

Report By: Head of Regeneration and Planning

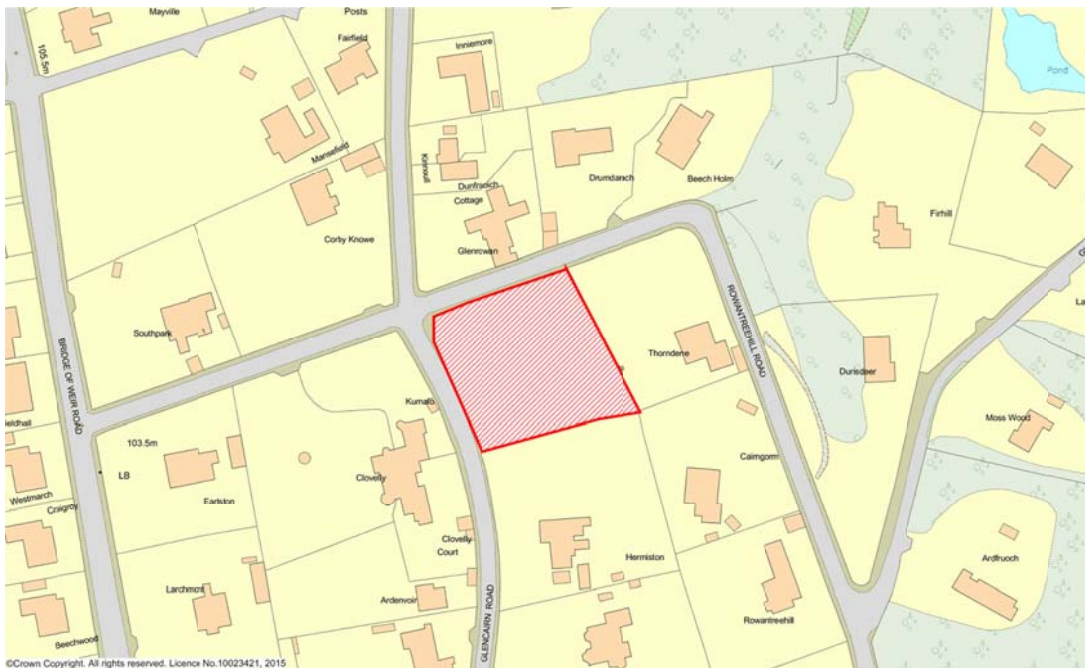
Report No: 15/0226/IC
Plan 11/15

Local Application
Development

Contact Officer: James McColl

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Subject: Alterations and extension to dwellinghouse at
Orsay House, Glencairn Road, Kilmacolm



SUMMARY

- The proposal accords with the Inverclyde Development Plan.
- Written representations have been received from the Kilmacolm Community Council and the Kilmacolm Civic Trust; neither object to the proposal.
- There have been no adverse comments from consultees.
- The recommendation is to GRANT PLANNING PERMISSION.

SITE DESCRIPTION

Orsay House is a substantial detached villa located on the eastern side of Glencairn Road, Kilmacolm, at the junction with Rowantreehill Road. Externally, the building is finished primarily in white painted render and a red tiled roof. The property is accessed from Glencairn Road, adjacent to the junction with Rowantreehill Road, with a secondary access from Rowantreehill Road. A variety of residential properties lie adjacent. The site lies within the Kilmacolm Conservation Area.

PROPOSAL

It is proposed to construct an extension to the rear of the house. The extension will have an external footprint of 60 square metres and externally will appear primarily single storey, although the roof arrangement allows for an ensuite to be provided at first floor level.

It is also proposed to alter the existing porch to form an open air porch. This will be accessed by new entrance steps and a landing which will extend into a raised area wrapping around to the right side of the house and linking to a new terrace. The terrace is also accessed from the proposed extension and from new multi folding doors to the side of the house.

A further terrace is proposed to the north (left side) gable elevation accessed via a new double door. Four new rooflight windows are proposed, one to each of the roof slopes of the main roof. A covered car port and bin store is also proposed between rear of the house and the existing garage.

LOCAL DEVELOPMENT PLAN POLICIES

Policy RES1 - Safeguarding the Character and Amenity of Residential Areas

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

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

Policy RES5 - Proposals for Changes to Properties for Residential Use

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

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

Policy HER1 - Development which Affects the Character of Conservation Areas

Development proposals which affect conservation areas will be acceptable where they are sympathetic to the character, pattern of development and appearance of the area. Such proposals

will be assessed having regard to Historic Scotland's SHEP and "Managing Change in the Historic Environment" guidance note series.

Planning Application Advice Note (PAAN)4 on "House Extensions" applies.

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

CONSULTATIONS

None required.

PUBLICITY

The application was advertised in the Greenock Telegraph on 11th September 2015 as a development affecting a conservation area.

SITE NOTICES

A site notice was posted on 11th September 2015 for development affecting conservation area.

PUBLIC PARTICIPATION

The Kilmacolm Civic Trust offer no objections to the proposal. The Kilmacolm Community Council advise they have no objection in principle, but consider the proposed alterations and extension to be a change to the character of a house in a conservation area.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Development Plan, PAANs 4 and 5, the Scottish Historic Environment Policy, Historic Environment Scotland's Managing Change in the Historic Environment Guidance Notes, the visual impact on the existing building, the impact on the wider conservation area and the impact on the amenity of neighbouring residents.

The Kilmacolm Conservation Area is characterised by large villas situated in mature plots. Policy HER1 seeks to ensure that new development is sympathetic to the character, pattern of development and appearance of the Conservation Area. It is noted that proposals should have regard to Historic Environment Scotland's SHEP and "Managing Change in the Historic Environment" guidance note series. Policy RES5 advises on alterations and extensions to residential properties. Policy RES1 seeks to safeguard residential amenity.

Considering design, the extension is best assessed against Policy RES5 and the guidance within PAAN4. The extension is positioned to the rear of the building and is unseen from any public vantage points. Despite projecting around 5.5 metres beyond the line of the side wall of the house, the extension is set back significantly from the front of the building and this, together with the orientation of the house ensures it does not disrupt the main driveway approach from Glencairn Road. The use of render and a rosemary tile roof are appropriate with reference to the existing building. Whilst the windows and doors within the extension are of an undoubtedly contemporary appearance they appropriately maintain a vertical emphasis. The positioning of the extension within the large plot has no impact on wider residential amenity.

The alterations to the front porch remove the eastern windows and the door to form an open air entrance area. I note that the existing house is not symmetrical and the open air porch will continue to define the principal entrance to the building; the alterations to the porch will therefore be acceptable. The existing entrance steps and landing to the front of the porch are a more recent addition and I have no concerns regarding their replacement with the new stair and landing

arrangement. The walkway wrapping around to the side of the building will be a subordinate feature and be finished appropriately to match the house. This will lead to the new terrace to the side which will be accessed from both the proposed extension and new multi folding doors to the side of the house. As with the extension, the new doors to the side of the house are of a contemporary appearance but they maintain a vertical emphasis and are not visually prominent. The proposed access doors on the north gable are also visually acceptable.



Assessing the two proposed terraces, the general guidance within PAAN5 which primarily relates to balconies and decking, is applicable as they form elevated areas. I am satisfied that their size and positioning within the large garden will ensure that their use is acceptable with reference to impact on neighbouring residents. The design and appearance of the terraces relate appropriately to the house design.

The proposed rooflight windows will be a subordinate feature on the main roof. A condition requiring the supply of details of the final specification is appropriate to ensure they are of fitting design and appearance for the conservation area location. Finally, the provision of the car port and associated works to the rear terrace will have a neutral impact on both the appearance of the house and the Conservation Area.

I note that neither representation raises objection to the principle of the development. Overall, I do not consider the character of the house within the Conservation Area to be to be significantly altered by the proposal; this remains a large villa within a leafy plot which will continue to respect its original design and will maintain the character of the wider conservation area.

As the design and visual impact of the alterations and extension are considered acceptable for the Conservation Area with reference to policy RES5 together with PAANs 4 and 5, it rests that the aims of policy HER1 are also met. I further consider there to be no conflict with the SHEP and Historic Environment Scotland guidance which seek to preserve the historic environment.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. Prior to the commencement of works on site, samples of all external materials to be use in construction shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless an alternative is agreed in writing by the Planning Authority.
2. Prior to the commencement of works on site, the detailed specification of the appearance of the rooflight windows hereby permitted shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless an alternative is agreed in writing by the Planning Authority.

Reasons:

1. To ensure the external materials are visually appropriate.
2. To ensure the appearance of the rooflight windows are appropriate for the conservation area location.

Stuart Jamieson
Head of Regeneration and Planning

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact James McColl on 01475 712462.