

Local Review Body

3 December 2014

Planning Application for Review

Dr M McLundie

Erection of a detached garage, partial re-roofing of house and erection of a rear lean-to shed:

36 Peace Avenue, Quarriers Village (14/0176/IC)

Contents

- Planning Application and Plans
- Site Photographs
- Report of Handling dated 25 July 2014
- Consultation Responses
- Decision Notice dated 25 July 2014
- Letter dated 22 October 2014 from MH Planning Associates enclosing Notice of Review and supporting documentation
- Suggested condition should planning permission be granted on review

PLANNING APPLICATION AND PLANS

Inverclyde council

Municipal Buildings Clyde Square Greenock PA15 1LY

Tel: 01475 712 406

Fax: 01475 712 468

Email: planning.dlm@inverclyde.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000091415-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

New garage, internal alterations and re-organising of rooms in main house and new roof to existing mud room.

Has the work already been started and/or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Organic Architects
Ref. Number:	
First Name: *	Andrea
Last Name: *	Wise
Telephone Number: *	01436 670922
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	andrea@organicarchitects.co.uk

You must enter a Building Name or Number, or both:*

Building Name:	
Building Number:	41
Address 1 (Street): *	West King Street
Address 2:	
Town/City: *	Helensburgh
Country: *	UK
Postcode: *	G84 8UL

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	Other
Other Title: *	Dr
First Name: *	M
Last Name: *	McLundie
Company/Organisation:	
Telephone Number:	
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

You must enter a Building Name or Number, or both:*

Building Name:	
Building Number:	36
Address 1 (Street): *	Peace Avenue
Address 2:	Quarriers Village
Town/City: *	Bridge of Weir
Country: *	Renfrewshire
Postcode: *	PA11 3TH

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1: Address 5:

Address 2: Town/City/Settlement:

Address 3: Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Northing Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (Max 500 characters)

Title: Other title:

First Name: Last Name:

Correspondence Reference Number: Date (dd/mm/yyyy):

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: Andrea Wise

On behalf of: Dr M McLundie

Date: 30/05/2014

Please tick here to certify this Certificate. *

Checklist - Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and proposed elevations.
- Existing and Proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. * Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your proposals. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been received by the planning authority.

Declare - For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying plans/drawings and additional information.

Declaration Name: Andrea Wise

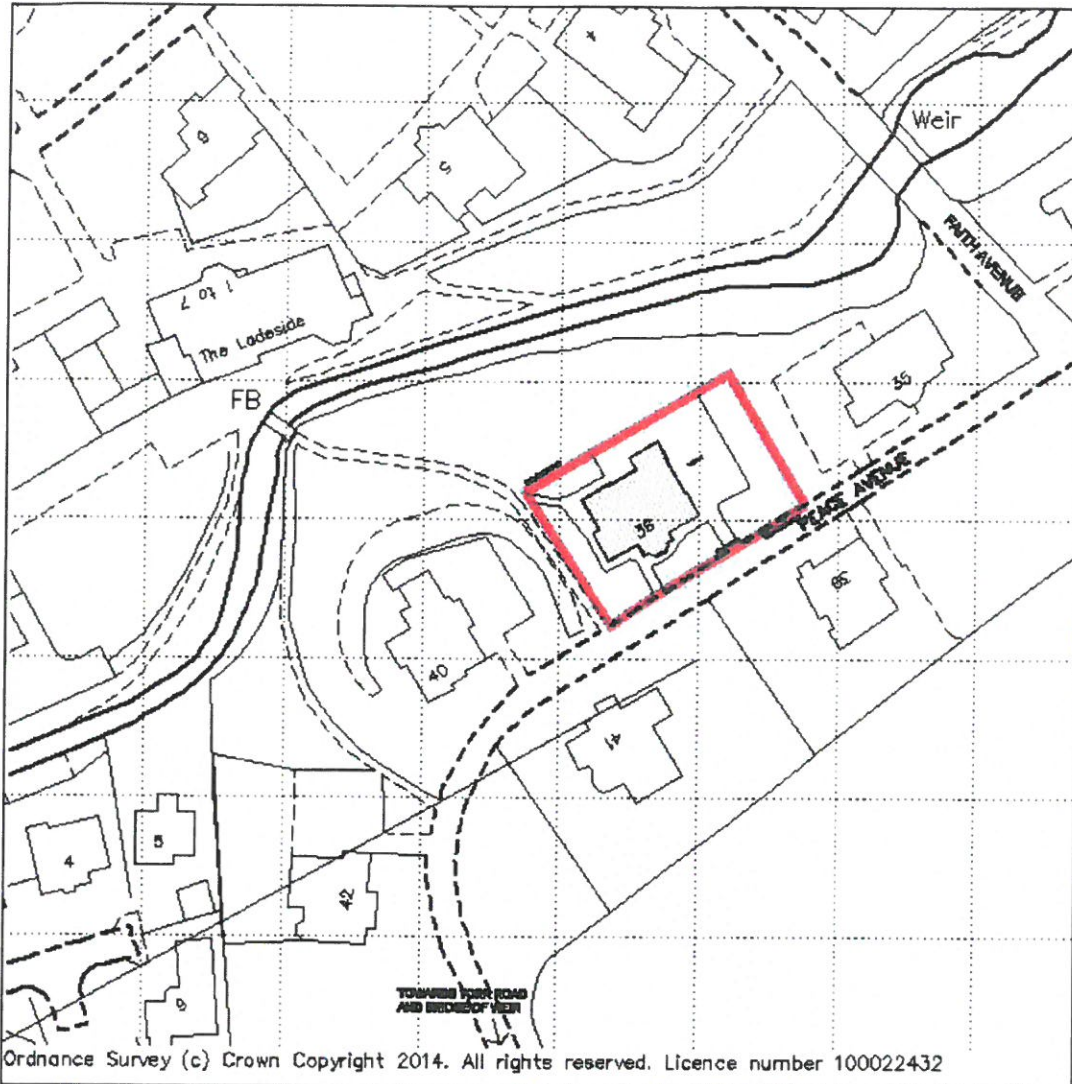
Declaration Date: 30/05/2014

Submission Date: 30/05/2014

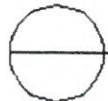
Payment Details

Cheque: Dr M McLundie, 000887

Created: 30/05/2014 14:25




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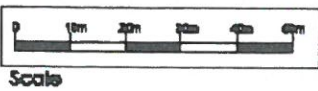
LOCATION PLAN

Scale 1:1250 @A4


 Inverclyde
 council
 Regeneration and Planning


REFUSED

(refer to decision notice for reasons)



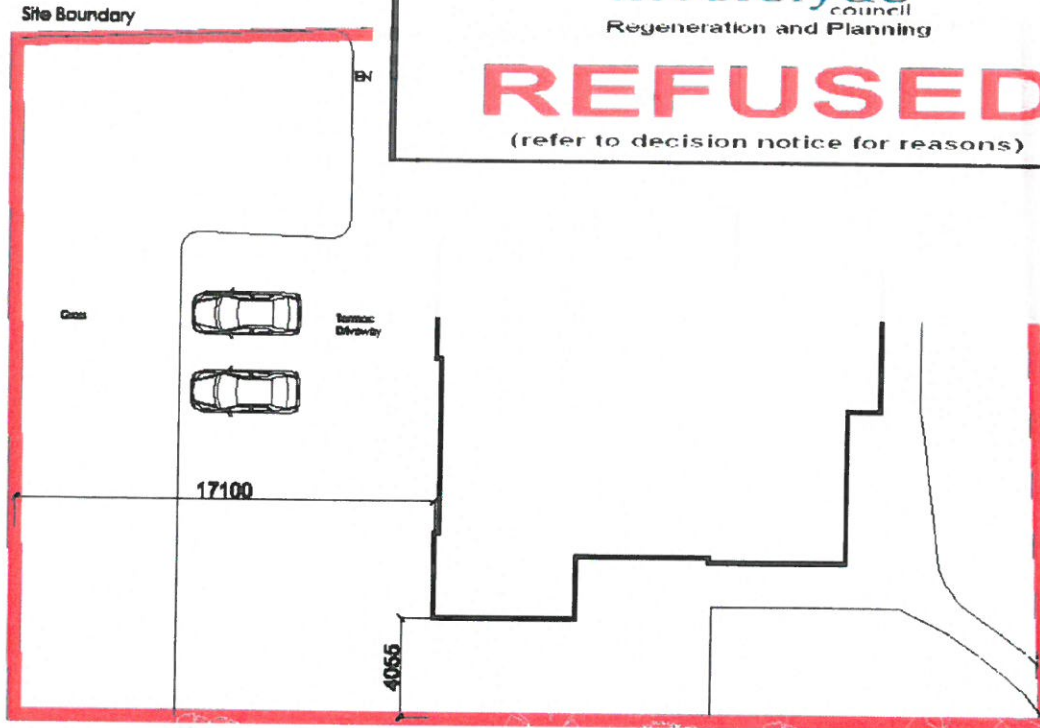
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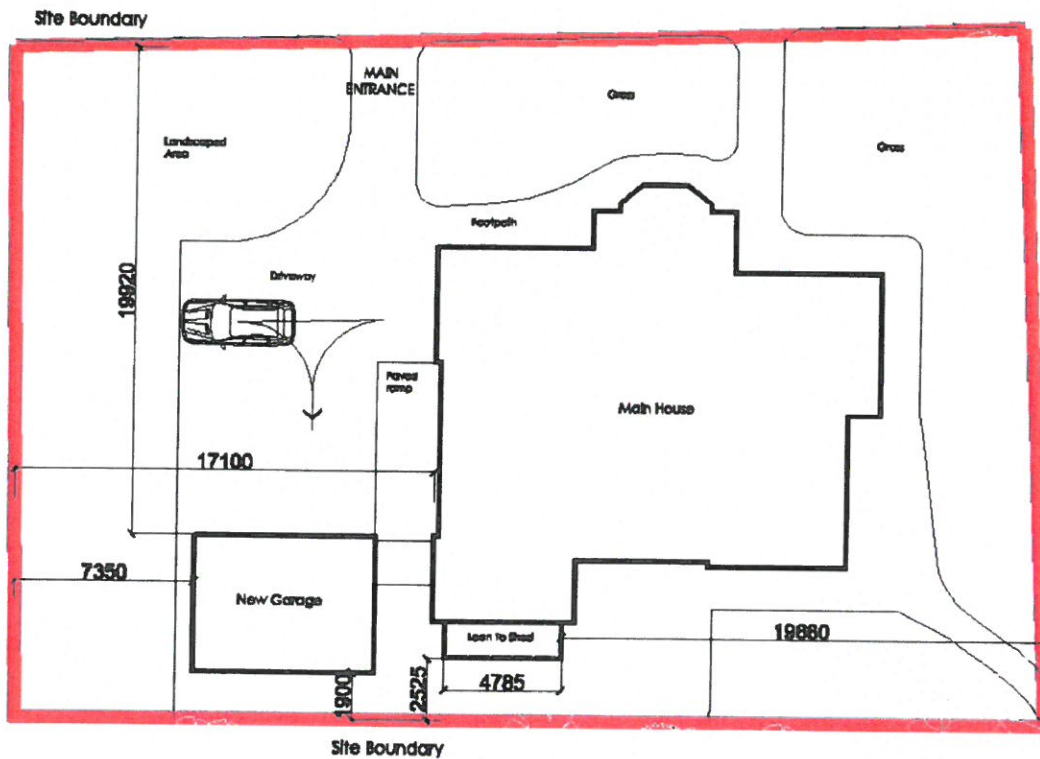
OS Licence No added	05/08/14
Date	Date
Planning Application	
Organic Architects Ltd	
Ing 01604/Johnstonburgh, 004 011, Tel 01450 070822	
Mr & Dr M McLundie	Date
36 Peace Avenue Quarriers Village	1:200 @ A3
Drawing Location Plan	Drawing Number 308 L 000A

This drawing is copyright Organic Architects LLP. It may not be copied, reproduced, stored or distributed for third party without permission being given by Organic Architects LLP.

REFUSED
(refer to decision notice for reasons)



EXISTING SITE PLAN Site Boundary
Scale 1:200 @ A3

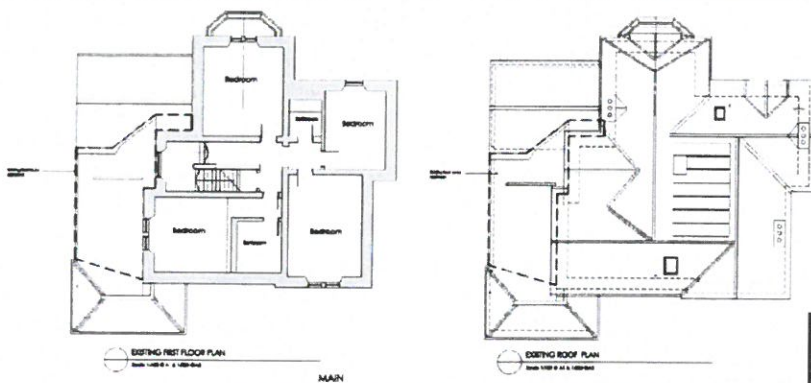


PROPOSED SITE PLAN
Scale 1:200 @ A3

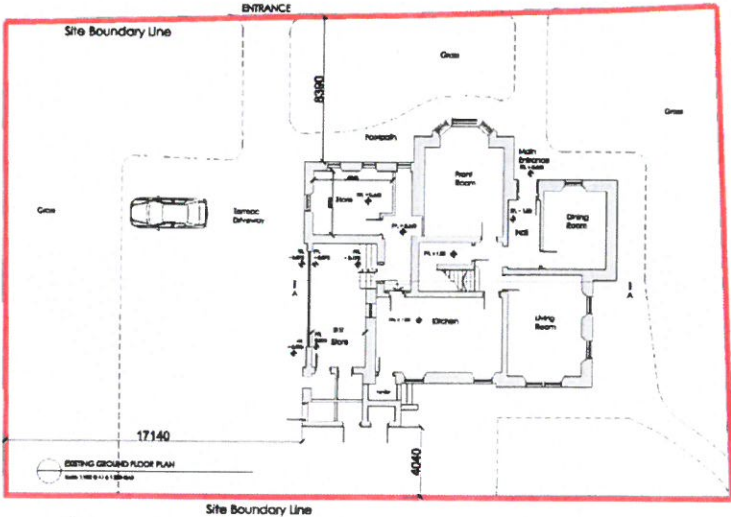


Revision	Date	Date
A Existing and Proposed Site Plans Swapped		11/08/14
Drawing Title Planning Application		
Agent Organic Architects Ltd 41 West Ring Street, Helensburgh, G24 6JL, Tel 01436 616222		
Client Mr C & Dr M McLundie		
Job 36 Peace Avenue Quarriers Village		
Drawing Existing and Proposed Site Plan		
Scale 1:200 @ A3		Drawing Number 308 L 001A





- General Notes
1. Drawing to be used for Drawing Notice only ONLY
 2. Consultant to check all dimensions on site prior to the commencement of work and report any discrepancies to the architect immediately.



Inverclyde
council
Regeneration and Planning

REFUSED
(refer to decision notice for reasons)



A		B	
Planning Application		308 L. 002A	
Organic Architects Ltd		1:100 @ A1	
Mr C & Dr McLundie		1:200 @ A3	
36 Pease Avenue		308 L. 002A	
Quarriers Village			
Existing Plans			



EXISTING SOUTH EAST ELEVATION
Scale: 1:100 @ A1



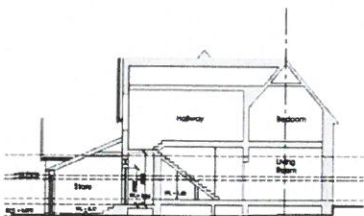
EXISTING SOUTH WEST ELEVATION
Scale: 1:100 @ A1



EXISTING NORTH WEST ELEVATION
Scale: 1:100 @ A1



EXISTING NORTH EAST ELEVATION
Scale: 1:100 @ A1



EXISTING SECTION A/A
Scale: 1:50 @ A1

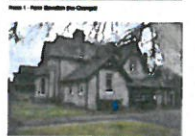
Inverclyde
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Regeneration and Planning

REFUSED

(refer to decision notice for reasons)



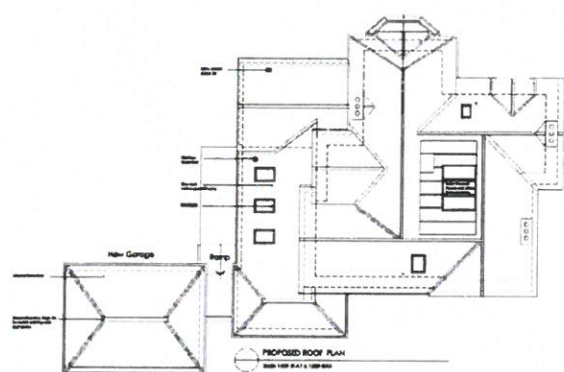
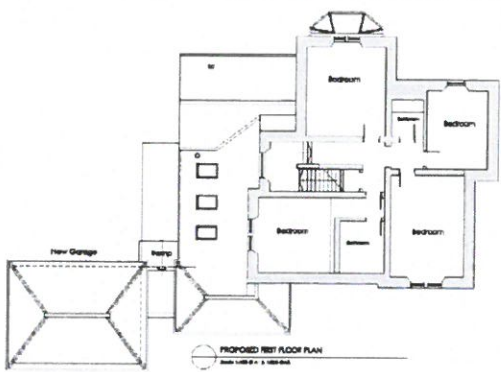
- General notes
1. Drawing to be used for Drawing Rules stated ONLY
 2. Contractor to check all dimensions on site prior to the ground surface is made and report any discrepancies to the architect immediately.



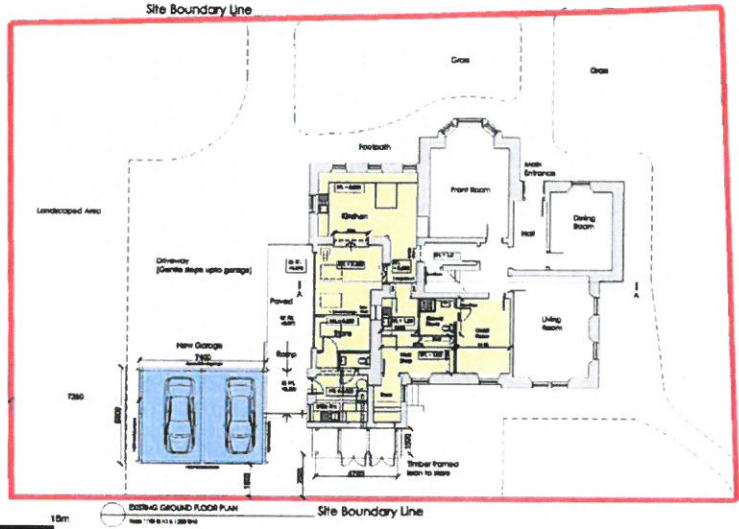
A. Existing address or NE Direction only
Public access for

Planning Application
Organic Architects Ltd
Mr C & Dr McLundie
36 Peece Avenue
Quarters Village
Existing Elevations &
Section A/A

1:100 @ A1
1:200 @ A3
308 L 003A

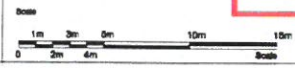


- General Notes**
1. Drawing to be used for obtaining Planning Permission ONLY.
 2. Applicant to check all dimensions of site and to the satisfaction of local planning authority and to the satisfaction of the local planning authority.
- Architectural Information**
- Scale**
1. All dimensions are in millimetres unless otherwise stated.
 2. All dimensions are to the centre of the wall unless otherwise stated.
 3. All dimensions are to the centre of the wall unless otherwise stated.
 4. All dimensions are to the centre of the wall unless otherwise stated.
 5. All dimensions are to the centre of the wall unless otherwise stated.
- Notes**
1. All dimensions are to the centre of the wall unless otherwise stated.
 2. All dimensions are to the centre of the wall unless otherwise stated.
 3. All dimensions are to the centre of the wall unless otherwise stated.
 4. All dimensions are to the centre of the wall unless otherwise stated.
 5. All dimensions are to the centre of the wall unless otherwise stated.
- Legend**
- Area of new building to be constructed
 - Area of existing building to be retained
 - Area of new garage

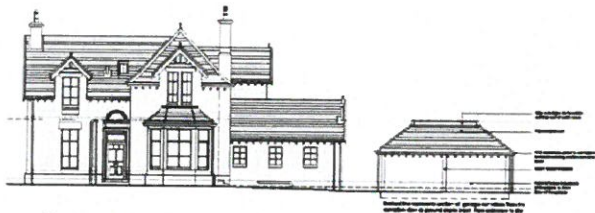


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Regeneration and Planning

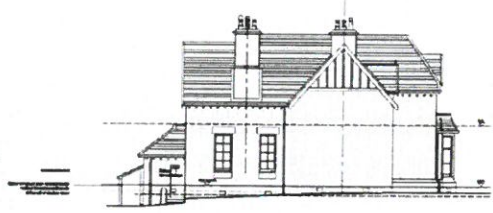
REFUSED
(refer to decision notice for reasons)



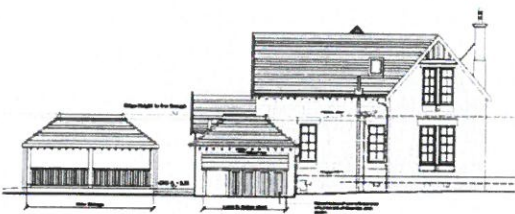
Additional planning notes, see notes on sheet and refer to the decision notice for details.		000001
Project Title	Planning Application	
Client Name	Organic Architects Ltd	
Project Address	36 Peace Avenue	1:100 @ A1
Project Name	Quarriers Village	1:200 @ A3
Project Reference	Proposed Plans	388 L 004A



PROPOSED SOUTH EAST ELEVATION
Scale 1:500 @ A1



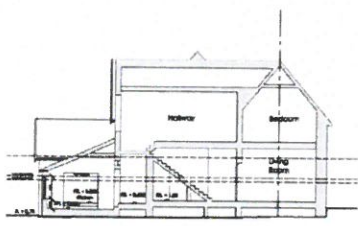
PROPOSED SOUTH WEST ELEVATION
Scale 1:500 @ A1



PROPOSED NORTH WEST ELEVATION
Scale 1:500 @ A1



PROPOSED NORTH EAST ELEVATION
Scale 1:500 @ A1



PROPOSED SECTION A-A
Scale 1:50 @ A1



PROPOSED NORTH EAST ELEVATION OF GARAGE GABLE
Scale 1:500 @ A1



General notes

1. Drawing to be used for Planning Block noted Only
2. Contractor to check all dimensions on site prior to the commencement of work and report any discrepancies to the architect immediately

Approved Details

Roofing

1. Gable roof
2. Roof and gable end to be finished with slate
3. Roof to be finished with slate
4. Roof to be finished with slate
5. Roof to be finished with slate
6. Roof to be finished with slate
7. Roof to be finished with slate
8. Roof to be finished with slate
9. Roof to be finished with slate
10. Roof to be finished with slate

Windows

1. All windows to be finished with UPVC
2. All windows to be finished with UPVC
3. All windows to be finished with UPVC
4. All windows to be finished with UPVC
5. All windows to be finished with UPVC
6. All windows to be finished with UPVC
7. All windows to be finished with UPVC
8. All windows to be finished with UPVC
9. All windows to be finished with UPVC
10. All windows to be finished with UPVC

Doors

1. All doors to be finished with UPVC
2. All doors to be finished with UPVC
3. All doors to be finished with UPVC
4. All doors to be finished with UPVC
5. All doors to be finished with UPVC
6. All doors to be finished with UPVC
7. All doors to be finished with UPVC
8. All doors to be finished with UPVC
9. All doors to be finished with UPVC
10. All doors to be finished with UPVC

Other

1. All other details to be finished with UPVC
2. All other details to be finished with UPVC
3. All other details to be finished with UPVC
4. All other details to be finished with UPVC
5. All other details to be finished with UPVC
6. All other details to be finished with UPVC
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9. All other details to be finished with UPVC
10. All other details to be finished with UPVC

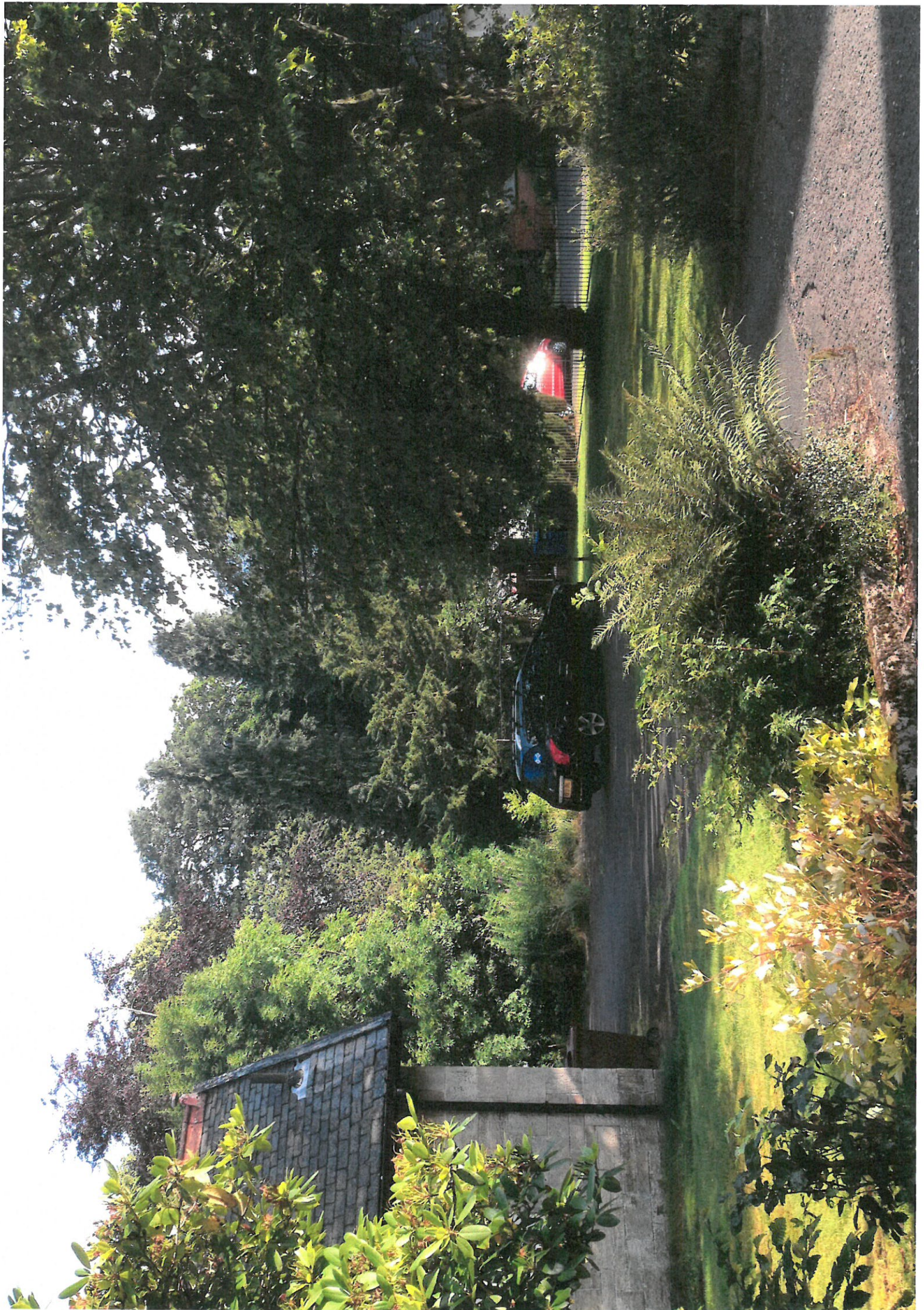
Inverclyde
Council
Regeneration and Planning
REFUSED
(refer to decision notice for reasons)

Organic Architects Ltd
36 Peace Avenue
Quarriers Village
Proposed Elevations &
Section A.A

1:100 @ A1
1:200 @ A2
308 L 005A

SITE PHOTOGRAPHS





















REPORT OF HANDLING DATED 25 JULY 2014

REPORT OF HANDLING

Report By: Guy Phillips

Report No: 14/0176/IC

**Local Application
Development**

**Contact
Officer:** 01475 712422

Date: 25th July 2014

Subject: Erection of a detached garage, partial re-roofing of house and erection of a rear,
lean-to shed at
36 Peace Avenue, Quarriers Village

SITE DESCRIPTION

36 Peace Avenue is one of the former orphans' villas within Quarriers Village Conservation Area and is occupied as a house. It is of part two storey and part single storey construction and finished in sandstone, natural slate and half timbered details. A driveway off Peace Avenue leads to a parking area within the side garden on the north-west side of the plot. It is partially screened by two mature trees on the site frontage. Similar properties adjoin to the south-west and north-east sides of the plot. To the north-west (rear) a wooded area of open space intervenes between the plot and the Gotter Water.





PROPOSAL

The proposals are threefold, comprising the construction of a rear, lean-to timber store with a slate roof, the re-roofing of a single storey section of the north-east (side) elevation in zinc, together with the installation of three conservation area style rooflights, and the construction of an open-sided, pitched-roof double garage within the parking area in the side garden. The garage roof is clad in slate and has a one metre high timber, slatted, balustrade on three sides.

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 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.

PPAN 10 "Rooflights In Listed Buildings And Conservation Areas" 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 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.

Head of Safer and Inclusive Communities - No objections subject to the attachment of advisory notes on external lighting, drainage, CDM Regulations, flooding, septic tanks and seagulls.

PUBLICITY

The application was advertised as a development affecting a conservation area.

SITE NOTICES

A site notice was posted as a development affecting a conservation area.

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan, the proposed Local Development Plan, the design guidance in the Council's PPAN 10, the Historic Scotland's Scottish Historic Environment Policy and the Managing Change In The Historic Environment Design Guidance Note series and the consultation responses.

Policies H1, HR1, HR11 and HR12 of the Local Plan and RES1 and HER3 of the proposed Local Development Plan combine to seek to safeguard residential amenity and character, townscape and public views and to ensure that development is sympathetic to the character, pattern of development and appearance of the Conservation Area, with reference to Historic Scotland's Scottish Historic Environment Policy and the Managing Change In The Historic Environment Design Guidance Notes series.

The proposed open-sided double garage, while partially screened from the public domain by trees within the plot, is of a design which I consider to be at variance with the character and pattern of development of the Conservation Area. In pre-application discussions I had recommended to the applicant's architect that a more sympathetic design could be achieved by the incorporation of walls finished in traditional roughcast which is material used throughout the Conservation Area. The photographs below of other garages in Peace Avenue serve to illustrate the characteristics of the type of design appropriate to the Conservation Area and which I have attempted to encourage the applicant to follow.



The applicant has, however, elected to have the planning application determined on the basis of the open-sided design with timber balustrades. I consider this to be an unexpected type of design which adversely impacts residential amenity and character, the character and pattern of development in the Conservation Area, public views and townscape, and is not an intelligent management of the historic environment, thus failing to accord with Scottish Historic Environment Policy and policies H1, HR11 and HR12 of the Local Plan and policies RES1 and HER1 of the proposed Local Development Plan.

Moving on to the rear, lean-to store, the Managing Change In The Historic Environment Design Guidance Note series advises that most historic buildings can be extended sensitively. Extensions should be subordinate in scale and form, be located on a secondary elevation and be designed in a high-quality manner using appropriate materials. I consider that the proposal accords with this guidance as it is of proportionate scale to the building to which it is attached, contains design details which are in sympathy with those of the existing building and utilises finishing materials which, I consider, are appropriate to the Conservation Area setting. Natural slate is the uniform roof covering throughout the Conservation Area and the house contains other elements of timber cladding. The rear location determines that the store does not impact upon townscape and the public domain.

Regarding the re-roofing of the single storey section of the north-east side of the house in zinc and the formation of three rooflights, the Managing Change In The Historic Environment Design Guidance Note series advises that alterations and repairs to roofs and their associated features should protect the character of the historic building. The contribution of the roof to that character should therefore be understood before considering how to alter the building. The pitch on the single storey section of the building is below the minimum recommended for slate covering. As a result, water ingress has rotted the roof timbers over time. The use of dark grey zinc allows the roof pitch to be maintained, overcomes the issue of water ingress and is a sustainable design solution. I am further satisfied that the use of zinc covering on this secondary area of roof is not harmful to the character and pattern of development in the Conservation Area, townscape and public views. The three rooflights proposed on the zinc roof are of a design which accords with the Council's design guidance in PPAN 10. As such, Local Plan policy DC1 presumes in favour of planning permission being granted for this part of the proposal.

The consultation responses from the Heads of Safer & Inclusive Communities and Environmental & Commercial Services do not raise any objections to the proposal. Were I to be recommending favourably, I would have no objections to the advisory notes recommended to be attached by the Head of Safer & Inclusive Communities.

Given my concerns about the garage design, I consider that the proposal does not merit support.

RECOMMENDATION

That the application be refused.

Reason

1. The proposed open-sided double garage adversely impacts residential amenity and character, the character and pattern of development in the Conservation Area, public views and townscape, fails to manage the historic environment with intelligence and understanding in accordance with Scottish Historic Environment Policy and conflicts with policies H1, HR11 and HR12 of the Local Plan and policies RES1 and HER1 of the proposed Local Development Plan.

Signed:

Case Officer: Guy Phillips

Stuart Jamieson
Head of Regeneration and Planning

CONSULTATION RESPONSES

TO: HEAD OF REGENERATION & PLANNING
FROM: HEAD OF ENVIRONMENTAL &
COMMERCIAL SERVICES

Your Ref: 14/176/IC
Our Ref: DAC/14/04/14/176/IC
Contact: D A Chisholm
Tel: (01475) 7144841

RECEIVED
 30 JUN 2014
 9:00

INVERCLYDE COUNCIL
ENVIRONMENTAL & COMMERCIAL SERVICES
OBSERVATIONS ON PLANNING APPLICATION

GP
Planning Application No: 14/176/IC Dated: 13/6/14 Received: 16/6/14
Applicant: Dr M McLundie
Proposed Development: Erection of a detached garage and partial re-roofing of house
Location: 36 Peace Avenue Quarriers Village
Type of Consent: Detailed Permission/In-Principle Approval of Matters/ Change of Use
No. of drawings submitted: 6

Comments			
1	Parking Requirements		
	No of bedrooms	Allocated Spaces	Unallocated Spaces
	1	1	0.25
		0	1.25
	2 or 3	2	0.25
		1	0.65
	4 or more	3	0.1
		2	0.5
	There are currently 4 bedrooms, 4 bedrooms are proposed, there are 6 parking spaces within the site.		

NOTES FOR INTIMATION TO APPLICANT

CONSTRUCTION CONSENT (S21)*	Not Required/ Required for all road works
ROAD BOND (S17)*	Not Required/ Required if building works are to be undertaken before roads are completed
ROAD OPENING PERMIT (S56)*	Not Required/ Required for all works in the public road

*Relevant Section of the Roads (Scotland) Act 1984

Signed Date 24/6/14
 HEAD OF ENVIRONMENTAL &
 COMMERCIAL SERVICES

Memorandum Safer Communities Planning Application Consultation Response	
To: Planning Services For the Attention of Guy Phillips	
From: Safer and Inclusive Communities	Date of Issue to Planning: 20.6.2014

Lead Officer: Janet Stitt	
Tel: 01475 714 270	Email: janet.stitt@inverclyde.gov.uk

Safer Communities Reference (optional):	
Planning Application Reference:	14/0176/IC
Planning Application Address:	36 Peace Ave QV
Planning Application Proposal:	Erection of garage and partial re- roofing

Team	Officer	Date
Food & Health	Michael Lapsley	
Environment & Safety <i>Contaminated Land</i>	Sharon Lindsay Roslyn McIntosh	18.06.14 19.06.14
Public Health & Housing	Janet Stitt / Jim Blair	13.6.14
Environment and Enforcement	Stewart Mackenzie	18.06.14

Amend table entries as appropriate and insert date when each officer review is completed.

Recommended Conditions:

It is recommended that the undernoted conditions be placed on any consent the council may grant:

Delete or amend as appropriate

Food & Health

No Comments

Environment & Safety

No Comments

Contaminated Land

No Comments

Public Health & Housing

1. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".

Reason: To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.

Environment and Enforcement

No Comments

Recommended Advisory Notes

It is strongly recommended that the undernoted Advisory Notes be placed on any consent the Council may grant:

- i. **Site Drainage:** Suitable and sufficient measures for the effective collection and disposal of surface water should be implemented during construction phase of the project as well as within the completed development to prevent flooding within this and nearby property.
- ii. The applicant should be fully aware of the **Construction (Design & Management) Regulations 2007 (CDM 2007)** and it's implications on client duties etc.
- iii. Measures should be implemented during the construction phase of the project as well as the within the completed development to prevent flooding within the application site and in property / land nearby.
- iv. **Septic Tanks:** Should the premises be served by a septic tank, it will be necessary to ensure that the capacity of the tank is sufficient to deal with any additional demand and that the maintenance and emptying regime is modified accordingly.
- v. **Design and Construction of Buildings – Gulls:** It is very strongly recommended that appropriate measures be taken in the design of all buildings and their construction, to inhibit the roosting and nesting of gulls. Such measures are intended to reduce nuisance to, and intimidation of, persons living, working and visiting the development.

DECISION NOTICE DATED 25 JULY 2014

DECISION NOTICE

Refusal of Planning Permission Issued under Delegated Powers

Inverclyde
council

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 14/0176/IC

Online Ref:000091415-001

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

Dr M McLundie
36 Peace Avenue
Peace Avenue
Quarriers Village
PA11 3TH

Organic Architects
Andrea Wise
41 West King Street
HELENSBURGH
G84 8UI

With reference to your application dated 30th May 2014 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of a detached garage, partial re-roofing of house and erection of a rear, lean-to shed at

36 Peace 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 design of the proposed open-sided double garage adversely impacts on the character and pattern of development in the Conservation Area, public views and townscape, and fails to manage the historic environment in accordance with Scottish Historic Environment Policy and contrary to policies H1, HR11 and HR12 of the 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 25th day of July 2014


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:
308 L 000	rev A	01.05.2014
308 L 001	rev A	01.05.2014
308 L 002	rev A	01.05.2014
308 L 003	rev A	01.05.2014
308 L 004	rev A	01.05.2014
308 L 005	rev A	01.05.2014

**LETTER DATED 22 OCTOBER 2014 FROM
MH PLANNING ASSOCIATES ENCLOSING NOTICE OF
REVIEW FORM AND SUPPORTING DOCUMENTATION**



22 October 2014

Head of Legal and Property Services
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LX

Dear Sirs

**REQUEST FOR REVIEW OF DECISION TO REFUSE PLANNING PERMISSION FOR THE
ERECTION OF A DETACHED GARAGE, PARTIAL RE-ROOFING OF HOUSE AND ERECTION
OF A REAR LEAN-TO SHED, 36 PEACE AVENUE, QUARRIERS VILLAGE, PA11 3TH
(REFERENCE 14/0176/IC)**

With respect to the above request for a review of the Council's decision to refuse planning permission, please find enclosed the following documents:

- Application Form
- Drawing 308 L 000A – Location Plan
- Drawing 308 L 001A – Existing and Proposed Site Plan
- Drawing 308 L 002A – Existing Plans
- Drawing 308 L 003A – Existing Elevations
- Drawing 308 L 004A – Proposed Plans
- Drawing 308 L 005A – Proposed Elevations
- Report of Handling
- Decision Notice
- Statement of Case

I trust that this is sufficient for your needs however please do not hesitate to let me know if you wish me to provide more information on any point.

Yours sincerely

Michael Hyde MRTPI
MH Planning Associates

MH Planning Associates

11B West Abercromby Street, Helensburgh, G84 9LH **Tel:** 01436 675376 **Mob:** 07816 907203

Web: www.mhplanning.co.uk **Email:** info@mhplanning.co.uk

Inverclyde council

Municipal Buildings Clyde Square Greenock PA15 1LY

Tel: 01475 712 406

Fax: 01475 712 468

Email: planning.dlm@inverclyde.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000091415-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

New garage, internal alterations and re-organising of rooms in main house and new roof to existing mud room.

Has the work already been started and/or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

First Name: *

Last Name: *

Telephone Number: *

Extension Number:

Mobile Number:

Fax Number:

Email Address: *

You must enter a Building Name or Number, or both:*

Building Name:

Building Number:

Address 1 (Street): *

Address 2:

Town/City: *

Country: *

Postcode: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *

Other Title: *

First Name: *

Last Name: *

Company/Organisation:

Telephone Number:

Extension Number:

Mobile Number:

Fax Number:

Email Address:

You must enter a Building Name or Number, or both:*

Building Name:

Building Number:

Address 1 (Street): *

Address 2:

Town/City: *

Country: *

Postcode: *

Site Address Details

Planning Authority:

Full postal address of the site (including postcode where available):

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Northing

Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (Max 500 characters)

Positive feed back on roof proposal and have taken advice on the garage proposal.

Title:

Other title:

First Name:

Last Name:

Correspondence Reference Number:

Date (dd/mm/yyyy):

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: Andrea Wise

On behalf of: Dr M McLundie

Date: 30/05/2014

Please tick here to certify this Certificate. *

Checklist - Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * Yes No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * Yes No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * Yes No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. Yes No
- e) Have you provided a certificate of ownership? * Yes No
- f) Have you provided the fee payable under the Fees Regulations? * Yes No
- g) Have you provided any other plans as necessary? * Yes No

Continued on the next page

A copy of other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- Existing and proposed elevations.
- Existing and Proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. * Yes No

A Supporting Statement – you may wish to provide additional background information or justification for your proposals. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * Yes No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been received by the planning authority.

Declare - For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying plans/drawings and additional information.

Declaration Name: Andrea Wise

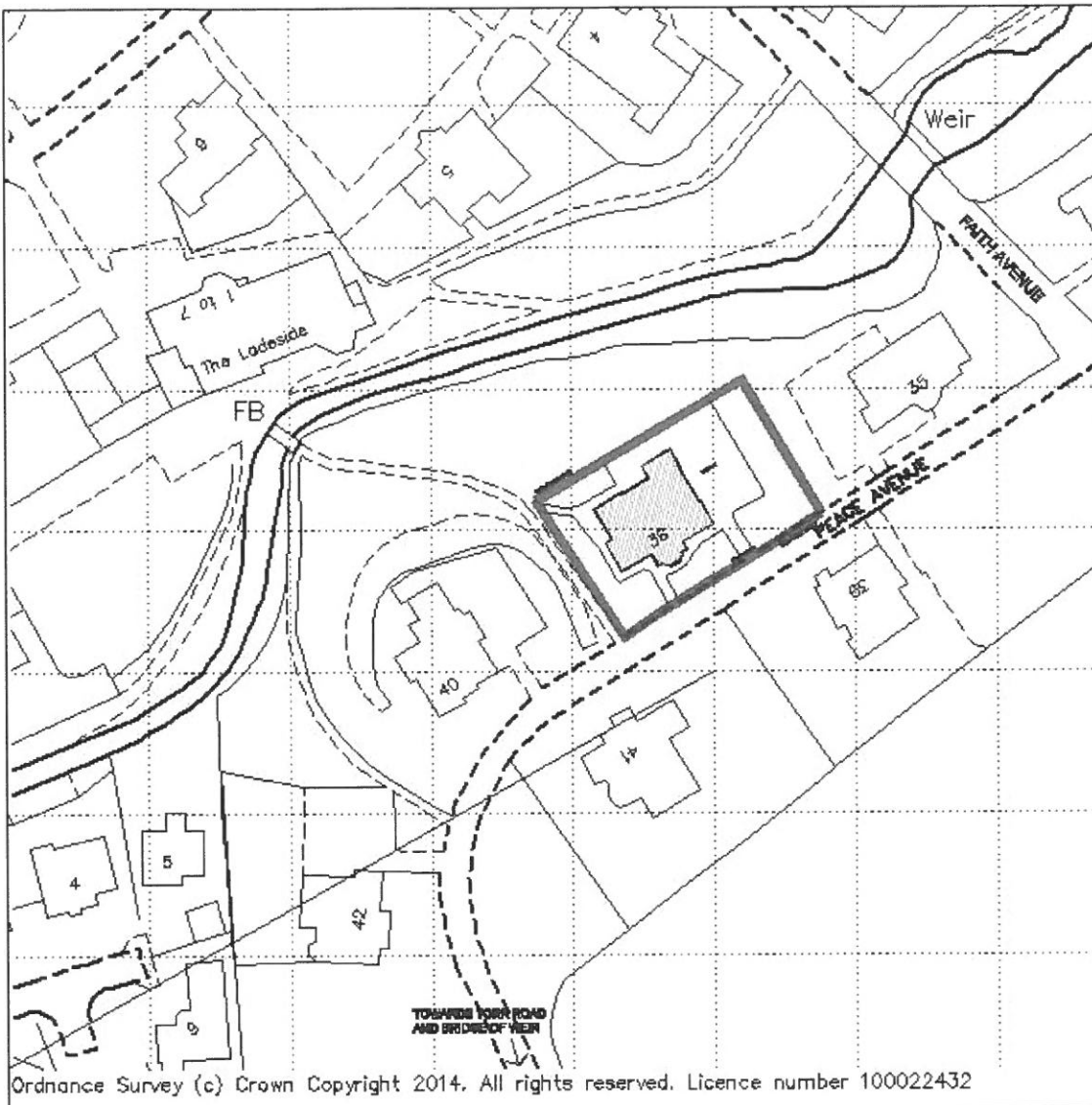
Declaration Date: 30/05/2014

Submission Date: 30/05/2014

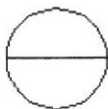
Payment Details

Cheque: Dr M McLundie, 000887

Created: 30/05/2014 14:25



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LOCATION PLAN

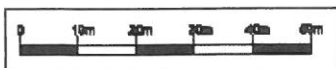
Scale 1:1250 @A4

Inverclyde
council
Regeneration and Planning

REFUSED

(refer to decision notice for reasons)

A OS License No added		05/08/14
Revision	Detail	Date
Drawing Title		
Planning Application Agents Organic Architects Ltd 41 Wood King Street, Inverclyde, G84 8LE, Tel 01488 670822 Client Mr C & Dr M McLundie		
36 Peace Avenue Quarriers Village		1:200 @ A3
Drawing		Drawing Number
Location Plan		308 L 000A



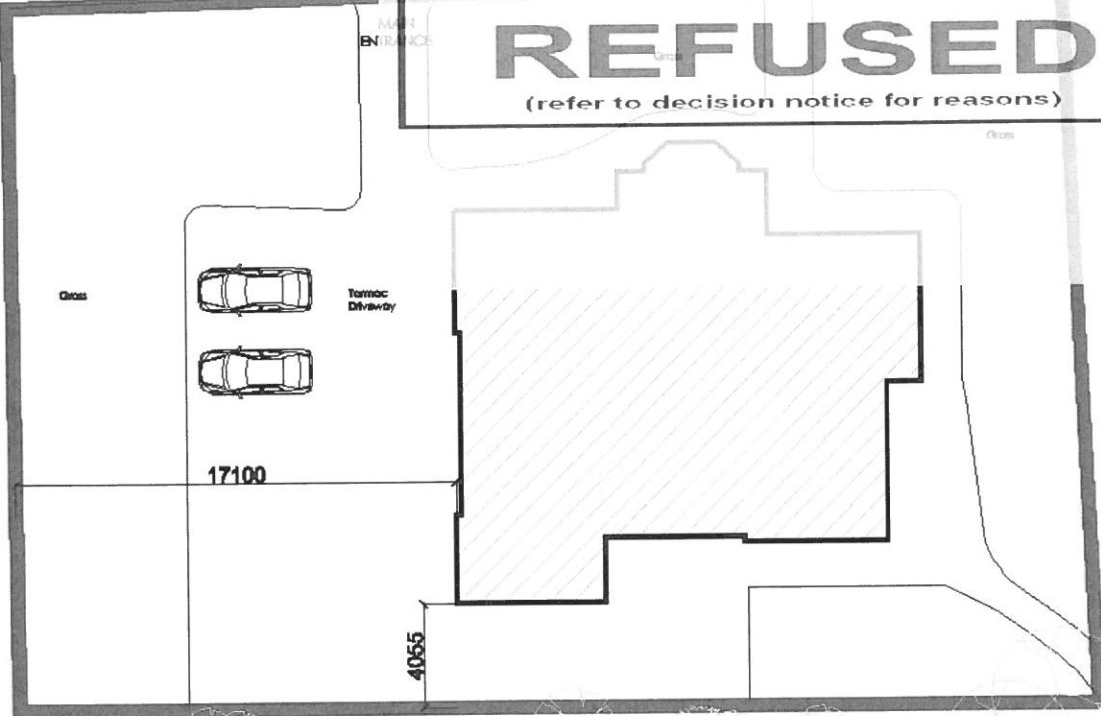
Scale



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REFUSED
(refer to decision notice for reasons)

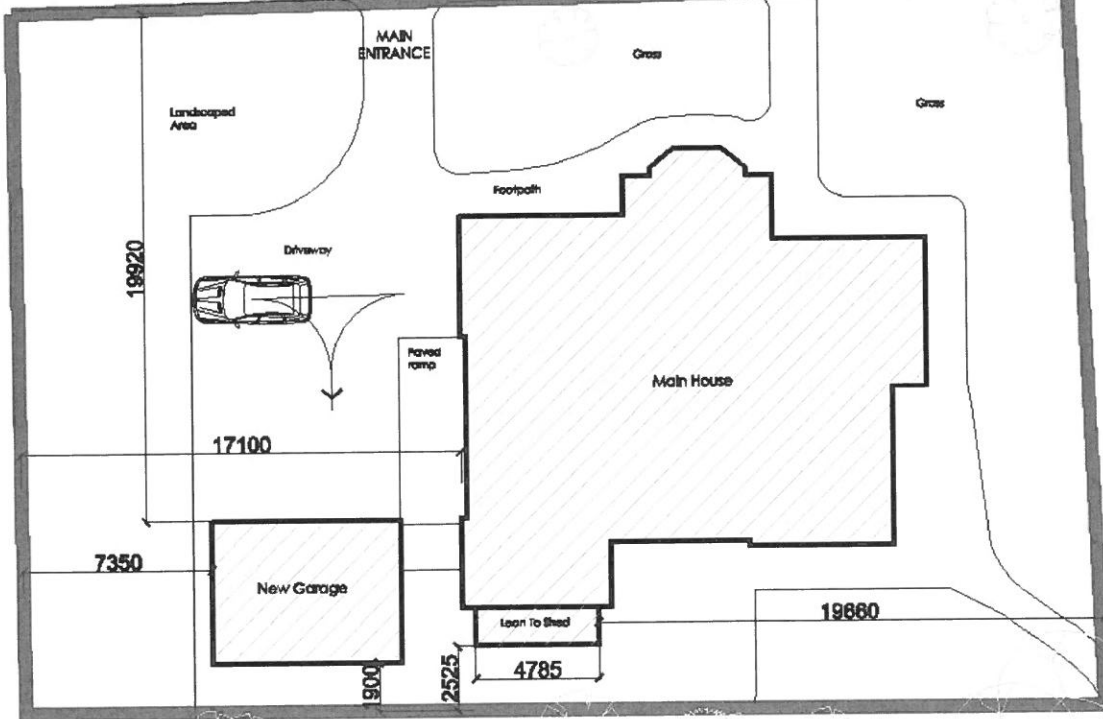
Site Boundary



EXISTING SITE PLAN Site Boundary

Scale 1:200 @A3

Site Boundary



PROPOSED SITE PLAN

Scale 1:200 @A3



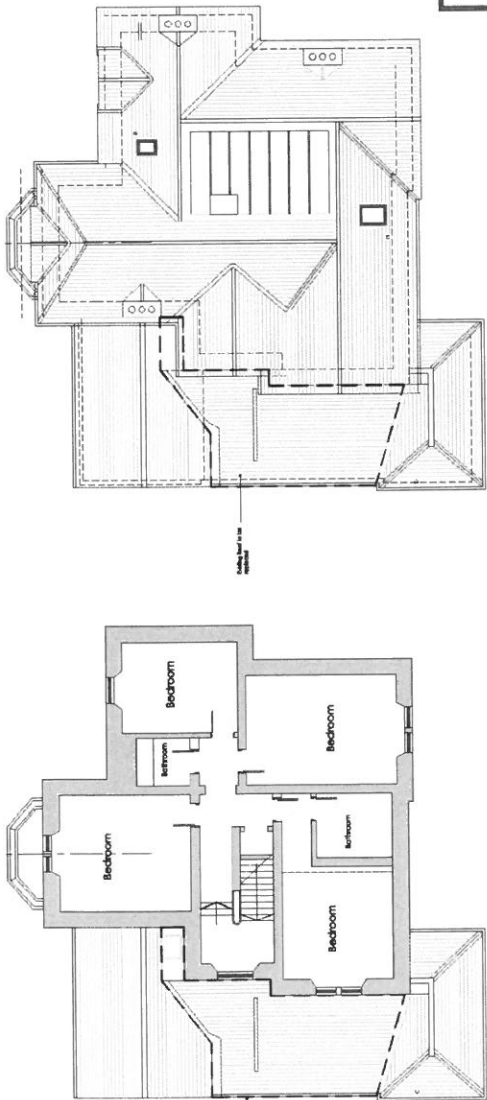
A Existing and Proposed Site Plans Swapped 11/08/14

Revision	Detail	Date
Drawing Title		ORGANIC ARCHITECTS
Planning Application		
Agent		ORGANIC ARCHITECTS
Organic Architects Ltd 41 West King Street, Helensburgh, G84 8UL, Tel 01436 670022		
Client		308 L 001A
Mr C & Dr M McLundie		
Job		1:200 @ A3
36 Peace Avenue Quarriers Village		Drawing Number
Drawing		308 L 001A
Existing and Proposed Site Plan		

This drawing is copyright Organic Architects LLP. It must not be copied, reproduced, transferred or distributed in any form without prior written consent being given in writing by Organic Architects LLP

General Notes

1. Drawing to be used for drawing status noted Only
2. Contractor to check all dimensions on site prior to the commencement of works and report any discrepancies to the Architect immediately



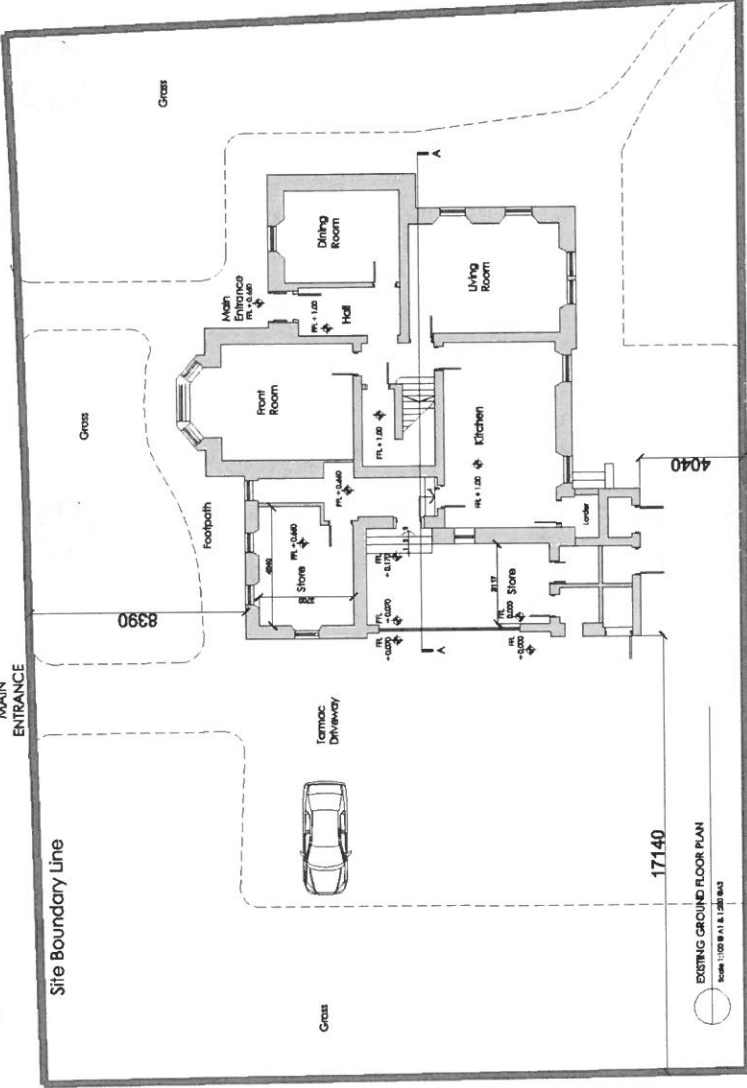
EXISTING FIRST FLOOR PLAN
Scale: 1:100 @ A1 & 1:200 @ A3

EXISTING ROOF PLAN
Scale: 1:100 @ A1 & 1:200 @ A3

Inverclyde
council
Regeneration and Planning

REFUSED

(refer to decision notice for reasons)

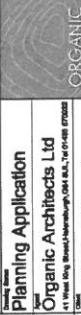


EXISTING GROUND FLOOR PLAN
Scale: 1:100 @ A1 & 1:200 @ A3

Site Boundary Line



A Existing and fresh shown		DATE: 08/06/14
Architect: Organic Architects Ltd		Scale: 1:100 @ A1
Client: Mr C & Dr McLundie		Scale: 1:200 @ A3
Address: 36 Peace Avenue		Project No: 308 L 002A
Location: Quarriers Village		Drawing Title: Existing Plans



The Architect's responsibility is limited to the design and construction of the building. It does not extend to the design of the building's structure, services, or other elements. The Architect is not responsible for the design of the building's structure, services, or other elements.

General Notes

- Drawing to be used for Drawing 30ms noted ONLY
- Contractors to check all dimensions on site prior to the commencement of works and report any discrepancies to the Architect immediately



Photo 1 - Front Elevation (see Concept)



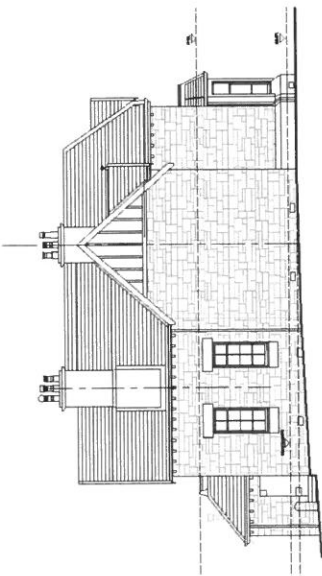
Photo 2 - View towards North East Elevation and existing driveway



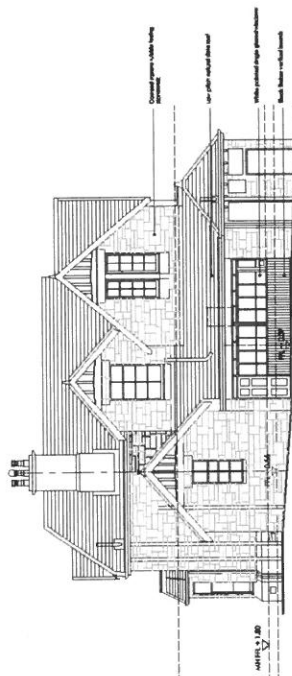
Photo 3 - View of the existing 'outbuild' to be demolished



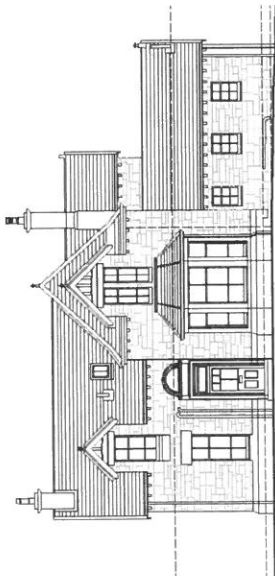
Photo 4 - View of existing house on the South West Elevation



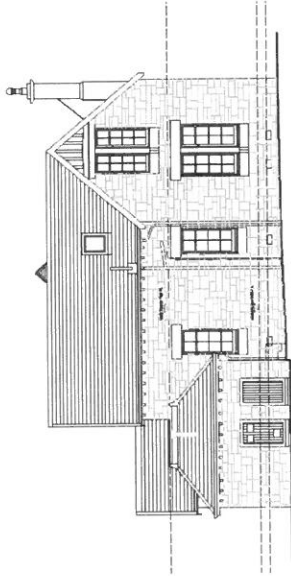
EXISTING SOUTH WEST ELEVATION
Scale 1:100 @ A1 & 1:200 @ A3



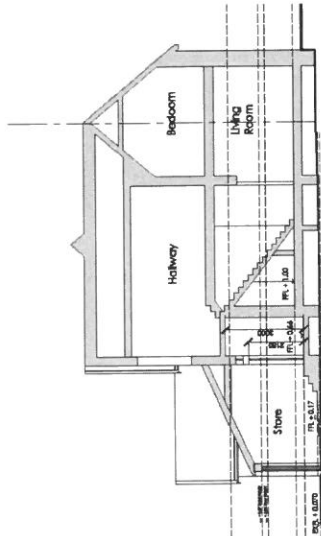
EXISTING NORTH EAST ELEVATION
Scale 1:100 @ A1



EXISTING SOUTH EAST ELEVATION
Scale 1:100 @ A1 & 1:200 @ A3



EXISTING NORTH WEST ELEVATION
Scale 1:100 @ A1



EXISTING SECTION A/A
Scale 1:100 @ A1

Inverclyde
 council
 Regeneration and Planning

REFUSED
 (refer to decision notice for reasons)



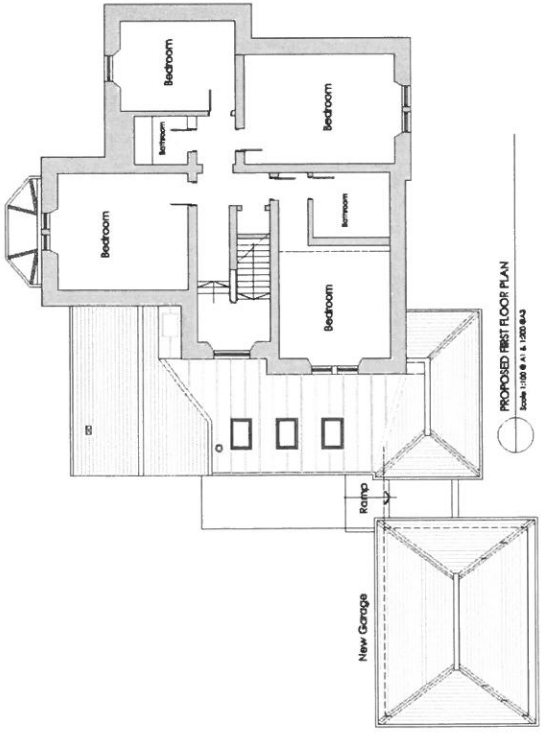
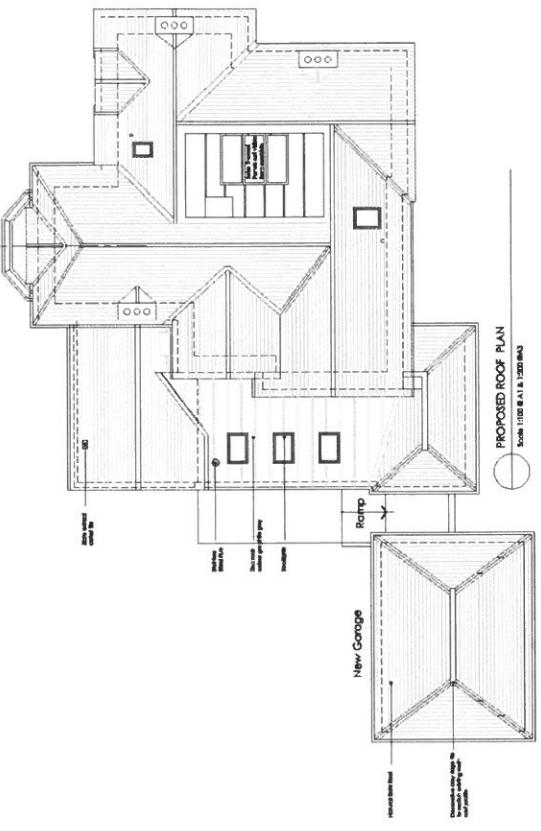
A Existing windows on NE Elevation white Additional notes bar		08/03/14
Project	Planning Application	
Client	Organic Architects Ltd	
Address	41 West Ayr Road Glasgow G8 5LJ, The Glass House	
Architect	Mir C & Dr McLundie	
Scale	1:100 @ A1 1:200 @ A3	
Section	Existing Elevations & Section A/A	
Drawing No.	308 L 003A	

General Notes

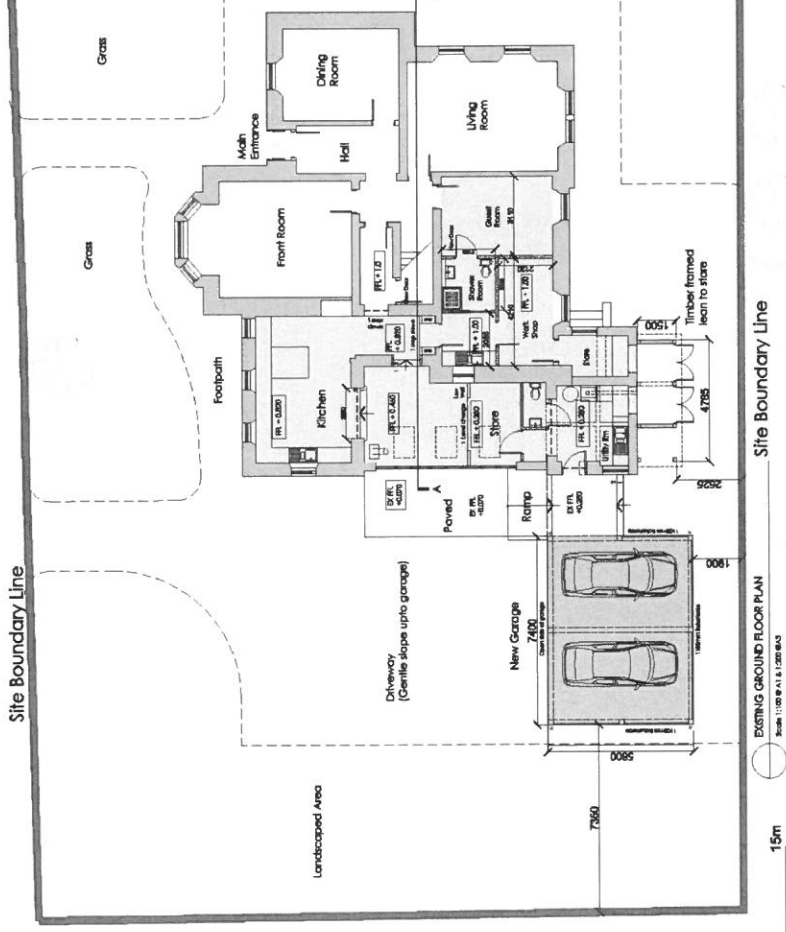
- Drawing to be used for Drawing Notation Only
- Contractor to check all dimensions on site prior to the commencement of works and report any discrepancies to the Architect immediately

FINISHES AND APPLICATIONS

- WALLS**
- Internal: Plasterboard on masonry with plaster skim and paint. External: Plaster on masonry with render and paint.
 - Roof: Asph/Flt on timber joists with 100mm EPS insulation and 150mm concrete slab.
 - Floor: Polished concrete on compacted subgrade.
 - External: Concrete on compacted subgrade with 100mm EPS insulation.
- CEILING**
- Roof: Plasterboard on timber joists with 100mm EPS insulation.
- SKY**
- Roof: Clear frame structural products with triple glazing and argon gas fill.



Site Boundary Line



Inverclyde council
Regeneration and Planning

REFUSED

(refer to decision notice for reasons)



Address: 36 Peace Avenue, Quarriers Village, Glasgow G7 8JH	06/08/14
Client: Mr C & Dr McLundie	
Project: Proposed Plans	
Scale: 1:100 @ A1, 1:200 @ A3	
Drawn: 308 L 004A	
Project Name: Organic Architects Ltd	
Address: 41 West Hill, Glasgow G12 8JH	
Phone: 0141 204 0200	
Website: www.organicarchitects.co.uk	

General Notes

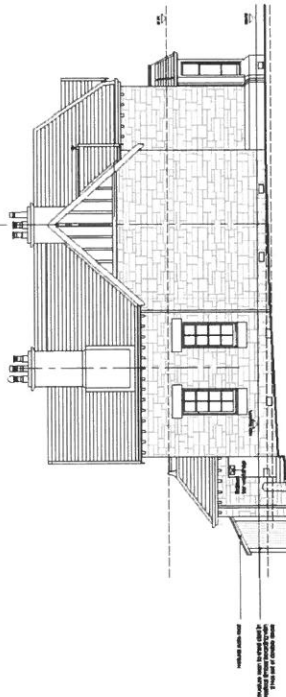
1. Drawing to be used for Drawing Status marked ONLY
2. Contractor to check all dimensions on site prior to the commencement of works and report any discrepancies to the Architect immediately

**FINISHES LIST
APPLICATION / REMOVAL**

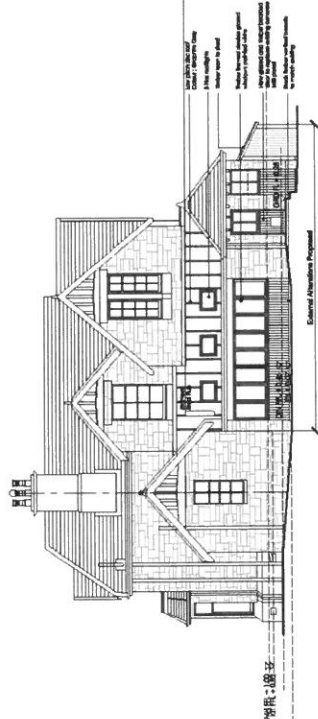
1. Internal / Exteriors
 External: Finish the existing stone walls and stone from new stone room and gable ends in matching stone.
 Internal: Finish in matching stone.
2. New: All: and colour grout the grey to match the existing stone.
 All: Finish in matching stone to match existing pattern colour block.
3. Windows
 Existing windows to be repaired with stone.
 New: Existing pattern: Restore and patch up with matching stone.
 New: Existing pattern: Restore and patch up with matching stone.
 New: Existing pattern: Restore and patch up with matching stone.
4. Walls
 Existing: Existing pattern: Restore and patch up with matching stone.
 Existing: Existing pattern: Restore and patch up with matching stone.
 Existing: Existing pattern: Restore and patch up with matching stone.

QUALITY

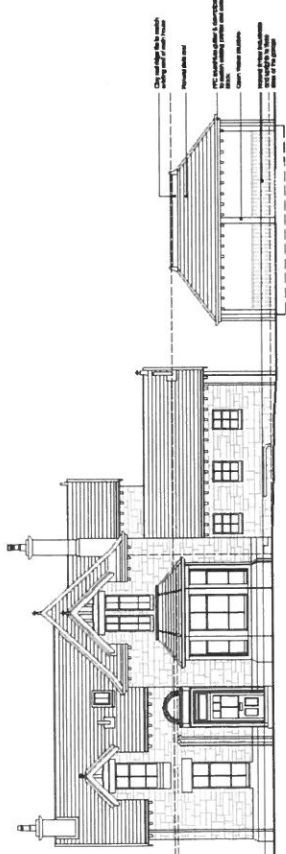
- Roof: New: All: and colour grout the grey to match the existing stone.
 All: Finish in matching stone to match existing pattern colour block.
 All: Finish in matching stone to match existing pattern colour block.
 All: Finish in matching stone to match existing pattern colour block.
- Walls: Clear: Existing pattern: Restore and patch up with matching stone.
 Existing: Existing pattern: Restore and patch up with matching stone.
 Existing: Existing pattern: Restore and patch up with matching stone.



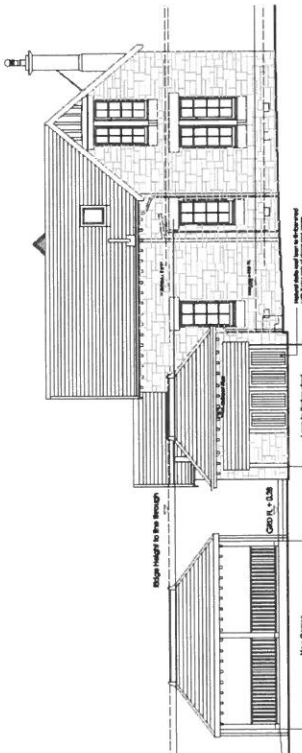
PROPOSED SOUTH WEST ELEVATION
Scale: 1:100 @ A1 & 1:200 @ A3



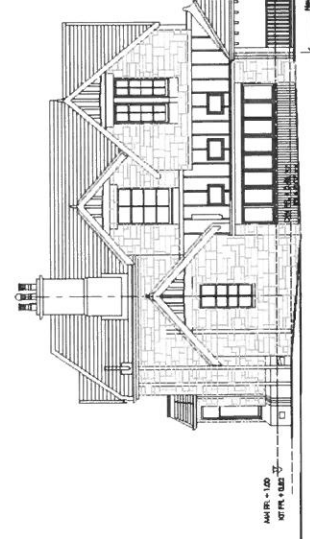
PROPOSED NORTH EAST ELEVATION
Scale: 1:100 @ A1



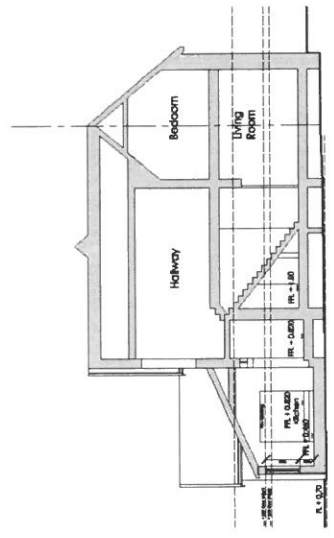
PROPOSED SOUTH EAST ELEVATION
Scale: 1:100 @ A1 & 1:200 @ A3



PROPOSED NORTH WEST ELEVATION
Scale: 1:100 @ A1



PROPOSED NORTH EAST ELEVATION OF GARAGE GABLE
Scale: 1:100 @ A1



PROPOSED SECTION A/A
Scale: 1:100 @ A1



Inverclyde
council
Regeneration and Planning

REFUSED

(refer to decision notice for reasons)

Planning Application

Organic Architects Ltd
11 West Derg Road, Glasgow, G12 8JL, Tel: 0141 204 0000

Mr C & Dr McLundie

36 Peace Avenue
Quarriers Village

Proposed Elevations & Section A/A

Scale: **1:100 @ A1**
1:200 @ A3

Section: **308 L 005A**

ORGANIC

Inverclyde council

Municipal Buildings Clyde Square Greenock PA15 1LY

Tel: 01475 712 406

Fax: 01475 712 468

Email: planning.dlm@inverclyde.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000102738-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

First Name: *

Last Name: *

Telephone Number: *

Extension Number:

Mobile Number:

Fax Number:

Email Address: *

You must enter a Building Name or Number, or both:*

Building Name:

Building Number:

Address 1 (Street): *

Address 2:

Town/City: *

Country: *

Postcode: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title: *	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both:*	
Other Title: *	<input type="text" value="Dr"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="M"/>	Building Number:	<input type="text" value="36"/>
Last Name: *	<input type="text" value="McLundie"/>	Address 1 (Street): *	<input type="text" value="Peace Avenue"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number:	<input type="text"/>	Town/City: *	<input type="text" value="Quarriers Village"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Inverclyde"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA11 3TH"/>
Fax Number:	<input type="text"/>		
Email Address:	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="Inverclyde Council"/>		
Full postal address of the site (including postcode where available):			
Address 1:	<input type="text" value="Cottage 36"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="Peace Avenue"/>	Town/City/Settlement:	<input type="text" value="Quarriers Village"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PA11 3TH"/>
Address 4:	<input type="text"/>		

Please identify/describe the location of the site or sites.

Northing	<input type="text" value="666831"/>	Easting	<input type="text" value="236540"/>
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Description of the Proposal

Please provide a description of the proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

ERECTION OF A DETACHED GARAGE, PARTIAL RE-ROOFING OF HOUSE AND ERECTION OF A REAR LEAN-TO SHED

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time of expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See submitted Statement of Case

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

Yes No

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. You can attach these documents electronically later in the process: * (Max 500 characters)

Statement of Case

Application Details

Please provide details of the application and decision.

What is the application reference number? *

14/0176/IC

What date was the application submitted to the planning authority? *

30/05/14

What date was the decision issued by the planning authority? *

25/07/14

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be conducted by a combination of procedures.

Please select a further procedure *

Inspection of the land subject of the appeal. (Further details below are not required)

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? * (Max 500 characters)

In order for members of the LRB to assess the potential impact of the proposed development on the character and appearance of the Conservation Area

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist - Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and drawings) which are now the subject of this review *

Yes No

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 (if any) from the earlier consent.

Declare - Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Michael Hyde

Declaration Date: 22/10/2014

Submission Date: 22/10/2014

REPORT OF HANDLING

Report By: Guy Phillips

Report No:

14/0176/IC

**Local Application
Development**

**Contact
Officer:**

01475 712422

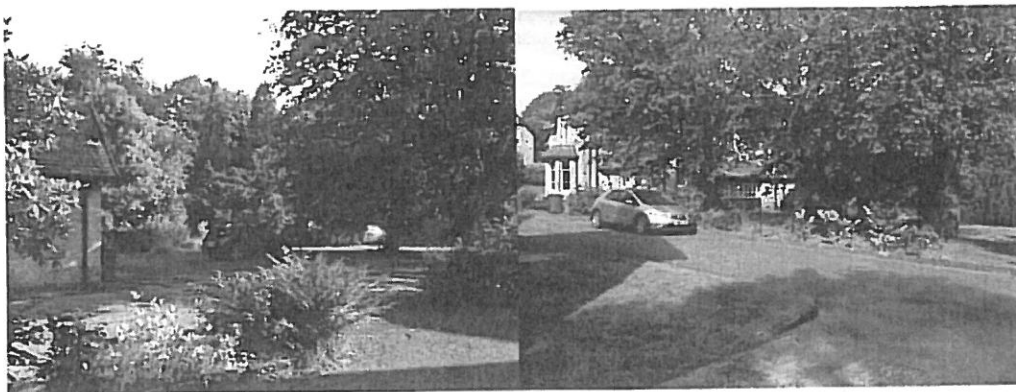
Date:

25th July 2014

Subject: Erection of a detached garage, partial re-roofing of house and erection of a rear, lean-to shed at
36 Peace Avenue, Quarriers Village

SITE DESCRIPTION

36 Peace Avenue is one of the former orphans' villas within Quarriers Village Conservation Area and is occupied as a house. It is of part two storey and part single storey construction and finished in sandstone, natural slate and half timbered details. A driveway off Peace Avenue leads to a parking area within the side garden on the north-west side of the plot. It is partially screened by two mature trees on the site frontage. Similar properties adjoin to the south-west and north-east sides of the plot. To the north-west (rear) a wooded area of open space intervenes between the plot and the Gotter Water.



PROPOSAL

The proposals are threefold; the construction of a rear lean-to timber store with a slate roof, the re-roofing of a single storey section of the north-east (side) elevation in zinc incorporating the installation of three conservation area style rooflights, and the construction of an open-sided, pitched-roof double garage within the parking area in the side garden. The garage roof is clad in slate and has a one metre high timber, slatted, balustrade on three sides.

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 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.

PPAN 10 "Rooflights In Listed Buildings And Conservation Areas" 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 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.

Head of Safer and Inclusive Communities - No objections subject to the attachment of advisory notes on external lighting, drainage, CDM Regulations, flooding, septic tanks and seagulls.

PUBLICITY

The application was advertised as a development affecting a conservation area.

SITE NOTICES

A site notice was posted as a development affecting a conservation area.

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan, the proposed Local Development Plan, the design guidance in the Council's PPAN 10, Historic Scotland's Scottish Historic Environment Policy and Managing Change in the Historic Environment Design Guidance Note series, and the consultation responses.

Policies H1, HR1, HR11 and HR12 of the Local Plan and RES1 and HER3 of the proposed Local Development Plan combined seek to safeguard residential amenity and character, townscape and public views and ensure that development is sympathetic to the character, pattern of development and appearance of the Conservation Area. These policies reflect Historic Scotland's Scottish Historic Environment Policy and the Managing Change in the Historic Environment Design Guidance Notes series.

The proposed open-sided double garage, while partially screened from the public domain by trees within the plot, is of a design which I consider to be at variance with the character and pattern of development of the Conservation Area. In pre-application discussions a more sympathetic design incorporating walls finished in traditional roughcast, as is evident throughout the Conservation

Area, was encouraged. The photographs below of other garages in Peace Avenue serve to illustrate the characteristics of the type of design appropriate to the Conservation Area.



The applicant has, however, elected to have the planning application determined on the basis of the open-sided design with timber balustrades. This design detail is not characteristic of buildings in the Conservation Area., and the resultant unexpected design adversely impacts on the character and pattern of development in the Conservation Area, public views and townscape, and is not appropriate management of the historic environment. This fails to accord with Scottish Historic Environment Policy and policies H1, HR11 and HR12 of the Local Plan and policies RES1 and HER1 of the proposed Local Development Plan.

I offer no objection to other elements of the application. The Managing Change in the Historic Environment Design Guidance Note series advises that most historic buildings can be extended

sensitively. Extensions should be subordinate in scale and form, be located on a secondary elevation and be designed in a high-quality manner using appropriate materials. I consider that the rear lean-to store proposal accords with this guidance as it is of proportionate scale to the building to which it is attached, contains design details which are in sympathy with those of the existing building and utilises finishing materials which, I consider, are appropriate to the Conservation Area setting. Natural slate is the uniform roof covering throughout the Conservation Area and the house contains other elements of timber cladding. The rear location determines that the store does not impact upon townscape and the public domain.

Regarding the section of re-roofing in zinc and the formation of three rooflights, the Managing Change in the Historic Environment Design Guidance Note series advises that alterations and repairs to roofs and their associated features should protect the character of the historic building. The pitch on the single storey section of the building is below the minimum recommended for slate covering. As a result, water ingress has rotted the roof timbers over time. The use of dark grey zinc allows the roof pitch to be maintained, overcomes the issue of water ingress and is a sustainable design solution. I am further satisfied that the use of zinc covering on this secondary area of roof is not harmful to the building or to character and pattern of development in the Conservation Area, townscape and public views. The three rooflights proposed on the zinc roof are of a design which accords with the Council's design guidance in PPAN 10. As such, Local Plan policy DC1 presumes in favour of planning permission being granted for this part of the proposal.

Finally, I note that the consultation responses from the Heads of Safer & Inclusive Communities and Environmental & Commercial Services present no impediment to development. However, given my concerns about the garage design, I consider that the proposal does not merit support.

RECOMMENDATION

That the application be refused as:

The design of the proposed open-sided double garage adversely impacts on the character and pattern of development in the Conservation Area, public views and townscape, and fails to manage the historic environment in accordance with Scottish Historic Environment Policy and contrary to policies H1, HR11 and HR12 of the Local Plan and policies RES1 and HER1 of the proposed Local Development Plan.

Signed:

Case Officer: Guy Phillips

Mr Stuart Jamieson
Head of Regeneration and Planning

DECISION NOTICE

Inverclyde
council

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 14/0176/IC

Online Ref:000091415-001

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

Dr M McLundie
36 Peace Avenue
Peace Avenue
Quarriers Village
PA11 3TH

Organic Architects
Andrea Wise
41 West King Street
HELENSBURGH
G84 8UI

With reference to your application dated 30th May 2014 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of a detached garage, partial re-roofing of house and erection of a rear, lean-to shed at

36 Peace 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.

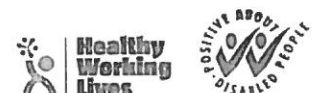
The reason for the Council's decision is:-

1. The design of the proposed open-sided double garage adversely impacts on the character and pattern of development in the Conservation Area, public views and townscape, and fails to manage the historic environment in accordance with Scottish Historic Environment Policy and contrary to policies H1, HR11 and HR12 of the 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 25th day of July 2014

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:
308 L 000	rev A	01.05.2014
308 L 001	rev A	01.05.2014
308 L 002	rev A	01.05.2014
308 L 003	rev A	01.05.2014
308 L 004	rev A	01.05.2014
308 L 005	rev A	01.05.2014

**REQUEST FOR REVIEW OF DECISION TO
REFUSE PLANNING PERMISSION FOR THE
ERECTION OF A DETACHED GARAGE,
PARTIAL RE-ROOFING OF HOUSE AND
ERECTION OF A REAR LEAN-TO SHED, 36
PEACE AVENUE, QUARRIERS VILLAGE,
PA11 3TH (REFERENCE 14/0176/IC)**

STATEMENT OF CASE

Submitted on behalf of Dr M McLundie



MH Planning
Associates

REQUEST FOR REVIEW OF DECISION TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF A DETACHED GARAGE, PARTIAL RE-ROOFING OF HOUSE AND ERECTION OF A REAR LEAN-TO SHED, 36 PEACE AVENUE, QUARRIERS VILLAGE, PA11 3TH (REFERENCE 14/0176/IC)

STATEMENT OF CASE

1. Background

Planning permission for the erection of a detached garage, the partial re-roofing of the house and the erection of a rear lean-to shed, at 36 Peace Avenue, Quarriers Village, was refused on 25 July 2014 for the following single reason (LPA Reference 14/0176/IC):

"The design of the proposed open-sided double garage adversely impacts on the character and pattern of development in the Conservation Area, public views and townscape, and fails to manage the historic environment in accordance with Scottish Historic Environment Policy and contrary to policies H1, HR11 and HR12 of the Local Plan and policies RES1 and HER1 of the proposed Local Development Plan."

Following this, a re-submitted application for the alteration of the side roof of the property, and the erection of the rear lean-to shed, was approved (LPA Reference 14/0279/IC).

This request for a review therefore, in essence, relates solely to the proposed erection of the detached garage.

2. Site Description

36 Peace Avenue is one of the former orphans' villas within the Quarriers Village. It is of part two storey and part single storey construction, finished externally in a mix of sandstone, with black and white painted half-timbered details and black painted timber infill panels, under a natural slate roof (see photographs at Appendix 1).

A driveway off Peace Avenue leads to a parking area within the side garden to the north-west of the plot. The site is partially screened by mature trees, on the site frontage, and to the rear backs onto an area of woodland and the Gotter Water.

The property is not a listed building, however Quarriers Village is a designated Conservation Area.

3. Proposed Development

The development the subject of this request for a review is the erection of a detached garage. The proposed building would be modest in scale, measuring approximately 7.5 metres in length x 5.5 metres in width. It would be sited at the rear of the plot, 1.9 metres from the site boundary.

The building would be timber framed, and open sided, save for 1.0m high timber balustrading to the two sides and the rear. The roof would be natural slate, with clay red ridge tiles, all to match the detailing of the main dwelling.

4. Relevant Development Plan Policy

Section 25 of the Town and County Planning (Scotland) Act 1997 states that "where in making any determination under the planning act regard is to be had to the Development Plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise".

The Development Plan relevant to the current review comprises the:

- Glasgow and the Clyde Valley Strategic Development Plan (2012); and the
- Inverclyde Local Development Plan (2014).

Although the reason for refusal of the review application refers to Policies H1, HR11 and HR12 of the Inverclyde Local Plan, these policies were superseded on 29 August 2014 upon the adoption of the Inverclyde Local Development Plan (LDP). The following two LDP policies were also referred to in the reason for refusal:

Policy RES1 (Safeguarding the Character and Amenity of Residential Areas), which states that 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), which states that 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.

5. Relevant Material Considerations

The following are considered to be relevant material considerations in this instance:

Scottish Planning Policy (2014)

The recently published SPP states that proposals for development within Conservation Areas, and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance.

Scottish Historic Environment Policy (2011)

The Scottish Historic Environment Policy (SHEP) is published by Historic Scotland on behalf of the Scottish Ministers. The SHEP states that the protection of the historic environment is not about preventing change. The Scottish Ministers believe that change in this dynamic environment should be managed intelligently and with understanding, to achieve the best outcome for the historic environment and for the people of Scotland.

Planning Advice Note 71 – Conservation Area Management (2004)

PAN 71 states that physical change in Conservation Areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area. Physical and land use change in Conservation Areas should always be founded on a detailed understanding of the historic and urban design context.

6. Statement of Case

The Planning Officer's Report of Handling in respect of the review application however contains the following assessment of the proposed garage:

"The proposed open-sided double garage, while partially screened from the public domain by trees within the plot, is of a design which I consider to be at variance with the character and pattern of development of the Conservation Area. In pre-application discussions a more sympathetic design incorporating walls finished in traditional roughcast, as is evident throughout the Conservation Area, was encouraged ...

The applicant has, however, elected to have the planning application determined on the basis of an open-sided design with timber balustrades. This design detail is not characteristic of buildings in the Conservation Area, and the resultant unexpected design adversely impacts on the character and pattern of development in the Conservation Area, public views and townscape, and is not appropriate management of the historic environment ..."

It is clear from the above that the Planning Officer had no objections to the principle of the erection of a detached garage, of the size and in the location applied for. His preference was however for a solid, roughcast rendered building, as opposed to the open sided structure proposed.

There were no objections to the application from any statutory or non-statutory consultee, and no objections were received from any neighbour or other interested party.

This review therefore relates solely to the design of the proposed garage, and whether this is appropriate given that the site is within a Conservation Area; if the site was not in a Conservation Area, from the above extract, it is assumed that the proposal would have been considered to be acceptable, and that planning permission would have been granted.

It is strongly considered that the Planning Officer's preference, for a solid, roughcast rendered and painted garage building, would have significantly more impact on the character and appearance of the Conservation Area than the simple open-sided structure proposed. Whilst it is acknowledged that a painted rendered finish has been used elsewhere within Quarriers Village, including on Peace Avenue, it is considered that this would not be an appropriate solution in this instance, for the following reasons.

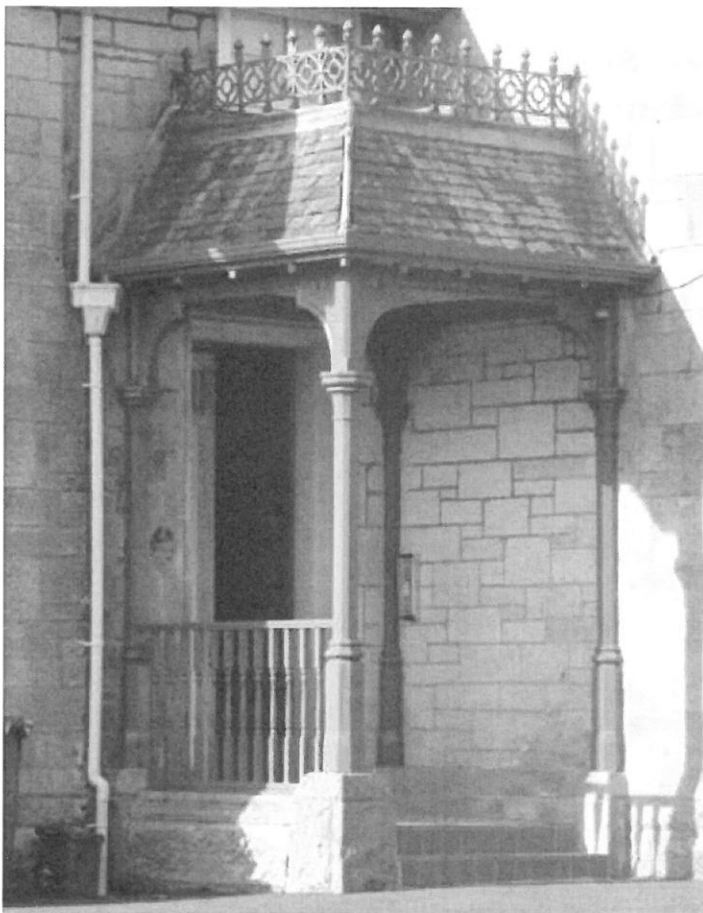
Cottage 36 is almost unique within the village in still having a wooden panelled in-fill to what is colloquially known as 'the welly boot room'. These were originally open covered areas, which over time were enclosed. The 'palette' of materials used on the main building therefore comprises stone, timber and slate. It is not considered that painted roughcast render would satisfactorily compliment this mix of existing external materials; the garage would always 'read' as a standard modern building in an historical context (see photograph of neighbouring garage below).



Cottage 36 is one of the smaller cottages within the Conservation Area. The applicant's objective with what they termed the 'garage' was therefore not to have a substantial structure that would dominate the garden area of the house, but to have a complementary but ancillary structure; a covered 'outdoor' utility area, to provide basic protection for vehicles, and also some storage (of similar purpose to that of a garden shed). They wanted to achieve this in a way that would not impact any more than necessary on the light and sense of space within that part of the garden, or that of their neighbours. They envisaged building something that would reflect the 'spirit' of the welly boot room's origin; a roofed but largely open area.

They intended to achieve this through a design solution that would not harm the Conservation Area as a whole, but rather one that would relate to, and compliment, the unique appearance of Cottage 36.

The roof of the proposed garage would be no higher than that of the utility area to which it is adjacent, and the front elevation of garage would be in line with the rear utility area. Because the new building would be located at the rear of the property, adjacent to an open area, rather than facing the Cottage, there would be less impact on the amenity of neighbours. The hipped slated roof, with feature red clay ridge tiles, would reflect the design of the roof of the utility area, and the open structure with wooden balustrades, was proposed so as to reflect the materials of the Cottage, whilst also referencing other existing buildings within the Conservation Area (see photograph below):



Many of the more recently approved buildings in the Conservation Area, whose primary surface is painted render, are very substantial structures; they include large extensions onto dwellings (including one entire ground-floor flat) and large garages (as in the photograph on Page 5).

Most of the smaller utility buildings (e.g. sheds, summerhouses, car ports etc.), and even some of the larger ones, are however wooden (see

photograph below). There are also, within the village, large wooden additions to some existing buildings.



It is understood that the Council have not prepared a Conservation Area Appraisal (CAA) in respect of Quarriers Village. The purpose of a CAA is to define what is important about the character and appearance of a Conservation Area, and to identify its important characteristics. They are a vital tool to enable the active management of the Conservation Area because they identify the area's special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.

In the absence of a CAA it is difficult to 'quantify' precisely what it is that is special about Quarriers Village, what it is that should be preserved or enhanced, and what forms of development might be considered to be harmful.

Historically, each of the residential houses constructed in Quarriers Village was built to an individual design, with donors having a large influence in the style in which their cottages were cast, and also the buildings' names. Because of this the village has no overriding architectural 'theme' and the individual properties are an eclectic mix of gothic, French, old English,

Scottish baronial and Italian.

Notwithstanding this lack of architectural cohesion, the Planning Officer described the design of the proposed garage as “unexpected”, and considered that it would adversely impact on the character and pattern of development in the Conservation Area, public views and townscape. Scottish Government advice and guidance however makes it clear that physical change in Conservation Areas does not necessarily need to replicate its surroundings; the mere fact that the proposed garage does not replicate others in the Conservation Area is therefore not considered to be a sufficiently robust reason for the refusal of planning permission.

7. Conclusion

In conclusion what is proposed is a simple, open sided, structure that would not harm the visual amenity of the area in any way. As noted in SPP, proposals that do not harm the character or appearance of a Conservation Area should be treated as preserving its character or appearance. In contrast, it is strongly considered that the Planning Officer's preference for a solid, roughcast rendered and painted garage building, would have significantly more impact on both the appearance of the Conservation Area, and the amenity of neighbours. It is therefore felt that in this instance the Planning Officer's concerns over the impact of the design of the proposed garage are misplaced and that, should this request for a review succeed, and the proposed garage be erected, there will be no adverse impact on the character and pattern of development in the Quarriers Village Conservation Area, and therefore no conflict with the provisions of either Policy RES1 or Policy HER1 of the Inverclyde Local Development Plan.

Michael Hyde MRTPI
MH Planning Associates

APPENDIX 1



Photographs of 36 Peace Avenue, Quarriers Village

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

36 PEACE AVENUE, QUARRIERS VILLAGE (14/0176/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 Conservation Area.