

**Local Review Body**

**4 November 2015**

**Planning Application for Review**

**Mr M Keane**

**Alterations to roof over garage and formation of dormer:  
2 Blairmore Place, Gourrock (15/0173/IC)**

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# 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](mailto: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                      000124716-001

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)

Convert roofspace over garage to provide additional accommodation including dormer and rooflight.

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:	Lorne Consultants
Ref. Number:	
First Name: *	William
Last Name: *	Martin
Telephone Number: *	07841 434670
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	wmartin81@sky.com

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

Building Name:	
Building Number:	81
Address 1 (Street): *	Hawthorn Crescent
Address 2:	
Town/City: *	Erskine
Country: *	UK
Postcode: *	PA8 7BY

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

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title: *	Mr
Other Title:	
First Name: *	Mark
Last Name: *	Keane
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:	2
Address 1 (Street): *	Blairmore Place
Address 2:	
Town/City: *	Gourock
Country: *	Scotland
Postcode: *	PA19 1BH

## Site Address Details

Planning Authority:

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

Address 1:	<input type="text" value="2 Blairmore Place"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text"/>	Town/City/Settlement:	<input type="text" value="Gourock"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PA19 1BH"/>
Address 4:	<input type="text"/>		

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

Northing	<input type="text" value="676178"/>	Easting	<input type="text" value="221515"/>
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## 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)

Emails of 18/19 June with Guy Phillips.

Title:	<input type="text" value="Mr"/>	Other title:	<input type="text"/>
First Name:	<input type="text" value="Guy"/>	Last Name:	<input type="text" value="Phillips"/>
Correspondence Reference Number:	<input type="text"/>	Date (dd/mm/yyyy):	<input type="text" value="18/06/15"/>

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: William Martin

On behalf of: Mr Mark Keane

Date: 29/06/2015

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: William Martin

Declaration Date: 29/06/2015

Submission Date: 29/06/2015

## **SITE PHOTOGRAPHS**

**(photographs taken 15 June 2015 with iPhone 5s)**









# **REPORT OF HANDLING DATED 21 AUGUST 2015**





- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

#### Policy RES5 - Proposals for Changes to Properties for Residential Use

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

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

PAANS 4 "House Extensions" and 6 "Dormer Windows" apply.

#### **CONSULTATIONS**

**Head of Environmental and Commercial Services** – no objections.

#### **PUBLICITY**

The nature of the proposal did not require advertisement.

#### **SITE NOTICES**

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

#### **PUBLIC PARTICIPATION**

The occupier at 6 Ballochyle Place has written to confirm her support for the proposal.

#### **ASSESSMENT**

The material considerations in the determination of this planning application are the Local Development Plan, the Council's PAANs 4 and 6, the consultation response and the written representation submitted in favour of the proposal.

Policy RES1 seeks to safeguard residential amenity and character. As an extension to an existing house, determination as to whether or not the proposal meets this aim is best assessed against the relevant criteria within policy RES5. The relevant criteria in this instance are: (a) the character and amenity of neighbouring properties, (b) impact on the streetscape, (c) impact on the character of the existing property and (d) having regard to Supplementary Guidance on Planning Application Advice Notes.

Notwithstanding the written representation from its occupier in support of the proposal, the greatest potential adverse impact upon the character and amenity of neighbouring properties arises upon daylighting to the rear windows and the outlook from the rear garden of the neighbouring house at 6 Ballochyle Place. While assessment against the British Research Establishment's "Site Layout Policy for daylight and sunlight: A guide to good practice, determines that impact upon daylighting is to an acceptable standard, I am concerned that the increase in mass of the upwardly extended garage in combination with the level change existing between the two houses results in an unacceptable degradation of outlook from the rear of 6 Ballochyle Place, to the detriment of its residential amenity and character. As such, I consider the proposal to fail to accord with criterion (a) of policy RES5.

The formation of additional accommodation above the front garage results, I consider, in a significant and adverse impact upon streetscape when viewed from the public domain and from houses in Blairmore Place and Ballochyle Place. If permission is granted, the Council is obliged to consider future applications in a fair and consistent manner. This would result in development near to the road and a loss of the spaciousness that the street currently benefits from. Consequently, I consider the proposal to also fail to satisfy criterion (b) of policy RES5.

While the existing double garage, attached to the front of the house, is a prominent feature of the overall design, it is subservient in scale to its two storey accommodation. Extending the garage upwards, I consider, results in a significant alteration to this balance of design, and, thus, has an unacceptable impact upon the character of the existing property. Accordingly, the proposal fails to satisfy criterion (c) of policy RES5.

Non-objection to the proposal by the Head of Environmental & Commercial Services determines that the proposal satisfies criterion (d) of policy RES5 regarding accordance with the Council's adopted roads guidance and the Scottish Government's policy statement, "Designing Streets.

Considering the further requirement of criterion (d) of policy RES5 to have regard to the Supplementary Guidance on Planning Application Advice Notes:

- PAAN4 "House Extensions" provides design guidance for side and rear extensions which is not applicable to front extensions such as that proposed and
- While I am content that the proposed dormer meets the design guidance within PAAN6 it also contributes to the imbalance of the overall design which my assessment against criteria (a), (b) and (c) of policy RES5 has determined as being unacceptable.

In all of the above circumstances I consider that the proposal fails to safeguard residential amenity and character in accordance with policy RES1 and, accordingly, does not merit support.

## **RECOMMENDATION**

That the application be refused for the following reason:


Reason

As the proposed extension forms an excessively dominant and unexpected feature on the front of the house with a resultant imbalance in its design, to the detriment of streetscape, the outlook from nearby houses and residential character and amenity in Blairmore Place and, as such, is contrary to policy RES1 of the Local Development Plan.

Signed



Case Officer: Guy Phillips



Stuart Jamieson  
Head of Regeneration and Planning

# CONSULTATION RESPONSE





# REPRESENTATION

# Comments for Planning Application 15/0173/IC

## Application Summary

Application Number: 15/0173/IC

Address: 2 Blairmore Place Gourrock PA19 1BH

Proposal: Alterations to roof over garage and formation of dormer

Case Officer: Guy Phillips

## Customer Details

Name: Ms Christina Fraser

Address: 6 Ballochyle Place Gourrock

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: i support Mr Keane's application and have no objections to the proposal.

## **DECISION NOTICE DATED 24 AUGUST 2015**

# DECISION NOTICE

Inverclyde  
council

## *Refusal of Planning Permission*

Issued under Delegated Powers

Regeneration and Planning  
Municipal Buildings  
Clyde Square  
Greenock PA15 1LY

Planning Ref: 15/0173/IC

Online Ref:000124716-001

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

Mr Mark Keane  
2 Blairmore Place  
Gourock  
PA19 1BH

Lorne Consultants  
William Martin  
81 Hawthorn Crescent  
ERSKINE  
PA8 7BY

With reference to your application dated 29th June 2015 for planning permission under the above mentioned Act and Regulation for the following development:-

**Alterations to roof over garage and formation of dormer at**

**2 Blairmore Place, Gourock**

**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 reasons for the Council's decision are:-

1. As the proposed extension forms an excessively dominant and unexpected feature on the front of the house with a resultant imbalance in its design, to the detriment of streetscape, the outlook from nearby houses and residential character and amenity in Blairmore Place and, as such, is contrary to policy RES1 of the Local Development Plan.

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

Dated this 24th day of August 2015

  
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:
PL02		01.08.2015
PL01	Rev C	01.06.2015

**NOTICE OF REVIEW FORM AND  
SUPPORTING STATEMENT**

# Inverclyde council

Municipal Buildings Clyde Square Greenock PA15 1LY

Tel: 01475 712 406

Fax: 01475 712 468

Email: [planning.dlm@inverclyde.gov.uk](mailto: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                      000131737-001

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="Mr"/>
Other Title:	<input type="text"/>
First Name: *	<input type="text" value="Mark"/>
Last Name: *	<input type="text" value="Keane"/>
Company/Organisation:	<input type="text"/>
Telephone Number:	<input type="text"/>
Extension Number:	<input type="text"/>
Mobile Number:	<input type="text"/>
Fax Number:	<input type="text"/>
Email Address:	<input type="text"/>

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

Building Name:	<input type="text"/>
Building Number:	<input type="text" value="2"/>
Address 1 (Street): *	<input type="text" value="Blairmore Place"/>
Address 2:	<input type="text"/>
Town/City: *	<input type="text" value="Gourock"/>
Country: *	<input type="text" value="Scotland"/>
Postcode: *	<input type="text" value="PA19 1BH"/>

## Site Address Details

Planning Authority:	<input type="text" value="Inverclyde Council"/>
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Full postal address of the site (including postcode where available):

Address 1:	<input type="text" value="2 Blairmore Place"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text"/>	Town/City/Settlement:	<input type="text" value="Gourock"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PA19 1BH"/>
Address 4:	<input type="text"/>		

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

Northing	<input type="text" value="676178"/>	Easting	<input type="text" value="221515"/>
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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)



## 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 Supporting Document

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

Yes  No

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)

Supporting Statement  
Plan

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

15/0137/IC

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

29/06/15

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

24/08/15

## 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)

The decision was based on the officer's opinion of impact on amenity on adjacent dwelling. It is necessary to view the situation on site to judge the validity of that decision.

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: William Martin

Declaration Date: 21/09/2015

Submission Date: 21/09/2015

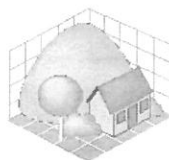
SUPPORTING STATEMENT  
FOR LOCAL REVIEW PANEL

ALTERATIONS TO ROOF OVER GARAGE  
AND FORMATION OF DORMER  
AT 2 BLAIRMORE PLACE  
GOUROCK  
PA19 1BH

for

MR M KEANE

Prepared By  
William Martin MCIOB  
Lorne Consultants  
17 SEPTEMBER 2015



## INTRODUCTION

This statement sets out the planning case for the proposed development of the alterations to roof and formation of a dormer at 2 Blairmore Place, Gourrock and how the proposal conforms to current planning policy.

## PROPOSED DEVELOPMENT

The building is two storeys in height with a single storey garage to the front and it is proposed to raise the garage roof by approximately 1600mm to allow additional living accommodation to be incorporated using the increased roofspace. All materials proposed will match existing.

## DECISION NOTICE

Decision Notice 15/0173/IC dated 24/8/15 provides as the reason for refusal that *“the proposed extension forms an excessively dominant and unexpected feature on the front of the house with a resultant imbalance in its design, to the detriment of the streetscape, the outlook from nearby houses and residential character and amenity in Blairmore Place and, as such, is contrary to Policy RES1 of the Local Development Plan.”*

## CASE FOR THE APPLICANT

The reasons used by the Planning Authority in this case are subjective matters and in matters of fact, incorrect. The proposal would provide an entirely expected form of a bedroom to the front of the house. The dormer construction is seen throughout the development. Examples can be seen at both Clachaig Place and Finbraken Drive understood to have been constructed by the original housebuilder. It is considered that criterion (a) of Policy RES5 is fully met.



In a similar vein there is an example of a dormer over the garage to the front of the property on Finbraken Drive too.



This situation exists some 4m from a public road and associated footpath. The applicants proposal is far less dominating than any of these examples, indeed the report of handling points out that the neighbour in 6 Ballochlyle Place was in support of the application. Criterion (b) of Policy RES5 is clearly not being breached in this instance.

In arguing that Policy RES5 criterion (c) was not met the Planning Department suggests that the proposal alters the existing subservient nature of the garage. It is clear from other examples of original construction throughout the development shown in the photographs above that this exact relationship exists in a satisfactory manner. The use of a dormer construction and retaining a lower eaves height exemplifies the situation and is a recognised feature of the local vernacular style.

Matters such as daylighting are also to an acceptable standard yet the Planning Department use their own subjective opinion to raise concern over such issues.

The council's own Head of Environmental & Commercial Services states that the proposal meets criterion (d) of policy RES5 and Scottish Government's "Designing Streets" Policy Guidance.

The report also states that the guidance in PAAN6 has been met yet provides a personal comment that this in some obscure manner contributes to it not meeting the other policy criterion. Frankly, this indicates that a subjective viewpoint has been allowed to determine this decision. The proposal cannot meet all non-subjective standards and not be approved purely on the basis of an personal opinion.

## CONCLUSION

The proposal meets all of the necessary design guidance within both the Local Development Plan and the Supplementary Planning Guidance within PAAN4 & 6. It reflects and, in some instances duplicates, existing houses throughout the estate and should be permitted.

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

**ALTERATIONS TO ROOF OVER GARAGE, 2 BLAIRMORE PLACE, GOUROCK  
(15/0173/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 by the Planning Authority in writing, 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 Gourock.