

Report To: The Planning Board

Date: 4th November 2015

Report By: Head of Regeneration and Planning

**Report No: 15/0078/IC
11/15**

**Local Application
Development**

Contact Officer: Mike Martin

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**Subject: Erection of off-road carport, sheds and extension to existing rear deck at
Flat 1-1 14 Grey Place, Greenock.**



SUMMARY

- The proposal accords with the Inverclyde Development Plan.
- 11 written representations have been received on amenity issues and legal matters.
- There have been no adverse comments from consultees.
- The recommendation is to GRANT PLANNING PERMISSION.

BACKGROUND

At the October meeting of the Planning Board the application was continued for a site visit, subsequently arranged for 29 October, to allow Members the opportunity to consider the site and its environs.

SITE DESCRIPTION

The application site comprises a maisonette flat at the first and attic floor levels of 14 Grey Place, Greenock. The ground floor of the building is occupied as a retail shop. The flat is accessed from an external staircase on the rear elevation, and benefits from associated rear garden ground which is bound by high stone walls.

The property lies within the designated Greenock town centre and the adjoining buildings fronting Grey Place are generally similar in terms of their scale, design and materials. To the rear is an off-street car park serving residential flats on West Stewart Street and owned by OakTree Housing Association.

PROPOSAL

The proposal is to:

- Extend the existing rear decking and enclose a void space underneath;
- Partially demolish the rear boundary wall with the neighbouring car park enabling the formation of a covered parking area within the garden;
- Construct an outbuilding and an attached bicycle shelter within the south east corner of the garden; and
- Refurbish an existing log store.

Taking these elements in turn, the proposed extended deck projects an additional maximum 2.4 metres from the rear of the building and is a maximum of 4.7 metres in width. A 1.8 metre high side screen is proposed at the south-east boundary, with a 1100mm high balustrade to the south and west facing elevations. The proposed materials are timber to match the existing deck. It is proposed to enclose the area underneath the deck, with windows allowing natural light.

The neighbouring car park is privately owned and serves the nearby flatted residential development at 2 Houston Street. It is proposed to remove a 3 metre wide section of the boundary wall to facilitate access from a proposed parking space through the car park and onto West Stewart Street. Owing to the difference in level of approximately 1.2 metres, it will be necessary to infill the site with a concrete base and to form a retaining wall in stone to match the existing boundary treatment. A sliding timber gate will be fitted and a gradually sloping metal profiled roof will be formed. The parking space measures 4.2 metres in length and 2.9 metres in width. Whilst it is below the standard size for a car parking space, the space may accommodate a smaller or 'city' type compact vehicle.

Adjacent to the parking space it is proposed to construct a secure outbuilding formed in mahogany timber panels with narrow panels of reinforced glazing, and to incorporate a bicycle store. The roofing material is to be consistent with the carport and the structure will be below the height of the boundary wall. The combined footprint will be 4.5 metres in length and 3 metres in depth and there is evidence that, historically, a structure existed at this location.

The existing log store is situated against the north-west boundary wall. Whilst this structure does not have the benefit of planning permission, it forms part of the current application and it is proposed to re-clad this to match the material proposed to be used elsewhere. It measures 3 metres in length, 2 metres in depth and its height is below the boundary wall.

LOCAL DEVELOPMENT PLAN POLICIES

Policy TCR1- Network of Designated Centres

The following hierarchy of centres are designated as locations where a range of town centre uses will be appropriate in order to support the role and function of the particular centre, as well as their vitality and viability:

Strategic Town Centre:

- (a) Greenock, subdivided into a 'Central Area' and 'Outer Area'

Town Centres:

- (a) Port Glasgow
- (b) Gourock

Local Centres:

- (a) The Cross, Kilmacolm
- (b) Dubbs Road, Port Glasgow
- (c) Sinclair Street, Greenock
- (d) Lynedoch Street, Greenock
- (e) Barrs Cottage (Inverkip Road and Dunlop Street), Greenock
- (f) Cumberland Walk, Greenock (proposed redevelopment)
- (g) Cardwell Road, Gourock
- (h) Kip Park, Inverkip
- (i) Ardgowan Road, Wemyss Bay

Policy TCR3 -Town Centre Uses

The following town centre uses will be directed to the Central Area of Greenock Town Centre, Port Glasgow and Gourock Town Centres and the Local Centres, subject to Policy TCR7:

- (a) Use Class 1 (Shops);
- (b) Use Class 2 (Financial, Professional and other Services);
- (c) Use Class 3 (Food and Drink);
- (d) Use Class 11 (Assembly and Leisure); and
- (e) related uses such as public houses, hot food take-aways, theatres, amusement arcades and offices for taxis for public hire.

Planning Application Advice Note (PAAN)5 on "Balconies and Garden Decking" applies.

CONSULTATIONS

No consultations were required.

PUBLICITY

The proposal did not require advertisement.

SITE NOTICES

The proposal did not require a site notice.

PUBLIC PARTICIPATION

Eleven representations have been received. Issues raised by objectors are:

- The proposed off -street parking facility, including the partial demolition of the boundary wall would impact adversely upon the authorised users of the adjoining private car park in particular, by the disruption of established parking space provision. The applicant's use of this private car park, for any purpose, is considered to be inappropriate. The car park owner advises that it is provided for the exclusive use of the residents of the associated flatted development and that permission will not be granted for access in connection with the current proposal.
- The proposed extension to the rear deck together with the associated alterations would have an adverse effect upon daylighting and ventilation for the adjoining commercial premises situated at Grey Place. In any event the rear deck should not be extended.
- The formation of the proposed outbuildings and car parking facility, which will be located within the shared garden ground, is unacceptable to the co-owner and, in particular, would have an adverse impact upon property value.
- The applicant has constructed a fence positioned on top of an existing wall and two outbuildings, all without the benefit of planning permission. These are considered to be unsightly in appearance.
- The works carried out to date at the property, together with the parking of vehicles and, on occasions, their maintenance by the applicant, has resulted in noise disturbance, anti-social behaviour and general adverse impact for the amenity of nearby residents, including their privacy.

ASSESSMENT

The material considerations in the assessment of this application are the Local Development Plan, Planning Application Advice Note (PAAN)5 on "Balconies and Garden Decking", the impact upon the character of the surrounding area which includes residential properties and the representations received.



In so far as the proposal consists of minor works within the curtilage of an existing residential flat, it does not raise conflict in terms of Local Development Plan policies TCR1 and TCR3.

Supplementary to the Local Development Plan is Planning Application Advice Note (PAAN)5 on "Balconies and Garden Decking". In so far as the proposed enlargement is relatively modest in size I consider that its use should not impinge upon neighbouring amenity. Furthermore, the potential for intrusive overlooking of the adjoining property should be mitigated by the inclusion of the screening shown on plan. I note that the space underneath the existing rear deck structure is currently enclosed and includes French doors. The current proposal is to extend this enclosure in line with the front face of the enlarged deck and to include external glazing. Overall I consider that the works associated with the decking presents no conflict with the policy guidance contained within PAAN5 including reference to residential amenity and privacy.

The proposal complies with the Local Development Plan and associated supplementary guidance, however it is necessary to consider if there are other material considerations that inform that the proposal should be determined contrary to the Plan.



I note the considerable objection to the proposal to provide a parking space taking access through a privately owned car park. While the owner of the car park has indicated an unwillingness to permit this, from a planning perspective the proposal facilitates an additional of street car parking space in the town centre without loss to spaces within the car park. This proposal is acceptable, as are the associated building works which include improvement to the appearance of an untidy boundary wall. I understand that the applicant has obtained the agreement of a neighbouring property owner to park a vehicle on a small area of ground which is situated between the application site and the neighbouring residential flatted development. The use of land outwith the application site for vehicular access and associated personal maintenance is a matter to be resolved between the respective parties.

In addition I note that the co-owner of the shared garden ground within the application site has indicated objection to the proposal. The associated works to form the parking surface and the construction of the adjoining outbuilding together with the bicycle store are all acceptable in terms of its visual appearance. In particular these structures would be screened by the existing boundary wall and also by the two mature trees within the site. Similarly, whilst the existing log store is currently unauthorised, I consider that this small structure, screened by the boundary wall to the north-west to be acceptable in principle, providing its external treatment is appropriate to this location. Accordingly, whilst I am generally satisfied with the proposed materials I consider it appropriate to have sight of these prior to work commencing on site. This matter may be addressed by condition.

Noting other representations, a recent site inspection provided no evidence of any fencing which has been erected on top of an existing wall. Potential impact upon property value is not a material planning consideration, whilst any concerns over noise and anti-social behaviour may be addressed through separate legislation.

In conclusion, I consider that the proposal is acceptable in relation to the Local Development Plan, including specifically reference to Planning Application Advice Note 5 on "Balconies and Garden Decking" and that there are no material considerations which suggest that planning permission should not be granted.

RECOMMENDATION

That the application be granted subject to the following condition:

No development commencing on site until full details of all external materials have been submitted to and approved by the Planning Authority. For the avoidance of doubt this shall include precise details of all external materials for the outbuildings, the car parking space, the works to the boundary wall, the lower level storage space and the screening for the proposed enlargement of the rear deck. This screening is to be erected prior to the enlarged deck being brought into use and retained at all times thereafter.

Reason

In the interest of visual amenity and to ensure the satisfactory completion of the proposed development.

Stuart Jamieson
Head of Regeneration and Planning

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact Mike Martin on 01475 712412.