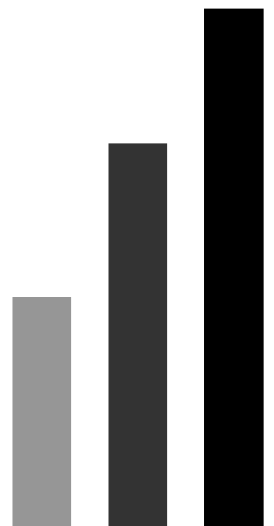


# Agenda 2016

# Planning Board

For meeting on:

3	August	2016
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**A meeting of the Planning Board will be held on Wednesday 3 August 2016 at 3pm within the Municipal Buildings, Greenock.**

GERARD MALONE  
Head of Legal & Property Services

**BUSINESS**

1. <b>Apologies, Substitutions and Declarations of Interest</b>	Page
2. <b>Planning Applications</b> Reports by Head of Regeneration & Planning on applications for planning permission as follows:-	
(a) <b>V Neal</b> Erection of dwellinghouse fronting Newark Avenue: Land Adjacent to 6 The Craigs, Greenock (16/0063/IC)	p
(b) <b>B Armour</b> Proposed formation of roof balcony and dormer window together with new rooflight windows: Flat 3-1, 77A Octavia Terrace, Greenock (16/0116/IC)	p
3. <b>High Hedge Notice Appeal</b> Report by Head of Regeneration & Planning intimating the outcome of a high hedge notice appeal at Kildonan House, Lochwinnoch Road, Kilmacolm (15/0001/HGE)	p

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

**Report To:** The Planning Board

**Date:** 3 August 2016

**Report By:** Head of Regeneration and Planning

**Report No:** 16/0063/IC  
Plan 08/16

**Local Application  
Development**

**Contact  
Officer:** James McColl

**Contact No:** 01475 712462

**Subject:** Erection of a dwellinghouse fronting Newark Avenue at  
Land Adjacent To 6 The Craigs, Greenock

## **SITE DESCRIPTION**

The application site is an area of ground which was formerly part of the garden of 6 The Craigs, Greenock. It extends to 852 square metres and slopes down to the north, consists of grass and ornamental shrubbery, and has a frontage to both Newark Avenue and The Craigs. Houses of varying design are located on The Craigs and Newark Avenue.



## **SUMMARY**

- The proposal accords with the Inverclyde Development Plan.
- Nine representations have been received in respect of the application, of which 8 are objections. Issues relate to the impact on the streetscape and on neighbours.
- There have been no adverse comments from consultees.
- The recommendation is to GRANT PLANNING PERMISSION subject to conditions.

## **PROPOSAL**

It is proposed to construct a split level dwellinghouse which extends to three storeys at the highest point. Finishing materials will comprise primarily white render, a slate roof and aluminium clad timber window and door frames. The building has a footprint of around 150 square metres and it extends to a height of around 10.7 metres at the highest point relative to the sloping site.

Both vehicular and pedestrian access will be taken from Newark Avenue. A driveway is located between the house and the boundary with 4 Newark Avenue enabling parking for four cars and providing access to a garage to the rear of the house at the lower ground floor level. The hard surfacing will continue to the front of the house to define the entrance, with the remainder of the site forming landscaped garden ground. Boundaries will be marked by a combination of 1200mm high metal fencing to the road boundaries and an 1800mm high timber fence to enclose the rear garden area.

## **PROPOSED 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.

Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development" applies

## **CONSULTATIONS**

**Head of Environmental and Commercial Services** – Four off street parking spaces should be provided. This is achieved within the driveway. Any retaining walls along the edge of the roadway and details of the 1.2 metre high metal fence will require to be submitted for a technical approval process prior to the commencement of works on site. All surface water should be intercepted within the site.

**Head of Safer and Inclusive Communities** – Conditions relating to bin provision, external lighting and working hours during construction are recommended.

## **PUBLICITY**

The nature of the proposal did not require advertisement.

## **SITE NOTICES**

The nature of the proposal did not require a site notice.

## **PUBLIC PARTICIPATION**

Eight objections on behalf of nine individuals have been received. The concerns raised can be summarised as follows:

- The size and height of the proposed house makes it out of scale and incongruous in relation to neighbouring properties.
- The large frontage of the house will be harmful to the character of The Craigs and Newark Avenue.
- The balconies appear odd and will be unsympathetic to neighbouring properties.
- The southern boundary of the house is very close to the roadway of The Craigs and the site is not being developed to advantage.
- The retention of some of the existing planting within the garden would enhance the development.
- The house is too large for the site.
- On the opposite side of Newark Avenue, a precedent was set in the 1950s with a requirement that the building being constructed at the time was no higher than its neighbours.
- The previous planning permission was for a single storey dwelling.
- Building works will cause upheaval and congestion within the narrow cul-de-sac.
- The building site may cause danger to youngsters living beside it.
- There is a restriction in title that states that the houses erected in this area shall be neither more nor less than two storeys in height.
- The existing permission is for a single storey house.

One further representation was submitted which raises no objection but seeks reassurance that the address of the new property will not be such that there is confusion with existing houses.

I will consider the concerns raised in my assessment.

## **ASSESSMENT**

In 2014, planning permission was granted in principle for the erection of a house on this site and did not specify detail relating to its size or height. This application does not seek approval of matters specified by condition in this permission and is a detailed planning application in its own right.

Recognising that the principle of developing a house on this site is established, the determining factor is whether this application complies with the Inverclyde Local Development Plan (LDP), Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development" and, if it does whether there are other material considerations to suggest that planning permission should be refused contrary to policy.

In terms of the advice and guidance within PAAN2, it is noted that developments should have a plot size and proportion of built ground to garden reflecting the immediate locality. The distance to garden boundaries should also reflect the immediate locality together with the established street front building line. Height, roof design, use of materials and colours should also reflect the immediate locality.

A wide variety of building designs are found within Newark Avenue and The Craigs. These designs are of the architectural styles of the time and vary in appearance. The applicant has sought a bespoke solution and given there is no prevalent building style within Newark Avenue and The Craigs, it is considered that this is the correct approach. This ensures that the proposed development will contribute positively to the continuing evolution of the built form.

The design utilises a split level arrangement to follow the topography of the site. The ridge height steps up from the adjacent house at 4 Newark Avenue to the north whilst remaining below the level of the neighbouring house across The Craigs to the south. I note the concerns raised relating to the height of the proposed house and that the house immediately opposite on Newark Avenue is a bungalow which does not project higher than the neighbouring house to the north. I consider, however, that the height of the proposed house is appropriate, being split level increasing in height following the slope while at the same time ensuring that the house on The Craigs facing directly down Newark Avenue maintains visual prominence.

In further considering the house in context, despite the variety of designs of adjacent buildings, there is a common theme of a co-ordination and uniformity of window designs both within individual the houses and between their upper and lower levels. The fenestration of the proposed house reflects this theme. External materials comprise a slate roof and a primarily white render to the external walls, being materials and colours which are found in the street. The use of a contrasting wall cladding material at lower ground floor level would, I consider, also be acceptable.



In examining the design and plot layout, the proposed house follows the building line established by the neighbouring building. The distances to the boundaries are also appropriate when compared to neighbouring properties, as is plot coverage. In response to the concerns that the large frontage would be harmful to the character of Newark Avenue and The Craigs, I note that while the design results in an elongated front elevation, it remains less than the building at nos.1-5. Furthermore, the combined frontage of the buildings to the eastern side of Newark Avenue will remain greater than that of the western side even after the construction of the proposed house. Finally, the use of a metal fence to the front and side facing The Craigs and a timber fence between plots is considered appropriate.

Assessing neighbouring amenity, the house at 4 Newark Avenue has a number of windows to the gable facing towards the proposed house. Only two of these are for rooms (a kitchen and bedroom) for which it is appropriate to undertake an assessment of the impact to daylight and sunlight. This has been done utilising the methods set out by the BRE Trust. Whilst there will be a reduction in the daylight received, this is within the acceptable limits set out to ensure that the amenity of the neighbouring property is not unacceptably affected. It is acknowledged that the proposed house will also result in a reduction in sunlight to the two windows in the first part of the afternoon. An assessment utilising sunpath indicators also shows the reduction in sunlight is within acceptable limits within which the amenity of neighbouring property is not considered to be unacceptably affected. The positioning of the windows ensures there is no unacceptable intervisibility, overlooking or loss of privacy to neighboring property.

The two smaller balconies and the larger raised patio proposed by the new house all have privacy screens to ensure these do not result in unacceptable overlooking and loss of privacy. Their sizes will allow for limited seating in good weather but are not such that they will afford residents the opportunity of undertaking a wide range of functions over extensive periods of the

day and evening to the extent that this regular or continuous activity would be to the detriment of the amenity of other residents. Overall, I am satisfied that the development will have an acceptable impact on residential amenity. As the proposal is considered compatible with the character and amenity of the area, criterion (a) of policy RES1 is addressed.

The Head of Environmental and Commercial Services advises that four parking spaces should be provided for the proposed house and this is achieved (criterion (d) of policy RES1). The requirement for details of retaining walls along the edge of the roadway to be submitted for a technical approval process together with the details of the 1.2 metre high metal fence can be addressed by condition. The requirement to ensure that all surface water should be intercepted within the site can also be addressed by condition. Matters relating to bin provision, external lighting and working hours during construction raised by the Head of Safer and Inclusive Communities can be addressed by condition or advisory note as appropriate.

With regard to the outstanding criteria set out within policy RES1, there is no particular landscaping requirement for this single house and hard landscaping materials can be controlled via a condition (criterion (b)). There are no existing landscape or townscape features of value on the site (criterion(c)) and there are adequate services for the new development within this established residential area (criterion (e)). Finally, the proposal accords with the advice and guidance within PAAN2 (criterion (f)).



I am satisfied that the proposal complies with the Local Development Plan, therefore it rests to consider if there are any other factors that would persuade refusal against policy.

Turning to the outstanding points raised in the representations received, whilst I note the suggestion that the retention of some of the existing planting within the garden would enhance the development, these are limited to garden shrubbery over which there are no restrictions on removal independent from any planning application.

It is recognised that construction works can cause an element of disturbance however and working hours are controlled by the Head of Safer and Inclusive Communities via separate legislation. Equally, the use of the public road for equipment and materials is controlled via the Head of Environmental and Commercial Services. There is nothing to suggest that the works will cause congestion within the cul-de-sac. It is the responsibility of the developer to ensure that the site is secure and does not cause a danger or a health and safety risk.

The granting of planning permission would not counter the content of title deeds or any legal agreements that may be in place. Finally, the applicant will require to submit a request for an address for the new property separately from the planning process. As is standard, any new address which is issued will be on the basis that it does not conflict with existing addresses. Overall, there are no material planning considerations which would warrant determination of the application contrary to policy.

## RECOMMENDATION

That the application be granted subject to the following conditions:

1. Prior to their use on site, samples of all external materials (inclusive of hardstandings) shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed utilising the approved materials unless an alternative is agreed in writing by the Planning Authority
2. The driveway shown on the approved proposed site plan shall be formed and provide for four off-road parking spaces for use by vehicles prior to the occupation of the dwelling. The driveway shall then remain in place and available for use at all times thereafter
3. All surface water run off shall be intercepted within the site.
4. The privacy screens to the balconies and raised patio above the garage shall be erected to the satisfaction of the Planning Authority prior to the occupation of the dwelling. The screens shall then remain in place at all times thereafter unless otherwise approved in writing by the Planning Authority.
5. That prior to the commencement of works on site, full technical details of any retaining walls along the edge of the roadway shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed as approved unless an alternative is agreed in writing by the Planning Authority
6. Prior to their erection on site, details of the boundary treatments for the plot shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed as approved unless an alternative is agreed in writing by the Planning Authority.
7. That prior to the occupation of the dwellinghouse hereby permitted, details of the location and any enclosure for bin storage shall be submitted to and approved in writing by the Planning Authority.

### Reasons

1. To ensure the external materials are appropriate.
2. To ensure that an appropriate driveway is completed and to prevent overspill parking onto the roadway, in the interests of road safety.
3. To ensure surface water does not encroach onto the public road, in the interests of road safety.
4. To ensure there is no unacceptable overlooking and loss of privacy to neighbouring property.
5. To ensure the integrity of the public road is maintained, in the interests of road safety.
6. To ensure the boundary treatments are visually acceptable.
7. To ensure suitable bin storage provision for the new dwellinghouse.

Stuart Jamieson  
Head of Regeneration and Planning



**Report To: The Planning Board**

**Date: 3 August 2016**

**Report By: Head of Regeneration and Planning**

**Report No: 16/0116/IC  
Plan 08/16**

**Local Application  
Development**

**Contact Officer: James McColl**

**Contact No: 01475 712462**

**Subject: Proposed formation of roof balcony and dormer window together with new rooflight windows at  
Flat 3-1, 77A Octavia Terrace, Greenock**

## **SITE DESCRIPTION**

The application relates to a top floor flat within a three and a half storey flatted block situated on the southern side of Octavia Terrace, Greenock. Externally the building is finished in white drycast render with lower level yellow reconstituted stone and grey cladding at the attic flat level. The roof covering is slate. A variety of houses and flats lie adjacent on Octavia Terrace with the Greenock Wanderers playing fields and clubhouse adjoining the site to the south and east. The site is located within the Greenock West End Conservation Area.



## **SUMMARY**

- The proposal accords with the Inverclyde Development Plan.
- Eleven letters of objection have been received. Issues include the impact on common parts of the building, on the flat below and on the appearance of the building.
- The recommendation is to GRANT PLANNING PERMISSION subject to conditions.

## **PROPOSAL**

It is proposed to form a dormer window and small balcony in the rear roof slope facing the playing fields. The dormer is designed with a slate roof, grey cladding panels to the dormer face and white uPVC fascias, soffits and patio doors. The balcony, with a floor area of around 8.5 square metres, will feature a white panelled balustrade to match those found to the front of the building.

It is further proposed to install four rooflight windows in the rear roof slope.

## **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) 5 on "Balconies and Garden Decking" applies.

Planning Application Advice Note (PAAN) 6 on "Dormer Windows" applies.

## **CONSULTATIONS**

None required.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 27th May 2016 as development affecting a conservation area.

## **SITE NOTICES**

A site notice was posted on 27th May 2016 for development affecting a conservation area.

## **PUBLIC PARTICIPATION**

Eleven letters of objection (all in a standard format) from sixteen individuals have been received.

The concerns raised can be summarised as follows:

- The open area with a flat outdoor space will have a detrimental effect on the structure of the building leading to additional problems, including water ingress, on an already exposed roof.
- The roof terrace will have the effect of bringing an exposed external flat space within the internal area of the block. The terrace is directly above ceilings of rooms in the flat below making those ceilings part of the roof. This will lead to roofing and water penetration problems.
- The replacement of the two small roof windows by four larger roof windows together with the roof terrace will materially impair the shelter provided by the roof.
- The proposed roof terrace is not in keeping with the pattern of the development. It will lead to noise, reduced privacy and have a detrimental impact on neighbours.
- The proposed external materials are not in keeping with the existing building, for example the use of uPVC rather than timber.
- The approval of this application would set a precedent which could result in a variety of ad-hoc design changes to the building.
- The proposal affects common parts of the building including the roof and roof space which are jointly owned by all 14 properties within the building. There will be no agreement for the works to be undertaken.
- Internally, rooms are being enlarged by incorporating part of the common attic into the flat.

I will consider these concerns in my assessment.

## **ASSESSMENT**

The determining factor is whether this application complies with the Inverclyde Local Development Plan (LDP), Planning Application Advice Notes (PAAN) 5 on "Balconies and Garden Decking" and 6 on "Dormer Windows", Historic Environment Scotland's Policy Statement and "Managing Change in the Historic Environment" guidance notes and, if it does, whether there are other material considerations to suggest that planning permission should be refused contrary to policy.

LDP 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 (now replaced by Historic Environment Scotland's Policy Statement) and "Managing Change in the Historic Environment" guidance note series. LDP Policy RES5 advises on alterations and extensions to residential properties. PAAN5 and PAAN6 provide the criteria for the assessment of proposals for balconies and dormer windows respectively. LDP Policy RES1 seeks to safeguard residential amenity.

Assessing the proposed dormer window I note this building, whilst within the Conservation Area, was constructed this century and is of a contemporary design following the continuing evolution of the built form within this part of the Conservation Area. Consideration must be given to ensure that the proposed dormer window is not at odds with the design of the building. Assessing the design against PAAN6, the dormer is located to the rear roof slope, is set back from the wall head and gable ends and is set below the ridge. The slope of the dormer roof is also consistent with the building's hip ended roof slope. The dormer roof will be finished in slate to match the main roof of the building and the face of the dormer will be finished in grey cladding. Not only will this match the cladding found to the front of the building at attic level, the grey colour when viewed against the slate roof will ensure the dormer is not a prominent feature. The existing lift shaft will remain as the most visually dominant feature to the rear elevation, and I am satisfied that the dormer will be a subordinate feature to the existing roof.



Considering the use of uPVC frames for the proposed patio doors, I note the concerns raised that this is at odds with the original timber windows. The patio doors are within the dormer and at the attic level. I do not consider that, even when viewed from the ground adjacent to the building, the use of white uPVC would have any adverse visual impact. It is also recognised that current Council supplementary planning guidance on replacement windows within conservation areas permits the use of uPVC, subject to design, within unlisted buildings. Overall, I consider that the design of the proposed dormer window is acceptable with reference to the guidance within PAAN6.



The roof lights proposed will be subordinate features to the rear roof slope. Whilst larger than the two current rooflights, I am satisfied that subject to an appropriate design and appearance with reference to the conservation area location, they will be visually acceptable. The specification can be addressed by condition.

Assessing the balcony to be formed in conjunction with the dormer, the balustrade matches those on existing balconies within the building, again ensuring consistency in design and an acceptable visual impact. The modest balcony floor area ensures that it will allow for limited seating in good weather. It is not of a size that will afford residents the opportunity of undertaking a wide range of functions over extensive periods of the day and evening to the extent that this regular or continuous activity could be to the detriment of the amenity of other residents within the building. I do not consider that the balcony will lead to any loss of privacy. Overall I am satisfied that the balcony is acceptable in terms of the guidance within PAAN5.

The design and visual impact of the dormer and balcony are considered appropriate with reference to PAANs 5 and 6 and consequently overall are acceptable with reference to LDP

Policies RES1 and RES5. As the impact on the building design is acceptable I further consider the effect on the Conservation Area is similar and presents no conflict with LDP Policy HER1 or Historic Environment Scotland's policy and guidance.

I am satisfied that the proposal complies with the Local Development Plan and National policy and guidance it rests to consider if there are any other factors that would persuade refusal against policy.

Considering the outstanding points raised in the objection letters, the applicant has completed the appropriate certificate on the application form to indicate that he does not wholly own the application site. He has also certified that he has notified all other part owners of the application site. While it is noted that other residents may wish to exercise rights as joint owners of the building, this cannot prejudice the determination of a planning application that complies with planning policy. The granting of planning permission is only one of a number of permissions that may be required before development may be undertaken and does not imply that development will occur.

With regard to structural concerns and the potential for the proposal to impact adversely on the fabric of the building, the building warrant process will ensure the proposal complies with the Building (Scotland) Regulations.

Whilst I note the concern that this proposal may set a precedent for future development on an ad-hoc basis, all planning applications are considered on their individual merit.

Finally, the internal works to the flat together with the occupation of part of the roof space does not require planning permission.

Overall, there are no material planning considerations which would warrant determination of the application contrary to policy.

## **RECOMMENDATION**

That the application be granted subject to the following conditions:

1. Prior to the commencement of works on site, samples of all dormer and balcony external materials shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed utilising the approved materials or any alternative agreed in writing by the Planning Authority.
2. Prior to the commencement of works on site, the full specification of the proposed rooflight windows shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless any alternative agreed in writing by the Planning Authority.

## Reasons

1. To ensure the proposed external dormer and balcony materials are appropriate for the building, in the interest of visual amenity within the Greenock West End Conservation Area.
2. To ensure the proposed rooflights are appropriate for the building, in the interest of visual amenity within the Greenock West End Conservation Area.

Stuart Jamieson  
Head of Regeneration and Planning

Report To: The Planning Board

Date: 3 August 2016

Report By: Head of Regeneration and Planning

Report No: 15/0001/HGE  
Plan 08/16

High Hedge Application

Contact Officer: Nicholas McLaren

Contact No: 01475 712420

Subject: Notification of High Hedge Notice Appeal Decision: Proposed reduction in trees' height at Kildonan House, Lochwinnoch Road, Kilmacolm



### SUMMARY

- A High Hedge Notice was issued by the Council requiring 2 hedges to be reduced in height to 10 metres and 2.5 metres.
- The owner appealed the decision to the Scottish Ministers.
- The Reporter appointed by the Scottish Ministers dismissed the appeal, but varied the notice requiring the 2 hedges to be reduced in height to 10 metres and 3.5 metres.

## **INTRODUCTION**

In January 2016 the Council issued a High Hedge Notice in respect of a hedge varying in height between approximately 11 and 13 metres requiring:

1. The high hedge within the grounds of Kildonan House, Lochwinnoch Road close to the boundary with 'Westbreak/Cairndene', Park Road, Kilmacolm, to be reduced in height to 2.5 metres above existing ground level.
2. The high hedge within the grounds of Kildonan House, Lochwinnoch Road, commencing at its mutual boundary with 'Westbreak/Cairndene', Park Road and extending, without significant break, for a distance of approximately 15 metres to the south-west, to be reduced in height to 10 metres above existing ground level.
3. In both instances all hedge reduction works were to be completed within 3 months and, in the circumstances of the hedge remaining in place, thereafter maintained in perpetuity at the heights specified.

The Notice was appealed to the Scottish Ministers.

## **APPEAL DECISION**

The appeal was considered by the Reporter appointed by the Scottish Ministers and was the subject of a site visit on 19 May 2016.

In commencing his assessment the Reporter was satisfied that the trees constituted a high hedge and that the Council had followed proper procedures. The case officer visited the site, precisely described the requirements of the notice and the Council was properly represented at the appeal site visit.



In reaching his decision the Reporter considered the reasonable enjoyment of affected houses. He assessed the impact of the hedge on windows from loss of sunlight and visual dominance and the overshadowing of garden ground. Drawing these points together, he had

no doubt that the part of the hedge next to the boundary with Westbreak and Cairndene affected the reasonable enjoyment of their residents. The impact from the hedge along Park Road is less.

The Reporter required to take into account the hedge owner's interests, and he acknowledged the benefit gained from privacy. This being so he reflected a fairer balance would be to vary the Council's proposal of a reduction to 2.5 metres to 3.5 metres, allowing a very significant level of privacy to Kildonan House and additional sunlight and daylight to Westbreak and Cairndene. The Reporter was satisfied that the proposed reduction to 10 metres on the section fronting Park Road is appropriate.

Looking at other matters, the Reporter concluded that the hedge has little impact on the general amenity of the area and that for avoidance of the bird breeding season, which he has taken as the end of August, the period for compliance is set for 30 September 2016.

### **RECOMMENDATION**

That the Board notes the position.

Stuart Jamieson  
Head of Regeneration and Planning

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact Nicholas McLaren on 01475 712420.



**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
Head of Legal & Property Services	1
Legal Services Manager (Procurement/Conveyancing)	1
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
<b>TOTAL <u>42</u></b>	