

Inverclyde Local Review Body

Our Ref: 15/0173/IC

REVIEW DECISION NOTICE

Decision by Inverclyde Local Review Body (the ILRB)

- Site address: 2 Blairmore Place, Gourrock
 - Application for Review by Lorne Consultants on behalf of Mr M Keane against the decision by an appointed officer of Inverclyde Council
 - Application Ref: 15/0173/IC
 - Application Drawings: Drawing No. PL02 – block plan and sections
Drawing No. PL01C – existing and proposed plans
 - Date of Decision Notice: 17 November 2015
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Decision

The ILRB reverses the determination reviewed by it and grants Planning Permission, subject to the condition listed below. Attention is also drawn to the Advisory Notice at the end of this Review Decision Notice.

1. Introduction

- 1.1 This Notice constitutes the formal decision notice of the ILRB as required by the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.
- 1.2 The above application for planning permission was considered by the ILRB at a meeting held on 4 November 2015. The Review Body was constituted by Councillors G Dorrian, T Loughran, I Nelson, L Rebecchi and D Wilson (Chair).

2. Proposal

- 2.1 The application proposal is for removal of the roof over the garage at 2 Blairmore Place, Gourrock and the construction of a half-storey of additional accommodation. The additional accommodation contains a bedroom with an ensuite bathroom and has a hip-ended roof which connects to the main roof of the house, approximately 1.1m above eaves level and 4m below ridge level. There is a roof light over the ensuite bathroom on the northwest roof slope and a pitched roof dormer over the bedroom on the southeast roof slope. The finishing materials proposed match those of the existing house. The application was refused consent in terms of a decision letter dated 24 August 2015.

3. Preliminaries

- 3.1 The ILRB members were provided with copies of the following:
 - (i) Planning Application and plans;
 - (ii) Site photographs;
 - (iii) The Appointed Officer's Report of Handling dated 21 August 2015;

- (iv) Consultation response and representation in respect of the planning application;
- (v) Decision Notice dated 24 August 2015;
- (vi) Notice of Review form and supporting statement; and
- (vii) Suggested condition should the ILRB be minded to grant planning permission.

3.2 Having regard to the material produced the ILRB resolved that the Review Application could be determined without any further procedure allowed in terms of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.

4. **Reasons**

4.1 The determining issues in this review are the proposed pitch of the roof and its impact on the existing property and the increased height of garage and its impact on the streetscape. The ILRB noted that no objections had been received and that the occupier at 6 Ballochyle Place was supportive of the proposals.

4.2 Having regard to the whole circumstances the ILRB determined that the review application should be upheld, subject to the condition listed at paragraph 5 below.

5. **Condition**

1. 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:

1. To ensure a continuity of external finishes in this part of Gourrock.

Signed _____

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

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A(8)

Notice under Regulation 22 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure)(Scotland) Regulations 2013

1. If the applicant is aggrieved by the decision of the planning authority -
 - (a) to refuse permission for the proposed development;
 - (b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission; or
 - (c) to grant permission or approval, consent or agreement subject to conditions,

the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.

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, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.