

Local Review Body

4 May 2016

Continued Planning Application for Review

Resume consideration of a request for review of refusal of planning permission which the Local Review Body at the meeting held on 6 April 2016 decided to continue for an unaccompanied site inspection.

Abbeyfield Nursing Home

Erection of a conservatory:

**Cottage 44, Campbell Snowdon House, Craigbet Road, Quarriers Village
(16/0001/IC)**

Contents

- Planning Application, Plans and Photographs
- Appointed Officer's Site Photograph
- Report of Handling dated 12 February 2016
- Representation
- Decision Notice dated 15 February 2016
- Notice of Review form dated 18 February 2016 and supporting documentation

PLANNING APPLICATION, PLANS AND PHOTOGRAPHS

Inverclyde council

Municipal Buildings Clyde Square Greenock PA15 1LY

Tel: 01475 712 406

Fax: 01475 712 468

Email: 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 000140669-001

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)

Erect New Conservatory

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:	CR Smith
Ref. Number:	
First Name: *	Gerard
Last Name: *	O'Grady
Telephone Number: *	01383732181
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address: *	gerard.ogradey@crsmith.co.uk

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

Building Name:	Cr Smith
Building Number:	6
Address 1 (Street): *	Gardeners Street
Address 2:	
Town/City: *	Dunfermline
Country: *	Scotland
Postcode: *	KY12 0RN

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	
Other Title:	
First Name:	
Last Name:	
Company/Organisation: *	Abbeyfield Nursing home
Telephone Number:	01505 614 350
Extension Number:	
Mobile Number:	
Fax Number:	
Email Address:	

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

Building Name:	Campbell Snowden House
Building Number:	
Address 1 (Street): *	Abbeyfield Nursing Home
Address 2:	
Town/City: *	Quarriers village
Country: *	Scotland
Postcode: *	PA11 3SX

Site Address Details

Planning Authority:

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

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

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

Northing

Easting

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * Yes No

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: Gerard O'Grady

On behalf of: Abbeyfield Nursing home

Date: 07/01/2016

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: Gerard O'Grady

Declaration Date: 07/01/2016

Submission Date: 07/01/2016

Payment Details

Cheque: To Follow, To Follow

Created: 07/01/2016 15:14



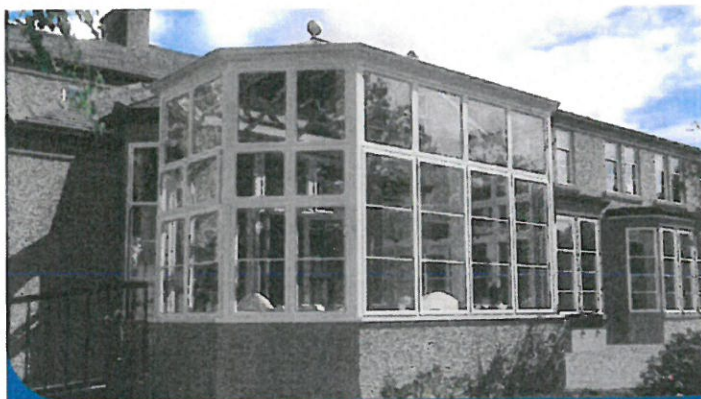
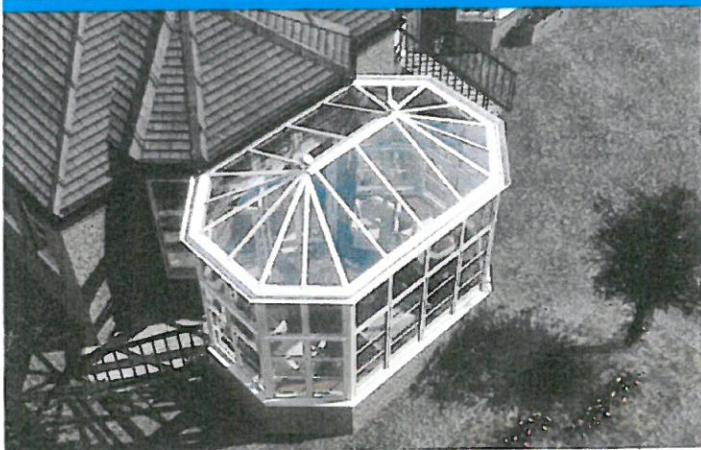
So good you'll want to show it off

Dr. Forrest
Ref: RMC / 676750 | 5000mm x 3500mm
This drawing remains the property of CR Smith and is for illustrative purpose only



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Dr Forrest
Ref: RMC / 676750 | 5000mm x 3500mm
This drawing remains the property of CR Smith and is for illustrative purpose only

**APPOINTED OFFICER'S SITE PHOTOGRAPH
(TAKEN WITH iPHONE 5)**



REPORT OF HANDLING DATED 12 FEBRUARY 2016

REPORT OF HANDLING

Report By: Guy Phillips

Report No: 16/0001/IC

**Local Application
Development**

**Contact
Officer:** 01475 712422

Date: 12th February 2016

Subject: Erection of a conservatory at
Cottage 44, Campbell Snowdon House, Craigbet Road, Quarriers Village

SITE DESCRIPTION

Campbell Snowdon House is a substantial two storey Victorian property occupying a setback position on the south-west side of Craigbet Road, within the Quarriers Village Conservation Area. A car park, lawn, mature trees and a stone boundary wall intervene between the building's frontage and Craigbet Road. The building is in use as a care home and has a two storey extension on its south-east side, dating from around 2001. External finishes are grey/yellow sandstone (with render to rear and side elevations), natural slate and red ridge tiles. Windows are of timber sash and case design. The extension has an imitation stone frontage (other elevations are finished in render) and a natural slate roof. Similar two storey Victorian buildings adjoin to each side of the care home, (each in use as office accommodation). To the south-west (rear) the site is adjoined by open countryside. Trees within the rear garden serve to partially screen the rear of the care home from the countryside and the nearby cul-de-sac of modern houses at Craigbet Avenue which is located approximately 10m to the south-east of the rear garden boundary.

PROPOSAL

It is proposed to affix a conservatory with an elongated, octagonal floor plan and a glazed pitch roof onto the bay window of a single storey lounge at the rear of the care home. Eaves height of the conservatory matches that of the single storey projection and its basecourse is finished in roughcast to match the building. The pitched roofs over the bay window and conservatory are joined by a valley gutter.

The applicant has submitted a statement in support of the proposal. It advises that the proposed conservatory is designed to assist in elderly residents with dementia's enjoyment of an existing sensory garden. It is further explained that, due to their dementia, some elderly residents have difficulty in regulating their temperature, irrespective of the time of year. These residents would benefit from the sounds and activity of the garden from within the conservatory and door access from it may encourage them to venture outside. It is further advised that climate control shall allow the conservatory to be used all year round and that mature trees screen the rear of the building.

Also accompanying the planning application are photomontages which provide a three dimensional illustration of the conservatory affixed to the building.

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 RES6 - Non-Residential Development within Residential Areas

Proposals for uses other than residential development in residential areas, including schools, recreational and other community facilities will be acceptable subject to satisfying where appropriate, the following criteria:

- (a) compatibility with the character and amenity of the area
- (b) impact on designated and locally valued open space;
- (c) impact of the volume, frequency and type of traffic likely to be generated;
- (d) infrastructure availability;
- (e) social and economic benefits; and
- (f) the cumulative impact of such a use or facilities on an area.

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.

CONSULTATIONS

None required.

PUBLICITY

The application was advertised as a development affecting a conservation area.

SITE NOTICES

A site notice was posted as a development affecting a conservation area.

PUBLIC PARTICIPATION

One written representation has been received from Kilmacolm Civic Trust.

The Civic Trust objects to the proposal as: the building is within the Quarriers Village Conservation Area; lower quality materials and ill proportioned elevations shall erode the quality setting of the Conservation Area; the rear lounge shall be darkened; the conservatory shall be too hot in summer and too cold in winter: the submitted elevations do not show the conservatory in context with the whole building and are hence misleading.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Development Plan, Historic Environment Scotland's "Managing Change in the Historic Environment" guidance note series and Scottish Historic Environment Policy (SHEP), the applicant's statement of support and the written representation from Kilmacolm Civic Trust.

Policy RES1 seeks to safeguard and, where practicable, enhance residential amenity and character. As an extension to a non-residential building in a residential area, the best measure to determine whether or not the proposal meets this aim is to assess it against the relevant criterion within policy RES 6, which is: (a) compatibility with the character and amenity of the area.

Assessment of the proposal's compatibility with the character and amenity of the area is best made against the "Managing Change in the Historic Environment" guidance note series. It advises that extensions must protect the character and appearance of the building, be subordinate in scale and form, be located on a secondary elevation and must be designed in a high-quality manner using appropriate materials. The efforts that the applicant has made to match the proportions of the building's fenestration, eaves height of the projecting bay feature and the render finish of the rear elevation are welcome, however, the benefits of these design details are significantly outweighed by the overall form of the proposed conservatory being out of character with the design of Campbell Snowdon House. In particular, the octagonal shaped conservatory butts against the projecting bay window, resulting in two awkward, V-shaped, sections of floorplan, and a roof design which fails to integrate with the existing structure. Accordingly, the proposal fails to protect the character and appearance of the building and thus conflicts with the design guidance in Historic Environment Scotland's "Managing Change in the Historic Environment" guidance note series. While the rear of the building is partially screened by trees, I nevertheless conclude that the proposal is also incompatible with the character and amenity of the Conservation Area and thus fails to accord with criterion (a) of policy RES6.

Given my unfavourable assessment of the proposal against criterion (a) of policy RES6 and the "Managing Change in the Historic Environment" guidance note series, I further conclude that it fails to meet the aim of the SHEP of managing the historic environment with intelligence and understanding. I, therefore, further conclude that the proposal also fails to safeguard residential amenity and character, thus failing to meet the aim of policy RES1.

Regarding the points raised in the supporting statement which are not addressed by my assessment against the Local Development Plan, I have advised the applicant's agent that I have no objections in principle to the construction of a rear extension to serve resident's needs, provided that its design reflects the scale and character of the existing building, with particular regard to the provision of a properly integrated roof structure. The applicant has, however, advised that they wish their proprietary conservatory design to be determined as submitted.

Considering the issues raised by Kilmacolm Civic Trust in its letter of objection and not addressed by my assessment against the Local Development Plan: I have no objections in principle to the use of uPVC conservatory frames in the Conservation Area; sufficient information has been submitted to allow the conservatory's relationship to the building to be understood and internal temperatures and daylighting are not material planning considerations.

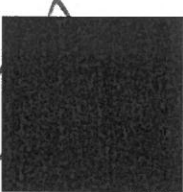
Overall, I consider that the proposal does not merit support.

RECOMMENDATION

That the application be refused for the following reasons:

1. The proposal is incompatible with the character and amenity of the Quarriers Village Conservation Area and is thus contrary to criterion (a) of Local Development Plan policy RES6 and the aim of Local Development Plan policy RES1 of safeguarding residential amenity and character.
2. The proposal fails to accord with the design guidance for extensions in Historic Environment Scotland's "Managing Change in the Historic Environment" guidance note series, thus failing to manage the historic environment with intelligence and understanding as required by Scottish Historic Environment Policy.

Signed:



Case Officer: Guy Phillips



Stuart Jamieson
Head of Regeneration and Planning

REPRESENTATION

Note lots of applications!

From: Nicol Cameron
Sent: 22 January 2016 11:30
To: Stuart Jamieson; Devcont Planning
Subject: KILMACOLM CIVIC TRUST COMMENT ON LATEST PLANNING APPLICATIONS.

From: Mr R.N. Cameron (Chairman Kilmacolm Civic Trust)

To: Mr Stuart Jamieson (Head of Regeneration and Planning, Inverclyde Council)

Dear Mr Jamieson,

KILMACOLM CIVIC TRUST COMMENT ON LATEST PLANNING APPLICATIONS

The Kilmacolm Civic Trust Executive Committee held its monthly meeting at 7.30pm on Thursday 21st January 2016.

In addition to other business we considered the following planning applications:

15/0311/IC:	1 Belmont Road, Kilmacolm	Comment:	No Objection
15/0313/IC:	Glengarry, Bridge of Weir Road, Kilmacolm	Comment:	No Objection
15/0319/IC: 15/0049/LB}	Rowantreehill, Rowantreehill Rd, Kilmacolm	Comment:	No Objection
16/0001/CA:	Duchal Nursery, Broomknowe Road, Kilmacolm	Comment:	No Objection
16/0001/IC:	Cottage 44 (Campbell Snowdon House) Craigbet Rd, Quarriers Village	Comment:	We OBJECT. A

With kind regards,

Nicol Cameron
(Mr R.N. Cameron - Chariman Kilmacolm Civic Trust)

KILMACOLM CIVIC TRUST
(Scottish Charity No SC 032744)

From:

Mr RN Cameron
Chairman Kilmacolm Civic Trust

Mr S Jamieson
Head of Regeneration and Planning
Inverclyde Council
Municipal Buildings
Greenock

Kaladan
Lochwinnoch Road
Kilmacolm
PA13 4DY

29th January 2016

Dear Mr Jamieson

PLANNING APPLICATION 16/0001/JC:

Cottage 44 (Campbell Snowdon House), Craighbert Road, Quarriers Village

The Kilmacolm Civic Trust Executive Committee considered this application on Thursday 21st January 2016 and wish to object. You will recall that I sent you an email advising you of this on Friday 22nd January 2016. This is our formal letter of objection.

We object for the following reasons:

- Cottage 44 is in the Quarriers Village Conservation Area.
- The proposed conservatory will further erode the original quality setting of Quarriers Village by introducing lower quality materials and ill proportioned elevations.
- The proposed extension (conservatory) at the rear of the building will turn the existing lounge into a dark corridor.
- The new space will be too cold in winter and too hot in summer.
- The elevations submitted do not show the extension in relation to the whole building and are therefore misleading.

Kind Regards,

Nicol Cameron

(R.N. Cameron, Chairman Kilmacolm Civic Trust)

From: Nicol Cameron [mailto: [REDACTED]]
Sent: 29 January 2016 15:26

To: Stuart Jamieson; Devcont Planning

Subject: Kilmacolm Civic Trust letter of objection (Planning Application 16/0001/IC) - Correction to spelling error

From: Mr R.N. Cameron (Chairman Kilmacolm Civic Trust)

To: Mr Stuart Jamieson (Head of Regeneration and Planning)

Dear Mr Jamieson,

CORRECTION TO SPELLING ERROR IN OUR LETTER OF OBJECTION REGARDING PLANNING APPLICATION 16/0001/IC

On re-reading our letter of objection to you dated 27th January 2016 I find that there is a spelling error in our final bullet point. As a result, the meaning could be misinterpreted.

The bullet point reads:

The elevations submitted do not show the extension in relation to the whole building and are therefore misleading.

The word relation should read relation.

Attached is a corrected version of the letter (now dated 29th January 2016).

Please accept apologies for my poor proof reading!

With kind regards,

Nicol Cameron
(Mr R.N. Cameron, Chairman Kilmacolm Civic Trust)

Untitled

From: David Ashman On Behalf Of Devcont Planning
Sent: 05 February 2016 15:20
To: Grant Kennedy
Subject: FW: Proposed Rear Conservatory At Campbell Snowden House, Craigbet Road, Quarriers Village- 16/0001/IC

Obj

From: Nicol Cameron ([REDACTED])
Sent: 05 February 2016 14:57
To: Stuart Jamieson; Devcont Planning
Subject: Proposed Rear Conservatory At Campbell Snowden House, Craigbet Road, Quarriers Village- 16/0001/IC

From: Mr R.N. Cameron (Chairman Kilmacolm Civic Trust)

To: Mr Stuart Jamieson (Head of Regeneration and Planning, Inverclyde Council)

Dear Mr Jamieson,

FURTHER KILMACOLM CIVIC TRUST COMMENT ON PLANNING APPLICATION 16/0001/IC

Reference: Our letter to you dated 28th January 2016 (as corrected on 29th January 2016).

On Friday afternoon last week we received a series of photomontages of the proposed conservatory by email. I had hoped to get comments from all committee members sooner than today but have only just received all those that I was expecting. Please accept apologies for taking so long to respond.

Our comment is as follows:

The Kilmacolm Civic Trust still OBJECT to the proposal.

- All our previous points still stand.
- The glossy images provided do not change our view that the proposed conservatory is of poor quality.
- Cottage 44 is in the heart of the Quarriers Conservation area.
- Tacking/blistering a upvc conservatory onto it is not in keeping with the architectural style of the building or its neighbours.
- The photomontages only show how poor the concept is. It has little or no relationship to the original building and adds only limited space.

With kind regards,

Nicol Cameron

(Mr R.N. Cameron - Chairman Kilmacolm Civic Trust)

DECISION NOTICE DATED 15 FEBRUARY 2016

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 16/0001/IC

Online Ref:000140669-001

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

Abbeyfield Nursing Home
Campbell Snowden House
Abbeyfield Nursing Home
Quarriers Village
PA11 3SX

CR Smith
Gerard O'Grady
CR Smith
6 Gardeners Street
DUNFERMLINE
KY12 0RN

With reference to your application dated 7th January 2016 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of a conservatory at

Cottage 44 - Campbell Snowdon House, Craigbet Road, Quarriers Village

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. The proposal is incompatible with the character and amenity of the Quarriers Village Conservation Area and is thus contrary to criterion (a) of Local Development Plan policy RES6 and the aim of Local Development Plan policy RES1 of safeguarding residential amenity and character.
2. The proposal fails to accord with the design guidance for extensions in Historic Environment Scotland's "Managing Change in the Historic Environment" guidance note series, thus failing to manage the historic environment with intelligence and understanding as required by Scottish Historic Environment Policy.

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

Dated this 15th day of February 2016

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:
100041182		05.03.2011
001		08.02.2016
002		08.02.2016

**NOTICE OF REVIEW FORM DATED 18 FEBRUARY 2016
AND SUPPORTING DOCUMENTATION**

Inverclyde council

Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email: devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100003658-001

The online reference 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:	CR Smith		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Gerard	Building Name:	CR Smith
Last Name: *	O'Grady	Building Number:	
Telephone Number: *	01383 732 181	Address 1 (Street): *	Gardeners Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Dunfermline
Fax Number:		Country: *	Scotland
		Postcode: *	KY12 0RN
Email Address: *	gerard.ograde@crsmith.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:

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

Other Title:

Building Name:

Cottage 44, Campbell Snowden

First Name: *

Building Number:

Last Name: *

Address 1
(Street): *

Abbeyfield Nursing Home

Company/Organisation

Abbeyfield Nursing Home

Address 2:

Craigbet Road

Telephone Number: *

01505 614 350

Town/City: *

Quarriers Village

Extension Number:

Country: *

Scotland

Mobile Number:

Postcode: *

PA11 3SX

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

Inverclyde Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

666865

Easting

236122

Description of Proposal

Please provide a description of your 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)

Erect New Conservatory

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 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.

As stated by the planner, the proportions of the buildings fenestration meet the required criteria. The octagonal floor plan looks to do the same

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

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

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 Statements, Visual Proposal

Application Details

Please provide details of the application and decision.

What is the application reference number? *

16/0001/IC

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

07/01/2016

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

12/02/2016

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 a combination of procedures.

Please select a further procedure *

Holding one or more hearing sessions on specific matters

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)

A discussion of the application at a hearing session would be invaluable in assessing the proposal.

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: Mr Gerard O'Grady

Declaration Date: 18/02/2016



home sweeter home

Grounds of Appeal

By

Abbeyfield Nursing Home

For the Proposed

New Conservatory

Planning ref – 16/0001/IC

Date of refusal – 12th February 2016

Campbell Snowdon Residential home, developed a sensory garden for residents with advancing dementia to enjoy. Although several of the residents would freely use the garden, there were a group of elderly residents who did not benefit as they felt it too cold, despite summer temperatures. Dementia affects much more than memory. It can affect everything that the brain controls including body temperature regulation.

Feedback from family members resulted in the Care home look at the erection of a conservatory within the new sensory garden. Residents would be able to sit in this room and still enjoy the sights, sounds and activity of the garden. Fresh air and natural light are important for a persons wellbeing. It is hoped that the door access from the conservatory, would encourage residents to venture into the garden.

Local GPs have prescribed Vitamin D supplements to their patients due to the shortfall of exposure to natural light, on the basis of a GGHB directive for people living in care homes.

Mr J Melville

Dementia Ambassador"



home sweeter home

Grounds of Appeal

On behalf of

Abbeyfield Nursing Home

For the Proposed

New Conservatory

Planning ref – 16/0001/IC

Date of refusal – 12th February 2016

Applicants Property & Proposals

The following is to be read in support of our appeal against the decision to refuse planning consent to erect a new conservatory at Cottage 44, Campbell Snowden House, Craigbet Road, Quarriers Village.

The property is a large two storey Victorian property set back from the main road. It is in use as a care home.

The proposal is to be sited on the rear elevation and affixed to a bay window. As stated in the original applications report, the eaves height of the conservatory matches that of the single storey projection and its basecourse is finished in roughcast to match the building.

Grounds of Appeal

As per the "Managing Change in Historic Environment" guidance note series, the extension must protect the character and appearance of the building, be subordinate in scale and form, be located on a secondary elevation and must be designed in a high quality manner. As stated by the planner, the proportions of the buildings fenestration meet the above criteria.

The octagonal floor plan separates the conservatory from the bay window being built over and thus helping to protect the character and appearance of the building. The minimal connection between the two creates a lighter feel to the conservatory and does not burden the building with a heavier construction. By not forming a peaked off shoot with hipped back roof, to tie the new structure to the existing roof further aids our attempt to protect the character and appearance of the building. Again by separating the two it does not burden the original with new.

Conclusion

In conclusion Planning Permission for the proposal should be granted. In much the same way the materials, building fenestration do not disrespect the character and appearance of the building, the shape of the floor plan also serves to protect the original building.



home sweeter home



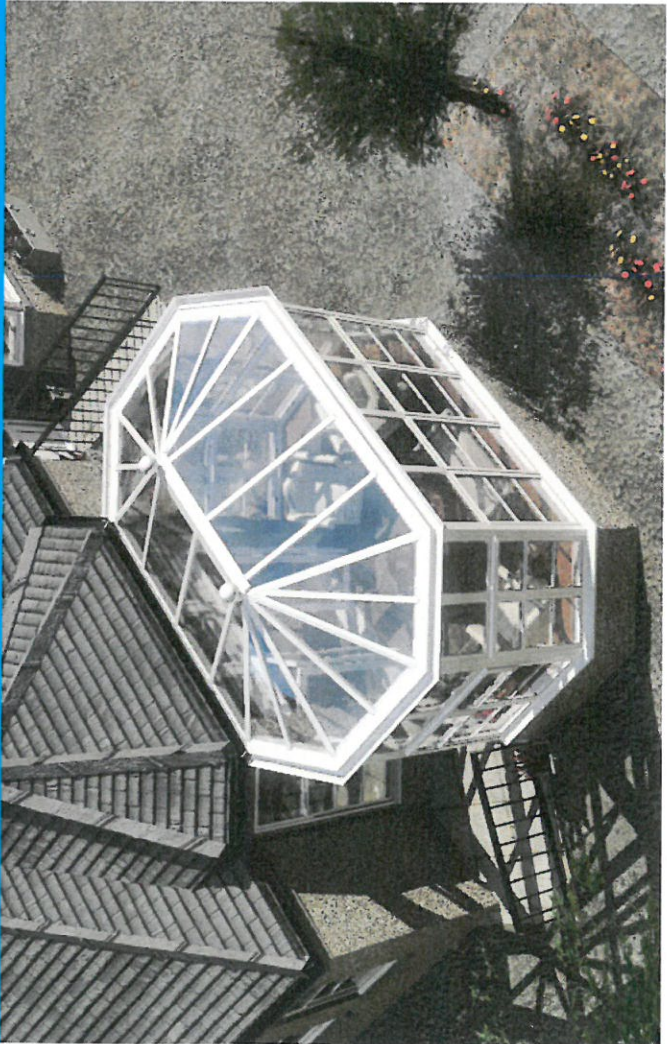
So good you'll want to show it off

Dr Forrest
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