

AGENDA ITEM NO. 2

LOCAL REVIEW BODY

7 AUGUST 2019

PLANNING APPLICATION FOR REVIEW

MR J SWEENEY ALTERATIONS, EXTENSION AND CONVERSION OF STABLES TO FORM NEW DWELLING: 6 ROSENEATH STREET, GREENOCK (19/0010/IC)

Contents

- 1. Planning Application dated 21 January 2019 together with Plans
- 2. Appointed Officer's Site Photographs

3. Appointed Officer's Report of Handling dated 22 March 2019

To view Adopted Inverclyde Local Development Plan 2014 see: <u>https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp</u>

To view Proposed Invercive Local Development Plan see: <u>https://www.invercivde.gov.uk/planning-and-the-environment/planning-policy/development-planning/new-ldp</u>

To view Historic Environment Scotland - Policy Statement 2016 (which superseded Historic Scotland's SHEP) see: https://www.inverclyde.gov.uk/assets/attach/10055/HES-Policy-Statement-2016.pdf

To view Historic Environment Scotland's "Managing Change in the Historic Environment" guidance note on 'Setting' see <u>https://www.historicenvironment.scot/archives-and-</u>research/publications/publication/?publicationId=80b7c0a0-584b-4625-b1fda60b009c2549

- 4. Adopted Planning Application Advice Notes 2 and 3 Single Plot Residential Development and Private and Public Open Space Provision in New Residential Development
- 5. Proposed Planning Application Advice Notes 2 and 3 Single Plot Residential Development and Private and Public Open Space Provision in New Residential Development
- 6. Planning Application and Plan, Appointed Officer's Report of Handling and Decision Notice issued by Head of Regeneration and Planning in relation to planning application 15/0024/IC for change of use and alterations to former coach house to form dwelling at 45 Esplanade, Greenock

- 7. Consultation responses in relation to Planning Application
- 8. Representation in relation to Planning Application
- 9. Decision Notice dated 22 March 2019 issued by Head of Regeneration & Planning
- 10. Notice of Review Form dated 20 June 2019 with supporting documentation from Nicholson McShane Architects
- 11. Suggested advisory notes should planning permission be granted on review

1. PLANNING APPLICATION DATED 21 JANUARY 2019 TOGETHER WITH PLANS

Inverclyde
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 100150995-001
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.
Type of Application
What is this application for? Please select one of the following: *
Application for planning permission (including changes of use and surface mineral working).
Application for planning permission in principle.
Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
Application for Approval of Matters specified in conditions.
Description of Proposal
Please describe the proposal including any change of use: * (Max 500 characters)
Conversion of Former Stables into Dwelling
Is this a temporary permission? *
If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) *
Has the work already been started and/or completed? *
X 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)

Agent Details			
Please enter Agent details	S		
Company/Organisation:	Nicholson McShane Architects		
Ref. Number:		You must enter a Bu	uilding Name or Number, or both: *
First Name: *	Paul	Building Name:	Ladyburn Business Centre
Last Name: *	McShane	Building Number:	10
Telephone Number: *	01475325025	Address 1 (Street): *	Pottery Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Greenock
Fax Number:		Country: *	Scotland
		Postcode: *	PA15 2UH
Email Address: *	consents@nicholsonmcshane.co.uk		
_ _	ual or an organisation/corporate entity? *		
Applicant Det	ails		
Please enter Applicant de	tails		
Title:	Mr	You must enter a Bu	uilding Name or Number, or both: *
Other Title:		Building Name:	
First Name: *	Jim	Building Number:	6
Last Name: *	Sweeney	Address 1 (Street): *	Roseneath Street
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Greenock
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA16 7RZ
Fax Number:			
Email Address: *			

Site Address I	Details							
Planning Authority:	Inverclyde Council							
Full postal address of the s	Full postal address of the site (including postcode where available):							
Address 1:	6 ROSENEATH ST	REET						
Address 2:								
Address 3:								
Address 4:								
Address 5:								
Town/City/Settlement:	GREENOCK							
Post Code:	PA16 7RZ							
Please identify/describe th	e location of the site or	sites						
Northing 6	77807		Easting		226274			
Pre-Applicatio	n Discussio	n						
Have you discussed your p	proposal with the planni	ing authority? '	*		Yes X No			
Site Area								
Please state the site area:		309.60						
Please state the measurer	nent type used:		(ha) 🛛 Square Me	etres (sq.ı	n)			
Existing Use								
Please describe the currer	it or most recent use: *	(Max 500 cha	racters)					
Outbuildings								
Access and Pa	arking							
Are you proposing a new altered vehicle access to or from a public road? *								
If Yes please describe and you propose to make. You	show on your drawing should also show exist	s the position o ting footpaths a	of any existing. Altere and note if there will b	ed or new be any im	access points, highlighting the changes pact on these.			

Are you proposing any change to public paths, public rights of way or affecting any public right of acce	ss? * 🗌 Yes 🛛 No
If Yes please show on your drawings the position of any affected areas highlighting the changes you p arrangements for continuing or alternative public access.	ropose to make, including
How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?	0
How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *	2
Please show on your drawings the position of existing and proposed parking spaces and identify if the types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).	se are for the use of particular
Water Supply and Drainage Arrangements	
Will your proposal require new or altered water supply or drainage arrangements? *	X Yes No
Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *	
Yes – connecting to public drainage network	
No – proposing to make private drainage arrangements	
X Not Applicable – only arrangements for water supply required	
Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *	Yes X No
Note:-	
Please include details of SUDS arrangements on your plans	
Selecting 'No' to the above question means that you could be in breach of Environmental legislation.	
Are you proposing to connect to the public water supply network? *	
X Yes	
No, using a private water supply	
No connection required	
If No, using a private water supply, please show on plans the supply and all works needed to provide it	t (on or off site).
Assessment of Flood Risk	
Is the site within an area of known risk of flooding? *	Yes 🗌 No 🛛 Don't Know
If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment determined. You may wish to contact your Planning Authority or SEPA for advice on what information	
Do you think your proposal may increase the flood risk elsewhere? *	Yes X No Don't Know
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 any are to be cut back or felled.	to the proposal site and indicate if
Waste Storage and Collection	
Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *	X Yes No

If Yes or No, please provide further details: * (Max 500 characters)	
Refuse Storage will be accommodated within the curtilage of the site	
Residential Units Including Conversion	
Does your proposal include new or additional houses and/or flats? *	X Yes 🗌 No
How many units do you propose in total? *	
Please provide full details of the number and types of units on the plans. Additional information may be p statement.	rovided in a supporting
All Types of Non Housing Development – Proposed New	v Floorspace
Does your proposal alter or create non-residential floorspace? *	Yes X No
Schedule 3 Development	
Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *	Yes 🛛 No 🗌 Don't Know
If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the d authority will do this on your behalf but will charge you a fee. Please check the planning authority's webs fee and add this to your planning fee.	
If you are unsure whether your proposal involves a form of development listed in Schedule 3, please che notes before contacting your planning authority.	ck the Help Text and Guidance
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 elected member of the planning authority? *	an 🗌 Yes 🗵 No
Certificates and Notices	
CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVEL PROCEDURE) (SCOTLAND) REGULATION 2013	OPMENT MANAGEMENT
One Certificate must be completed and submitted along with the application form. This is most usually Certificate B, Certificate C or Certificate E.	ertificate A, Form 1,
Are you/the applicant the sole owner of ALL the land? *	X Yes 🗌 No
Is any of the land part of an agricultural holding? *	Yes X 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: Paul McShane

On behalf of: Mr Jim Sweeney

Date: 21/01/2019

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No X Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

Yes IN No X Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No X Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No X Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No X Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes 🗌 No 🗵 Not applicable to this application

	planning permission, planning permission in principle, an application for appro for mineral development, have you provided any other plans or drawings as ne	
Site Layout Plan or Bloc	ck plan.	
Elevations.		
Floor plans.		
Cross sections.		
🔀 Roof plan.		
Master Plan/Framework	(Plan.	
Landscape plan.		
Photographs and/or pho	otomontages.	
Other.		
If Other, please specify: * (N	/lax 500 characters)	
Provide copies of the followir	ng documents if applicable:	
A copy of an Environmental	Statement *	Yes 🛛 N/A
A Design Statement or Desig		Yes X N/A
A Flood Risk Assessment. *	jii and Access Statement.	
	nent (including proposals for Sustainable Drainage Systems). *	
Drainage/SUDS layout. *	ient (including proposals for Sustainable Drainage Systems).	
A Transport Assessment or ⁻	Travel Plan	
Contaminated Land Assessn		
Habitat Survey. *		
A Processing Agreement. *		
	positiv) (May 500 charactere)	
	becify). (Max 500 characters)	
Declare – For A	Application to Planning Authority	
	that this is an application to the planning authority as described in this form. The al information are provided as a part of this application.	he accompanying
Declaration Name:	Mr Douglas Nicholson	
Declaration Date:	21/01/2019	
Payment Detail	S	
Cheque: Mr Paul McShane	, 000100	Created: 21/01/2019 16:12
		Greateu. 21/01/2019 10:12



REVISION	DESCRIPTION	DATE
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PAPER SIZE

REVISION

CHECKED BY

PMcS

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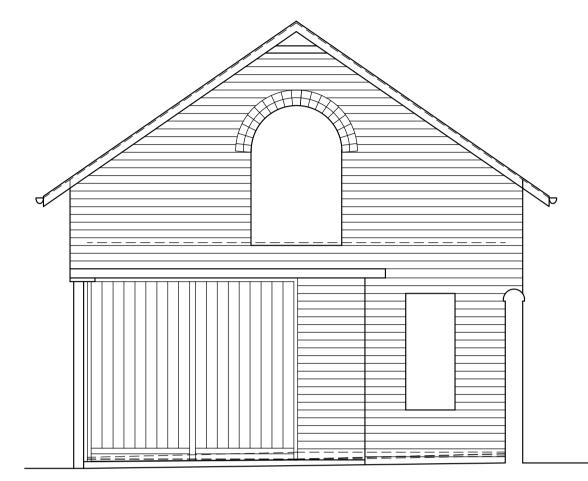
ROOF PLAN	1:50
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REVISION	DESCRIPTION	DATE
A	Revised as per Client meeting.	15/08/18
В	Revised to Client's comments: 12/12/18	17/12/18

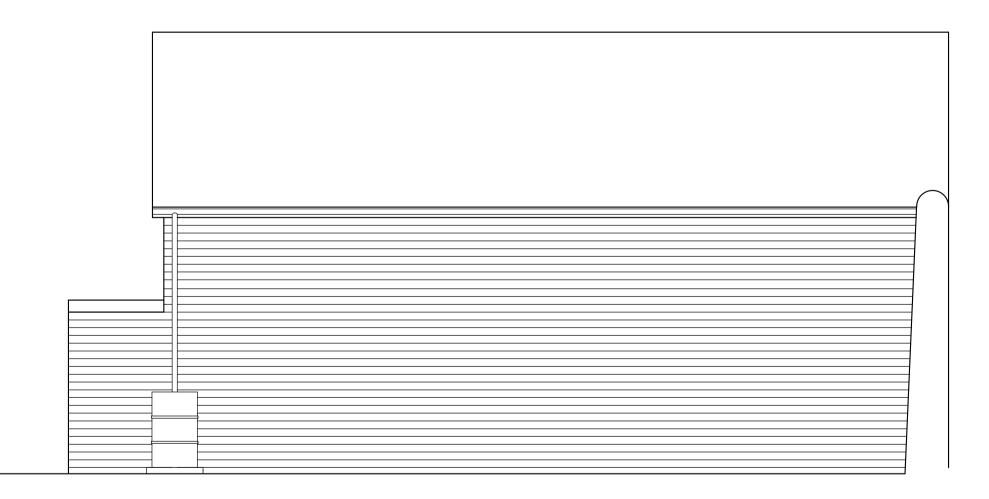


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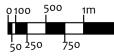
UNIT 10, LADYBURN BUSINESS PARK, POTTERY STREET, GREENOCK, PA15 2UH info@nicholsonmcshane.co.uk e t 01475 325025 w nicholsonmcshane.co.uk CLIENT Jim Sweeney PROJECT TITLE Proposed Conversion of Former Stables to Dwelling PROJECT ADDRESS 6 Roseneath Street, Greenock, DRAWING TITLE Proposed Plans DRAWING STATUS PAPER SIZE PLANNING A1 DRAWING NUMBER REVISION 18042_D_002 в SCALE DRAWN BY CHECKED BY DATE 1:50 31/07/2018 JSS/PMcS PMcS arb rk Architects Registry RIBA NICHOLSON McSHANE ARCHITECTS IS THE TRADING NAME OF NICHOLSON McSHANE CHARTERED ARCHITECTS LTD. COPYRIGHT RESERVED



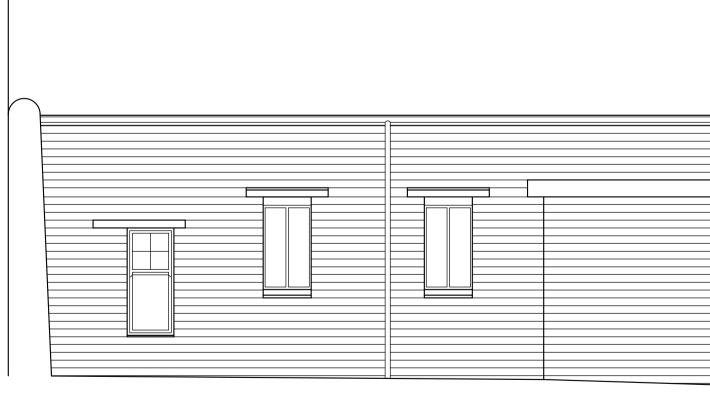
EXISTING EAST ELEVATION
1:50



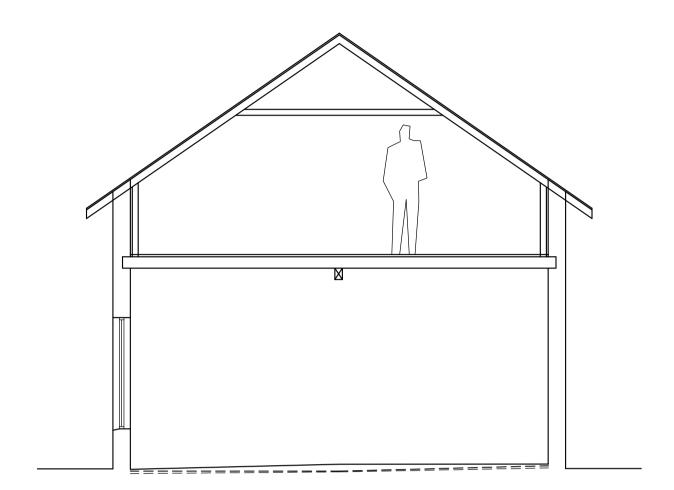
EXISTING NORTH ELEVATION
1:50



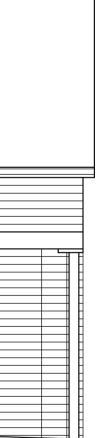
EXISTING SOUTH ELEVATION 1:50



EXISTING EAST SECTION
<u>1:50</u>



REVISION	DESCRIPTION	DATE
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nicholson mcshane <mark>architects</mark>

UNIT 10, LADYBURN BUSINESS PARK, POTTERY STREET, GREENOCK, PA15 2UH e info@nicholsonmcshane.co.uk t 01475 325025 w nicholsonmcshane.co.uk CLIENT Jim Sweeney PROJECT TITLE Proposed Conversion of Former Stables to Dwelling PROJECT ADDRESS 6 Roseneath Street, Greenock, DRAWING TITLE Existing Elevations and Section DRAWING STATUS PAPER SIZE PLANNING A1 DRAWING NUMBER REVISION 18042_D_003 SCALE DATE DRAWN BY CHECKED BY 1:50 21/01/2019 JSS PMcS arb Architects Reai NICHOLSON McSHANE ARCHITECTS IS THE TRADING NAME OF NICHOLSON McSHANE CHARTERED ARCHITECTS LTD. COPYRIGHT RESERVED

5m SCALE 1:50





Model South Elevation looking onto Boundary Wall



Model East Aerial View Towards Entrance

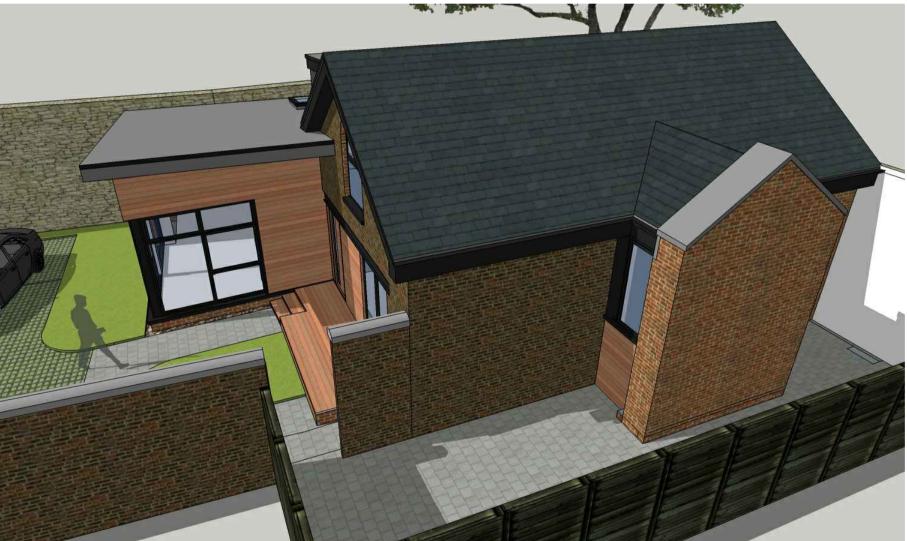








Model View Looking Towards Road



Model South Aerial View

REVISION	DESCRIPTION	DATE
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nicholson mcshane architects

UNIT 10, LADYBURN BUSINESS PARK, POTTERY STREET, GREENOCK, PA15 2UH e info@nicholsonmcshane.co.uk t 01475 325025 w nicholsonmcshane.co.uk CLIENT Mr Sweeney PROJECT TITLE Proposed Conversion of Former Stables to Dwelling PROJECT ADDRESS 6 Roseneath Street, Greenock, PA16 7RZ DRAWING TITLE Model Views DRAWING STATUS PAPER SIZE PLANNING A1 DRAWING NUMBER REVISION 18042_D_005 SCALE DATE DRAWN BY CHECKED BY 08/01/19 PMcS arb Architects Registration Bo NICHOLSON McSHANE ARCHITECTS IS THE TRADING NAME OF NICHOLSON McSHANE CHARTERED ARCHITECTS LTD. COPYRIGHT RESERVED



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· Ordnance		STREET 7.9m			Site A Bound	N Application dary	
		o Ipo	;m 2	5m			100m
		1m			50m		
CLIENT Mr J Sweeney				posed Al	terations &	New Dwe	lling
PROJECT ADDRESS No. 6 Roseneath Stre	et, Greenock, P	PA16 7RZ	DRAWING Loc	G TITLE ation Pla	n		
DRAWING STATUS PLANNING	PAPER SIZE	DRAWING NUMBEF 18042_LP	REVISION	SCALE 1:1250	DATE 04/01/19	drawn by PMcS	CHCK'D BY -
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2. APPOINTED OFFICER'S SITE PHOTOGRAPHS (taken on 23 May 2019)

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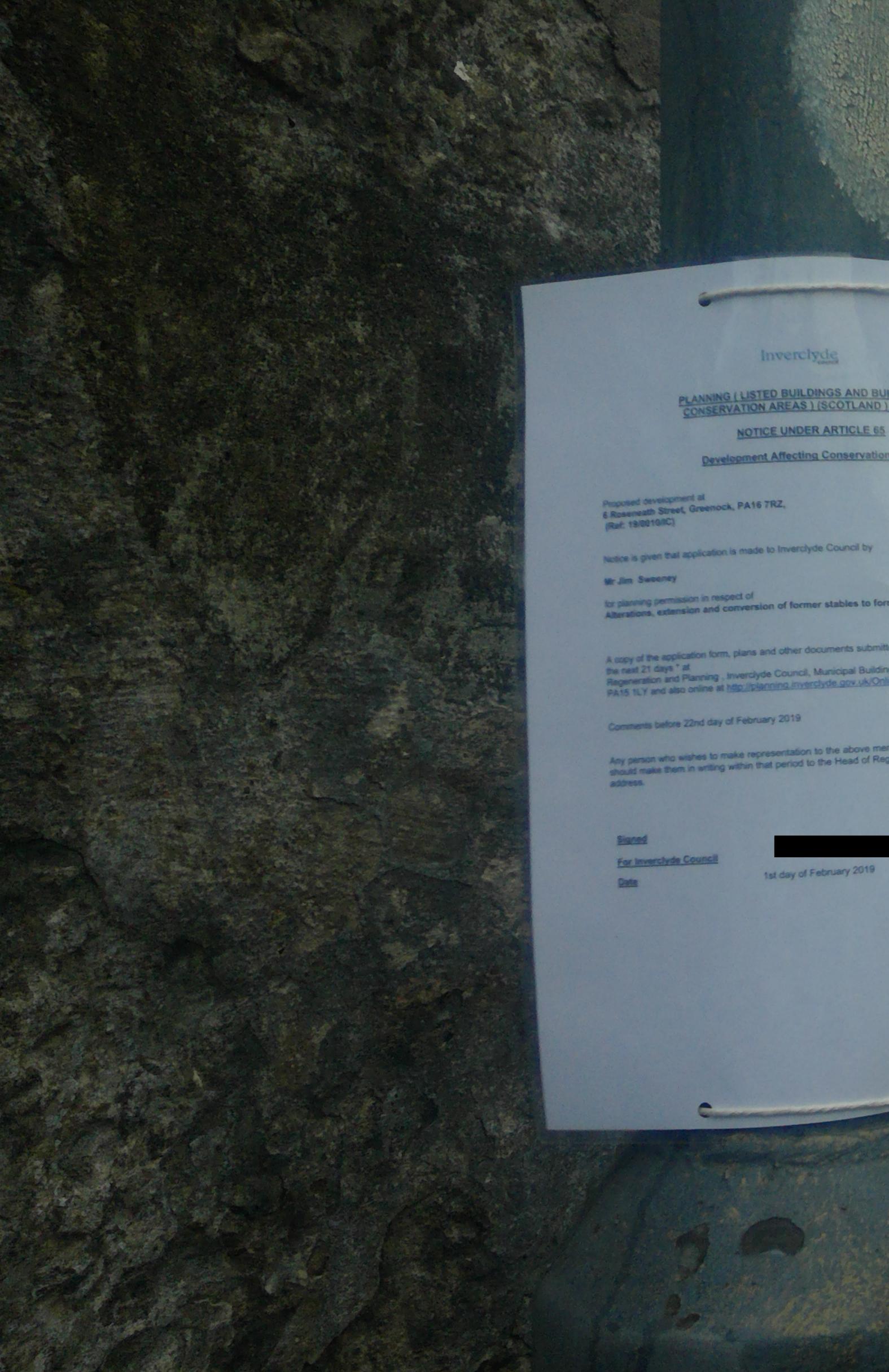












Inverclyde

PLANNING (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) (SCOTLAND) ACT 1997

NOTICE UNDER ARTICLE 65

Development Affecting Conservation Areas

tor planning permission in respect of Alterations, extension and conversion of former stables to form new dwelling

A copy of the application form, plans and other documents submitted with it may be inspected during the next 21 days " at Regeneration and Planning , invercive Council, Municipal Buildings, Clyde Square, Greenock, Regeneration and Planning invercive gov uk/Online/

Any person who wishes to make representation to the above mentioned Council about the application should make them in writing within that period to the Head of Regeneration and Planning at the above

1st day of February 2019



3. APPOINTED OFFICER'S REPORT OF HANDLING DATED 22 MARCH 2019

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Agenda Builder - 6 Roseneath Street

Inverclyde

REPORT OF HANDLING

Report By:	Carrie Main	Report No:	19/0010/IC
			Local Application Development
Contact Officer:	01475 712462	Date:	22 March 2019
Subject:	Alterations, extension and conversion of former stables to form new dwelling at		

6 Roseneath Street, Greenock

SITE DESCRIPTION

The application site comprises a former stables/outbuildings situated to the rear of 45 Esplanade/2 and 4 Roseneath Street, at the corner of Roseneath Street and Eldon Street, within the Greenock West End Conservation Area. The site forms a separate plot, described as 6 Roseneath Street. It covers approximately 309 square metres, with its own access taken from the western side of Roseneath Street. The site is generally rectangular in shape with a small projection to the north, which forms a garden area. It is bound by an approximately 2.5 metre high stone wall to the east (Roseneath Street), the south (Eldon Street) and also to the west (the adjoining property). At the northern boundary, an approximately 1.2 metre high timber fence separates the site from the rear garden of the existing house.

Three outbuildings and a shed exist to the western side of the site, covering a total of approximately 86.8 square metres. They comprise of a large brick-built, pitched roof, two-storey outbuilding which is located to the north-western side of the site and adjoins the western boundary wall. The two remaining outbuildings and shed are smaller, single storey, flat roof buildings, which are connected and exist to the south-western side of the site. The remainder of the site forms a cobbled courtyard area.

PROPOSAL

Planning permission was conditionally granted in January 2015 (application reference 15/0024/IC) by the Local Review Body for the change of use and alterations of the former coach house to form a dwelling.

Planning permission is sought to extend and alter the former stables/outbuildings for conversion into a new dwellinghouse. This involves the amalgamation and extension of the outbuildings to enable the dwelling to occupy the western area of the site. The current proposal presents a dwelling of a larger scale and form, location and design. The new dwellinghouse will cover approximately 195 square metres (the previously approved development covered approximately 61 square metres). The two storey element of the large outbuilding will be retained and enlarged by increasing its height by approximately 1 metre. A two-storey extension will be erected to the northern side elevation, which will project by 3 metres, be to a width of 3.4 metres, and extend to a height of 5 metres. A new dormer will project by 3.7 metres from the southern side elevation to a width of 9.2 metres across the upper level southern elevation of the house. A single storey element will be built to the front (eastern) elevation, which will project approximately 4.2 metres from the

front wall, be to a width of 7.7 metres and will extend to a height of 4.2 metres. Three rooflights will be incorporated within the roof of the single storey extension.

The overall design of the house is of a contemporary style incorporating key fenestration to the eastern elevation and a mono-pitched roof over the single storey extension. The external materials comprise of predominately facing brick with sections of timber cladding. The roof over the main two storey element of the building will be covered in slate. The roof over the single storey extension, dormer and the finishing of the dormer cheeks will be covered in metal standing seem. The proposed plan assigns two parking spaces to the south-eastern side of the site.

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) 2 on "Single Plot Residential Development" applies.

Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" applies.

PROPOSED DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 20 - Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

Policy 28 - Conservation Areas

Proposals for development, including demolition within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area.

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

Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" applies.

CONSULTATIONS

Head of Environmental and Public Protection (Environmental Health) – No objections. However, advisory notes are suggested in respect of bin containers, external lighting, sound insulation, site drainage, rats, drains, sewers, construction practices and gull control.

Head of Service – Roads and Transportation– In accordance with the National Roads Development Guidelines the proposed development requires a minimum of 2 off-street parking spaces within the site. The applicant has demonstrated 2 spaces will be provided.

PUBLICITY

The application was advertised in the Greenock Telegraph on 1st February 2019 as a development affecting a conservation area.

SITE NOTICES

A site notice was posted on 1st February 2019 for development affecting a conservation area.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. One representation was received objecting to the proposal. The concerns raised within the representation received are summarised as follows:

- 1. There is no precedent for any property along the Esplanade with a dwellinghouse abutting its back garden.
- 2. The open outlook from the rear of neighbouring properties will be compromised by the new and expanded dwellinghouse.
- 3. The peacefulness of neighbouring properties rear gardens will be disrupted by the adjacent habitation.

These comments will be addressed within the assessment of the application.

ASSESSMENT

The material considerations in the assessment of this application are the adopted and proposed Inverclyde Local Development Plans, both adopted and proposed Planning Application Advice Notes (PAANs) 2 on "Single Plot Residential Development" and PAANs 3 on "Private and Public Open Space Provision in New Residential Development", the impact on the special character of the Greenock West End Conservation Area with regard to Historic Environment Scotland's (HES) Policy Statement (which supersedes the SHEP) and the "Managing Change in the Historic Environment" guidance note series, the impact on residential amenity, the consultation responses and representation received.

The site is located within an established residential area and within the Greenock West End Conservation Area where Policies RES1 and HER1 of the adopted Plan and Policies 20 and 28 of the proposed Plan apply. Policies RES1 and 20 aim to safeguard the character and amenity of residential areas whilst Policies HER1 and 28 advise on the proposals preserving and enhancing the Conservation Area with regard to Historic Environment Scotland's policy and guidance. The HES guidance note of most relevance to the assessment of this application will be the note on "Setting" which advises that a physical change in the Conservation Area does not necessarily need to replicate its surroundings, however development which does not respect the scale, design and detailing of existing buildings will not generally be supported. Policy RES5 sets out criteria to guide conversion of properties to create a new additional dwelling unit. Policy 1 of the proposed Plan requires development to have regard to the six qualities of successful places, taking account of the factors set out in Figure 3. In this case, the relevant factors are those relating to distinctiveness in terms of reflecting urban form and contributing positively to historic buildings and places. Both adopted and proposed PAAN2s and PAAN3s provide specific guidance on single plot residential development and advise that new residential properties should reflect the established density and pattern of development in respect of plot sizes, proportions of built ground to garden ground, distance to boundaries, the established street frontage, building height, roof design, use of materials and colours.

It is recognised that the Greenock West End Conservation Area is characterised by substantial villas set in large gardens. The predominant building pattern within this part of the Conservation Area features large dwellinghouses within large plots with their main aspect to the Esplanade and their rear gardens extending to Eldon Street. The outbuildings' position, scale and design reflect their historical status as subordinate buildings form an established feature within their immediate surroundings. As a separate plot, the application site is smaller than that generally prevailing in the immediate locality and furthermore, the proposal seeks to significantly enlarge and alter the existing built form. I consider this to have a significant bearing upon the assessment of this proposal.

The proposed form of the dwelling presents an approximately 108.2 square metre expansion of the existing built form, occupying approximately 50% of the site. I acknowledge that planning permission has been granted for alterations and extension of the outbuildings to form a dwelling which covers approximately 61 square metres, occupying approximately 21% of the site. This proposal therefore presents a significant size increase. The creation of a two storey extension, single storey extension, large dormer and increase in height of the existing building significantly alters the appearance of the existing built form and bears no relationship to the scale of the built form currently on site. This will be particularly evident when viewed from the properties on the opposite side of Eldon Street. The dwelling will also create an unprecedented frontage onto Roseneath Street. As a result of these factors, I consider the development to threaten the uniform, historical pattern and density of development which defines the special characteristics of this part of the Conservation Area. Ultimately, it does not reflect the plot size, proportion of built ground to garden ground, distance to boundaries and the established street frontage. Overdevelopment will also be resultant as there is lack of garden ground associated with the new dwelling to ensure acceptable amenity for its residents.

In considering design, whilst the retention and conversion of large outbuilding is welcomed, the proposed alterations offer little consistency with the traditional built form of the buildings within this area, which also defines the special characteristics of the Conservation Area. It instead incorporates modern materials, and in the case of the single storey extension, modern roof design, which is not considered to reflect the local architecture, nor preserve or enhance the special historic characteristics of the area.

Criterion (d) of Policies RES1 and RES5 require assessment against the Council's Roads Development Guide. The Head of Service – Roads and Transportation has confirmed that the parking provision within the site is suitable.

Turning to the representation received but not yet addressed within my assessment, the comment regarding no precedent for development of this type is noted, however, each application is considered on a case by case basis on individual merit. The impact on the outlook from neighbouring properties is not a material planning consideration and therefore not relevant in the assessment and determination of this application. Any disturbance that the new property may cause to the peacefulness of the area is treated as speculative with no evidence that its residential use could cause a detrimental impact to neighbour amenity to such a degree that could justify an impediment to development. In any case, any issues in respect of excessive noise would be directed to the Head of Environmental and Public Protection (Environmental Health). Following consultation, the Head of Environmental and Public Protection (Environmental Health) offered no objection to the proposal.

In conclusion, the proposal would compromise the historical pattern of development, urban form and high quality traditional design which gave rise to the designation of the Greenock West End Conservation Area, the overall character and amenity of the existing property and the established residential area. As such, I consider the proposal to be contrary to adopted Plan Policies RES1 criteria (a) and (f); RES5 criteria (a), (b), (c) and (d); HER1 and proposed Plan Policies 1, 20 and 28 alongside Historic Environment Scotland's policy and guidance and the guidance set out within both PAAN2s and PAAN3s. As such the proposal cannot be supported.

RECOMMENDATION

That the application be refused.

Reasons

- The proposal by virtue of scale, form and design would adversely impact upon the historical pattern of development and high quality traditional design which gave rise to the designation of the Greenock West End Conservation Area. As such, I consider the proposal to be contrary to adopted Plan Policies HER1, RES1 criteria (a) and (f), RES5 criteria (a), (b), (c) and (d); and proposed Plan Policies 1, 20 and 28.
- 2. The proposal does not reflect the plot size, proportion of built ground to garden ground, distances to boundaries, established street frontage, roof design and use of materials and colours of properties within the immediate locality. The proposal therefore presents conflicts with the guidance within both adopted and proposed PAAN2s and PAAN3s.
- 3. The proposal is contrary to Historic Environment Scotland's Policy Statement as it does not seek to preserve or enhance the characteristics of the Conservation Area nor manage change to the historic environment with intelligence and understanding. Furthermore, it is not supported by the "Managing Change in the Historic Environment" guidance note on "Setting" which advises that development which does not respect the scale, design and detailing of existing buildings will not generally be supported.

Signed:



Carrie Main Case Officer

Stuart Jamieson Head of Regeneration and Planning •

4. ADOPTED PLANNING APPLICATION ADVICE NOTES 2 AND 3 - SINGLE PLOT RESIDENTIAL DEVELOPMENT AND PRIVATE AND PUBLIC OPEN SPACE PROVISION IN NEW RESIDENTIAL DEVELOPMENT

PLANNING APPLICATION ADVICE NOTES

Planning Application Advice Note No. 2

SINGLE PLOT RESIDENTIAL DEVELOPMENT

There is a constant demand to erect single houses, often within the grounds of large private gardens and occasionally on small derelict or undeveloped areas of ground. These developments are often beneficial, providing additional housing in sustainable locations and removing derelict and untidy sites from the streetscene.

This Advice Note provides guidance on the issues that are considered in determining planning applications for this type of development.

Infill plots will be considered with reference to the following:

- The plot size should reflect those in the immediate locality.
- The proportion of the built ground to garden ground should reflect that in the immediate locality.
- The distance of the building to garden boundaries should reflect that in the immediate locality.
- The established street front building line should be followed.
- The proposed building height, roof design, use of materials and colours should reflect those in the immediate locality.

- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. Boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable.
- Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.
- The level of on site car parking should be comparable with the established pattern in the street and be capable of being implemented without detriment to road safety.

Applications in Conservation Areas

The Greenock West End and Kilmacolm Conservation Areas are characterised by substantial villas set in large gardens. Understandably, there has been pressure for infill residential development in these areas. Historic Scotland's Scottish Historic Environment Policy explains the Government's position. The Scottish Government requires the historic environment to be cared for, protected and enhanced. Development which does not respect the scale, design and detailing of existing buildings will not generally be supported.

Applications in the grounds of listed buildings

New development within the grounds of listed buildings must have regard to the following:

- The listed building should be maintained as the visually prominent building.
- The principal elevations of the listed building should remain visible from all key viewpoints. New building should not breach any close formal relationship between the listed building and traditional outbuildings.
- Formal gardens should not be affected.
- Developments in front gardens which damage buildings to street relationships will not be supported.
- If a listed building is proposed to be upgraded as part of any development, work requires to be implemented to the listed building as the first stage or as part of an agreed phasing scheme.

Trees

Some infill sites require tree felling to enable development. The Town and Country Planning (Tree Preservation Orders and Trees in Conservation Areas) (Scotland) Regulations 2010 deem that in all but exceptional circumstances, the consent of the Council is required to fell or lop any tree covered by a TPO (Tree Preservation Order) or within a Conservation Area. The promotion of TPOs is an ongoing process and, in assessing applications for development, the

7

PLANNING APPLICATION ADVICE NOTES

Council has a duty to consider the visual impact which would result if tree felling is required.

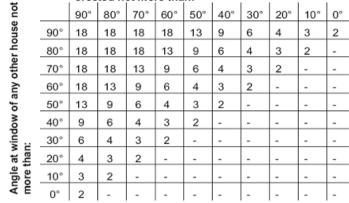
Window intervisibility

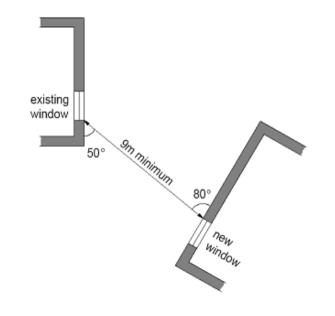
The table to the right details acceptable levels of window to window intervisibility. The distances are taken from the shortest point between the windows.



Minimum Window to Window Distances (metres)

Angle at window of house/extension etc. to be erected not more than:





Before you submit your application you may contact us for free advice and guidance on 01475 712418 or email devcont.planning@inverclyde.gov.uk Our officers will be pleased to offer you advice on your proposal before you submit your application.

PLANNING APPLICATION ADVICE NOTES

Planning Application Advice Note No. 3

PRIVATE and PUBLIC OPEN SPACE PROVISION in NEW RESIDENTIAL DEVELOPMENT

Open space provides two important functions; it contributes to "Placemaking", providing space around and setting for buildings helping to establish the impression of an area, and it can be used to provide areas for outdoor leisure.

This Advice Note provides guidance on the required levels of public open space and private garden ground that should be included in new residential developments.

Types of development

No two sites are the same and residential development can range from the single house to sites in excess of 100 units. The standards required vary depending upon the scale of the development. The following definitions apply:

SMALL SCALE INFILL, INCLUDING SINGLE PLOTS

• 10 houses or fewer in a vacant / redevelopment site within a built up area.

LARGE SCALE INFILL

• more than 10 houses in a vacant / redevelopment site within a built up area.

GREENFIELD / EDGE OF TOWN

• the development of a site on the edge of or outside a town or village.

FLATTED INFILL

• the development of a block of flats, irrespective of number of units, on a vacant / redevelopment site within a built up area.

FLATTED DEVELOPMENT WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF TOWN SITE

• the development of a block of flats, irrespective of number of units, as part of a larger infill development within a town or village, or on a greenfield / edge of town or village site.

Private Garden Ground

SMALL SCALE INFILL DEVELOPMENTS, INCLUDING SINGLE PLOTS

• new development should accord with the established density and pattern of development in the immediate vicinity with reference to front and rear garden sizes and distances to plot boundaries.

FLATTED INFILL DEVELOPMENTS

• flats should reflect the existing scale of buildings and townscape in the immediate environs. Open space need only be provided where surplus land is available following the provision of any off-street parking required.

LARGE SCALE (INFILL) OR GREENFIELD / EDGE OF SETTLEMENT SITE

- the following minimum sizes shall apply:
- Rear / private garden depth 9 metres, although where the rear garden does not back onto residential property, this may be reduced if an area of screened side garden of size equivalent

to a rear garden with a 9 metre depth can be provided.

- Front / public garden depth 6 metres.
- Distance from house to side boundary 2 metres.

- Distance from house to side boundary when the house has an attached garage - 3 metres.

FLATTED WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF SETTLEMENT SITE

• 10 square metres per bedspace based upon an occupancy rate of two persons per double bedroom and one person per single bedroom.

Public Open Space

In developments other than small scale and flatted infill sites, public open space is required to be provided to achieve both an appropriate landscape setting for the development and play space.

In such circumstances the following criteria will apply:

- Public open space should be provided at the indicative ratio of 1.64 ha per 1000 population. Population estimates are based upon occupancy rates of two persons per double bedroom and one person per single bedroom.
- It will be the responsibility of the developer to equip the play areas. Children's play areas and kickabout areas should comprise 0.32 ha per 1000 population.

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• Developers may request that the Council take over maintenance of the open space and play areas. The decision is at the discretion of the Council, and will require the following criteria to be achieved:

- The design and layout of play equipment and safety surface shall be of a design agreed with the Council as part of the planning application process.

- That an accredited play area inspector confirm the conformity of the design and installation to the relevant standard prevailing at the time.

- 12 months defects liabilities and warranties shall apply.

- The land and any associated assets are disponed to the Council free of any charges or fees.

- That a sum equal to 10 years maintenance of the site is paid to the Council in advance.

• Where the developer selects not to pass maintenance to the Council, it will be a requirement for the obtaining of planning permission that the developer passes ownership and maintenance of all open space and play equipment to a management company. A bond to cover the cost of maintenance and replacement over a 10 year period will also require to be provided.

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Location of Play Areas

• Play areas should be located to ensure that they are overlooked, but at the same time must be positioned at least 10 metres distant from the boundary of the nearest residence.

• Where developments are located in close proximity to established parks or play areas, the Council may, in appropriate cases, consider as an alternative to on-site provision of play equipment the supplementing, at the expense of the developer, of existing play equipment in the nearby park or play area. This, however, will not absolve the developer of the requirement to provide amenity landscaped areas to enhance the setting of the development. Toddler play provision may not be required when the developer provides flat rear/private garden ground in excess of 9 metres.



5. PROPOSED PLANNING APPLICATION ADVICE NOTES 2 AND 3 - SINGLE PLOT RESIDENTIAL DEVELOPMENT AND PRIVATE AND PUBLIC OPEN SPACE PROVISION IN NEW RESIDENTIAL DEVELOPMENT

Planning Application Advice Note No. 2

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- The proposed building height, roof design, use of materials and colours should reflect those in the immediate locality.

• Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. Boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable.

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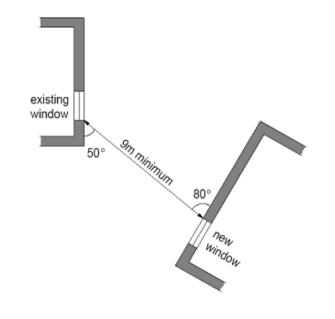
The table to the right details acceptable levels of window to window intervisibility. The distances are taken from the shortest point between the windows.



Minimum Window to Window Distances (metres)

Angle at window of house/extension etc. to be erected not more than:

-											
not		90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
other house	90°	18	18	18	18	13	9	6	4	3	2
rho	80°	18	18	18	13	9	6	4	3	2	-
othe	70°	18	18	13	9	6	4	3	2	-	-
Ŋ,	60°	18	13	9	6	4	3	2	-	-	-
Angle at window of any more than:	50°	13	9	6	4	3	2	-	-	-	-
ŇO	40°	9	6	4	3	2	-	-	-	-	-
ind	30°	6	4	3	2	-	-	-	-	-	-
e at wi than:	20°	4	3	2	-	-	-	-	-	-	-
gle re t	10°	3	2	-	-	-	-	-	-	-	-
Angle	0°	2	-	-	-	-	-	-	-	-	-



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- The land and any associated assets are disponed to the Council free of any charges or fees.

- That a sum equal to 10 years maintenance of the site is paid to the Council in advance.

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6. PLANNING APPLICATION AND PLAN, APPOINTED OFFICER'S REPORT OF HANDLING AND DECISION NOTICE IN RELATION TO PLANNING APPLICATION 15/0024/IC

Inverclyde
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 000110091-001
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.
Type of Application
What is this application for? Please select one of the following: *
We strongly recommend that you refer to the help text before you complete this section.
Application for Planning Permission (including changes of use and surface mineral working)
Application for Planning Permission in Principle
Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
Application for Approval of Matters specified in conditions
Description of Proposal
Please describe the proposal including any change of use: * (Max 500 characters)
Proposed conversion of former coach house to dwelling
Is this a temporary permission? *
If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) *
Have the works already been started 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)

Agent Details			
Please enter Agent details			
Company/Organisation:	Canata & Seggie	You must enter a Building both:*	Name or Number, or
Ref. Number:		Building Name:	
First Name: *	Victor	Building Number:	7
Last Name: *	Canata	Address 1 (Street): *	Union Street
Telephone Number: *	01475 784517	Address 2:	
Extension Number:		Town/City: *	Greenock
Mobile Number:		Country: *	Scotland
Fax Number:		Postcode: *	PA16 8NY
Email Address: *	info@canseg.co.uk		
Is the applicant an individual	or an organisation/corporate ent	ity? *	
🖌 Individual 🗌 Organis	sation/Corporate entity		
Applicant Detail	S		
Please enter Applicant detail	S		
Title: *	Mr	You must enter a Building both:*	Name or Number, or
Other Title:		Building Name:	Arklay
First Name: *	John	Building Number:	
Last Name: *	Pow	Address 1 (Street): *	Main Street
Company/Organisation:		Address 2:	
Telephone Number:		Town/City: *	Inverkip
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA16 0AS
Fax Number:			
Email Address:			

provide a second s		and the second sec	the second se
Site Address De	tails		
Planning Authority:	Inverclyde Council	1	
Full postal address of the site	(including postcode where a	available):	
Address 1:	45	Address 5:	
Address 2:	ESPLANAT	Town/City/Settlement	GREENOCK
Address 3:		Post Code:	PALG TRY
Address 4:			
Please identify/describe the I	ocation of the site or sites.		
FORMER REAR OF	COACH HON = 45 ESPL	BE AT GROU ANADE, GRE	ND TO THE ENOCK, PALG TRY
Northing 67779	9	Easting	226276
agreement (note 1) is currently	ack given? * none Letter of the feedback you were give / In place or if you are curren ill help the authority to deal w	tails Email	Yes No provided this feedback. If a processing nent with the planning authority, please .)* (Max 500 characters)
Title:	Mr	Other title:	
First Name:	Michael	Last Name:	Martin
Correspondence Reference Number:		Date (dd/mm/yyyy):	20/10/14
Note 1. A processing agreem information is required and fro	ent involves setting out the ke m whom and setting timescal	ey stages involved in determining a les for the delivery of various stage	a planning application, identifying what so of the process.
Site Area			
Please state the site area:	З	312.00	
Please state the measuremen	t type used:	Hectares (ha) 🖌 Square Me	etres (sq.m)

.

Existing Use	
Please describe the current or most recent use: (Max 500 characters)	
Coach house associated with 45 Esplanade, Greenock.	
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 p you propose to make. You should also show existing footpaths and note if there will be any impact on t	points, highlighting the changes these.
Are you proposing any changes to public paths, public rights of way or affecting any public rights of acc	cess? * 🗌 Yes 🖌 No
If Yes please show on your drawings the position of any affected areas highlighting the changes you pl arrangements for continuing or alternative public access.	ropose to make, including
How many vehicle parking spaces (garaging and open parking) currently exist on the application site? *	3
How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? *	3
Please show on your drawings the position of existing and proposed parking spaces and identify if thes types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).	se are for the use of particular
Water Supply and Drainage Arrangements	
Will your proposal require new or altered water supply or drainage arrangements? *	🖌 Yes 🗌 No
Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *	
Yes – connecting to public drainage network	
No – proposing to make private drainage arrangements	
Not Applicable – only arrangements for water supply required	
Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) *	🗌 Yes 📈 No
Note: -	
Please include details of SUDS arrangements on your plans	
Selecting 'No' to the above question means that you could be in breach of Environmental legislation.	
Are you proposing to connect to the public water supply network? *	
Ves Yes	
No, using a private water supply	
No connection required	
If No, using a private water supply, please show on plans the supply and all works needed to provide it	t (on or off site).

Assessment of Flood Risk	
Is the site within an area of known risk of flooding? *	🗌 Yes 📝 No 🗌 Don't Know
If the site is within an area of known risk of flooding you may need to submit a Flood Risk A determined. You may wish to contact your Planning Authority or SEPA for advice on what	ssessment before your application can be information may be required.
Do you think your proposal may increase the flood risk elsewhere? *	🗌 Yes 🖌 No 🗌 Don't Know
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 sp if any are to be cut back or felled.	read close to the proposal site and indicate
Waste Storage and Collection	
Do the plans incorporate areas to store and aid the collection of waste (including recycling)	?* 📝 Yes 🗌 No
If Yes or No, please provide further details:(Max 500 characters)	
Garden ground provides more than sufficient are for bin storage.	
Residential Units Including Conversion	
Does your proposal include new or additional houses and/or flats? *	
	🖌 Yes 🛄 No
How many units do you propose in total? *	✓ Yes 🛄 No
How many units do you propose in total? * 1 Please provide full details of the number and types of units on the plans. Additional information of the number and types of units on the plans. Additional information of the number and types of units on the plans. Additional information of the number and types of units on the plans. Additional information of the number and types of units on the plans. Additional information of the number and types of units on the plans. Additional information of the number and types of units on the plans. Additional information of the number and types of units on the plans. Additional information of the number and types of units on the plans. Additional information of the number and types of units on the plans. Additional information of the number and types of units on the plans. Additional information of the number and types of units on the plans.	ation may be provided in a supporting
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How many units do you propose in total? * 1 Please provide full details of the number and types of units on the plans. Additional informs statement. All Types of Non Housing Development - Propos Does your proposal alter or create non-residential floorspace? * Schedule 3 Development Does the proposal involve a form of development listed in Schedule 3 of the Town and Couplanning (Development Management Procedure (Scotland) Regulations 2013 * If yes, your proposal will additionally have to be advertised in a newspaper circulating in the authority will do this on your behalf but will charge you a fee. Please check the planning additional fee and add this to your planning fee. If you are unsure whether your proposal involves a form of development listed in Schedule in Sche	ation may be provided in a supporting ed New Floorspace Yes Yes No Untry Yes No Don't Know e area of the development. Your planning uthority's website for advice on the 3, please check the Help Text and

Certificates and Notices

Certificates and Notices	
CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013	MANAGEMENT
One Certificate must be completed and submitted along with this application form. This is most usually Certificate A Certificate B, Certificate C or Certificate E.	A, Form 1,
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
Are you able to identify and give appropriate notice to ALL the other owners? *	🖌 Yes 🗌 No
Certificate Required	
The following Land Ownership Certificate is required to complete this section of the proposal:	

Certificate B

Certificates

The certificate you have selected requires you to distribute copies of the Notice 1 document below to all of the Owners/Agricultural tenants that you have provided, before you can complete your certificate.

Notice 1 is Required

I understand my obligations to provide the above notice(s) before I can complete the certificates. *

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that -

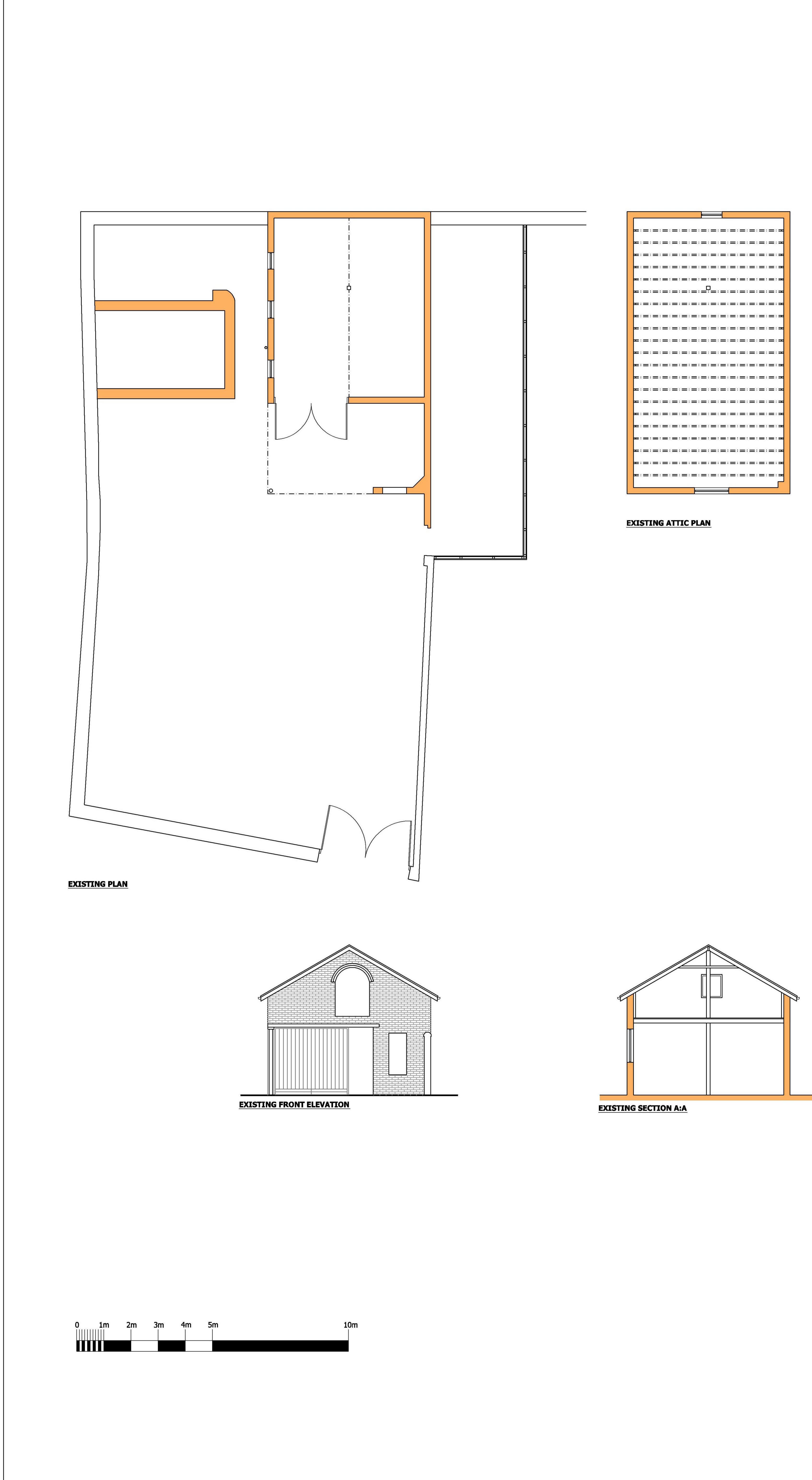
(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application; or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

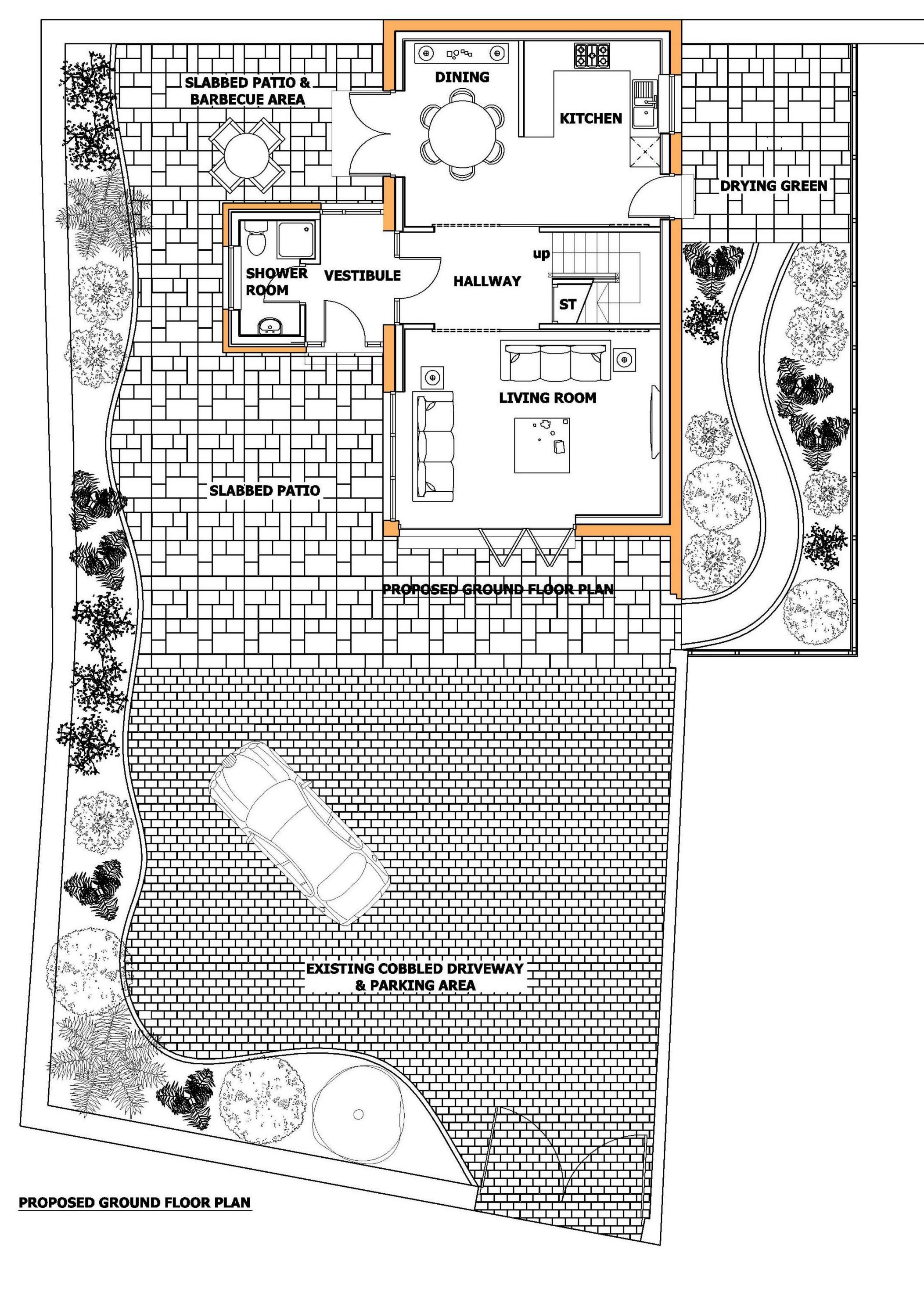
Name:	Mr John Pow
Address:	Trustee for the late Dr. A. A Pow, Arklay, Main Street, Inverkip, Scotland, PA16 0AS
Date of Service of	f Notice: * 29/01/15

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;
or –
(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:
Name:
Address:
Date of Service of Notice: *
Signed: Victor Canata
On behalf of: Mr John Pow
Date: 29/01/2015
Checklist - Application for Planning Permission
Town and County Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013
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) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *
Yes No I Not applicable to this application
b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *
Yes No I Not applicable to this application
c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *
Yes No I Not applicable to this application
Town and County Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013
d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *
Yes No 🖌 Not applicable to this application
e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *
Yes No 🖌 Not applicable to this application
f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *
Yes No 🗸 Not applicable to this application

g) If this is an application for plan conditions or an application for m	nning permission, planning permission in principle, an application nineral development, have you provided any other plans or draw	n for approval of matters specified in vings as necessary:
Site Layout Plan or Block p	olan.	
Elevations.		
Floor plans.		
Cross sections.		
Roof plan.		
Master Plan/Framework Pl	an.	
Landscape plan.		
Photographs and/or photor	montages.	
Other.		
Provide copies of the following do	ocuments if applicable:	
A copy of an Environmental State	ement. *	🗌 Yes 🗸 N/A
A Design Statement or Design ar	nd Access Statement. *	🗌 Yes 📈 N/A
A Flood Risk Assessment. *		🗌 Yes 📈 N/A
A Drainage Impact Assessment ((including proposals for Sustainable Drainage Systems). *	🗌 Yes 📈 N/A
Drainage/SUDS layout. *		🗌 Yes 📈 N/A
A Transport Assessment or Trave	el Plan. *	🗌 Yes 📈 N/A
Contaminated Land Assessment	*	Yes 🗸 N/A
Habitat Survey. *		Yes 🗸 N/A
A Processing Agreement *		🗌 Yes 📈 N/A
Other Statements (please specify	y). (Max 500 characters)	
Declare - For Appl	lication to Planning Authority	
I, the applicant/agent certify that t plans/drawings and additional info	this is an application to the planning authority as described in thi formation are provided as a part of this application .	is form. The accompanying
Declaration Name:	Victor Canata	
Declaration Date:	29/01/2015	
Submission Date:	29/01/2015	
Payment Details		
Cheque: Mrs E Pow & Mr J Pow,	000044	
		Created: 29/01/2015 12:08



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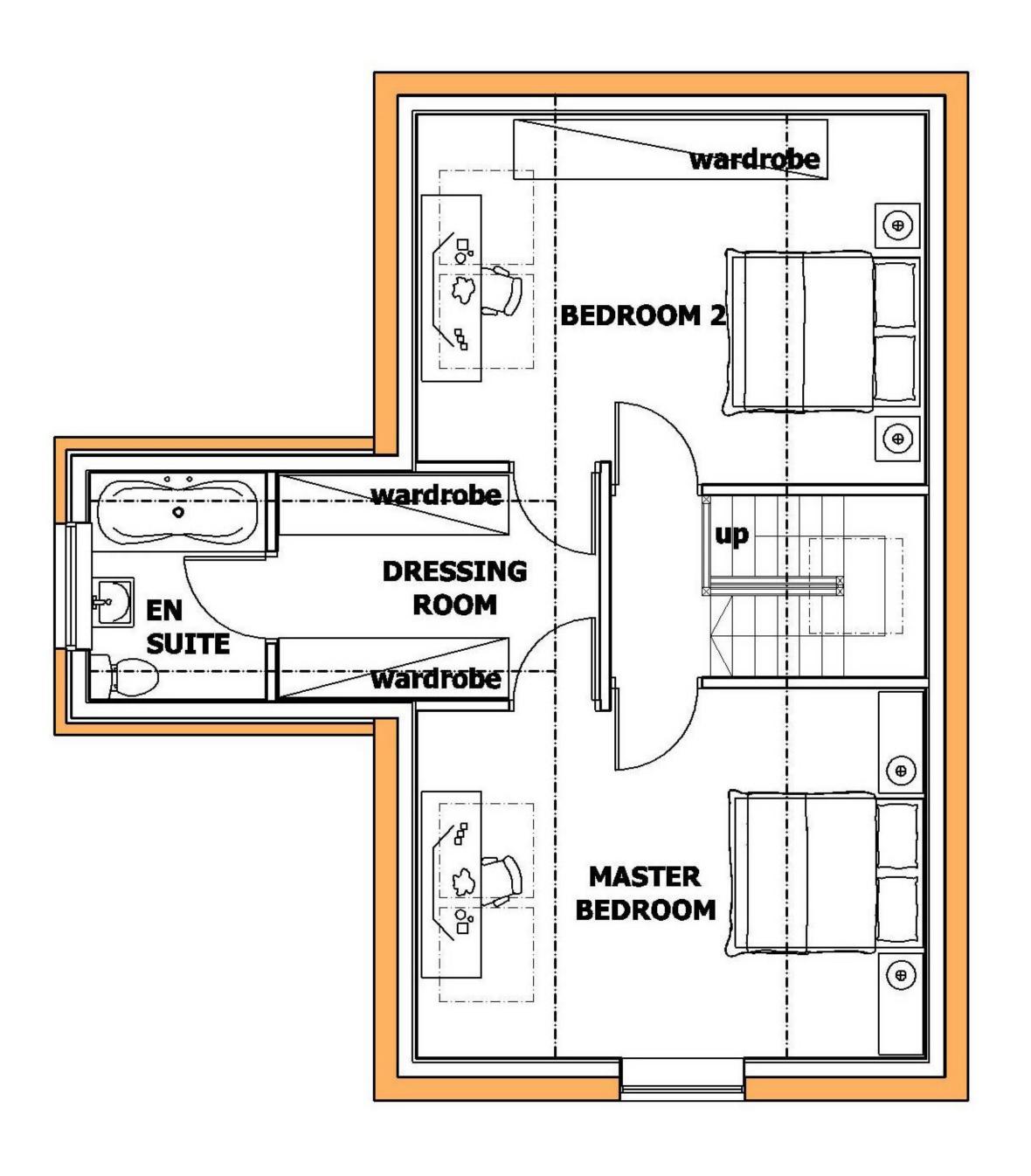




PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FIRST FLOOR PLAN



PROPOSED SECTION A:A



REVISION	DESCRIPTION		DATE
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	s		
	CHARTER E		
PROJECT TITLE	PROPOSED CONVERSION	N OF FORMER COACH HOUSE 1	O DWELLING
PROJECT ADDRESS	ROSENEATH STREET, GR	EENOCK	
CLIENT	JOHN POW		
DRAWING TITLE	EXISTING & PROPOSED F	PLANS, ELEVATIONS & SECTION	IS.
DRAWING STATUS			
DRAWING STATUS	PLANNING		
DRAWING NUMBER			REVISION
DIVINING NOMBER	2160_D.001		1
SCALE	DATE	DRAWN BY	CHECKED BY
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CANATA AND	SEGGIE CHARTEREE	O ARCHITECTS COPY	RIGHT RESERVED
Canata an	d Seggie Chartered Architects is the trad	ing name of Canseg Ltd. Registered in S	Scotland No. 251859



REPORT OF HANDLING

Report By:	Mike Martin	Report No:	15/0024/IC
			Local Application Development
Contact Officer:	01475 712412	Date:	20th March 2015
Subject:	Change of use and alterations to former coach house to form a dwelling at the rear of		

45 Esplanade, Greenock.

SITE DESCRIPTION

The application site comprises a former coach house situated to the rear of 45 Esplanade/2 Roseneath Street, Greenock, itself a detached two storey property, and lies within the Greenock West End Conservation Area. The land associated with the coach house now comprises a separate plot described as 4 Roseneath Street and is situated at the corner of Roseneath Street and Eldon Street. It is generally rectangular in shape with a small additional area lying to the north. It is bound by a high stone wall to the east (Roseneath Street), the south (Eldon Street) and also to the west (the adjoining property). At the northern boundary, a timber fence approximately 1.20 metres in height separates the site form the rear garden of the existing house. Access to the site is from Rosneath Street. The plot extends to approximately 320 square metres.

PROPOSAL

The proposal is to change the use of the building, and carry out associated alterations, to form a dwellinghouse. The building is constructed in brick and has a pitched roof finished in roofing felt. It is formed on two levels, the upper floor being loft space and the building occupies a footprint of approximately 61 square metres. The rear elevation forms part of the boundary wall with the neighbouring property to the west. It is proposed to enlarge the building by an increase in the overall height by approximately 1 metre and by constructing a two storey extension on its south elevation, the latter providing an additional footprint of approximately 8.75 square metres. An existing outhouse which abuts the south facing boundary wall would be demolished. The resultant building will comprise a two storey dwelling and the main extent of fenestration would be on its east and south facing elevations.

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.

Policy HER2 - Demolition in Conservation Areas

There will be a presumption against the demolition of unlisted buildings in conservation areas. Proposals will be assessed against the impact on the historical street pattern and building form. Proposals for demolition will not be considered in the absence of a planning application for a replacement development that enhances or preserves the character of the surrounding area. All such proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

CONSULTATIONS

Head of Environmental and Commercial Services - no objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 6th February 2015 as a development affecting a conservation area.

SITE NOTICES

A site notice was posted on 6th February 2015 for development affecting a conservation area.

PUBLIC PARTICIPATION

No representations have been received.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Development Plan, the Scottish Historic Environment Policy (SHEP), Scottish Government Planning Advice Note (PAN)71 on Conservation Area Management, the impact upon the existing streetscape and wider conservation area the impact upon residential amenity and the consultation response.

The predominant building pattern within this part of the conservation area features large dwellinghouses within large plots with their main aspect to the Esplanade and their rear gardens extending to Eldon Street. Whilst there are examples of smaller scale developments at the rear of no's 39 and 40 Esplanade (146 and 148 Eldon Street) these are not wholly representative of the surrounding area and originate prior to the designation of the conservation area. The nearest comparable conversion of a former coach house occurs at the north-east corner of Eldon Street/Bentinck Street, approximately 250 metres to the east.

In terms of the Local Development Plan, proposals for the residential development within conservation areas are assessed in terms of policies RES1, RES5 and HER1. Of specific reference to the current proposal are policies RES1 (a), RES5 (a), (b) and (c) and HER1 which combine to consider the compatibility of proposed development upon the character and amenity of the area, impact upon the streetscape and the character of the property and its sympathy to the character, pattern of development and appearance of the area.

It is recognised that the Greenock West End Conservation Area is characterised by substantial villas set in large gardens and that the Scottish Government requires the historic environment to be protected and enhanced as detailed in the Scottish Historic Environment Policy (SHEP) and Scottish Government Planning Advice Note (PAN)71 As a separate plot the application site is considerably smaller than that generally prevailing in the immediate locality. However, in its current form the building is an established feature within its immediate surroundings and, in principle its use for residential purposes creates no impact in relation to the general principle of policy RES1. The current design seeks to enlarge the building and alter significantly its design and appearance, particularly when viewed from the properties on the opposite side of Eldon Street and I consider this to have a significant bearing upon the assessment of the proposal.

The character of such existing buildings is that their scale and design reflects their historical status as subordinate buildings associated with the main house and this particular building has been remained unaltered. It is considered that there is scope for adaptation of this building for residential use, but within the context of the scale and design of the present building. The creation of a two storey extension together with a general increase in height of the original structure would, I consider, change significantly its appearance and character and create a significant visual impact upon its setting within this part of the conservation area. The proposal, visually, bears no relationship to the scale of building currently on site.

Furthermore, I consider that the proposal would not enhance or preserve neither the historical building form nor the character of this part of the conservation area.

The demolition of the small outhouse would have no discernible impact upon the conservation area and, as a consequence is acceptable in terms of policy HER2. No objection has been raised within the consultation response.

In conclusion, I consider that the current proposal would be detrimental to the appearance and character of the property and therefore I consider that the proposal would impact adversely upon the character of the existing building and its setting within this part of the conservation area and therefore is unacceptable in terms of policies RES1 (a), RES5 (a), (b) and (c) and to the guidance within Historic Scotland's Scottish Historic Environment Policy (SHEP) that development should preserve or enhance the character of the conservation area.

RECOMMENDATION

That the application be refused

Reasons

 As the proposal, by virtue of scale and height, would adversely impact upon the character of the existing building and its setting within this part of the Greenock West End Conservation Area and, as such, would be contrary to Local Development Plan policies RES1 (a); RES5 (a), (b), and (c) and to the guidance contained within Historic Scotland's Scottish Historic Environment Policy (SHEP) that development should preserve or enhance the character of the conservation area. وتؤدرها المعدوري

Signed:



Case Officer: Mike Martin



Stuart Jamieson Head of Regeneration and Planning

DECISION NOTICE

Refusal of Planning Permission Issued under Delegated Powers

Regeneration and Planning Municipal Buildings Clyde Square Greenock PA15 1LY



Planning Ref: 15/0024/IC

Online Ref: 000110091-001

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

Mr John Pow Arklay Main Street Inverkip PA16 0AS Canata And Seggie Chartered Architects 7 Union Street GREENOCK PA16 8JH

With reference to your application dated 29th January 2015 for planning permission under the above mentioned Act and Regulation for the following development:-

Change of use and alterations to former coach house to form a dwelling at

45 Esplanade, Greenock.

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:-

 As the proposal, by virtue of scale and height, would adversely impact upon the character of the existing building and its setting within this part of the Greenock West End Conservation Area and, as such, would be contrary to Local Development Plan policies RES1 (a); RES5 (a), (b) and (c) and to the guidance contained within Historic Scotland's Scottish Historic Environment Policy (SHEP) that development should preserve or enhance the character of the conservation area.

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

Dated this 23rd day of March 2015

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:
2160_D.001		28.01.2015

7. CONSULTATION RESPONSES IN RELATION TO PLANNING APPLICATION

2



Environment and Community Protection

Memorandum Safer Communities Planning Application Consultation Response		
To: Planning Services		
For the Attention of : James McColl		
From: Environment & Public ProtectionPlanning response date: 15.2.19		

Lead Officer: Janet Stitt	
Tel: 01475 714 270	Email: janet.stitt@inverclyde.gov.uk

Safer Communities Reference (optional):	
Planning Application Reference:	19/0010/IC
Planning Application Address:	6 Roseneath Street, Greenock PA16 7RZ
Planning Application Proposal:	Extension and conversion of former stables to form new dwelling.

Team	Officer	Date
Food & Health	Michael Lapsley	
Air Quality	Sharon Lindsay	11.2.19
Contaminated Land	Roslyn McIntosh	7.2.19
Public Health & Housing	Janet Stitt	31.1.19
Noise	Sharon Lindsay	11.2.19

Amend table entries as appropriate and insert date when each officer review is completed.



Recommended Conditions:

	mmended that the undernoted conditions be placed on any consent the council may grant: nend as appropriate
Food & I	
No Com	ments
Air Qual	ity
No Com	ments
Contami	nated Land
No Com	ments
Public H	ealth & Housing
1.	The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the residential accommodation shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.
Reason:	To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.
2.	All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".
Reason:	To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.
Noise	
3.	The sound insulation should have regard to advice and standards contained in the current Scottish Building Regulations.
Reason:	To ensure that acceptable noise and vibration levels are not exceeded.

Recommended Advisory Notes

It is strongly recommended that the undernoted Advisory Notes be placed on any consent the Council may grant:

- i. **Site Drainage:** Suitable and sufficient measures for the effective collection and disposal of surface water should be implemented during construction phase of the project as well as within the completed development to prevent flooding within this and nearby property.
- ii. **Rats, drains and sewers:** Prior to the construction phase it is strongly recommended that any existing, but redundant, sewer/drainage connections should be sealed to prevent rat infestation and inhibit the movement of rats within the area via the sewers/drains.
- iii. The applicant should be fully aware of the Construction (Design & Management) Regulations 2015 (CDM 2015) and it's implications on client duties etc.
- iv. **Design and Construction of Buildings Gulls:** It is very strongly recommended that appropriate measures be taken in the design of all buildings and their construction, to inhibit the roosting and nesting of gulls. Such measures are intended to reduce nuisance to, and intimidation of, persons living, working and visiting the development.



То:	Head of Regeneration & Planning	Your Ref:	19/0010/IC
		Our Ref:	KM/14/04/18/0010/IC
From:	Head of Roads & Transportation	Contact:	K McMillan
		Tel:	(01475) 714841
Subject:	Observations On Planning Application	PA Ref:	19/0010/IC
Detail:	Alterations, extension and conversion of former stables to form new dwelling	Dated: Received:	30/01/2019 30/01/2019
Site:	6 Roseneath Street, Greenock, PA16 7RZ	Applicant:	Mr Jim Sweeney
	stables to form new dwelling	Received:	30/01/2019

Type of Consent: Detailed Permission/ In Principle/ Approval of Matters/ Change of Use

Comments:

1.	1 bedroom1 p2-3 bedrooms2 p	vided in accordance with the National Roads Development Guidelines: parking space parking spaces parking spaces		
2.		In accordance with the National Roads Development Guidelines the proposed development requires a minimum of 2 off-street parking spaces within the site. The applicant has demonstrated that 2 spaces will be provided.		
N	otes For Intimation To App	plicant		
C	onstruction Consent (S21)*	Not Required/ Required for all road works		
R	oad Bond (S17)*	Not Required/ Required if building works are to be undertaken before roads- are completed		
R	oad Opening Permit (S56)*	Not Required/ Required for all works in the public road		
0	other	Not Required/ ***		
*R	Relevant Section of the Roads (So	cotland) Act 1984		
Si	igned: .			
	teven Walker, Service Man	ager (Roads)		
D	ate: $\frac{2}{2}$	2		

8. REPRESENTATION IN RELATION TO PLANNING APPLICATION

.

Comments for Planning Application 19/0010/IC

Application Summary

Application Number: 19/0010/IC Address: 6 Roseneath Street Greenock PA16 7RZ Proposal: Alterations, extension and conversion of former stables to form new dwelling Case Officer: James McColl

Customer Details

Name: Mr vincent farrelly Address: 46A Esplanade Greenock

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:No precedent for any property along the Esplanade with a dwelling house abutting its back garden.

From rear of 46A the open outlook across existing outbuildings would be compromised by any transition to a new and expanded dwelling house.

Peaceful enjoyment of the gardens of 46A would be compromised by adjacent habitation.

9. DECISION NOTICE DATED 22 MARCH 2019 ISSUED BY HEAD OF REGENERATION & PLANNING

DECISION NOTICE



Refusal of Planning Permission Issued under Delegated Powers

Regeneration and Planning Municipal Buildings Clyde Square Greenock PA15 1LY

Planning Ref: 19/0010/IC

Online Ref: 100150995-001

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

Mr Jim Sweeney 6 Roseneath Street GREENOCK PA16 7RZ Nicholson McShane Architects Paul McShane Ladyburn Business Centre 10 Pottery Street GREENOCK PA15 2UH

With reference to your application dated 21st January 2019 for planning permission under the above mentioned Act and Regulation for the following development:-

Alterations, extension and conversion of former stables to form new dwelling at

6 Roseneath Street, Greenock

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 by virtue of scale, form and design would adversely impact upon the historical pattern of development and high quality traditional design which gave rise to the designation of the Greenock West End Conservation Area. As such, I consider the proposal to be contrary to adopted Plan Policies HER1, RES1 criteria (a) and (f), RES5 criteria (a), (b), (c) and (d); and proposed Plan Policies 1, 20 and 28.
- 2. The proposal does not reflect the plot size, proportion of built ground to garden ground, distances to boundaries, established street frontage, roof design and use of materials and colours of properties within the immediate locality. The proposal therefore presents conflicts with the guidance within both adopted and proposed PAAN2s and PAAN3s.
- 3. The proposal is contrary to Historic Environment Scotland's Policy Statement as it does not seek to preserve or enhance the characteristics of the Conservation Area nor manage change to the historic environment with intelligence and understanding. Furthermore, it is not supported by the "Managing Change in the Historic Environment" guidance note on "Setting" which advises that development which does not respect the scale, design and detailing of existing buildings will not generally be supported.

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





www.inverclyde.gov.uk

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, Invercived Council, Municipal Buildings, Greenock, PA15 1LY.
- 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:	
18042_LP		04.01.2019	
18042_D_001		21.01.2019	
18042_D_002	Rev B	17.12.2018	
18042_D_003		21.01.2019	
18042_D_004		08.01.2019	
18042_D_005		08.01.2019	
18042_D_006		21.01.2019	

10. NOTICE OF REVIEW FORM DATED 20 JUNE 2019 WITH SUPPORTING DOCUMENTATION FROM NICHOLSON MCSHANE ARCHITECTS

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)		Agent (if ar	<i>у)</i>			
Name	Mr Jim Sween	еу	Name	Paul McS	hane	
Address	34 Glencairn F Greenock PA16 0ND	Road	Address	Suite 1-0 ⁴ Custom H Custom H Greenock	louse louse Place	
Postcode			Postcode	PA15 1E0		
Contact Te Contact Te Fax No			Contact Te Contact Te Fax No	•	01475 32502 0796880397	
E-mail*			E-mail*	paul@nicl	nolsonmcshan	e.co.uk
* Do you ag	ree to correspo	ndence regarding yo	through th	is represent		should be Yes No
Dianning out	th arity (
Planning au	thority		Invert	clyde Counc		
Planning authority's application reference number			ber 19/00	19/0010/IC		
Site address 6 Roseneath Street, Greenock, PA16 7RZ						
Description developmen	of proposed It	Extension, alterati Greenock	ons and conversion	on of stabl	es at 6 Rose	neath Street,
Data of appl	lication 23/0	1/10	Data of decisio	n (if any)	22/03/1	0
Date of application23/01/19Date of decision (if any)22/03/19						

<u>Note.</u> This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- Failure by appointed officer to determine the application within the period allowed for 2. determination of the application
- Conditions imposed on consent by appointed officer 3.

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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4 Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- 1. Can the site be viewed entirely from public land?
- 2 Is it possible for the site to be accessed safely, and without barriers to entry?

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Property gates are locked. Client can be contacted for access.

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Statement

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. <u>Note</u>: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Separate appeal statement appended to this application:

Our Client disagrees with the reason for refusal and as such we have written justification stating why we feel the proposals are appropriate to the site and locality. Comparing the application to previously approved applications, our Client feels that there has been an inconsistency in reasons for refusing this application.

Please refer appeal statement document.

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

Yes	No
\square	\mathbf{X}

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

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.

18042_D_01 18042_D_02 18042_D_03 18042_D_04 18042_D_05 18042_D_06 18042_LP 18042_3.15_LRB_Appeal Statement to LRB Report 190010IC Decision 190010IC

<u>Note.</u> The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:



Full completion of all parts of this form



Statement of your reasons for requiring a review



All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

<u>Note.</u> 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 from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed	Date	20/06/19



REVISION	DESCRIPTION	DATE
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-		

PAPER SIZE

REVISION

CHECKED BY

PMcS

RIBA

A1



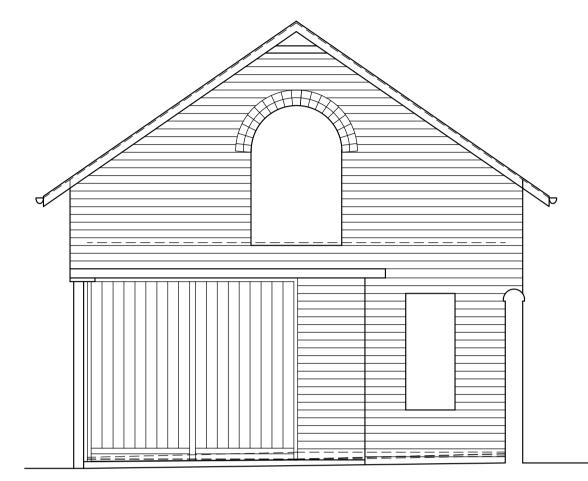
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REVISION	DESCRIPTION	DATE
A	Revised as per Client meeting.	15/08/18
В	Revised to Client's comments: 12/12/18	17/12/18

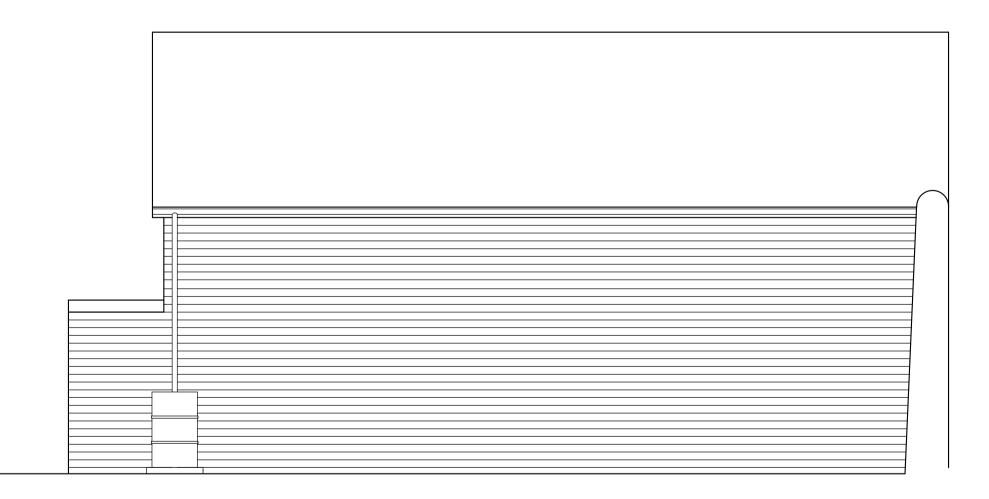


nicholson mcshane architects

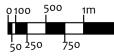
UNIT 10, LADYBURN BUSINESS PARK, POTTERY STREET, GREENOCK, PA15 2UH info@nicholsonmcshane.co.uk e t 01475 325025 w nicholsonmcshane.co.uk CLIENT Jim Sweeney PROJECT TITLE Proposed Conversion of Former Stables to Dwelling PROJECT ADDRESS 6 Roseneath Street, Greenock, DRAWING TITLE Proposed Plans DRAWING STATUS PAPER SIZE PLANNING A1 DRAWING NUMBER REVISION 18042_D_002 в SCALE DRAWN BY CHECKED BY DATE 1:50 31/07/2018 JSS/PMcS PMcS arb rk Architects Registry RIBA NICHOLSON McSHANE ARCHITECTS IS THE TRADING NAME OF NICHOLSON McSHANE CHARTERED ARCHITECTS LTD. COPYRIGHT RESERVED



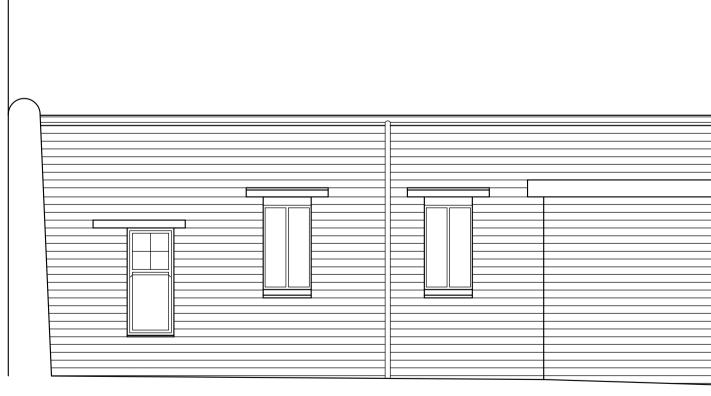
EXISTING EAST ELEVATION
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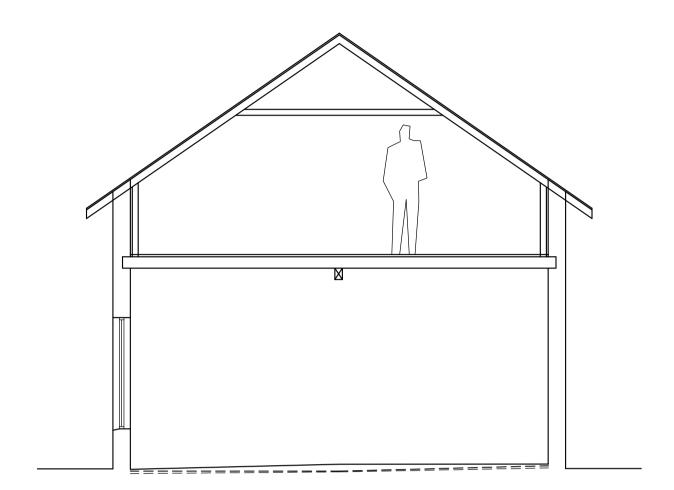
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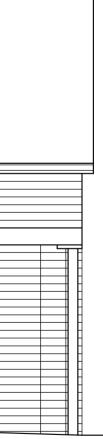
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EXISTING EAST SECTION
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REVISION	DESCRIPTION	DATE
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nicholson mcshane <mark>architects</mark>

UNIT 10, LADYBURN BUSINESS PARK, POTTERY STREET, GREENOCK, PA15 2UH e info@nicholsonmcshane.co.uk t 01475 325025 w nicholsonmcshane.co.uk CLIENT Jim Sweeney PROJECT TITLE Proposed Conversion of Former Stables to Dwelling PROJECT ADDRESS 6 Roseneath Street, Greenock, DRAWING TITLE Existing Elevations and Section DRAWING STATUS PAPER SIZE PLANNING A1 DRAWING NUMBER REVISION 18042_D_003 SCALE DATE DRAWN BY CHECKED BY 1:50 21/01/2019 JSS PMcS arb Architects Reai

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5m SCALE 1:50





Model South Elevation looking onto Boundary Wall



Model East Aerial View Towards Entrance

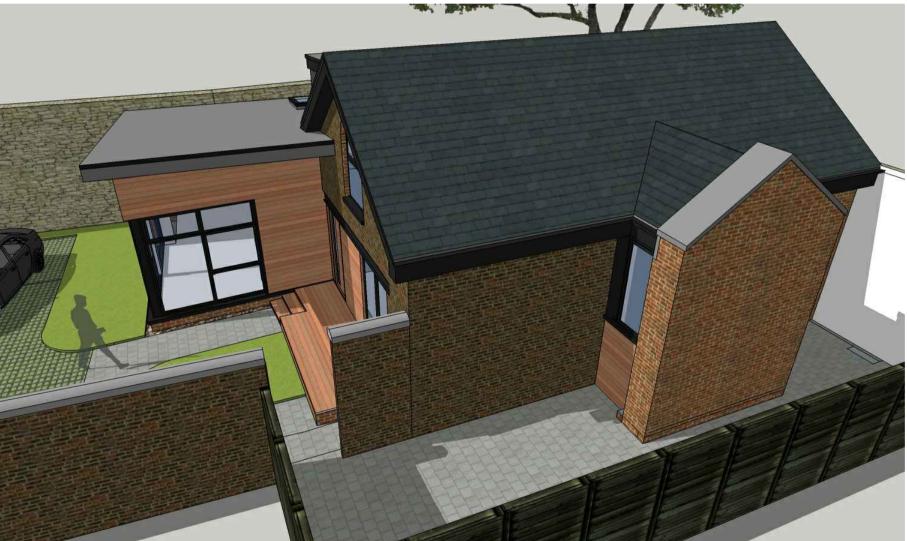








Model View Looking Towards Road



Model South Aerial View

REVISION	DESCRIPTION	DATE
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nicholson mcshane architects

UNIT 10, LADYBURN BUSINESS PARK, POTTERY STREET, GREENOCK, PA15 2UH e info@nicholsonmcshane.co.uk t 01475 325025 w nicholsonmcshane.co.uk CLIENT Mr Sweeney PROJECT TITLE Proposed Conversion of Former Stables to Dwelling PROJECT ADDRESS 6 Roseneath Street, Greenock, PA16 7RZ DRAWING TITLE Model Views DRAWING STATUS PAPER SIZE PLANNING A1 DRAWING NUMBER REVISION 18042_D_005 SCALE DATE DRAWN BY CHECKED BY 08/01/19 PMcS arb Architects Registration Bo NICHOLSON McSHANE ARCHITECTS IS THE TRADING NAME OF NICHOLSON McSHANE CHARTERED ARCHITECTS LTD. COPYRIGHT RESERVED



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14th June 2019 Ref. 18042/3.15/LRB Planning Application Reference: 19/0010/IC

Statement to the Local Review Body



1.0 Introduction:

Our Client, Mr Sweeney, is the current owner of No. 6 Roseneath Street and intends to renovate, enhance and extend the existing coach house to form a 3 bed dwelling. Mr Sweeney purchased the site recognising the two previous consents for similar developments and an opportunity; create a one-off bespoke contemporary dwelling sympathetic to the area, enhance and maximise the site potential, raise the value of the ground and create a place in which he personally intends to live. The intention is to create an open landscaped forecourt intended for flexible amenity and function. Our Client intends to preserve the form of the existing coach house, incorporating this into a modern dwelling.

The previous consents on this site for similar developments for full (detailed) planning permission are as follows:

Application reference: 15/0024/IC – Change of use and alterations to former coach house to form a dwelling at 45 Esplanade, Greenock Case Officer: Mike Martin
 Applicant: Mr John Pow
 Architect: Canata & Seggie Chartered Architects
 Dates: Originally refused on 23rd March 2015 and subsequently approved on 27th August 2015 by the ILRB.
 Comments: The previous approval allowed for the existing roof to be modified / raised by 1m in height.

 Application reference: 16/0102/IC - Conversion of stables to a two bedroom one and a half storey house Case Officer: Guy Phillips Applicant: Mrs Jenny Phillips Architect: Karen Moir Architects Dates: Approved by delegate powers on 24th June 2016 Comments: Standard materials and parking conditions.

The site is bounded on all four sides by a series of original stone walls, varying in height from 1-3 metres. The walls create a private enclosure around the site. The roof of the existing coach house is the only visible aspect of the dwelling when viewed from Eldon Street. The coach house is slightly more visible from Roseneath Street. Refer photographs below:





The coach house was used formerly for storage and is now (in recent times), similar to the surrounding grounds and outhouse buildings, dilapidated and in need of essential repair works, mainly due to the lack of use, lack of maintenance and essentially because previous owners have not implemented any of the previous consents. The repairs required are symptomatic of properties of this age that have not been used or cared for. There are many examples of properties that have been successfully developed within the West End Conservation area of Greenock and a variety of building types and styles including single storey bungalows, single storey retail units, a three storey tenemental property and two-storey developer housing with a red facing brick finish. It is this variety that gives Eldon Street its unique character and sense of place, and this has been supported by the planning authority by way of consents for a variety of developments over the years



Existing coach house

Gap between pavilion and coach house

2.0 Application 19/0010/IC Refusal

The Planning case officer contacted Nicholson McShane Architects on 19th March to confirm proposed materials having visited the site on the 18th March. **This application was refused under delegated powers on 22nd March 2019 for the following reasons:**

- **2.1** *"The proposal by virtue of scale, form and design would adversely impact upon the historical pattern of development and high quality traditional design which gave rise to the designation of the Greenock West End Conservation Area. As such I consider the proposal to be contrary to adopted Plan Policies HER1, RES1 criteria (a) and (f), RES5 criteria (a), (b), (c) and (d); and Proposed Plan Policies 1, 20 and 28."*
- **2.2** "The proposal does not reflect the plot size, proportion of built ground to garden ground, distances to boundaries, established street frontage, roof design, and use of materials and colours of properties within the immediate locality. The proposal therefore presents conflicts with the guidance within both the adopted and proposed PAAN2s and PAAN3s."
- **2.3** "The proposal is contrary to Historic Environment Scotland's Policy Statement as it does not seek to preserve or enhance the characteristics of the Conservation Area nor manage changes to the historic environment with intelligence and understanding. Furthermore, it is not supported by the "Managing Change in the Historic Environment" guidance on "Setting" which advises that development which does not respect the scale and detailing of existing building will not generally be supported."

Notable comments of the report of handling (our comments in red):

- **2.4** The planners have reviewed the ridge height of the existing building and have assumed that it being raised by 1m in height. Our proposal seeks to raise the existing ridge by approximately 350mm, not 1m.
- **2.5** The report of handling notes that the area of the "dwellinghouse will cover approximately 195 square metres and "the previously approved development covered approximately 61square metres." our comments below under **3.0.**

Consultations involved:

- **2.6** Environmental Health "No Objections" were received.
- 2.7 Roads and Transportation "A minimum of 2 off street parking spaces" are required. "2 spaces will be provided."

Public Participation:

- **2.8** "There is no dwelling house along the Esplanade with a dwellinghouse abutting its back garden." This is symptomatic of the site. Previous proposals incorporate the existing coach house which already abuts the wall this is not a new concept.
- **2.9** "The open outlook from the rear of neighbouring properties will be compromised by the new and expanded dwellinghouse." The site does not impact on any neighbouring property. The new extension is secluded from other properties by the boundary wall and coach house.
- 2.10 "The peacefulness of neighbouring properties rear gardens will be disrupted by the adjacent habitation." This is simply untrue.

Extracts from the Assessment:

2.11 ... "the Greenock West End is characterised by substantial villas set in large gardens. The predominant building pattern within this part of the

Conservation Area features large dwellinghouses within large plots with their main aspect to the Esplanade and their rear gardens extending to Eldon Street." As already stated, this site is unique. The configuration and layout is a response to the site.

3.0 Analysis and Response to Refusal and Report of Handling:

There are a number of fundamental inaccuracies in the report of handling, as follows:

- 1. The complete site area is 309.6 sqm and when measured to the external wall, the proposed ground floor in fact occupies 149.7 sqm, which is 48% of the site.
- 2. The previous approved proposal (15/0024/IC) had an area of 71.8 sqm and not 61 sqm as per the report of handling.
- 3. We are raising the ridge by 314mm (or 12 inches) and not as suggested (1metre).

Taking points 2.1 -2.3 above, these relate sequentially to the following points, 3.1 – 3.3 (our comments in blue):

3.1 Our Client strongly believes that this site is unique and should be considered on it's own merits. We recognise that the site is not typical of the West End, lacking a large garden plot, but there are many examples of smaller dwellings / extensions within the Conservation area Accessed off Eldon Street with reduced or limited garden space (Appendix B). The dwelling design considers the site in terms of the existing characteristics; prime aspect, potential for quality external spaces and creating a building that will undoubtedly enhance and preserve the existing coach house. The existing coach house and other buildings on site already abut the existing boundary wall and this is an inherent characteristic that has existed since the construction of the original stable buildings in the 1800s. The form of forecourt is therefore an entity/characteristic of the site. The form, scale and inclusion of this forecourt as part of the proposals is a response to the site.

Any new dwellinghouse, including scale form and design must also be considered in terms of value and financial investment. Our Client has looked into the current market and has established that the scale of the proposed dwelling is necessary.

The previous application **15/0024/IC** indicated a substantial change to the existing material palette from the original brick facing – rendered walls were proposed, to include the existing coach house. The form of the previously approved application, designed to be held off boundary walls, created a series of open spaces to the back of the site of little quality, in terms of function, light and desirability to be used. This development addresses and improves on this arrangement, focusing on a single quality space, and providing a 'Mews' feel.

Policy HER1 – "Development which affects the Character of Conservation Areas" is assessed with regard to "SHEP" and "Managing Change within the Historic Environment" guidance note series. This encompasses policies HEP2, HEP3 and HEP4, which states:

- Some change is inevitable
- Change can be necessary for places to thrive.
- Caring for the historic environment benefits everyone, now and in the future.
- Good decisions take a long-term view.
- Good decisions reflect an understanding of the wider environment.
- Good decisions are well-informed, transparent, robust, consistent and proportionate.
- Good decisions make sure that nothing is lost without considering its value first and exploring options for avoiding its loss.
- To manage the historic environment in a sustainable way, its cultural significance and the cultural significance of elements within it have to be understood.

Our Client believes that the design positively encompasses and respects all of the above. The "cultural significance" of the site and existing building are preserved in a physical sense; existing form of coach house is still visible (roof, windows and large beamed opening), existing brick retained and remediated. The existing site walls and forecourt will be repaired and enhanced as part of this proposal. The modern aspects of the design (mono pitched extension) are not visible from Eldon Street, due to the height of the boundary wall, but the material palette has been chosen carefully to enrich the existing site / building. The design is therefore very discreet and does not adversely impact the wider locality. Examples of similar developments are shown in **Appendix B**.

RES1 - Safeguarding the Character and Amenity of Residential Areas

(a) compatibility with the character and amenity of the area.

(f) having regard to Supplementary Guidance on Planning Application Advice Notes.

As previously stated above, Our Client believes that the design is fully compatible with RES1 (a) and (f) – extract below, through preserving the existing built form of existing boundary walls, forecourt and an emphasis on the coach house, which is being preserved and enhanced.

Supplementary Guidance on Planning Application Advice Notes, PAAN2 states:

"There is a constant demand to erect single houses, often within the grounds of large private gardens and occasionally on small derelict or undeveloped areas of ground. These developments are often beneficial, providing additional housing in sustainable locations and removing derelict and untidy sites from the streetscene."

No 6 Roseneath Street as existing is precisely this – a sustainable (and desirable) location with a derelict building and an untidy site. Our Client proposes to make a conscientious and genuine investment to ensure that this is a well developed proposal.

PAAN2 also states:

"Infill plots will be considered with reference to the following:

- The plot size should reflect those in the immediate locality.
- The proportion of the built ground to garden ground should reflect that in the immediate locality.
- The distance of the building to garden boundaries should reflect that in the immediate locality.
- The established street front building line should be followed.
- The proposed building height, roof design, use of materials and colours should reflect those in the immediate locality."

Previous consents have already confirmed that the plot size is acceptable. The proportion of the built ground arguably is an improvement on some of the gardens locally, specifically along Eldon Street. Distance to boundaries – the site is not a typical plot and the precedent of building against the boundary wall has already been set with other situations within the locality. The street front building line is not typical. The existing wall screens most built structures within the plot and is therefore not visible. The proposed building height roof design and palette of materials is respectful of the locality. The coach house remains the dominant building in terms of height and is encompassed within the proposals.

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; and
- (d) accordance with the Council's adopted roads guidance; and having regard to Supplementary Guidance on Planning Application Advice Notes.

The acceptability of change of use has been established and accepted (as per previous consents). There are many examples of modern extensions within the locality. The character of the existing building is not similar to surrounding buildings, nor is it's existing use. The proposals aim to preserve the material palette of the external building fabric and enhance aspects of the building that have Architectural or historic interest, i.e. windows, roof form, and large barn door opening. The impact on the streetscape is negligible, with only the dormer configuration being the new visible aspect of the

proposals. In order to be financially feasible, the dwelling footprint calls for an enlarged ground floor area. Our Client believes that the design is fully cognisant of policy RES5 in this respect.

Our Client believes that Proposed Plan Policy 1 of the Proposed Development Plan 2018 is satisfied as follows;

Under "Successful Places," the Proposals are:

- "Distinctive": and "contribute positively to historic buildings and places." The Proposals "make the most of important views," bearing in mind that the site is bounded by high stone walls. The important view is to the large courtyard area this is embraced. The proposals "retain locally distinct built or natural features," by utilising the coach house and respecting the existing form of the boundary wall which forms the street frontage.
- "Adaptable": the proposals "ensure buildings and spaces can be adapted for a range of uses." By way of preserving the large forecourt, this offers a very usable large area of amenity space and a sense of arrival. The proposals "avoid creating buildings or spaces that will become neglected or obsolete."

Our proposal will also address the following:

- "Resource Efficient" "sunlight", "shelter" and "making use of existing building and previously developed land" are all aspects addressed by this proposal.
- "Easy to Move around" (which specifically refers to transport links and pedestrian access routes).
- "Safe and Pleasant" this will be satisfied, but this also refers to location and characteristics of the wider locality.
- "Welcoming": Our Client believes that the design creates a very strong "sense of arrival."

POLICY 20 – RESIDENTIAL AREAS

"Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance."

The impact on the amenity within the wider local is negligible, due to the height of the existing boundary walls. The proposed extension are barely visible from Roseneath Street and are completely secluded from Eldon Street. The character and appearance of the existing coach house is maintained and the extension is a modern "add-on" which makes a distinction between history and contemporary.

Managing Change in the Historic Environment, October 2010 states:

"Assertive contrast - 3.8 Assertive contrast means affirmation of the new as a more or less equal partner to the old. New and old combined should be of greater lasting value than either on its own. This demands higher-quality new work than would often be found in an isolated new building. The presence of the existing building 'raises the game' for the new build."

Our intention is not to replicate, but rather to create a modern contrasting extension of interest and that respects the existing historic value of the coach house.

POLICY 28 – CONSERVATION AREAS

"Proposals for development, including demolition, within, or affecting the setting of a conservation area are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area."

Although we feel that the proposals are designed with care and respect the Conservation are and historical value (preservation of existing coach house), they unfortunately are not visually present to the general public, due to the secluded site boundary walls. The proposals are visible from surrounding properties of a higher density, i.e. from neighbouring properties at 1st or 2nd floor levels and overlooking the site.

3.2 We have made our response above with regard to PAAN2.

Planning Application Advice Note (PAAN) No. 3 PRIVATE and PUBLIC OPEN SPACE PROVISION in NEW RESIDENTIAL DEVELOPMENT states:

"Open space provides two important functions; it contributes to "Placemaking", providing space around and setting for buildings helping to establish the impression of an area, and it can be used to provide areas for outdoor leisure. This Advice Note provides guidance on the required levels of public open space and private garden ground that should be included in new residential developments."

The site is not typical of residential properties, either historic or new due to the inherent site restrictions. Both of the previously approved applications have obviously been assessed with respect to PAAN 3. As with this proposal, these proposals also do not meet the criteria for 9m rear gardens, 6m front gardens or 2m from side boundaries. However the proposals are in excess of 20m to the forecourt and have an element of amenity space to the North, indicated as a drying space. The proposals focus on the provision of a large quality private flexible amenity space, which draws focus to the Architectural quality of the main façade and providing a quality contribution to "placemaking."

3.3 Our Client completely disagrees that the "proposals are contrary to Historic Environment Scotland's Policy Statement as it does not seek to preserve or enhance the characteristics of the Conservation Area nor manage changes to the historic environment with intelligence and

understanding." Nicholson McShane Architects Confirmed with Invercivate Planning Department that Historic Environment Scotland have not been consulted as part of this planning application. The proposals have been designed "with intelligence and understanding." For example, the material palette is a modern representation of traditional materials; standing seam roof polyester powder coated rood coverings (proposed) are found within the Historic Environment. This is a quality Architectural proposal that enhances the existing building and provides comfortable modern living. It is also an opportunity to create an imaginative space, harnessing the best aspect available, in terms of light and amenity.

Comparable Developments

The Greenock West End Conservation Area accommodates many examples of similar developments (with comparable concepts) which contribute positively to their environment. **Refer to Appendix B for details**.

Summary

Despite the acceptance of the principal of conversion to a residential use, the planning officials are of the opinion that our proposals are unsympathetic in terms of residential policy. The proposal is a bold statement, but has been developed to enhance and improve the site, the value of the grounds and an adaptable dwelling for modern living, whilst retaining a visual modesty in the streetscape totally in keeping with the local pattern of development. We believe that this proposal is worthy of the support of the elected members.

Appendix B.

Limited Amenity Garden Space and Similar Developments in Greenock West End Conservation Area.



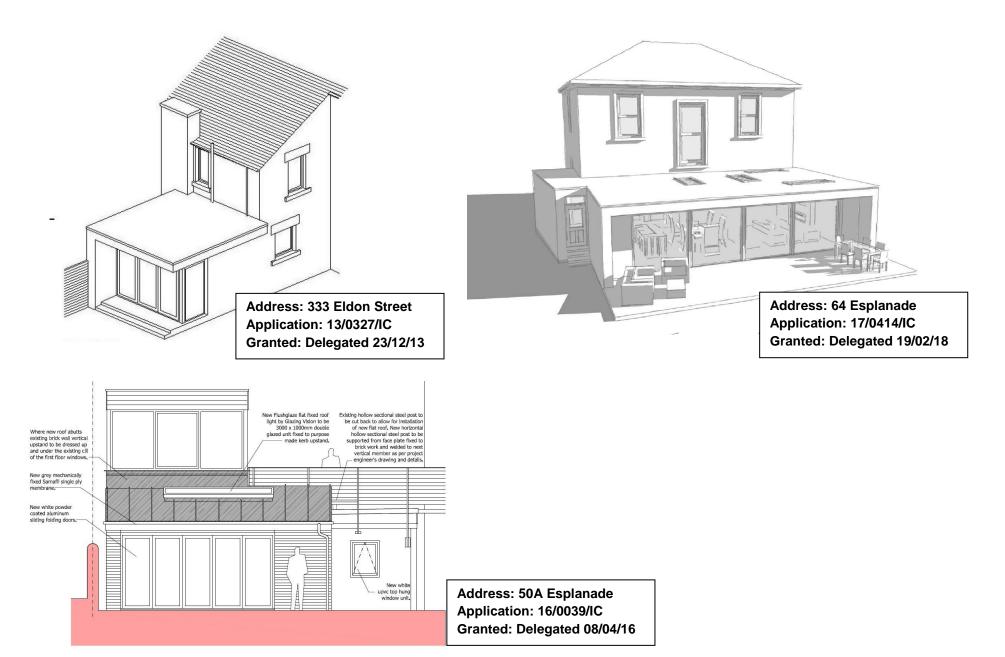








Appendix C – Modern Consented Developments within the Conservation, arguably contrary to adopted Plan Policies HER1, RES1, PAAN2, PAAN3 and Proposed Plan Policies 1, 20 and 28



Inverclyde

REPORT OF HANDLING

Report By: Carrie Main

Report No:

19/0010/IC

Local Application

Development

Contact 01475 712462 Officer: Date:

22 March 2019

Subject: Alterations, extension and conversion of former stables to form new dwelling at 6 Roseneath Street, Greenock

SITE DESCRIPTION

The application site comprises a former stables/outbuildings situated to the rear of 45 Esplanade/2 and 4 Roseneath Street, at the corner of Roseneath Street and Eldon Street, within the Greenock West End Conservation Area. The site forms a separate plot, described as 6 Roseneath Street. It covers approximately 309 square metres, with its own access taken from the western side of Roseneath Street. The site is generally rectangular in shape with a small projection to the north, which forms a garden area. It is bound by an approximately 2.5 metre high stone wall to the east (Roseneath Street), the south (Eldon Street) and also to the west (the adjoining property). At the northern boundary, an approximately 1.2 metre high timber fence separates the site from the rear garden of the existing house.

Three outbuildings and a shed exist to the western side of the site, covering a total of approximately 86.8 square metres. They comprise of a large brick-built, pitched roof, two-storey outbuilding which is located to the north-western side of the site and adjoins the western boundary wall. The two remaining outbuildings and shed are smaller, single storey, flat roof buildings, which are connected and exist to the south-western side of the site. The remainder of the site forms a cobbled courtyard area.

PROPOSAL

Planning permission was conditionally granted in January 2015 (application reference 15/0024/IC) by the Local Review Body for the change of use and alterations of the former coach house to form a dwelling.

Planning permission is sought to extend and alter the former stables/outbuildings for conversion into a new dwellinghouse. This involves the amalgamation and extension of the outbuildings to enable the dwelling to occupy the western area of the site. The current proposal presents a dwelling of a larger scale and form, location and design. The new dwellinghouse will cover approximately 195 square metres (the previously approved development covered approximately 61 square metres). The two storey element of the large outbuilding will be retained and enlarged by increasing its height by approximately 1 metre. A two-storey extension will be erected to the northern side elevation, which will project by 3 metres, be to a width of 3.4 metres, and extend to a height of 5 metres. A new dormer will project by 3.7 metres from the southern side elevation to a width of 9.2 metres across the upper level southern elevation of the house. A single storey element will be built to the front (eastern) elevation, which will project approximately 4.2 metres from the

front wall, be to a width of 7.7 metres and will extend to a height of 4.2 metres. Three rooflights will be incorporated within the roof of the single storey extension.

The overall design of the house is of a contemporary style incorporating key fenestration to the eastern elevation and a mono-pitched roof over the single storey extension. The external materials comprise of predominately facing brick with sections of timber cladding. The roof over the main two storey element of the building will be covered in slate. The roof over the single storey extension, dormer and the finishing of the dormer cheeks will be covered in metal standing seem. The proposed plan assigns two parking spaces to the south-eastern side of the site.

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) 2 on "Single Plot Residential Development" applies.

Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" applies.

PROPOSED DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 20 - Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

Policy 28 - Conservation Areas

Proposals for development, including demolition within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area.

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

Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" applies.

CONSULTATIONS

Head of Environmental and Public Protection (Environmental Health) – No objections. However, advisory notes are suggested in respect of bin containers, external lighting, sound insulation, site drainage, rats, drains, sewers, construction practices and gull control.

Head of Service – Roads and Transportation– In accordance with the National Roads Development Guidelines the proposed development requires a minimum of 2 off-street parking spaces within the site. The applicant has demonstrated 2 spaces will be provided.

PUBLICITY

The application was advertised in the Greenock Telegraph on 1st February 2019 as a development affecting a conservation area.

SITE NOTICES

A site notice was posted on 1st February 2019 for development affecting a conservation area.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. One representation was received objecting to the proposal. The concerns raised within the representation received are summarised as follows:

- There is no precedent for any property along the Esplanade with a dwellinghouse abutting its back garden.
- 2. The open outlook from the rear of neighbouring properties will be compromised by the new and expanded dwellinghouse.
- The peacefulness of neighbouring properties rear gardens will be disrupted by the adjacent habitation.

These comments will be addressed within the assessment of the application.

ASSESSMENT

The material considerations in the assessment of this application are the adopted and proposed Inverclyde Local Development Plans, both adopted and proposed Planning Application Advice Notes (PAANs) 2 on "Single Plot Residential Development" and PAANs 3 on "Private and Public Open Space Provision in New Residential Development", the impact on the special character of the Greenock West End Conservation Area with regard to Historic Environment Scotland's (HES) Policy Statement (which supersedes the SHEP) and the "Managing Change in the Historic Environment" guidance note series, the impact on residential amenity, the consultation responses and representation received.

The site is located within an established residential area and within the Greenock West End Conservation Area where Policies RES1 and HER1 of the adopted Plan and Policies 20 and 28 of the proposed Plan apply. Policies RES1 and 20 aim to safeguard the character and amenity of residential areas whilst Policies HER1 and 28 advise on the proposals preserving and enhancing the Conservation Area with regard to Historic Environment Scotland's policy and guidance. The HES guidance note of most relevance to the assessment of this application will be the note on "Setting" which advises that a physical change in the Conservation Area does not necessarily need to replicate its surroundings, however development which does not respect the scale, design and detailing of existing buildings will not generally be supported. Policy RES5 sets out criteria to guide conversion of properties to create a new additional dwelling unit. Policy 1 of the proposed Plan requires development to have regard to the six qualities of successful places, taking account of the factors set out in Figure 3. In this case, the relevant factors are those relating to distinctiveness in terms of reflecting urban form and contributing positively to historic buildings and places. Both adopted and proposed PAAN2s and PAAN3s provide specific guidance on single plot residential development and advise that new residential properties should reflect the established density and pattern of development in respect of plot sizes, proportions of built ground to garden ground, distance to boundaries, the established street frontage, building height, roof design, use of materials and colours.

It is recognised that the Greenock West End Conservation Area is characterised by substantial villas set in large gardens. The predominant building pattern within this part of the Conservation Area features large dwellinghouses within large plots with their main aspect to the Esplanade and their rear gardens extending to Eldon Street. The outbuildings' position, scale and design reflect their historical status as subordinate buildings associated with the main house, which has remained unaltered. In their current form, the buildings form an established feature within their immediate surroundings. As a separate plot, the application site is smaller than that generally prevailing in the immediate locality and furthermore, the proposal seeks to significantly enlarge and alter the existing built form. I consider this to have a significant bearing upon the assessment of this proposal.

The proposed form of the dwelling presents an approximately 108.2 square metre expansion of the existing built form, occupying approximately 50% of the site. I acknowledge that planning permission has been granted for alterations and extension of the outbuildings to form a dwelling which covers approximately 61 square metres, occupying approximately 21% of the site. This proposal therefore presents a significant size increase. The creation of a two storey extension, single storey extension, large dormer and increase in height of the existing building significantly alters the appearance of the existing built form and bears no relationship to the scale of the built form currently on site. This will be particularly evident when viewed from the properties on the opposite side of Eldon Street. The dwelling will also create an unprecedented frontage onto Roseneath Street. As a result of these factors, I consider the development to threaten the uniform, historical pattern and density of development which defines the special characteristics of this part of the Conservation Area. Ultimately, it does not reflect the plot size, proportion of built ground to garden ground, distance to boundaries and the established street frontage. Overdevelopment will also be resultant as there is lack of garden ground associated with the new dwelling to ensure acceptable amenity for its residents.

In considering design, whilst the retention and conversion of large outbuilding is welcomed, the proposed alterations offer little consistency with the traditional built form of the buildings within this area, which also defines the special characteristics of the Conservation Area. It instead incorporates modern materials, and in the case of the single storey extension, modern roof design, which is not considered to reflect the local architecture, nor preserve or enhance the special historic characteristics of the area.

Criterion (d) of Policies RES1 and RES5 require assessment against the Council's Roads Development Guide. The Head of Service – Roads and Transportation has confirmed that the parking provision within the site is suitable.

Turning to the representation received but not yet addressed within my assessment, the comment regarding no precedent for development of this type is noted, however, each application is considered on a case by case basis on individual merit. The impact on the outlook from neighbouring properties is not a material planning consideration and therefore not relevant in the assessment and determination of this application. Any disturbance that the new property may cause to the peacefulness of the area is treated as speculative with no evidence that its residential use could cause a detrimental impact to neighbour amenity to such a degree that could justify an impediment to development. In any case, any issues in respect of excessive noise would be directed to the Head of Environmental and Public Protection (Environmental Health). Following consultation, the Head of Environmental and Public Protection (Environmental Health) offered no objection to the proposal.

In conclusion, the proposal would compromise the historical pattern of development, urban form and high quality traditional design which gave rise to the designation of the Greenock West End Conservation Area, the overall character and amenity of the existing property and the established residential area. As such, I consider the proposal to be contrary to adopted Plan Policies RES1 criteria (a) and (f); RES5 criteria (a), (b), (c) and (d); HER1 and proposed Plan Policies 1, 20 and 28 alongside Historic Environment Scotland's policy and guidance and the guidance set out within both PAAN2s and PAAN3s. As such the proposal cannot be supported.

RECOMMENDATION

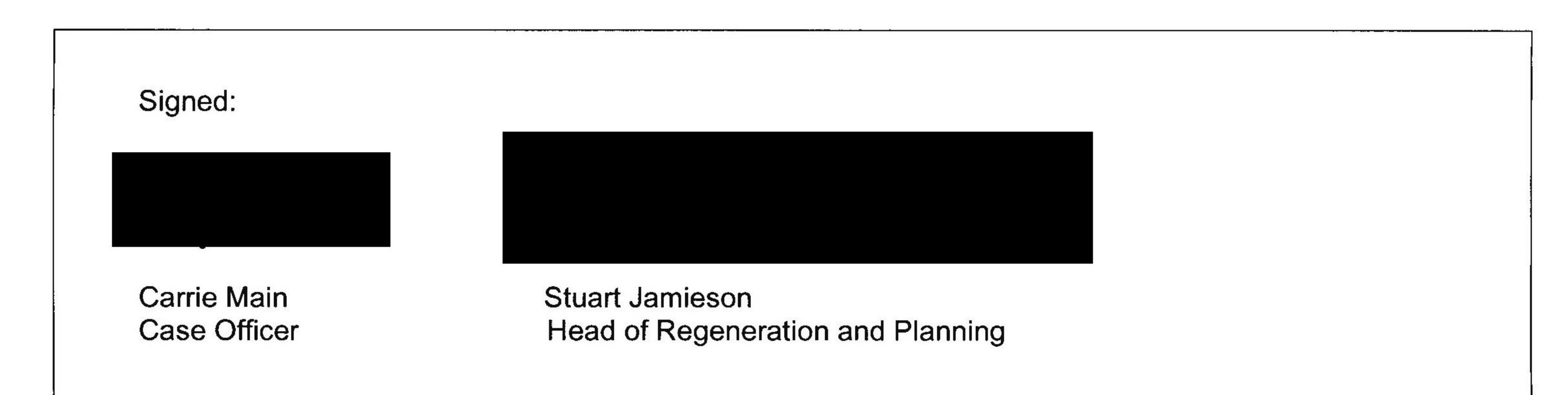
That the application be refused.

Reasons

- The proposal by virtue of scale, form and design would adversely impact upon the historical pattern of development and high quality traditional design which gave rise to the designation of the Greenock West End Conservation Area. As such, I consider the proposal to be contrary to adopted Plan Policies HER1, RES1 criteria (a) and (f), RES5 criteria (a), (b), (c) and (d); and proposed Plan Policies 1, 20 and 28.
- 2. The proposal does not reflect the plot size, proportion of built ground to garden ground, distances to boundaries, established street frontage, roof design and use of materials and colours of properties within the immediate locality. The proposal therefore presents conflicts

with the guidance within both adopted and proposed PAAN2s and PAAN3s.

3. The proposal is contrary to Historic Environment Scotland's Policy Statement as it does not seek to preserve or enhance the characteristics of the Conservation Area nor manage change to the historic environment with intelligence and understanding. Furthermore, it is not supported by the "Managing Change in the Historic Environment" guidance note on "Setting" which advises that development which does not respect the scale, design and detailing of existing buildings will not generally be supported.







DECISION NOTICE



Refusal of Planning Permission Issued under Delegated Powers

Regeneration and Planning Municipal Buildings Clyde Square Greenock PA15 1LY

Planning Ref: 19/0010/IC

Online Ref: 100150995-001

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

Mr Jim Sweeney 6 Roseneath Street GREENOCK PA16 7RZ Nicholson McShane Architects Paul McShane Ladyburn Business Centre 10 Pottery Street GREENOCK PA15 2UH

With reference to your application dated 21st January 2019 for planning permission under the above mentioned Act and Regulation for the following development:-

Alterations, extension and conversion of former stables to form new dwelling at

6 Roseneath Street, Greenock

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 by virtue of scale, form and design would adversely impact upon the historical pattern of development and high quality traditional design which gave rise to the designation of the Greenock West End Conservation Area. As such, I consider the proposal to be contrary to adopted Plan Policies HER1, RES1 criteria (a) and (f), RES5 criteria (a), (b), (c) and (d); and proposed Plan Policies 1, 20 and 28.
- 2. The proposal does not reflect the plot size, proportion of built ground to garden ground, distances to boundaries, established street frontage, roof design and use of materials and colours of properties within the immediate locality. The proposal therefore presents conflicts with the guidance within both adopted and proposed PAAN2s and PAAN3s.
- 3. The proposal is contrary to Historic Environment Scotland's Policy Statement as it does not seek to preserve or enhance the characteristics of the Conservation Area nor manage change to the historic environment with intelligence and understanding. Furthermore, it is not supported by the "Managing Change in the Historic Environment" guidance note on "Setting" which advises that development which does not respect the scale, design and detailing of existing buildings will not generally be supported.

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





Dated this 22nd day of March 2019

www.inverclyde.gov.uk

- 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, Invercived Council, Municipal Buildings, Greenock, PA15 1LY.
- 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:	
18042_LP		04.01.2019	
18042_D_001		21.01.2019	
18042_D_002	Rev B	17.12.2018	
18042_D_003		21.01.2019	
18042_D_004		08.01.2019	
18042_D_005		08.01.2019	
18042_D_006		21.01.2019	

11. SUGGESTED ADVISORY NOTES SHOULD PLANNING PERMISSION BE GRANTED ON REVIEW

ALTERATION, EXTENSION AND CONVERSION OF FORMER STABLES TO FORM NEW DWELLING: 6 ROSENEATH STREET, GREENOCK (19/0010/IC)

Suggested advisory notes should planning permission be granted on review

Advisory Notes:

1. The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the residential accommodation shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.

Reason: To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.

2. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption". Reason: To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.

3. The sound insulation should have regard to advice and standards contained in the current Scottish Building Regulations.

Reason: To ensure that acceptable noise and vibration levels are not exceeded.

4. (i) Site Drainage: Suitable and sufficient measures for the effective collection and disposal of surface water should be implemented during the construction phase of the project as well as within the completed development to prevent flooding within this and nearby property.

(ii) Rats, drains and sewers: Prior to the construction phase it is strongly recommended that any existing, but redundant, sewer/drainage connections should be sealed to prevent rat infestation and inhibit the movement of rats within the area via the sewers/drains.

(iii) The applicant should be fully aware of the Construction (Design & Management) Regulations 2015 (CDM 2015) and its implications on client duties etc.

(iv) Design and Construction of Buildings – Gulls: It is very strongly recommended that appropriate measures be taken in the design of all buildings and their construction, to inhibit the roosting and nesting of gulls. Such measures are intended to reduce nuisance to, and intimidation of, persons living, working and visiting the development.