
Report To:	The Planning Board	Date:	4 June 2014
Report By:	Head of Regeneration and Planning	Report No:	14/0048/IC Plan 06/14
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Erection of extensions to front and rear of dwellinghouse at 108 Newark Street, Greenock		

SITE DESCRIPTION

108 Newark Street, Greenock is a semi-detached dwellinghouse situated within a group of similar dwellings that face a central landscaped area. The building is finished externally in grey imitation stone block with a weathered red tiled roof. A substantial boundary wall is located to the rear of the plot with a privet hedge to the front. The site lies within the Greenock West End Conservation Area.



PROPOSAL

It is proposed to erect front and rear extensions. To the front, the extension projects 2276mm forward from the door position, with a lean-to roof that extends from the existing roof slope. To the rear, a single storey extension with a lean-to roof will span the width of the rear elevation, projecting 3877mm from the existing rear wall. Internal works require a new ground floor window and door opening to the side of the building.

External materials to be used are noted as grey render walling with a grey facing brick basecourse and grey concrete roof tiles.

DEVELOPMENT 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 HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy HR11 - Development Within and Adjacent to Conservation Areas

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

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

Local Plan Policy HR12 - Impact of Development Within Conservation Areas

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

Local Plan Policy DC1 - Development Control Advice

Inverclyde Council, as Planning Authority, will support applications for planning, listed building and advertisement consent, where applicable, which accord with the principles established in the Council's Planning Practice Advice Notes.

PPAN7 - House Extensions applies.

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 RES5 - Proposals for Changes to Properties for Residential Use

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

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

Policy 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.

PAAN4 - House Extensions applies.

CONSULTATIONS

None required.

PUBLICITY

The application was advertised in the Greenock Telegraph on 14th March 2014 as a development affecting a conservation area.

SITE NOTICES

A site notice was posted on 14th March 2014 for development affecting conservation area.

PUBLIC PARTICIPATION

Six objections have been received. A seventh letter while offering no objection to the principle of an extension raises concern relating to the details submitted.

The concerns raised can be summarised as follows:

- The properties between 104 and 126 Newark Street have a particular uniform external appearance.
- The proposal is visually unacceptable in terms of the existing property and wider conservation area.
- The development is out of scale and character.
- The proposed materials are not appropriate
- The proposal will lead to an overshadowing and loss of light to neighbouring property.
- There will be a loss of front garden.
- There is no road to the front of the property and no details on how materials will get to the site have been submitted.
- Provision should be made to ensure footpaths and public areas, damaged during the works are made good.
- Granting permission would create a precedent for future similar development.
- An accurate site plan has not been submitted.
- The neighbour notification is insufficient and ignores many properties which are affected.
- The site notice erected was positioned away from those affected by the proposal.

I will consider these concerns in my assessment.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Plan, the proposed Inverclyde Local Development Plan, Planning Practice Advice Note (PPAN) 7 and the proposed Planning Application Advice Notes (PAAN) 4 on house extensions, the Scottish Historic Environment Policy (SHEP), Historic Scotland's Managing Change in the Historic Environment Guidance Notes, Scottish Government Planning Advice Note 71 (Conservation Area Management), the visual impact of the proposed extension, the impact on the amenity of neighbouring residents and the representations received.

The Greenock West End Conservation Area is characterised by a wide variety of designs and styles of buildings. These designs are reflective of the architectural styles of the time which they were built and vary in terms of design, appearance, type and finishing materials. The application site is set back from the public road and forms part of a development of similar properties of a 1950s design, typical of the evolving pattern of development within the Conservation Area during this era. Whilst similar, a range of alterations, including rendering, replacement of roof tiles and fenestration, side porches and rear conservatory have been carried out to various other buildings within this group.

Considering design, the proposal is best assessed against Policy H15 of the Local Plan, Policy RES5 of the proposed Local Development Plan together with PAAN 7 and the proposed PAAN 4. PAAN 7 and the proposed PAAN 4 seek to achieve a balance between those wishing to extend their property whilst protecting the amenity of neighbouring residents.

The rear extension projects approximately 3.9 metres from the rear wall of the house and this complies with the guidance within proposed PAAN 4. Taking account of the conservatory to the

rear of the adjoining property, I am also satisfied that this projection from the rear wall of the house is acceptable in terms of PAAN 7. The extension is also positioned in excess of 5.5 metres from the rear boundary and the large garden ensures that the extension does not result in more than 25% of the rear curtilage being developed. I am satisfied that overdevelopment does not occur. Furthermore, the positioning of the extension will not result in any unacceptable impact on the amenity of neighbouring residents by way of overlooking or loss of daylight. The alterations to the window and door openings to the side elevation of the existing property are considered visually neutral.

Considering the front extension, I note that whilst the building is set back from Newark Street, the frontage is clearly visible from within the square. The extension will project approximately 2.3 metres from the front wall, which is just over twice the projection of the existing single storey porch. Whilst I note concern regarding the loss of part of the front garden, it is 4.5 metres in depth and the extension only spans half the width of the front elevation. In assessing the visual impact, I am mindful of other alterations that have occurred to the front of buildings in this group. These include the installation of a variety of window designs, the rendering of external walls with grey and a lighter buff colour, new roof tiles and roof painting. There is also an unimplemented permission to render one half of a pair of semi-detached dwellings. While different to what has happened to other buildings, the incremental changes elsewhere suggest that the original visual harmony of consistency will not be this unacceptably disturbed by this extension and that overall, the design and scale of the front extension has an acceptable visual impact on the existing property and streetscape. The positioning of the extension will not result in any unacceptable impact on the amenity of neighbouring residents by way of loss of daylight.



Assessing external materials, a grey rendered finish is proposed to the walls of the new extensions. Whilst I note the concern raised that this finish is inappropriate and at odds with the light coloured render applied to the neighbouring terrace, I consider that grey render is an appropriate finish when considered against the present grey imitation stone block. A condition can ensure that the finished shade of grey to be used is appropriate. A condition can also ensure the appropriateness of the materials utilised in the base course. Whilst weathered, the roof of the original property has a red tiled finish. I do not consider grey roof tiles to be appropriate. The requirement to utilise and provide samples of an appropriate alternative red roof tile can also be addressed by a condition.

Overall, I consider that the proposed extensions will have an acceptable visual impact on both the building and the Conservation Area and is therefore acceptable in terms of Policies H1, H15, HR1, HR11 and HR12 of the Inverclyde Local Plan, RES1, RES5 and HER1 of the proposed Local Development Plan, PPAN 7, the proposed PAAN4, the aims of the SHEP and Historic Scotland's

Guidance which seek to preserve the historic environment and the Scottish Government's PAN 71 which seeks to manage change in conservation areas. It rests to consider if there are any other material considerations that suggest a decision should be made against policy.

Examining the outstanding points raised in the representations received, it is the responsibility of an applicant to satisfy themselves of the logistics for the conveyance of building of materials from the roadside to the application site. This cannot influence the determination of the planning application. Similarly, the potential for damage to adjacent ground and footpaths during construction is not a matter which can be addressed via the planning application process. Whilst I note concern that granting permission in this instance may create a precedent for future similar developments, any future planning applications will require to be considered on their individual merits.

Moving to procedural matters, the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 require that a neighbour notification is issued to any premises within 20 metres of the application site. In accordance with the legislation a press notice was placed in the Greenock Telegraph. Additionally a site notice was posted in the vicinity of the application site. It was considered that siting this on the corner of the access footpath to the property and the footway on Newark Street, rather than within the square, where it may not have been seen by passers-by, would ensure wider awareness of the application. Sufficient detailed plans and drawings have been submitted to allow the assessment of the planning application.

RECOMMENDATION

That the application be granted subject to conditions:-

1. Prior to the commencement of works on site, samples of all external materials to be use in construction shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless an alternative is agreed in writing by the Planning Authority. For the avoidance of doubt, the use of a grey tile on the roof will not be acceptable.
2. The existing boundary hedge shall be retained at all times in the future unless its removal, wholly or in part, is approved in writing by the Planning Authority.

Reasons

1. To ensure the external materials are visually appropriate.
2. To maintain a consistency in the appearance of front boundary treatments within the vicinity, in the interests of visual amenity within the Conservation Area.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application Form
2. Application Plans
3. Inverclyde Local Plan
4. Proposed Inverclyde Local Development Plan
5. Planning Practice Advice Note (PPAN) 7
6. Proposed Planning Application Advice Note (PAAN) 4
7. Scottish Historic Environment Policy (SHEP)

8. Historic Scotland's Managing Change in the Historic Environment Guidance Notes
9. Scottish Government Planning Advice Note 71 (Conservation Area Management)
10. Letters of Representation



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