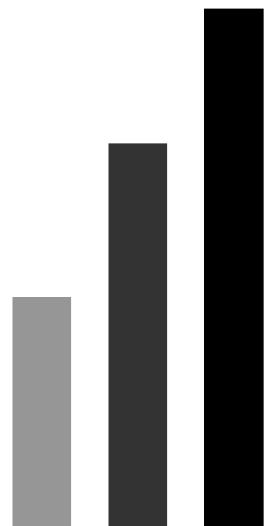


Agenda 2015

Planning Board

For meeting on:

4	November	2015
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A meeting of the Planning Board will be held on Wednesday 4 November 2015 at 3pm within the Municipal Buildings, Greenock.

GERARD MALONE
Head of Legal & Property Services

BUSINESS

1. Apologies, Substitutions and Declarations of Interest	Page
2. Continued Planning Application Report by Head of Regeneration & Planning on continued planning application by Mr J Burleigh for erection of off-road carport, sheds and extension to existing rear deck at Flat 1-1, 14 Grey Place, Greenock (15/0078/IC)	p
3. Planning Application Report by Head of Regeneration & Planning on planning application by Mr E Mackay for alterations and extension to dwellinghouse at Orsay House, Glencairn Road, Kilmacolm (15/0226/IC)	p

Enquiries to - **Rona McGhee** - Tel 01475 712113

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

Contact No: 01475 712412

**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.

Report By: Head of Regeneration and Planning

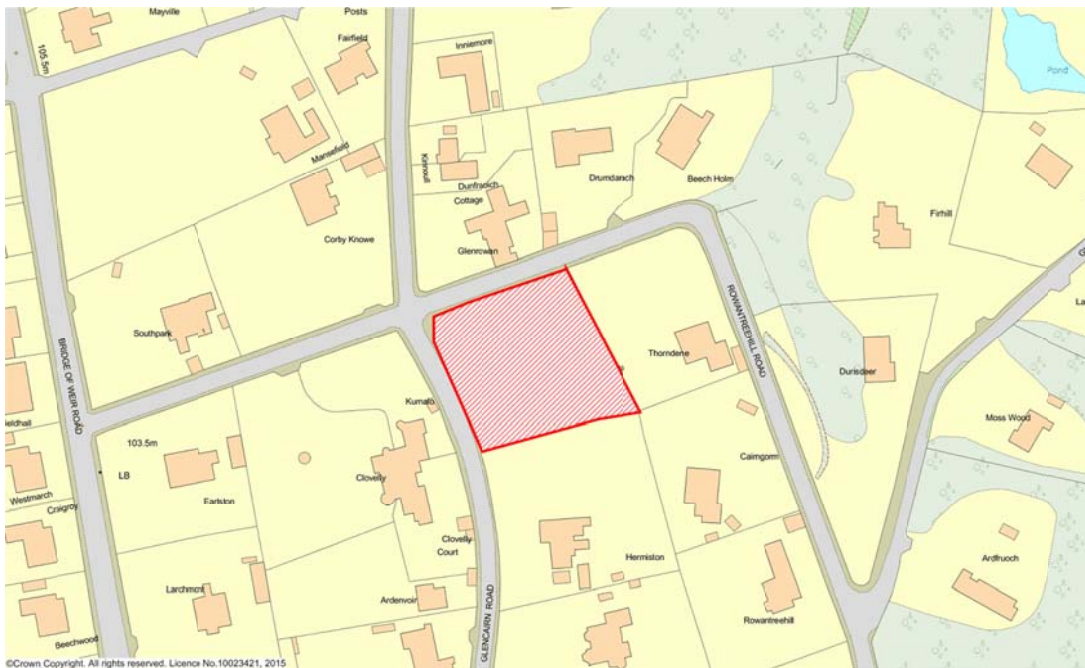
Report No: 15/0226/IC
Plan 11/15

Local Application
Development

Contact Officer: James McColl

Contact No: 01475 712462

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.

**INVERCLYDE COUNCIL
PLANNING BOARD**

AGENDA AND ALL PAPERS TO:

Councillor McColgan	1
Councillor Wilson	1
Provost Moran	1
Councillor Campbell-Sturgess	1
Councillor Brooks	1
Councillor Jones	1
Councillor McIlwee	1
Councillor Loughran	1
Councillor Dorrian	1
Councillor Nelson	1
Councillor Rebecchi	1

All other Members (for information only) 9

Officers:

Chief Executive	1
Corporate Communications & Public Affairs	1
Chief Officer, Health & Social Care Partnership	1
Corporate Director Environment, Regeneration & Resources	1
Head of Regeneration & Planning	1
Head of Environmental & Commercial Services	1
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R McGhee, Legal & Property Services	1
N McLaren, Planning	1
G Leitch, Transportation and Roads	1
File Copy	1

TOTAL 32

AGENDAS AND ALL NON-CONFIDENTIAL PAPERS TO:

Community Councils 10

TOTAL 42