical Assistant

Enquiries To: Guy Phillips
 Cathcart House, 6 Cathcart Square, Greenock, PA15 1LS
 01475 712422



Old Fire Statuon, Bridge of Weir

Gordon Gray [g.gray.arch@hotmail.co.uk]

Sent: 18 March 2013 12:17

To: David Kettlewell; Kingsley Wood [kw@kingsleywood.co.uk]

Hi David, Kingsley

Just a note to confirm that I have received, this morning, an acknowledgement from Inverclyde Council of a valid Application for Change of Use.

Details as follows :

Application No. 13/0073/IC

Proposal : Change of Use from Office (Class 4) to Dwellinghouse (Class 9).

Valid date 14.03.2013

Target date for determination of Application by 13.05.2013

Enquiries to Guy Phillips, Senior Planning Officer.

Regards

GORDON GRAY

G Gray Studio, 34 Strathview Terrace, Ballfron G63 0PU.
Tel 01360 440513 Mobile 07711 984252.

Our Ref: 13/0073/IC
 Online Ref:
 Your Ref:
 Date: 15th March 2013

Inverclyde
 Council
Environment, Regeneration & Resources
 Corporate Director: Aubrey Fawcett

C. Gray Studio
 34 Strathview Terrace
 BALFRON
 G63 0PU

Municipal Buildings
 Clyde Square
 Greenock
 PA15 1LY
 Tel: 01475 712764
 Fax: 01475 712731
 aubrey.fawcett@inverclyde.gov.uk

Dear Sir/Madam

Town and Country Planning (Scotland) Act 1997
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Application No: 13/0073/IC
Applicant: Mr And Mrs David Kettlewell -
Proposals: Change of use from office (Class 4) to dwellinghouse (Class 9)
Site: Old Fire Station, 1 Torr Avenue, QUARRIERS VILLAGE, PA11 3QZ,

I refer to your application received on 13 March 2013 and was valid on 14 March 2013.

You may expect a determination on your application within 2 months. The target date for this application is 13 May 2013.

If I have not given you notice of the decision within 2 months and you have not agreed in writing that the period may be extended, you may seek a review from the Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock PA15 1LS.

Yours faithfully

Jim Lynn
 Senior Planning Technician & Conservation Officer

Enquiries To: Guy Phillips
 Cathcart House, 6 Cathcart Square, Greenock, PA15 1LS
 01475 712422



4.22

34 Strathview Terrace
Balforn G63 0PU.
Tel. 01360 440513
Mail : g.gray.arch@hotmail.co.uk

G. Gray Studio

08 March 2013

COPY

Kingsley Wood
Solicitors
Burnside Chambers
Kilmacolm
PA13 4ET.

Dear Kingsley

**PLANNING APPLICATION : CHANGE OF USE AT
1 TORR AVENUE, BRIDGE OF WEIR, PA11 3SX.**

Further to our recent meetings, we are pleased to enclose, for your attention the Application for Change of Use relative to the above.

The Application comprises :

- 1) Two paper copies of the relevant drawings.
- 2) Two copies of the Application Form incl. Certificates.

In addition to the above a cheque payable to Inverclyde Council in the sum of £319 will require to be enclosed as Application fee.

We trust that the above is as required and look forward to your further advice

Yours sincerely

J G Gray.
Encl.
Copy ; Mr D Kettlewell.

FW: Mr & Mrs Kettlewell {KETTDA003.6}

Kingsley Wood [kw@kingsleywood.co.uk]

Sent: 12 March 2013 15:28

To: David Kettlewell

Cc: g.gray.arch@hotmail.co.uk

David
Copy as arranged.
Regards
Kingsley

Kingsley Wood
Director



Burnside Chambers, Kilmacolm, Inverclyde PA13 4ET
LP-1 (Kilmacolm) Email: mail@kingsleywood.co.uk
Telephone 01505-874114 Fax 01505-87400

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From: Guy Phillips [mailto:Guy.Phillips@inverclyde.gov.uk]
Sent: 05 March 2013 09:31
To: Kingsley Wood
Subject: RE: Mr & Mrs Kettlewell {KETTDA003.6}

4.21

Kingsley,
I refer to your email and enclosure of 4th March.

While the objections have been taken into account, the departmental position is to refuse planning permission, irrespective of whether they had been received, or not. The only way to address the objections is to do as Nick McLaren and I advised you at our meeting last week. If this is not done, planning permission shall be refused. For the avoidance of any doubt and as further advised at the meeting, the current planning application shall not be determined until such a time as a planning application is received for a change of use of an office to a house.

The generalities of the points raised by the objectors are as follows:-

1. The planning application form refers to the last use of the building as a house. Its last use was as an office.
2. The proposed extension is too large, out of scale and character with the existing building and is prominent and intrusive.

3. No landscaping is proposed to screen the extension from Torr Road and

4. There shall be a loss of natural light.

I trust that this information is satisfactory

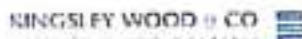
Guy Phillips
Senior Planner
Regeneration & Planning
Inverclyde Council
6 Cathcart Square
Greenock
PA15 1LS

01475 712422

From: Kingsley Wood [<mailto:kvw@kingsleywood.co.uk>]
Sent: 04 March 2013 16:41
To: Guy Phillips
Cc: Nicholas McLaren
Subject: Mr & Mrs Kettlewell {KETTDA003.6}

4.20

Please see correspondence attached.



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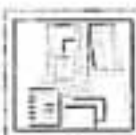
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File Note

Practice: Kingsley Wood Co Solicitors Ltd
Regenerated by: Frank Wilson
Identifier: MFH 001 003

Date: 28-Feb-13
Work By: KW Kingsley Wood
Work For: KETTDA003.6 Mr & Mrs David L. Kettlewell / Planning Dispute with Inverclyde Council
Activity: NOTE File Note

Info:

Details: Att at IC, meeting Nick McLaren and Guy Phillips of Planning Dept re Kettlewell.

Discussing position in relation to:-

1. The change of use application for the fire station. Mr McLaren's position was that if Mr Phillips had misread the planning register, that was unfortunate, but the change of use was a public document and available for inspection. It could not be ignored and therefore a change of use application for use of the house as a dwelling was absolutely critical. He confirmed that the council would be prepared to support the application, and further that he could see no issue in the planning application being granted.

2. IN relation to the application for construction of the garage and extension to the dwellinghouse, Mr Phillips confirmed that three comments/ objections had been received.

The first objection indicated that the garage was alien to the style of the Old Fire Station; that it was too large for the location; that it was too prominent and intrusive into the landscape and that generally it detracted from the impact of the fire station and the sandstone buildings at the entrance to Quarriers Village.

The second objection related to the sections in the planning application. It narrated that so far as they were aware, the property was not a detached house. It was no longer used as a fire station. Clyde Homes still has the property as their correspondence address and it had been occupied by Clyde as their offices for a number of years. The scale of the extension was out of keeping with the property. The footprint of the garage and extension was proportionately too large compared to the property itself. There were inadequate landscaping proposals being put forward. The new development would be visible from Torr Road, Bridge of Weir. At the very least, a proper landscaping scheme was required.

The third objection confirmed that current use was not as a dwellinghouse. The property had been "empty" for the last year or so, although the objector had no objection to any change of use. The extension was deemed to be too large/excessive and on a.c.[?] the pitched roof took the garage to first floor level adjacent to his property, with light implications, and the natural light to his property was affected.

Generally the application for the garage was not in keeping with Quarriers Village and the importance of the fire station as a prominent building within the village. A more pragmatic solution ought to be developed.

FW: Old Fire Station, Torr Avenue, Quarriers Village ALSO BY POST
Kingsley Wood [kw@kingsleywood.co.uk]

Sent: 01 February 2013 12:26

To: David Kettlewell

David
Inverclyde seem to have taken a sensible pill!
Regards
Kingsley

Kingsley Wood
Director

KINGSLEY WOOD & CO 
solicitors and notaries

Burnside Chambers, Kilmacollm, Inverclyde PA13 4ET
1.P.1 (Kilmacollm) Email: mail@kingsleywood.co.uk
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From: Guy Phillips [mailto:Guy.Phillips@inverclyde.gov.uk]
Sent: 01 February 2013 11:15
To: Kingsley Wood
Cc: Gordon Gray
Subject: RE: Old Fire Station, Torr Avenue, Quarriers Village ALSO BY POST

Kingsley/Gordon,

I have now had my meeting with my manager and confirm that the clock shall be stopped on the processing of the planning application.

I look forward to discussing matters further with you.

Guy Phillips
Senior Planner
Regeneration & Planning
Inverclyde Council
6 Cathcart Square
Greenock
PA15 1LS

01475 712422

A.15

From: Kingsley Wood [mailto:kw@kingsleywood.co.uk]
Sent: 31 January 2013 16:50
To: Guy Phillips
Subject: RE: Old Fire Station, Torr Avenue, Quarriers Village ALSO BY POST

Dear Mr. Phillips,

Mr. & Mrs. David Kettlewell
The Old Fire Station, Bridge of Weir

I refer to our telephone conversation this afternoon.

As discussed, I understand that the original planning decision for change of use of the fire station from residential to office accommodation had been wrongly indexed within your council's records and as a result, both you and my clients' architect had proceeded, as it appears mistakenly, on the basis that the authorised use for the property was a dwellinghouse, per the 1999 planning permission. Both parties had, I understood, proceeded also on the basis that the office use had been either a temporary relaxation of that planning permission or alternatively an unauthorised use under the planning legislation.

As I explained, the Kettlewells have gone to some considerable expense in connection with the present planning application. If, as now transpires, it may be necessary to submit an application for change of use of the fire station to a dwellinghouse, I would request that, taking account of the misunderstanding of the parties and their inability to recognise the proper planning status of the former fire station as a result of the office use planning permission from 2002 being misfiled or wrongly entered into the council's database, it would be right and proper for the present application to be placed on hold pending a fresh application being made for change of use of the fire station to a dwellinghouse. As explained, I think it would be wrong to confuse the application for change of use of the building by adding to it an application for permission for construction of an extension.

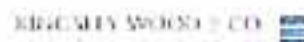

In all these circumstances, as discussed, while I appreciate that your council has guidelines and recommended time limits within which matters should be determined or disposed of, given that there are extenuating circumstances, I trust that you are able to raise these with Mr. McLaren and that your council would be prepared to simply put the garage application on hold pending a decision or determination on the change of use of the fire station itself.

I would be grateful if you would kindly acknowledge safe receipt of this letter and confirm the upshot of your discussions with Mr. McLaren tomorrow morning in due course.

Kind regards.

Yours sincerely,

Kingsley W. A. Wood
Director
for Kingsley Wood & Co.

 KINGSLEY WOOD & CO. 
SOLICITORS & NOTARIES

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1/11

mail@kingsleywood.co.uk

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FW: Old Fire Station, Torr Avenue, Quarriers Village

Kingsley Wood [kw@kingsleywood.co.uk]

Sent: 31 January 2013 15:05
To: David Kettlewell; g.gray.arch@hotmail.co.uk
Attachments: SKMBT_C25209030821290.pdf (580 KB)

Gents
Please see annexed. Letter to follow.
Regards

Kingsley

Kingsley Wood
Director

KINGSLEY WOOD & CO 
solicitors and notaries

Burnside Chambers, Kilmacolin, Inverclyde PA13 4ET
LP-1 (Kilmacolin) Email: mail@kingsleywood.co.uk
Telephone 01505-874114 Fax 01505-87400

Kingsley Wood & Co. is a trading name of Kingsley Wood & Co Solicitors Limited, CRN: SC339751

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From: Guy Phillips [mailto:Guy.Phillips@inverclyde.gov.uk]
Sent: 31 January 2013 14:01
To: Kingsley Wood
Subject: Old Fire Station, Torr Avenue, Quarriers Village

Kingsley,

Further to your call to Mike Martin this morning, please find attached copies of the requested planning permissions.

Guy Phillips
Senior Planner
Regeneration & Planning
Inverclyde Council
6 Cathcart Square
Greenock
PA15 1LS

01475 712422



Inverclyde Council

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4.16

INVERCLYDE council

Conditional Planning Permission

Planning Services,
6 Cathcart Square,
Greenock

Reference No. IC/01/365

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
(SCOTLAND) ORDER 1992

To: Wellmyn Holdings
Retirement Benefit Fund
c/o HBM Sayers
13 Bath Street
Glasgow

Agent: J. G. Grey Architects
34 Strathview Terrace
Belfron
G63

With reference to your application dated 18th December 2001 for planning permission under the above mentioned Acts and Orders for the following development, viz:-

Change of use of dwellinghouse to an office (Class 4).

at 1 Torr Avenue, Quarriers Village

The INVERCLYDE COUNCIL in exercise of their powers under the above-mentioned Acts and Orders hereby grant planning permission for the said development in accordance with the plan(s) docketted as relative hereto and the particulars given in the application subject however to the following condition(s), viz:-

- (1) That the development to which this permission relates must be begun within five years from the date of this permission.
- (2) The 6 off street parking spaces and double garage detailed on docketted drawing D01 shall be completed within 2 months of the date hereof.
- (3) The ground lying between the front elevation of the former fire station and the heel of the footway on the east side of Torr Avenue shall be landscaped within 2 months of the date hereof - details of same shall be submitted to and approved by the Head of Planning Services prior to the commencement of work on site.
- (4) Any soft landscaping as approved under condition 2, which in the opinion of the Head of Planning Services are dying, severely damaged or diseased within 5 years of planting shall be replaced by species of similar specification to those originally planted.

The foregoing condition(s) are imposed by the Council for the following reasons:-

- (1) To comply with Section 58 of the Town and Country Planning (Scotland) Act, 1997.
- (2-4) To prevent parked vehicles obstructing the footway on Torr Avenue, and to ensure completion of the development to the benefit of the visual amenity of the Quarriers Village Conservation Area.

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

Dated this 5th day of April 2002

Head of Planning Services

INVERCLYDE council

Conditional Planning Permission

Department of Planning,
6 Cathcart Square,
Greenock

Reference No. IC/99/397

—————
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
(SCOTLAND) ORDER 1992
—————

To: Clyde Homes Ltd
13 Sandyford Place
Glasgow
G3 7NB

With reference to your application dated 12th August 1999 for planning permission under the abovementioned Acts and Orders for the following development, viz:-

Refurbishment and conversion of existing fire station to form a house and erection of 10 houses

at Torr Avenue, Quarriers Village

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Acts and Orders hereby grant planning permission for the said development in accordance with the plan(s) docketted as relative hereto and the particulars given in the application subject however to the following condition(s), viz:-

1. That the development to which this permission relates must be begun within five years from the date of this permission.
2. No development shall commence until samples of all external materials have been submitted to and approved by the Head of Planning Services in writing.
3. No development shall commence until full details of the proposed stonework restoration have been submitted to and approved by the Head of Planning Services.

The foregoing condition(s) are imposed by the Council for the following reasons:-

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act, 1997.
2. In the interests of visual amenity.
3. To ensure that the stonework at this prominent building in the conservation area is not damaged.

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

Dated this 6th day of April 2000

Head of Planning Services

4.15

David Kettlewell

Sent: 30 January 2013 14:40

To: kw@kingsleywood.co.uk

Kingsley

I need to speak with you today regarding the Firestation.

Inverclyde Planning have reversed their position on the use of the building and are now claiming I need a change of use contrary to the rates notification. In addition they are advising that they will refuse my planning application and that the building can not be occupied as a house.

This is all contrary to previous notification and pre consultation meetings and correspondence.

Please call me ASAP

Regards

David

4.14

Fire Station Extension Bridge of Weir

Gordon Gray [g.gray.arch@hotmail.co.uk]

Sent: 30 January 2013 16:06

To: Guy Phillips [guy.phillips@inverclyde.gov.uk]; David Kettlewell

Guy

Further to our telephone conversation yesterday I have had a chance to talk with my Client regarding the current

Planning Application and the requested Change of Use Application.

I wish to recap on the current situation

Change of Use

My Client advises that his Solicitor has previously dealt with this matter in correspondence with Inverclyde Council.

It is now accepted by the Council that the property is designated as domestic for rates. This coupled with the issue of

a Building Warrant Completion Certificate, as a house, at the time of the original development demonstrates that the

property is a domestic property and as such should not require a change of use Application.

Application for Extension

Given our pre Application discussions my Client is naturally aggrieved at the about turn of your Department regarding the

design of the current proposal.

To recap

1) We met on 01.10.2012 to discuss the original proposal for extension. There were concerns expressed regarding the connection to the turret and the relationship to the rear of the existing building.

2) On the basis of the above the extension design was reconsidered and a new proposal was discussed at a further pre Application meeting on 01.11.2012

3) This proposal was deemed acceptable with the proviso that a gable rather than a hip be included to the Torr Road frontage and that vertical timber lining be included to the garage doors. This confirmed in your e mail of 01.11.2012

4) A Planning Application was then submitted in good faith that this was an acceptable design proposal.

5) Having made the Application we were then advised that your Department would not be able to support such an Application, specifically in relation to the principle of an extension on the Torr Road frontage on this corner site and adverse affect on the feature turret. This in direct contravention of our pre Application discussions and resulting in my Client incurring considerable costs.

Given the circumstances with my Client just having returned to this country we have to again request that an immediate decision on this Application be deferred in order that these matters may be considered and resolved.

You stated that 3 objections to the Application have been lodged and we would ask that the nature of these objections be advised to ourselves.

We look forward to your further advice.

Regards

GORDON GRAY

G Gray Studio, 34 Strathview Terrace, Bailton G63 0PU
Tel 01360 440513 Mobile 07711 984252

FW: Proposed Extension To The Old fire station, Torr Road, Kilmacolm 12/0354/IC

Gordon Gray [g.gray.arch@hotmail.co.uk]

Sent: 30 January 2013 09:53

To: David Kettlewell

Hi David

Not quite sure if you're back yet.

Please see below e mail from Guy Phillips.

Essentially I have to advise today whether we wish the Application to be determined (refused) or whether we wish to withdraw.

Maybe you could give me a call if you get this.

Regards

GORDON GRAY

G Gray Studio, 34 Strathview Terrace, Balfron G63 0PU
Tel 01360 440513 Mobile 07711 984252

From: Guy.Phillips@inverclyde.gov.uk

To: g.gray.arch@hotmail.co.uk

CC: Nicholas.McLaren@inverclyde.gov.uk; David.Ashman@inverclyde.gov.uk

Date: Tue, 29 Jan 2013 13:35:26 +0000

Subject: RE: Proposed Extension To The Old fire station, Torr Road, Kilmacolm 12/0354/IC

Gordon,

Further to your email of yesterday's date and my subsequent telephone conversation with you this morning, I confirm that I have discussed matters with my manager.

If your client wishes to occupy the building as a house, he requires to apply for planning permission for residential use. I, therefore, consider it best that the current application be withdrawn, thus affording you and your client more time to discuss an alternative design. An alternative design may be incorporated into the necessary planning application for change of use to a house.

I note that your client is presently en-route from the USA and that you shall be unable to make immediate contact. I should be pleased, however, if, as agreed, you would contact me tomorrow to confirm whether you wish the application to be determined as is or withdrawn.

In the event that you wish the application determined my intention remains to present a report recommending refusal on Friday.

I look forward to your response.

Guy Phillips

Senior Planner

Regeneration & Planning

Inverclyde Council

6 Cathcart Square

Greenock

PA15 1LS

01475 712422

From: Gordon Gray [mailto:g.gray.arch@hotmail.co.uk]

Sent: 29 January 2013 11:17

To: Guy Phillips

Subject: RE: Proposed Extension To The Old fire station, Torr Road, Kilmacolm 12/0354/IC

Guy

Apologies for the delay in responding.

My Client is currently en route from the States back to this country and is out of contact.

Whilst I appreciate that the 2 month deadline is approaching I wonder if this Application could be put back a week

to allow me to have a meeting with my Client in the next couple of days?

I should be able to advise you Thursday latest.

Regards

GORDON GRAY

J G Gray Architects, 34 Strathview Terrace, Ballin G63 0PU
Tel 01360 440513 Mobile 07711 984252

4.12

From: Guy.Phillips@inverclyde.gov.uk

To: g.gray.arch@hotmail.co.uk

Date: Mon, 28 Jan 2013 09:28:52 +0000

Subject: Proposed Extension To The Old fire station, Torr Road, Kilmacolm 12/0354/IC

Gordon,

The two month period for determination of the above application is fast approaching. As matters stand, I am required to submit my Report of Handling by Friday of this week. In the absence of any revised proposal, as previously advised, I shall have to recommend that planning permission be refused.

Can I respectfully suggest that you consider withdrawing the application and resubmit when a revised design is prepared.

Can you please let me know by tomorrow how you wish to proceed.

Guy Phillips

Senior Planner

Regeneration & Planning

Inverclyde Council

6 Cathcart Square

Greenock

PA15 1LS

01475 712422

Inverclyde Council

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4.12

FW: Proposed Extension To The Old fire station, Torr Road, Kilmacolm 12/0354/IC

Gordon Gray [g.gray.arch@hotmail.co.uk]

Sent: 28 January 2013 12:49

To: David Kettlewell

David

Received this from Guy Phillips this morning.....see below.

Regardless of the Change of Use issues.....I assume we wish the Application to be determined on the basis of the current proposal and Appeal ?

Regards

GORDON GRAY

G Gray Studio, 34 Strathview Terrace, Ballfron G63 0PU
Tel 01360 440513 Mobile 07711 984252.

From: Guy.Phillips@inverclyde.gov.uk

To: g.gray.arch@hotmail.co.uk

Date: Mon, 28 Jan 2013 09:28:52 +0000

Subject: Proposed Extension To The Old fire station, Torr Road, Kilmacolm 12/0354/IC

Gordon,

The two month period for determination of the above application is fast approaching. As matters stand, I am required to submit my Report of Handling by Friday of this week. In the absence of any revised proposal, as previously advised, I shall have to recommend that planning permission be refused.

Can I respectfully suggest that you consider withdrawing the application and resubmit when a revised design is prepared.

Can you please let me know by tomorrow how you wish to proceed.

Guy Phillips

Senior Planner

Regeneration & Planning

Inverclyde Council

4.12

6 Cathcart Square

Greenock

PA15 1LS

01475 712422

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Fire Station, Bridge of Weir

Gordon Gray [g.gray.arch@hotmail.co.uk]

Sent: 24 December 2012 17:22

To: David Kettlewell

Attachments: Invoice 3108.doc (40 KB)

Hi David

I have received a letter from Inverclyde Council Planning stating that there is an Advertising Fee to be paid relative

to the Planning Application. This was advertised on 15th December 2012 and the cost is £42.70.

I have also been advised that the Fire Station will, after all, require a Change of Use Application. I can pull this together

separately from the current Application and submit. The Planning fee to Inverclyde Council for this is £319.

If you wish to add these amounts to my Invoice 3/108 issued on 12/12 2012 I could deal with payments to Inverclyde Council at this end.

That would be an additional £361.70 to the above Invoice.

Payment can be sent to my account

Thanks.

Hope you both have a great Christmas.

Regards

GORDON GRAY

G Gray Studio, 34 Strathview Terrace, Balkon G63 0PU
Tel 01360 440513 Mobile 07711 984252.

Our Ref: 12/0345/IC
 Online Ref:
 Your Ref:
 Date: 18th December 2012

Environment, Regeneration & Resources
 Corporate Director: Aubrey Fawcett

G Gray Studio
 34 Strathview Terrace
 BALFRON
 G63 0PU

Municipal Buildings
 Clyde Square
 Greenock
 PA15 1LY
 Tel: 01475 712764
 Fax: 01475 712731
 aubrey.fawcett@inverclyde.gov.uk

Dear Sir/Madam

Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006
ADVERT FEE – NO PREMISES ON NEIGHBOURING LAND

Application No: 12/0345/IC
Applicant: Mr D Kettlewell -
Proposals: Single storey extension with integral garage
Site: Old Fire Station, 1 Torr Avenue, Quarriers Village, PA11 3QZ,

Under the above legislation, the Council is required to advertise planning proposals where there are no premises situated on neighbouring land. The cost of this is then charged to the applicant under the Town and Country Planning (Charges for Publication of Notices)(Scotland) Regulations 2009.

As there are no premises situated on neighbouring land in respect of the above planning application, your application was advertised on 15th December 2012. The charge for this is £42.70 and must be paid within 24 days of the date of this letter. (Before 11th January 2013). The application cannot be determined until this charge is paid.

Please make cheques payable to Inverclyde Council and write the reference number of the planning application on the back of the cheque. Alternatively the charge can be paid in cash at Inverclyde Council, Regeneration and Planning, Cathcart House, 6 Cathcart Square, Greenock, PA15 1LS. Please bring this letter when you come in to pay the charge.

If you have a general enquiry regarding this charge, please contact Guy Phillips on 01475 712422.

Yours faithfully

Laura Graham
 Technical Assistant

paid £42.70

Enquiries To: Guy Phillips
 Cathcart House, 6 Cathcart Square, Greenock, PA15 1LS
 01475 712422



FW: Proposed Extension To The Old Fire Station, 1 Torr Avenue, Quarriers Village

Gordon Gray [g.gray.arch@hotmail.co.uk]

Sent: 15 August 2013 18:58

To: David Kettlewell

Hi David

Good to hear from you. I hope that you are feeling better.

Will forward copies of the Formal Application and Validation by mail.

Timescales were as follows :

Application received at Inverclyde 27 November 2012.

Advised could not be validated due to.....no scale bar on drawings.

This was done immediately and drawings resent.

Declared valid on 12 December 2012.

Regarding advice from Guy Phillips re not supporting the Application this was by e mail as below.

Regards

GORDON GRAY

G Gray Studio, 34 Strathview Terrace, Balfron G63 0PU
Tel 01350 440513 Mobile 07711 994252

From: Guy.Phillips@inverclyde.gov.uk

To: g.gray.arch@hotmail.co.uk

CC: Nicholas.McLaren@inverclyde.gov.uk; Dan.O'Neill@inverclyde.gov.uk

Date: Mon, 17 Dec 2012 13:46:21 +0000

Subject: FW: Proposed Extension To The Old Fire Station, 1 Torr Avenue, Quarriers Village

Gordon,

Further to my Email of 14th December and to our subsequent telephone conversation I have now had my weekly meeting with my manager to go over new planning applications. Arising from that meeting, I regret that my Service will not support the principle of an extension onto the Torr Rd frontage. The former fire station, while not a listed building or within the conservation area, has a distinctive character on a prominent corner site. Key to that character is the tower on the Torr Rd frontage, which your proposal would disrupt.

I should be pleased, therefore, if you would give consideration to providing garage accommodation at the rear, as previously approved.

Guy Phillips

Senior Planner

Regeneration & Planning

Re: Proposed Extension To The Old Fire Station, 1 Torr Avenue, Quarriers Village

David Kettlewell

Sent: 18 January 2013 16:21

To: Gordon Gray [g.gray.arch@hotmail.co.uk]

Hi Gordon

Then get whoever is advising this to write to us and confirm that is their position

Regards

David

Sent from my iPhone

On 18 Jan 2013, at 08:59, "Gordon Gray" <g.gray.arch@hotmail.co.uk> wrote:

David

Have had 3 letters from Planning but all just administrative re acknowledgement etc.

Only correspondence re change of use is e mail from Guy Phillips as below.

I think I previously forwarded this to you?

Other than this we have discussed by telephone but the stance is that rateable value is a separate issue and department.

Regards

GORDON GRAY

J G Gray Architects, 34 Strathview Terrace, Bellron G63 0PU
Tel 01350 440513 Mobile 07711 964252

From: Guy.Phillips@inverclyde.gov.uk

To: g.gray.arch@hotmail.co.uk

CC: David.Ashman@inverclyde.gov.uk

Date: Fri, 14 Dec 2012 10:38:05 +0000

Subject: Proposed Extension To The Old Fire Station, 1 Torr Avenue, Quarriers Village

Gordon,

I tried to phone you this morning.

I have been contacted by the occupier of the neighbouring house. He advises that the premises were last in use as an office and have not been occupied as a house. He further advises that the property

has been empty for a year. This is at variance to my understanding from our pre-application discussions that the premises had been in occupation as a house. I note that there have been two previous planning applications:-

IC/99/397 for the refurbishment and conversion of the fire station to form a house and the erection of 10 houses.

4.10

IC/01/385 for the change of use of dwellinghouse to an office (class 4).

In order for the premises to be occupied as a house it shall be necessary for a planning application to be submitted for change of use of an office (Class 4) to a house. I would suggest, therefore, that you may wish to withdraw the current planning application and submit a new one, combining the change of use and the proposed garage extension into one proposal. The processing fee is £319.

Please feel free to phone me to discuss if needs be.

Guy Phillips
Senior Planner
Regeneration & Planning
Inverclyde Council
6 Cathcart Square
Greenock
PA15 1LS

01475 712422

Inverclyde Council
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INVERCLYDE

council

Conditional Planning Permission

Planning Services,
6 Cathcart Square,
Greenock

Reference No. IC/01/385

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
(SCOTLAND) ORDER 1992

To: Wellmyn Holdings
Retirement Benefit Fund
c/o HBM Sayers
13 Bath Street
Glasgow

Agent: J. G. Grey Architects
34 Strathview Terrace
Balfour
G63

With reference to your application dated 18th December 2001 for planning permission under the above mentioned Acts and Orders for the following development, viz:-

Change of use of dwellinghouse to an office (Class 4).

at 1 Torr Avenue, Quarriers Village

The INVERCLYDE COUNCIL in exercise of their powers under the above-mentioned Acts and Orders hereby grant planning permission for the said development in accordance with the plan(s) docketted as relative hereto and the particulars given in the application subject however to the following condition(s), viz:-

- (1) That the development to which this permission relates must be begun within five years from the date of this permission.
- (2) The 6 off street parking spaces and double garage detailed on docketted drawing D01 shall be completed within 2 months of the date hereof.
- (3) The ground lying between the front elevation of the former fire station and the heel of the footway on the east side of Torr Avenue shall be landscaped within 2 months of the date hereof - details of same shall be submitted to and approved by the Head of Planning Services prior to the commencement of work on site.
- (4) Any soft landscaping as approved under condition 2, which in the opinion of the Head of Planning Services are dying, severely damaged or diseased within 5 years of planting shall be replaced by species of similar specification to those originally planted.

The foregoing condition(s) are imposed by the Council for the following reasons:-

- (1) To comply with Section 58 of the Town and Country Planning (Scotland) Act, 1997.
- (2-4) To prevent parked vehicles obstructing the footway on Torr Avenue, and to ensure completion of the development to the benefit of the visual amenity of the Quarriers Village Conservation Area.

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

Dated this 5th day of April 2002

Head of Planning Services

Our Ref: 12/0345/IC
 Online Ref:
 Your Ref:
 Date: 12th December 2012

Environment, Regeneration & Resources
 Corporate Director: Aubrey Fawcett

G Gray Studio
 34 Strathview Terrace
 BALFRON
 G63 0PU

Municipal Buildings
 Clyde Square
 Greenock
 PA15 1LY
 Tel: 01475 712764
 Fax: 01475 712731
 aubrey.fawcett@inverclyde.gov.uk

Dear Sir/Madam

Town and Country Planning (Scotland) Act 1997
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Application No: 12/0345/IC
Applicant: Mr D Kettlewell -
Proposals: Single storey extension with integral garage
Site: Old Fire Station, 1 Torr Avenue, Quarriers Village, PA11 3QZ,

I refer to your application received on 27 November 2012 and was valid on 12 December 2012.

You may expect a determination on your application within 2 months. The target date for this application is 11 February 2013.

If I have not given you notice of the decision within 2 months and you have not agreed in writing that the period may be extended, you may seek a review from the Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock PA15 1LS.

Yours faithfully

Jim Lynn
 Senior Planning Technician & Conservation Officer

Enquiries To: Guy Phillips
 Cathcart House, 6 Cathcart Square, Greenock, PA15 1LS
 01475 712422



Receipt of Payments

Date Payment Received	Payment Amount	Receipt Number	Description	Balance Due	Name of Payee
07th December 2012	£100.00	18/10	Development Control Application Fees	£ 0.00	G Gray Studio
	£ .00			£ .00	

4.09

RE: Firestation

Gordon Gray [g.gray.arch@hotmail.co.uk]

Sent: 04 December 2012 14:37**To:** David Kettlewell**Attachments:** S&K 1.pdf (420 KB) ; S&K2.pdf (141 KB)

Hi David

Hope you are both well and enjoying some heat and sunshine. Snow here!

Regarding Planning.....no comment on submission so far other than to ask for a scale bar to be added to all drawings .

Never been asked for this before but done now and resent to Guy Phillips last week.

I finally received an initial response from Stevenson & Kelly with a design and costing.

Doesn't seem far away from what we want but double truss not over the partition as I had requested.

Will meet with Yvonne and go over the details. Copy of what I received is attached meantime for your information.

My side progressing well towards Warrant submission but delay re Engineer....Jim's on holiday until next Monday by which time

I will be good to go. Just need to tie up with him asap and get it in.

In the meantime if you have any further comments on S&K design please advise.

Regards

GORDON GRAYJ G Gray Architects, 34 Strathview Terrace, Balfron G53 0PU
Tel 01360 440513 Mobile 07711 904252**From:** dkettlewell**To:** g.gray.arch@hotmail.co.uk**Date:** Mon, 3 Dec 2012 22:07:11 +0100**Subject:** Firestation

Hi Gordon

Any reaction from planning

Regards

David

Our Ref: 12/0345/IC
 Online Ref:
 Your Ref:
 Date: 27th November 2012

Environment, Regeneration & Resources
 Corporate Director: Aubrey Fawcett

G Gray Studio
 34 Strathview Terrace
 BALFRON
 G63 0PU

Municipal Buildings
 Clyde Square
 Greenock
 PA15 1LY
 Tel: 01475 712764
 Fax: 01475 712731
 aubrey.fawcett@inverclyde.gov.uk

Dear Sir/Madam

**Town and Country Planning (Scotland) Act 1997
 Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008**

Application No: 12/0345/IC
Applicant: Mr D Kettlewell
Proposals: Single storey extension with integral garage
Site: Old Fire Station, 1 Torr Avenue, QUARRIERS VILLAGE, PA11 3QZ,

I refer to your recent application for planning permission. Unfortunately, I am unable to register your application for the following reason(s):

- 1) All of the application plans require to either be fully dimensioned or bear a scale bar to allow them to be accurately measured online.

On receipt of the outstanding details the Head of Regeneration and Planning should be in a position to register and determine your application. If no reply is received within 21 days (before 18 December 2012), I will presume you no longer wish to continue with your application, in which case the forms and drawings will be returned together with any fee submitted.

Yours faithfully

Guy Phillips
 Senior Planner

Enquiries To: Guy Phillips
 Cathcart House, 6 Cathcart Square, Greenock, PA15 1LS
 01475 712422



34 Strathview Terrace
Baifron G63 0PU
Tel. 01360 440513
Mail : g.gray.arch@hotmail.co.uk

G. Gray Studio

26 November 2012

Director of Planning
Inverclyde Council
Department of Regeneration & Planning
Cathcart House
6 Cathcart Square
Greenock PA15 1LS.

For the attention of Guy Phillips

Dear Mr Phillips

**SINGLE STOREY EXTENSION AT THE OLD FIRE STATION,
1 TORR AVENUE, BRIDGE OF WEIR, PA11 3SX.**

Further to our recent pre application meetings, we are pleased to enclose, for your attention the Application for Planning Permission relative to the above.

The Application comprises :

- 1) Two paper copies of the relevant drawings.
- 2) Two copies of the Application Form incl. Certificates.
- 3) A cheque in the sum of £160 as Application fee.

Please provide a receipt for payment.

We trust that the above is as required and look forward to your further advice

Yours sincerely

J G Gray.
Encl.

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

FOR OFFICIAL USE ONLY

Reference No.
Date of Receipt
Fee Paid
Date Fee Received
Date Valid
Receipt No.

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 <u>MR P. KETTLEWELL</u>	Name <u>A. CUM STUDIO</u>
Address <u>1 KILKAWAN AVENUE</u>	Address <u>3rd STATION VIEW TERRACE</u>
<u>BURGH OF WEIC</u> Postcode <u>PA11 3LW</u>	<u>BRUSHWOOD</u> Postcode <u>G63 0PL</u>
Telephone Number ..	Telephone Number <u>01360 446513</u>
	Profession <u>ARCHITECT</u>

see note 2

2. Description of Development	
<u>SINGLE STORE EXTENSION TO DETACH</u>	
<u>WITH INTEGRAL DOUBLE GARAGE</u>	
Site Location <u>1 TOLL AVENUE, BURGH OF WEIC, PA11 3LW</u>	
Site Area (hectares)	Number of dwellinghouses proposed <u>1</u>
	New gross floorspace (sq. metres)

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 checked="" type="checkbox"/>	(c) Tenant <input 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: RETAINED HOUSE 2 STOREYS

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

Has the original building been altered or extended Yes/No

If yes, please indicate nature of alteration / extension and if possible approximate dates
CONVERTED TO RETAINED PAVING HOPE CIRCA 2000.

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

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 PORCELITE CERAMIC BRICK SLIPS
 Colour SILVER GRAY

(c) Roof Covering
 Material PERFORATED CORRUGATED GALVANIZED STEEL
 Colour BLUE GRAY

(d) Windows
 Material ALUMINUM FRAME UPVC
 Colour WHITE

(e) Boundary Treatment
 Material AS EXISTING - NO CHANGE
 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? £ 30,500

see note 12

12. Confirmation

Signature of applicant/agent..... [Signature]

on behalf of Ms P. GITTLEMAN Date 24.11.2012

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 D

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 FRS G GUN OUDEN

On behalf of MR P KETTERER

Date 26.11.12

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"/> TWO 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 2006
 Revision 'C' - July 2009
 Revision 'D' - October 2009
 Revision 'E' - October 2011

4.0

FW: Proposed garage Extension To the Old Fire Station, Torr Road, Quarriers Village

Gordon Gray [g.gray.arch@hotmail.co.uk]

Sent: 01 November 2012 16:46

To: David Kettlewell

Hi David

Copy of e mail from Guy Phillips as we discussed.

Regards

GORDON GRAY

J G Gray Architects, 34 Stratview Terrace, Ballion G63 8PU
Tel 01360 440513 Mobile 07711 994252

From: Guy.Phillips@inverclyde.gov.uk

To: g.gray.arch@hotmail.co.uk

Date: Thu, 1 Nov 2012 11:58:16 +0000

Subject: Proposed garage Extension To the Old Fire Station, Torr Road, Quarriers Village

Gordon,

I refer to the drawings you tabled at our meeting this morning.

As discussed, please change the design to a gable end and make the doors vertical tongue and groove.

I look forward to receiving your planning application soon.

Guy Phillips

Senior Planner

Regeneration & Planning

Inverclyde Council

6 Cathcart Square

Greenock

PA15 1LS

01475 712422

Inverclyde Council

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40

Fire Station

Gordon Gray [g.gray.arch@hotmail.co.uk]

Sent: 31 October 2012 11:31

To: David Kettlewell

David
Guy Phillips was on holiday last week. Phoned him Monday morning.
Earliest appointment I could get....thursday (tomorrow) at 11am.
Will let you know how it goes.
Regards

GORDON GRAY

J G Gray Architects, 34 Stralhvew Terrace, Ballin G03 0PU
Tel 01380 440513 Mobile 07711 664252

A.ck

FW: Old Fire Station, Torr Road, Quarriers Village

Gordon Gray [g.gray.arch@hotmail.co.uk]

Sent: 05 October 2012 17:52

To: David Kettlewell

Hi David

Please see attached e mail from Guy Phillips.

See you at 2pm Monday.

Regards

GORDON GRAY

J G Gray Architects, 34 Strathvion Terrace, Balfron G63 0PU
Tel 01360 440513 Mobile 07711 984252

From: Guy.Phillips@inverclyde.gov.uk

To: g.gray.arch@hotmail.co.uk

CC: David.Ashman@inverclyde.gov.uk; Nicholas.McLaren@inverclyde.gov.uk

Date: Mon, 1 Oct 2012 11:51:20 +0100

Subject: Old Fire Station, Torr Road, Quarriers Village

Gordon,

I refer to your meeting with me this morning. The attached drawings were tabled.

In 1999 planning permission (IC/99/397) was granted for the refurbishment and conversion of the former fire station to form a house and the erection of 10 houses. The approved drawings detail a detached double garage within the rear garden of the converted fire station, however, this remains to be constructed.

The Local Plan confirms that the site is outwith the Quarriers Village Conservation Area.

You advised that up until recently the former fire station has been in office use and has now reverted to occupation as a house. Having now had an opportunity to review the planning history of the site, I can trace no record of planning permission for office use. The approved use of the former fire station from the 1999 planning permission is as a house.

Planning permission remains live for the double garage granted planning permission in 1999. You propose a revision to the garage design and to provide a pedestrian link between it and the house. Your drawings detail the link attached to the circular turret on the front of the house. It would be constructed in imitation stone with and imitation slate. As discussed, I am concerned that the proposed link is out of character with the building to which it is affixed and unnecessarily obtrusive. I further consider that my Service would be unlikely to grant planning permission for the design in its present form. We discussed alternative ways in which a link could be provided in a more

4.04

sympathetic manner, e.g. a reduction in scale to achieve a setback position and the use of glass, rather than, masonry.

I should be happy to comment further on any alternative design you may choose to submit in advance of the submission of a planning application.

Guy Phillips

Senior Planner

Regeneration & Planning

Inverclyde Council

6 Cathcart Square

Greenock

PA15 1LS

01475 712422

Inverclyde Council

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Renfrewshire Valuation Joint Board

(Serving East Renfrewshire, Inverclyde and Renfrewshire)

Valuation Notice

Notice is hereby given that the valuations shown below have been entered/altered in the Valuation Roll against the subjects described, of which you are set forth as proprietor, tenant or occupier, in terms of Section 2(1) of the Local Government (Scotland) Act 1975 as amended.

TO - MR & MRS KETTLEWELL
OLD FIRE STATION
TORR AVENUE
QUARRIERS VILLAGE
BRIDGE OF WEIR
PA11 3SX

Alasdair D. MacTaggart RD. BSc. FRICS, IRRV
Assessor

TEL: (0141) 842 5922

Date of Issue - 09/07/12

Property Reference, Description and Address			Proprietor	Tenant or Occupier
AREA : INVERCLYDE COUNCIL 12/01/X23830/0001 /00005 OFFICE OLD FIRE STATION TORR AVENUE QUARRIERS VILLAGE BRIDGE OF WEIR			MR & MRS KETTLEWELL	PROPRIETOR
Indicator	Net Annual Value	Rateable Value		
	13400	13400		
Effective Date	DELETED-26/06/12			

Please quote Property Reference, Description and Address in any communication which should be addressed to :-

Assessor
Renfrewshire Valuation Joint Board
The Robertson Centre
16 Glasgow Road
Paisley PA1 3QF
TEL: 0141 842 5922

You can check the Valuation Roll on the internet at: www.san.gov.uk/renfrewshire

4.04

RENFREWSHIRE VALUATION JOINT BOARD
Council Tax (Scotland)
NOTICE OF BANDING

MR & MRS KETTLEWELL
OR THE COUNCIL TAX PAYER/OWNER
OLD FIRE STATION
TORR AVENUE
QUARRIERS VILLAGE, BRIDGE OF WEIR
PA11 3SX

Date of Issue: 05/07/12
 RENFREWSHIRE VALUATION
 JOINT BOARD
 THE ROBERTSON CENTRE
 16 GLASGOW ROAD
 PAISLEY PA1 3QF
 TEL: 0141 842 5922

The undernoted particulars are formal notification in terms of the Local Government Finance Act 1992 and its related Regulations of an altered/proposed/deleted entry in the Council Tax Valuation List for the subjects described, of which you are understood to be the owner or a Council Tax payer.

Where there is an existing entry, which is subject to amendment, both the existing and altered entries are shown. Where it is an addition/deletion to the list, however, only the one entry is included.

If you disagree in any respect with the undernoted entry you should refer to the notes overleaf.

Ref. No. and Address	Band	Effective Date	Appeal Marker	Special Indicator

NEW ENTRY

Ref. No. and Address	Band	Effective Date	Appeal Marker	Special Indicator
12/01/X23830/0001 / OLD FIRE STATION TORR AVENUE QUARRIERS VILLAGE BRIDGE OF WEIR PA11 3SX	G	26/06/12		

Explanatory Notes

Appeal Marker

- A - Alteration as a result of a decision by Valuation Appeal Committee
- B - Alteration as a result of a decision by the Court of Session

Special Indicator

- G - Garage, Carport or Parking Stance (as defined)
- S - Domestic Store (as defined)

ALASDAIR D MACTAGGART
 Assessor

Rates Department
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LX

Our Ref: KW/FW/KETTDA003.3

Your Ref:

30 March 2012

Dear Sirs,

MR & MRS D. KETTLEWELL (CLYDE HOMES DIRECTORS PENSION FUND)
THE OLD FIRE STATION, QUARRIERS VILLAGE, BRIDGE OF WEIR
YOUR RATES REF: 67076602021132

We act on behalf of Mr and Mrs Kettlewell, who have purchased the above subjects with effect from 15th May 2012.

We should be pleased if you would kindly note the change in ownership in your records.

The property was previously rated and our clients would wish to apply for an appropriate Council Tax notice in respect of the subjects, in respect of which we enclose Habitation Certificate previously issued by Inverclyde Council.

We look forward to hearing from you and thank you for your anticipated assistance. Kindly acknowledge safe receipt on the duplicate of this letter which is enclosed.

Yours faithfully,

Kingsley W. A. Wood
For Kingsley Wood & Co
E-mail: kw@kingsleywood.co.uk

Building (Scotland) Act 1959, section 9

Certificate of Completion

00/638

The certificate is granted by Inverclyde Council in respect of the building at **The Old Fire Station, Torr Avenue, Quarriers Village**, being alterations and change of use to form a 4 bedroom, 7 apartment dwelling house.

The Council, so far as they are able to ascertain after taking all reasonable steps in that behalf, are satisfied that the erection/alteration/extension* has now been completed in accordance with:-

The Building Warrant dated **19th June 2000**

(and amendments dated) **8th September 2000**

Reference number **BC/00/115 & Amendment**
(Including any relevant plans, drawings, specifications and other particulars);

The provisions of the Building Standards (Scotland) Regulations 1990 ~~as relaxed as shown below, by the Secretary of State/Council~~ on

Provision (s) relaxed:

(signed) for Inverclyde Council

20th December 2000

*delete as appropriate

Warning

1. The issue of this Certificate is no guarantee of standard of workmanship.
2. This is an important document which may be required in any future property transactions. You are therefore advised to keep it safely along with your title deeds.

4. 2.

INVERCLYDE
council

Conditional Planning Permission

Department of Planning,
6 Cathcart Square,
Greenock

Reference No. IC/99/397

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
(SCOTLAND) ORDER 1992

To: Clyde Homes Ltd
13 Sandyford Place
Glasgow
G3 7NB

With reference to your application dated 12th August 1999 for planning permission under the abovementioned Acts and Orders for the following development, viz:-

Refurbishment and conversion of existing fire station to form a house and erection of 10 houses

at Torr Avenue, Quarriers Village

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Acts and Orders hereby grant planning permission for the said development in accordance with the plan(s) docketed as relative hereto and the particulars given in the application subject however to the following condition(s), viz:-

1. That the development to which this permission relates must be begun within five years from the date of this permission.
2. No development shall commence until samples of all external materials have been submitted to and approved by the Head of Planning Services in writing.
3. No development shall commence until full details of the proposed stonework restoration have been submitted to and approved by the Head of Planning Services.

The foregoing condition(s) are imposed by the Council for the following reasons:-

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act, 1997.
2. In the interests of visual amenity.
3. To ensure that the stonework at this prominent building in the conservation area is not damaged.

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

Dated this 6th day of April 2000

Head of Planning Services

FURTHER REPRESENTATION

Rona McGhee

From: Graham Keith
Sent: 25 September 2013 19:30
To: Rona McGhee
Subject: Re: Review of Decision to Refuse Planning Permission - 1 Torr Avenue, Quarriers Village, Bridge of Weir (12/0345/IC)

Dear Rona

Thank you for your undernoted email.

I would like to reiterate my concerns regarding the impact the proposed extension will have regarding the natural light afforded to the rear of my property and at the same time would like it noted that I am surprised at Mr Jamieson's response to my concerns.

Whilst the proposal is described as a "single storey extension with integral garage", it is obvious from the planned drawings that in effect it is a two storey building due to the fact that there is a pitched roof on the extension. The plans clearly show that the pitched roof will be as high as the eaves of my house therefore it beggars belief that Mr Jamieson does not consider that this will impact on my light. Mr Jamieson's comments are also contradictory when on one hand he raises concerns regarding the scale of the extension and yet states that I will have no impact on loss of natural light.

It is interesting to note that in clause 3.06 of the supporting document, the applicant (or his agent) refers to a similar two storey garage that has been built within the village. This is again a blatant contradiction. My question therefore remains - is it a two story or single storey extension. Whilst not stated, it appears that there could be a window on the gable end on the upper floor of the drawings and it is blatantly obvious that it is a two storey building.

I would advise that I have taken legal advice on the matter and whilst the report states that consideration has been given to Local planning policy H15, it is clear that the contents of that clause within the policy have been disregarded. I would therefore ask again that the height of the proposed plans are re-visited by the Local Review Body.

On the basis that the proposal fails to satisfy the aims of 4 Council policies it seems inconceivable that the Local Review Body will overrule the existing decision however in the unlikely event that the decision is overruled I will consider legal action against Inverclyde Council for failure to comply with their own Planning Policies.

To improve the light to the rear of my property I will also remove the large tree from my garden which the applicant is at pains to note that it will hide the proposed extension. Once the tree is removed the scale and unacceptable scale of the extension will be very visible on entering the village from an Easterly direction..

I have previously stated that I would not object to the change of use from office to house (which I didn't object to) and I have also advised that I would not object to the construction of a single story extension (or garage as it is now solely referred to) in it's true sense, however I cannot accept the proposal as it stands for the reasons given above.

Regards

Graham

From: Rona McGhee <Rona.McGhee@inverclyde.gov.uk>
To: Rona McGhee <Rona.McGhee@inverclyde.gov.uk>
Sent: Monday, 23 September 2013, 15:36
Subject: Review of Decision to Refuse Planning Permission - 1 Torr Avenue, Quarriers Village, Bridge of Weir (12/0345/IC)

Inverclyde Council is in receipt of a notice requesting review of the decision to refuse the above planning application and I note that you submitted representations that were considered as part of the assessment process.

The decision is to be reviewed by Inverclyde Council's Local Review Body. I write to advise you that your representations will be considered by the Local Review Body in the review of the decision. Should you wish to make further comment you may do so to me within 14 days of the date of this letter. Should you make further representations, these will be copied to the applicant who will be given the chance to respond.

Your representations and any further representations you submit will form part of the agenda papers for the Local Review Body meeting at which the review of the decision to refuse planning permission is considered. The agenda will be published on the Council's website and hard copies will be available at the Local Review Body meeting. Should you consider that any of the comments contained in your representations, or any further representations you may submit, should be removed prior to publication please notify me within 14 days of the date of this letter otherwise I will assume that you have no objection to any of your comments being made publicly available. For your information, I would confirm that signatures will be removed prior to publication.

All information relating to the Review is available for inspection as follows:

1. At the office of the Council's Regeneration and Planning Service, Municipal Buildings, Clyde Square, Greenock during advertised opening hours.

The Local Review Body meets in public and I shall write to you shortly with arrangements should you wish to attend.

Regards,
Rona

Rona McGhee
Senior Administration Officer
Legal & Democratic Services
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LX
Tel: 01475 712113
Fax: 01475 712137

Inverclyde Council

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**E MAIL DATED 21 OCTOBER 2013 FROM
MR A MATHESON RESPONDING TO
FURTHER REPRESENTATION**

Rona McGhee

From: Angus Matheson [angusmat@talktalk.net]
Sent: 21 October 2013 09:30
To: Rona McGhee
Cc: "David Kettlewell"
Subject: Review of Decision to Refuse Planning Permission - 1 Torr Avenue, Quarriers Village, Bridge of Weir (12/0345/IC)

Dear Ms McGhee

I refer to your email of 9 October enclosing Mr Keith's comments and on behalf of the applicants respond under.

1) Mr Keith is concerned with the height of the building which he considers 2 storey.

The garage floor to eaves height is 2.5 metres externally and 2.7 metres from ground level, the external eaves to ridge height (ie the highest point) of the roof is 2.6 metres and around 2 metres maximum internally- significantly less than a minimum storey height. The pitched roof means the internal height over the the majority of internal plan area is considerable less than this. A gable window is proposed purely to bring daylight into the garage. The structure is therefore single storey with a pitched roof over. The applicant did consider a flat roofed extension although personally considered this aesthetically less interesting- a view shared by the planning officer in the initial consultations which resulted in the current form. Nevertheless, the applicant would accept a condition lowering the roof pitch if considered essential. The extension lies generally to the north of Mr Keith's house.

2) Mr Keith highlights the applicants reference at para 3.06 of his submission to a similar two storey garage built within the village which he considers a "blatant contradiction".

The applicant referred to his proposal being "similar" to others in the context of developments built forward of an existing building's building line. Although no precise dimensions are available the eaves to ridge height of the building referred to at Torr Road/Craigend Avenue (photos 7&8) is significantly higher than the proposal for the fire station, resulting in useable floor space at the upper floor which would therefore comprise a 2nd storey evidenced also by rooflights along the length of the roof.

3) As stated in the applicants submission, the proposal is single storey and some 3.5 metres at its closest point and 7 metres at its widest point from the mutual boundary to the north/north east of the adjoining property(owned by Mr Keith). The highest point of the ridge of the garage around 5.3 metres high would therefore be 8.1m at it's nearest point and 10.4m at its furthest point from the mutual boundary with Mr Keith's house. This equates to around 10.8m at its nearest point and 16.75m at its furthest point from the nearest corner of Mr Keith's house.

The distances demonstrated and the fact that the proposed single storey garage is to the north of Mr Keith's house determine that there will be no detrimental impact on his daylight, as previously acknowledged by planning

Angus Matheson.

**SUGGESTED CONDITION SHOULD
PLANNING PERMISSION BE
GRANTED ON REVIEW**

SINGLE STOREY EXTENSION WITH INTEGRAL GARAGE AT OLD FIRE STATION, 1 TORR AVENUE, QUARRIERS VILLAGE (12/0345/IC)

Suggested condition should planning permission be granted on review

Condition

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.

Reason

To ensure a continuity of external finishes in this part of Quarriers Village.