

**A meeting of the Local Review Body will be held on Wednesday 4 December 2019 at 4pm or following conclusion of the meeting of the Planning Board (if later) within the Municipal Buildings, Greenock.**

GERARD MALONE  
Head of Legal and Property Services

**BUSINESS**

1. **Apologies, Substitutions and Declarations of Interest**
2. **Planning Application for Review**

**Mr A McIntyre**

Extension to Dwelling with Associated Demolition and Alterations:  
Shielhill Farm, Dunrod Road, Inverkip (18/0343/IC)

Enquiries to - <b>Rona McGhee</b> - Tel 01475 712113
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**LOCAL REVIEW BODY**

**4 DECEMBER 2019**

**PLANNING APPLICATION FOR REVIEW**

**MR A MCINTYRE  
EXTENSION TO DWELLING WITH ASSOCIATED DEMOLITION AND  
ALTERATIONS:  
SHIELHILL FARM, DUNROD ROAD, INVERKIP (18/0343/IC)**

**Contents**

- 1. Planning Application dated 20 December 2018 together with Plans**
- 2. Appointed Officer's Site Photographs**
- 3. Appointed Officer's Report of Handling dated 11 July 2019**

To view Inverclyde Local Development Plan 2014 see:

<https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning>

To view Inverclyde Local Development Plan see:

<https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp>

To view Scottish Planning Policy 2014 see:

<https://www2.gov.scot/Resource/0045/00453827.pdf>

To view National Planning Framework 3 see:

<https://www.gov.scot/publications/national-planning-framework-3/>

- 4. Inverclyde Local Development Plan 2014 Supplementary Guidance on Planning Application Advice Notes (PAANs), 4 (House Extensions), 5 (Balconies and Garden Decking), 6 (Dormer Windows) and 8 (Siting and Design of New Houses in the Countryside)**
- 5. Inverclyde Local Development Plan Supplementary Guidance on Planning Application Advice Notes (PAANs) 4 (House Extensions), 5 (Outdoor Seating Areas), 6 (Dormer Windows) and 8 (Siting and Design of New Houses in the Green Belt and the Countryside)**
- 6. Consultation response in relation to Planning Application**
- 7. Decision Notice dated 12 July 2019 issued by Head of Regeneration & Planning**
- 8. Notice of Review Form dated 30 September 2019 with supporting documentation from Nicholson McShane Architects (NB Plans circulated separately)**
- 9. Suggested condition should planning permission be granted on review**



# **1. PLANNING APPLICATION DATED 20 DECEMBER 2018 TOGETHER WITH PLANS**





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 100147554-001

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.

## Description of Proposal

Please describe accurately the work proposed: \* (Max 500 characters)

Proposed demolition of rear extension, front porch and outhouse. Existing one storey section to west to be demolished and re-built. Proposed extension to rear to form bedroom and living accommodation. Proposed central link to form new front entrance and circulation space between the existing and proposed sections of the farmhouse. The existing dormers to the front are to be upgraded with pitched roofs.

Has the work already been started and/ or completed? \*

☒ No ☐ Yes - Started ☐ Yes – Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent



## Agent Details

Please enter Agent details

Company/Organisation:	Nicholson McShane Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Douglas	Building Name:	Ladyburn Business Centre
Last Name: *	Nicholson	Building Number:	10
Telephone Number: *	01475 325025	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		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Shielhill Farm
First Name: *	A	Building Number:	
Last Name: *	McIntyre	Address 1 (Street): *	Dunrod Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Inverkip
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA16 9NB
Fax Number:			
Email Address: *			



## Site Address Details

Planning Authority:

Inverclyde Council

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

Address 1:

SHIELHILL FARM

Address 2:

DUNROD ROAD

Address 3:

INVERKIP

Address 4:

Address 5:

Town/City/Settlement:

GREENOCK

Post Code:

PA16 9NB

Please identify/describe the location of the site or sites

Northing

672071

Easting

224119

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Trees

Are there any trees on or adjacent to the application site? \*

☐ Yes ☒ No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

☐ Yes ☒ No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No



## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

☒ Yes ☐ No

Is any of the land part of an agricultural holding? \*

☐ Yes ☒ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

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

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Douglas Nicholson

On behalf of: Mr A McIntyre

Date: 20/12/2018

☒ Please tick here to certify this Certificate. \*



## Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? \* ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? \* ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? \* ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? \*. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No
- e) Have you provided a certificate of ownership? \* ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? \* ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? \* ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). \*

You can attach these electronic documents later in the process.

- ☒ Existing and Proposed elevations.
- ☒ Existing and proposed floor plans.
- ☐ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☒ Roof plan.
- ☒ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. \* ☒ Yes ☐ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

## Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Douglas Nicholson

Declaration Date: 20/12/2018



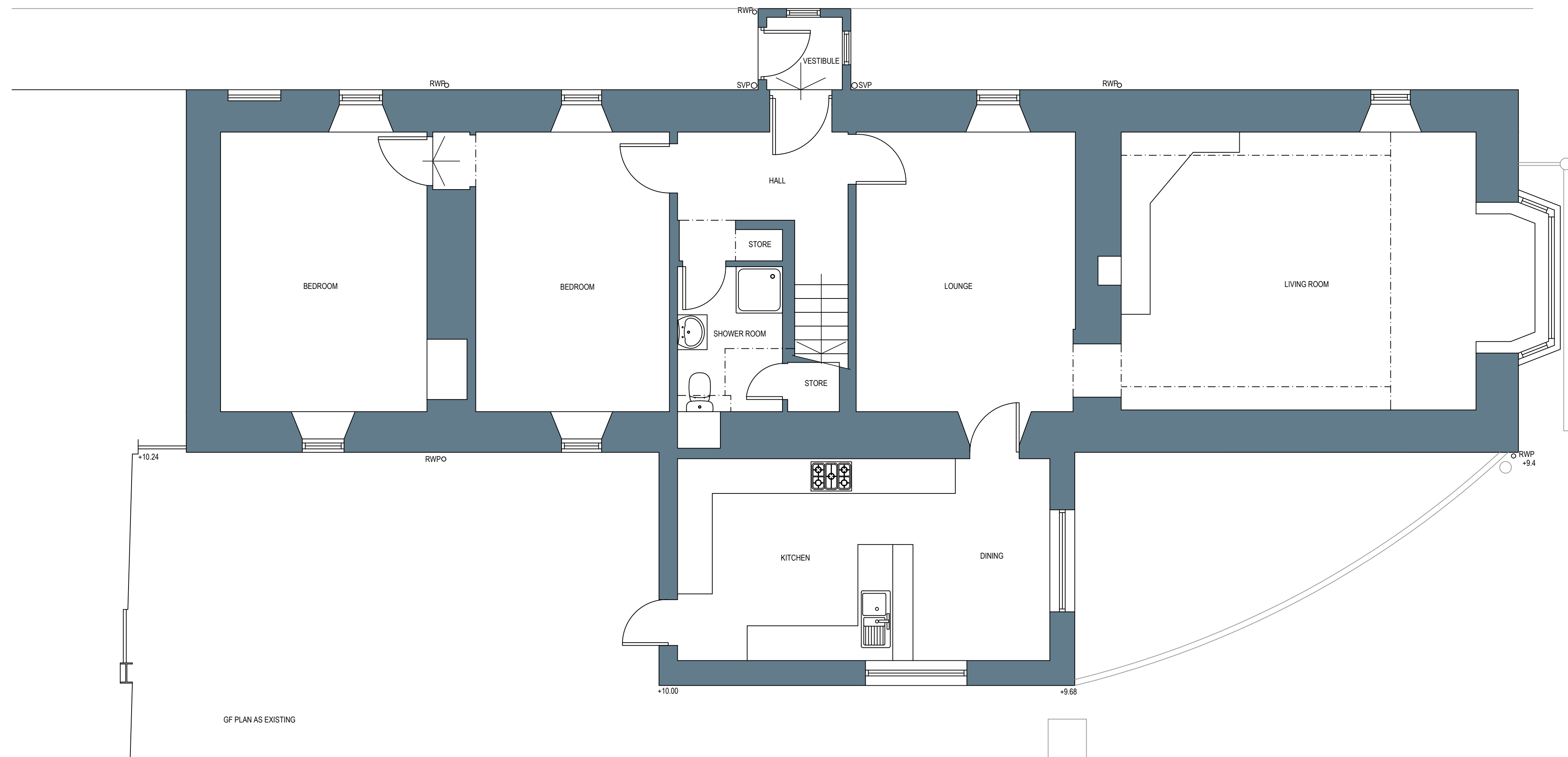
## Payment Details

Cheque: Nicholson McShane Architects, 000000

Created: 20/12/2018 12:09



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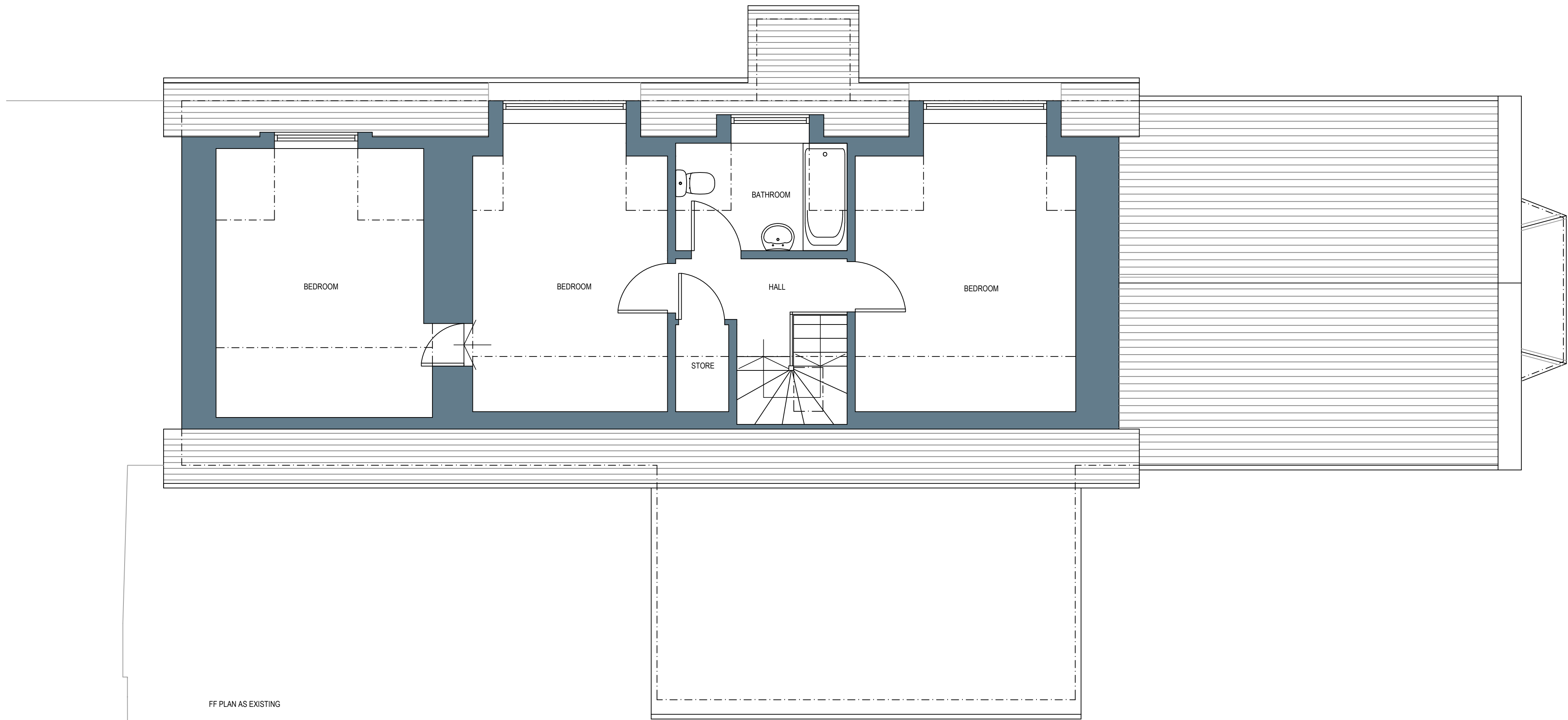
UNIT 10, LADYBURN BUSINESS PARK,  
LOTTERY STREET, GREENOCK, PA15 2UH  
info@nicholsonmcs Shane.co.uk  
nicholsonmcs Shane.co.uk

CLIENT			
Mr & Mrs McIntyre			
PROJECT TITLE			
Proposed Extension & Alterations			
PROJECT ADDRESS			
Shielhill Farm, Dunrod Road, Inverkip			
DRAWING TITLE			
Existing GF Plan			
DRAWING STATUS			PAPER SIZE
PLANNING			A1
DRAWING NUMBER			REVISION
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FF PLAN AS EXISTING



FRONT ELEVATION AS EXISTING

CL

FF

CL

GF



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e info@nicholsonmcshane.co.uk  
w nicholsonmcshane.co.uk

CLIENT Mr & Mrs McIntyre			
PROJECT TITLE Proposed Extension & Alterations			
PROJECT ADDRESS Shielhill Farm, Dunrod Road, Inverkip			
DRAWING TITLE Existing FF Plan & Front Elevation			
DRAWING STATUS PLANNING			PAPER SIZE A1
DRAWING NUMBER 18052_D.002			REVISION -
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REAR ELEVATION AS EXISTING



FRONT GABLE ELEVATION AS EXISTING



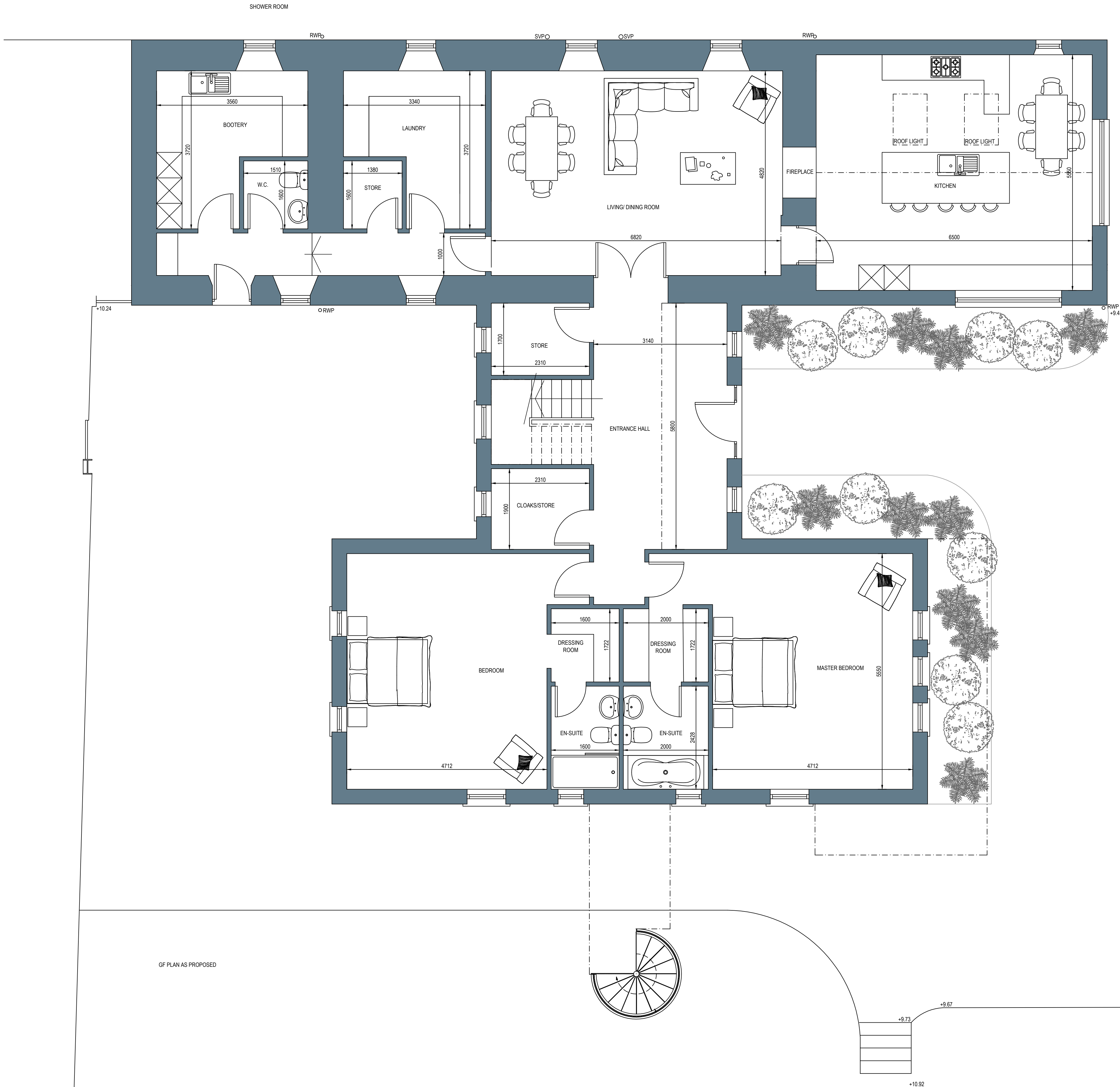
UNIT 10, LADYBURN BUSINESS PARK,  
POTTERY STREET, GREENOCK, PA15 2UH  
e info@nicholsonmcschane.co.uk  
w nicholsonmcschane.co.uk

CLIENT Mr & Mrs McIntyre			
PROJECT TITLE Proposed Extension & Alterations			
PROJECT ADDRESS Shielhill Farm, Dunrod Road, Inverkip			
DRAWING TITLE Existing Elevations			
DRAWING STATUS PLANNING			PAPER SIZE A1
DRAWING NUMBER 18052_D.003			REVISION -
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w nicholsonmcschane.co.uk

CLIENT  
Mr & Mrs McIntyre

PROJECT TITLE  
Proposed Extension & Internal Alterations

PROJECT ADDRESS  
Shielhill Farm, Dunrod Road, Inverkip

DRAWING TITLE  
GF Plan as Proposed

DRAWING STATUS  
PLANNING

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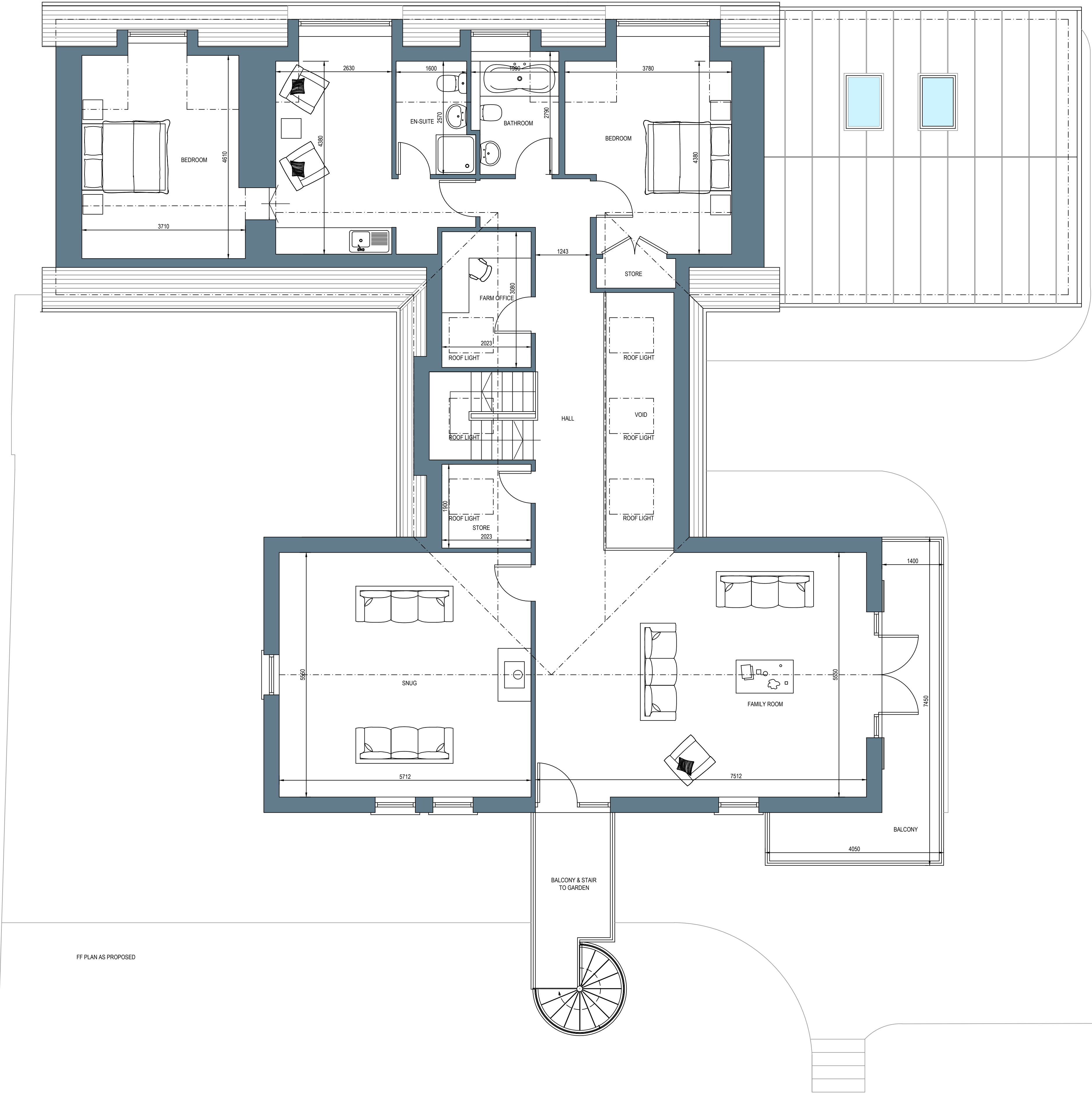
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-		



FF PLAN AS PROPOSED



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CLIENT  
Mr & Mrs McIntyre

PROJECT TITLE  
Proposed Extension & Alterations

PROJECT ADDRESS  
Shielhill Farm, Dunrod Road, Inverkip

DRAWING TITLE  
FF Plan as Proposed

DRAWING STATUS  
PLANNING

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A	Revised in line with client comments	19/12/18
B	Revised in line with Planning comments	03/01/19



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w nicholsonmcshane.co.uk

CLIENT  
Mr & Mrs McIntyre

PROJECT TITLE  
Proposed Extension & Alterations

PROJECT ADDRESS  
Shielhill Farm, Dunrod Road, Inverkip

DRAWING TITLE  
Elevations as Proposed

DRAWING STATUS  
PLANNING

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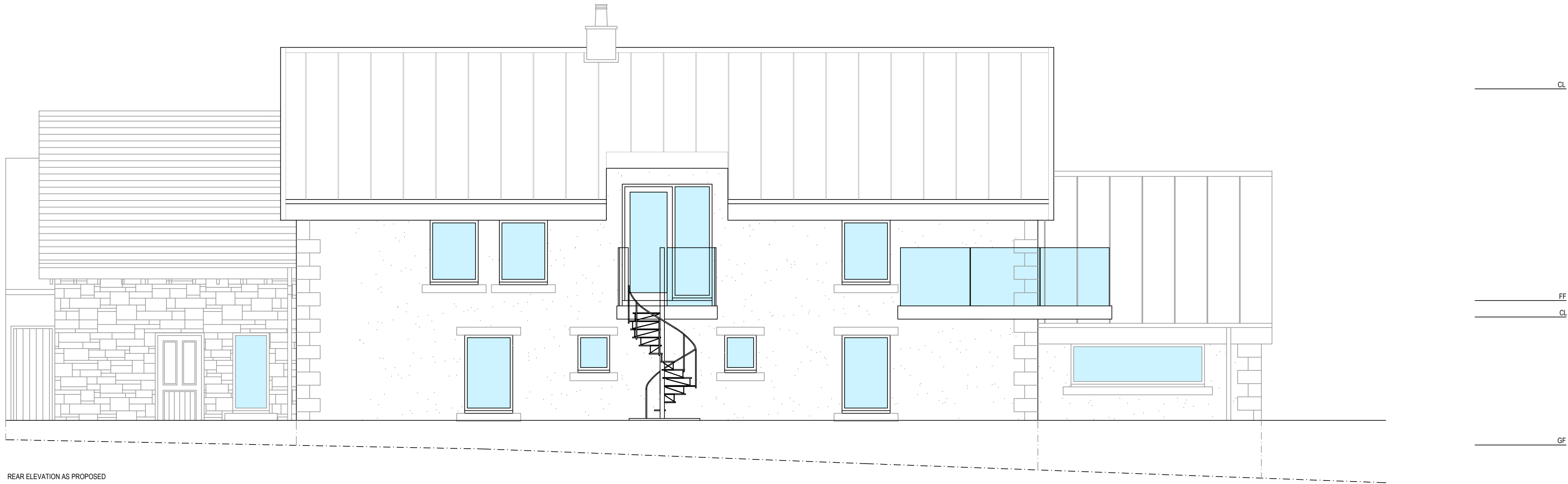
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A	Revised in line with client comments	19/12/18
B	Revised in line with planning comments	03/01/19
C	Revised in line with client comments	13/03/19
D	Revised in line with planning comments	08/07/19



REAR ELEVATION AS PROPOSED



REAR GABLE ELEVATION AS PROPOSED



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POTTERY STREET, GREENOCK, PA15 2UH  
e info@nicholsonmcsShane.co.uk  
w nicholsonmcsShane.co.uk

CLIENT  
Mr & Mrs McIntyre

PROJECT TITLE  
Proposed Extension & Alterations

PROJECT ADDRESS  
Shielhill Farm, Dunrod Road, Inverkip

DRAWING TITLE  
Elevations as Proposed

DRAWING STATUS  
PLANNING

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REVISION	DESCRIPTION	DATE
A	Model images revised	19/12/18



nm

a

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POTTERY STREET, GREENOCK, PA15 2UH  
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CLIENT  
Mr & Mrs McIntyre

PROJECT TITLE  
Proposed Extension & Alterations

PROJECT ADDRESS  
Shielhill Farm, Dunrod Road, Inverkip

DRAWING TITLE  
Model Images

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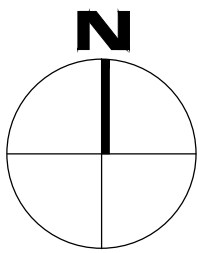
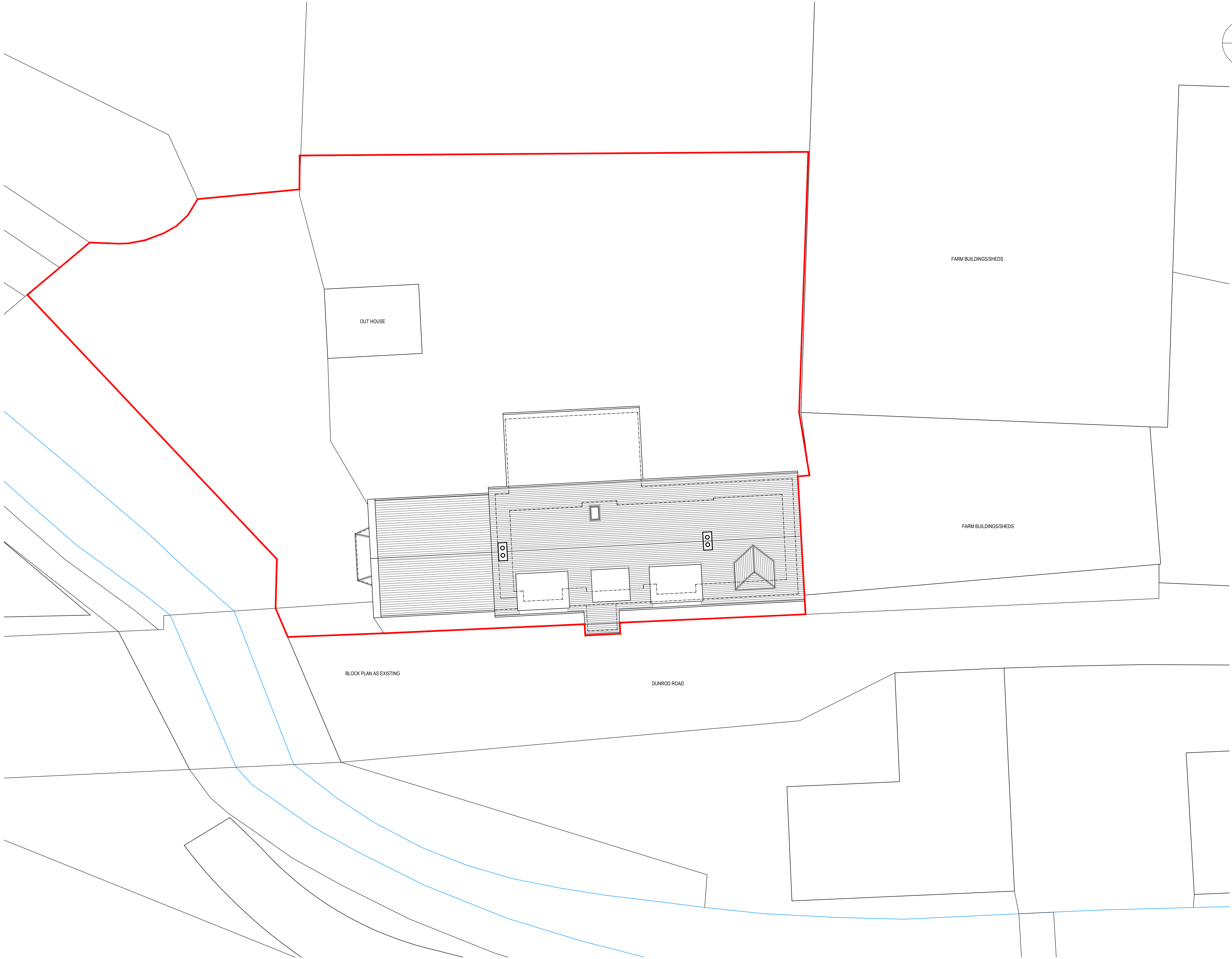
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Architects Registration Board

RIBA

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A	Revised in line with Planning comments	03-01-19



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e info@nicholsonmcsShane.co.uk  
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CLIENT  
Mr & Mrs McIntyre

PROJECT TITLE  
Proposed Extension & Alterations

PROJECT ADDRESS  
Shielhill Farm, Dunrod Road, Inverkip

DRAWING TITLE  
Block Plans as Existing

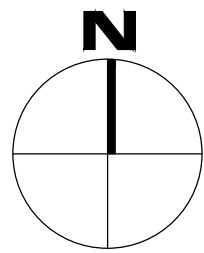
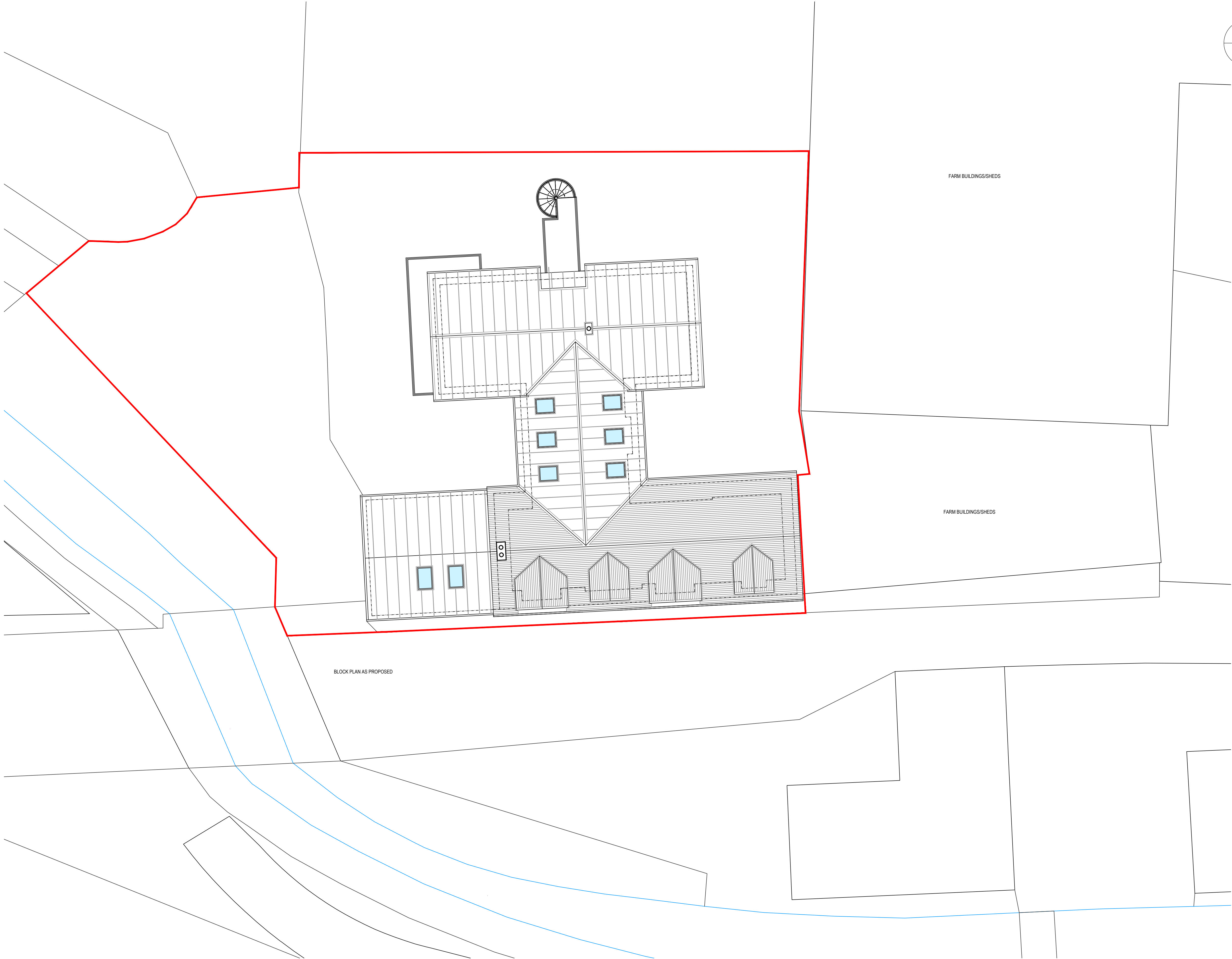
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CLIENT  
Mr & Mrs McIntyre

PROJECT TITLE  
Proposed Extension & Alterations

PROJECT ADDRESS  
Shielhill Farm, Dunrod Road, Inverkip

DRAWING TITLE  
Block Plans as Proposed

DRAWING STATUS  
PLANNING

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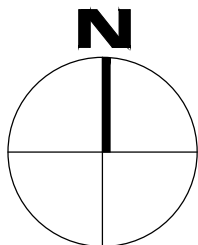
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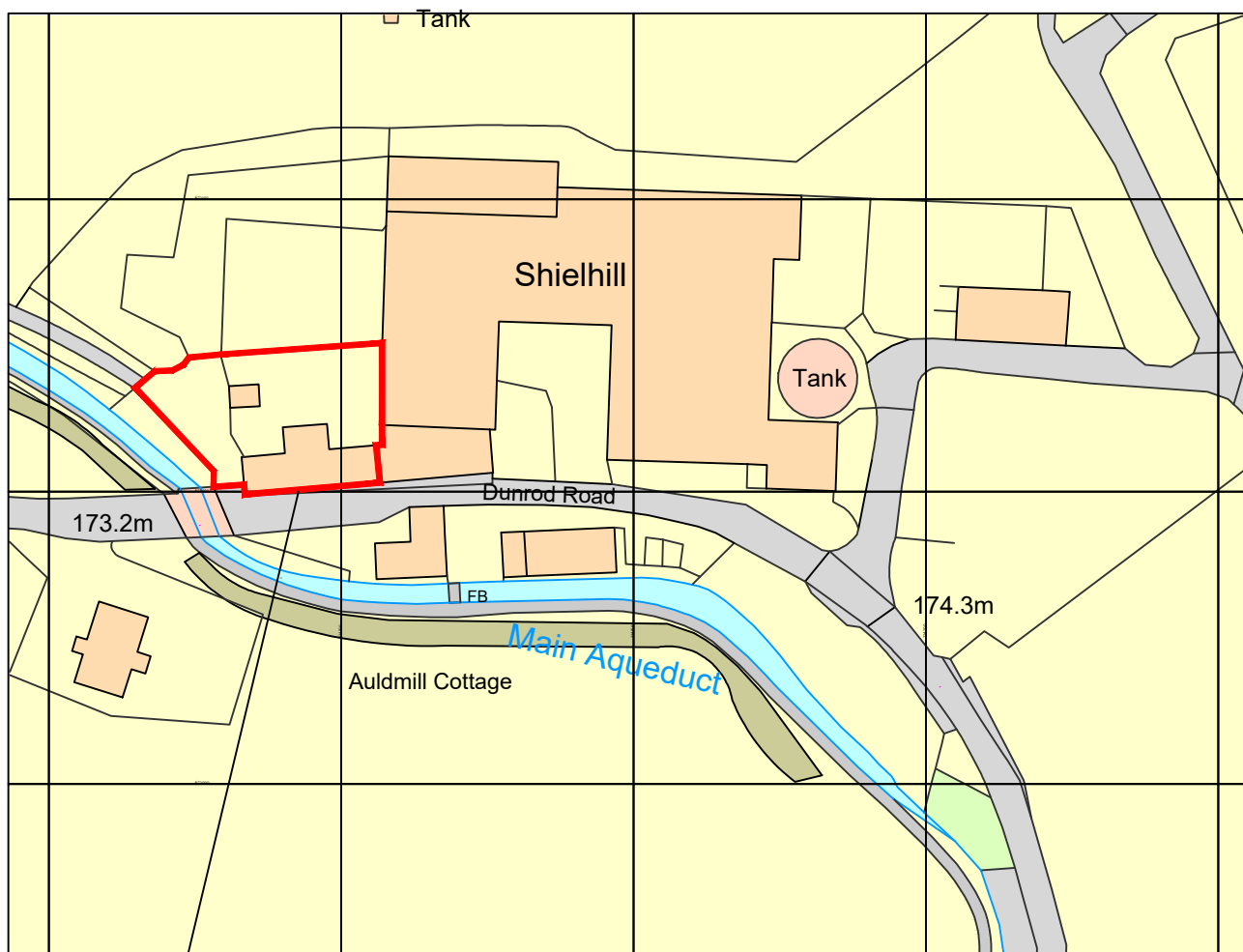


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locus of proposal



CLIENT Mr & Mrs McIntyre			PROJECT TITLE Proposed Extension & Alterations				
PROJECT ADDRESS Shielhill Farm, Dunrod Road, Inverkip			DRAWING TITLE Location Plan				
DRAWING STATUS PLANNING	PAPER SIZE A4	DRAWING NUMBER 18052_LP	REVISION -	SCALE 1:1250	DATE 19/12/18	DRAWN BY -	CHCK'D BY -



**nicholson  
mcshane  
architects**

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## **2. APPOINTED OFFICER'S SITE PHOTOGRAPHS**



EXISTING PORCH





**FRONT ELEVATION**





LONG DISTANCE VIEW 2





**LONG DISTANCE VIEW FROM EAST ON DUNROD ROAD**





OUTBUILDINGS IN REAR COURTYARD FROM THE EAST





OUTLOOK TO NORTH FROM REAR GARDEN





REAR COURTYARD





REAR ELEVATION OF WESTERN SIDE EXTENSION





REAR ELEVATION





REAR GARDEN GROUND AND PARKING





**REAR GARDEN GROUND**





**VIEW FROM DUNROD ROAD LOOKING WEST**





VIEW FROM EAST OF REAR EXTENSION





**VIEW OF NORTH TO REAR OF PROPERTY**





**VIEW FROM NORTH TOWARDS REAR ELEVATION**





**VIEW INTO REAR COURTYARD FROM EAST**





**VIEW LOOKING EAST FROM DUNROD ROAD**





VIEW OF PROPERTY FROM EAST





### **3. APPOINTED OFFICER'S REPORT OF HANDLING DATED 11 JULY 2019**



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## REPORT OF HANDLING

**Report By:** Carrie Main

**Report No:** 18/0343/IC

**Local Application  
Development**

**Contact  
Officer:** 01475 712412

**Date:** 11 July 2019

**Subject:** Extension to dwelling with associated demolition and alterations at  
Shielhill Farm, Dunrod Road, Inverkip

## SITE DESCRIPTION

The application site comprises of an approximately 0.08 hectare area of ground forming part of Shielhill Farm on the northern side of Dunrod Road, approximately 2.5km north-east of Inverkip located within the Clyde Muirshiel Regional Park and countryside between Inverkip and Greenock. To the west and south of the site is the Greenock Cut, a designated core path. The Cut Visitor Centre is approximately 600m to the east. To the immediate north lies the Dunrod Hill Site of Special Scientific Interest (SSSI).

The site slopes gently down to the west, with the house elevated from the road making it visually prominent, particularly on the westerly approach. The farm comprises of a traditional farmsteading, with a main farmhouse with a small single storey outhouse and courtyard area behind. Large agricultural outbuildings exist within the courtyard and on the southern side of Dunrod Road.

The main farmhouse is the subject of this application. It is a typical farmhouse, traditional in design and layout. The original house is of stone construction with a slate roof and a combination of white and rosewood coloured uPVC windows. It covers a total footprint of approximately 191m<sup>2</sup> over 1.5 storeys. This includes two single storey extensions which project from the rear and western side.

The front elevation of the original house includes three flat roof dormer windows, one pitched roof dormer window and a small traditional mono-pitched porch which covers approximately 2.5m<sup>2</sup> and extends to a height of 3.6 metres. It is finished in white render and timber cladding with a slate roof. It includes a window within its front elevation and main door within its eastern elevation.

The side extension is finished in white render and includes a projecting bay window within its gable elevation and a small window within its front elevation.

The rear extension includes a flat roof and is finished in grey blockwork. Two horizontal windows exist, one within rear elevation and one within the western gable elevation.

An outhouse which covers approximately 18.5m<sup>2</sup> and is also located 5.4 metres from the rear wall of the house is positioned behind the single storey side extension. It is finished in grey dash render with a hipped roof and a small window and door within its front elevation.



## **PROPOSAL**

Planning permission is sought to demolish both single storey extensions to the rear and western side, front porch and outhouse and to erect a single storey western side extension and two storey rear extension. Additionally it is proposed to alter the roof over three dormers within the front elevation to form pitched roof dormers.

The single storey western side extension will cover approximately 47m<sup>2</sup>, to a width of 6.8 metres extending to a height of 5.8 metres, thus it will be rebuilt to a similar scale as the existing extension to form a kitchen/dining room. It will include a pitched roof with an open gable and large horizontally orientated window to its western elevation; a vertically orientated window within the front elevation and two roof windows within the front roof slope. It will be finished in render and will include stone quoins, lintels and cills. The roof will be standing seam pre-finished steel.

The two storey rear extension covers a footprint of approximately 133m<sup>2</sup>. It forms two elements: Firstly, a pitched roof central link/entrance hall which measures 2.7 metres in width and is located centrally to the immediate rear (north) of the existing house, extending to height of 6.9 metres, in line with the chimney height of the main house, exceeding the main roof height by approximately 0.1 metre and; secondly, a larger open pitched roof element (to the west and east) which measures 5.8 metres in width and further extends the height of the roof to 8.1 metres (8.9 metres to the top of the chimney). The roof ridge height will therefore exceed the existing roof height by 0.9 metres when viewed from the front elevation.

The rear extension will form an entrance hall, stores and two bedrooms to the ground floor and an office, store, snug and family room to the first floor. Its design includes considerable fenestration in the form of vertically orientated windows and doors of varying proportions, three roof windows within both the western and eastern roof slope within the central link, two balconies with associated glazed balustrades, including a wraparound balcony which covers approximately 10m<sup>2</sup> on the western side elevation and rear elevation and a second balcony to the rear elevation which covers approximately 6.3m<sup>2</sup> and will be additionally accessed from the rear elevation at ground level via a galvanised powder coated steel external spiral stair with balustrade. Externally, the rear extension will be finished in a combination of wet dash render and natural stone with stone quoins, lintels and cills and a standing seam pre-finished steel roof.

To the eastern side of the rear elevation of the existing house an existing window is to be replaced with a small vertically orientated window and door.

The dormers roofs will extend in height by approximately 0.7 metres and remain between 0.2- 0.4 metres below the roof ridge height of the house.

## **DEVELOPMENT PLAN POLICIES**

### **Policy SDS8 - Green Belt and the Countryside**

There will be a presumption against the spread of the built-up area into the designated Green Belt and careful management to prevent sporadic development in the designated Countryside, as identified on the Proposals Map.

### **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 ENV1 - Designated Environmental Resources**

#### **(a) International and National Designations**

Development which could have a significant effect on a Natura site will only be permitted where:

- (i) an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site, or
- (ii) there are no alternative solutions, and
- (iii) there are imperative reasons of overriding public interest, including those of a social or economic nature.

Development that affects a SSSI (or other national designation that may be designated in the future) will only be permitted where:

- (iv) it will not adversely affect the integrity of the area or the qualities for which it has been designated, or
- (v) any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.

#### **(b) Strategic and Local Designations**

Development adversely affecting the Clyde Muirshiel Regional Park and other strategic and local natural heritage resources will not normally be permitted. Having regard to the designation of the environmental resource, exceptions will only be made where:

- (i) visual amenity will not be compromised;
- (ii) no other site identified in the Local Development Plan as suitable, is available;
- (iii) the social and economic benefits of the proposal are clearly demonstrated;
- (iv) the impact of the development on the environment, including biodiversity, will be minimised; and
- (v) the loss can be compensated by appropriate habitat creation/enhancement elsewhere.

### **Policy ENV2 - Assessing Development Proposals in the Green Belt and the Countryside**

Development in the Green Belt will only be considered favourably in exceptional or mitigating circumstances, while development in the Countryside will only be considered favourably where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture, forestry or, where appropriate, renewable energy (refer Policy INF1); or
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and has an economic, social and community benefit (refer to Policy ECN6); or
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site (refer Policies INF3 and INF7); or
- (d) it entails appropriate re-use of redundant habitable buildings, the retention of which is desirable for either their historic interest or architectural character or which form part of an establishment or institution standing in extensive grounds (refer to Policy RES7); and
- (e) it does not adversely impact on the natural and built heritage, and environmental resources;



- (f) it does not adversely impact on landscape character;
- (g) it does not adversely impact on prime quality agricultural land;
- (h) it does not adversely impact on peat land with a high value as a carbon store;
- (i) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (j) there is a need for additional land for development purposes, provided it takes account of the requirements of the Strategic Development Plan; and
- (k) it has regard to Supplementary Guidance on Planning Application Advice Notes.

**Planning Application Advice Note (PAAN) 4** on "House Extensions" applies.

**Planning Application Advice Note (PAAN) 5** on "Balconies and Garden Decking" applies.

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

**Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" applies.

## **PROPOSED DEVELOPMENT PLAN POLICIES**

The Proposed Plan has been through examination and the Reporter's recommended modifications were reported to the Council's Environment and Regeneration Committee on 2nd May 2019. The Council is in the process of moving to adopt the Proposed Plan. Reference to the Proposed Plan in this report incorporates the Reporter's recommended modifications and the non-notifiable modifications approved on the 2nd May 2019.

### **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 14 - Green Belt and Countryside**

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.



## **Policy 37 - Clyde Muirshiel Regional Park**

Proposals for development within Clyde Muirshiel Regional Park will be considered with regard to the Park Objectives and Strategy and to the Park's statutory purpose of providing recreational access to the countryside.

**Planning Application Advice Note (PAAN) 4** on "House Extensions" applies.

**Planning Application Advice Note (PAAN) 5** on "Outdoor Seating Areas" applies.

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

**Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" applies.

## **CONSULTATIONS**

**Clyde Muirshiel Park Coordinator** - The extension and removal of the front door would give the building an elongated look and a terraced aspect. Setting the extension back from the road may ameliorate this appearance along with the inclusion of a second window on this front extension. In addition with regard to this extension, the side window seems out of keeping with the other gable end that has three windows. Our preference would be to avoid the relatively open feature of one large window and have three windows for the gable end extension. The roof pitch on the rear extension to the north appears to be different to the main building and it would benefit the integrity of the building if they were all of a similar angle.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 11th January 2019 as there are no premises on neighbouring land.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

The application was the subject of neighbour notification. No representations were received.

## **ASSESSMENT**

The material considerations in the determination of this application are both the adopted and proposed Inverclyde Local Development Plans, both adopted and proposed Planning Application Advice Notes (PAANs) 4 on "House Extensions", both the adopted and proposed PAAN5s on "Balconies and Garden Decking" and "Outdoor Seating Areas" respectively, both PAAN6s on "Dormer Windows" and both PAAN8s on "Siting and Design of New Houses in the Countryside" (insofar as they addresses extending existing buildings), Scottish Planning Policy (SPP), National Planning Framework (NPF) 3, the consultation response received, and the applicant's design statement.

One of the key principles of Scottish Planning Policy (SPP) and the National Planning Framework (NPF) 3 is providing successful, sustainable places, in which the right development is directed to the right place. Under 'promoting rural development' it is noted that where new development can often help to sustain fragile communities, plans and decision-making should generally take account of environmental protection policies and address issues of location, siting, design and environmental impact.



Policy SDS8 of the adopted Inverclyde Local Development Plan also sets a presumption against the spread of the built-up area into the designated Green Belt with careful management required to prevent sporadic development. As the application site is within the Countryside it is sporadic development which would be of more concern. The Inverclyde Local Development Plans locate the application site within the Countryside under adopted Plan Policy ENV2 and proposed Plan Policy 14. These policies generally oppose development in the Countryside unless the proposal complies with a number of circumstances or criteria relating to its specific locational requirement in meeting rural needs, it entails the specific locational requirement for use which cannot be accommodated on an alternative site and which does not adversely impact on the natural and built heritage, landscape character, prime agricultural land, peat land or adversely affect the visual amenity of the area. Given the proposal relates to residential development in order to establish whether such circumstances apply referral is required to Policy 14. Both adopted and proposed Planning Application Advice Notes (PAANs) 4, 5, 6 and 8 will also be relevant in assessment as they provide specific advice in relation to the extension of existing houses in the Green Belt and Countryside, house extensions, balconies and dormer windows. Policy 1 of the proposed Plan also assesses whether development proposals contribute to the six qualities of successful places. The most relevant factor in this instance is 'distinctive', with the requirement to reflect local architecture, urban form and retain locally distinct natural and built features.

The nature of the proposal relates to the extension of an existing farmhouse/residential dwelling. This is an existing building within the Countryside and justification against the "use" criteria ((a) to (d)) in Policy ENV2 is not necessary. The proposal accords with the principle of criterion (a) and (e) of Policy 14 given its association with the farm/ agriculture and its intensification of an existing use (extension) which is within the curtilage of the associated use. On this basis, I do not consider the proposal to lead to isolated or sporadic development into the Countryside. However, detailed assessment is still required against criterion (e-k) of Policy ENV2, Policy RES5, criterion (e) of Policy 14 and Policy 1 to consider whether the new build element of the proposal is appropriate in terms of scale and form, sympathetic to natural and built heritage, landscape character and overall visual amenity of the existing property and surrounding area with regard to the relevant supplementary guidance.

In considering design, Policy RES5 sets the relevant criteria as being (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. There are no neighbouring properties which would be affected by the proposal hence there are no implications with respect to criterion (a). There will be visibility from the streetscape (criterion (b) and the acceptability of that depends on assessment of the proposal with respect to impact on the character of the existing property (criterion (c) and accordance with the guidance in the relevant PAANs.

The footprint of the new build elements of the proposal is considerable, increasing the footprint of the house by approximately 128m<sup>2</sup> (existing house 190m<sup>2</sup> and proposed 318m<sup>2</sup>). Whilst the majority of the new build element is located to the rear and subsidiary elevation of the original house, the site's characteristics i.e. its orientation and topography, mean that at this position, the extensions will form prominent additions to the streetscape. This is exacerbated by the rear extension as it clearly exceeds the roof height of the original house and is therefore not subsidiary. As a consequence, I consider the extensions' position and scale to dominate the original house which threatens the scale, form and traditional rural characteristics of the existing dwelling and wider steading.

Further concerns rest in the contemporary design and use of materials within the extensions, notably the inclusion of large glazed balconies, a steel spiral stair, roof windows, standing seam steel roofing and additionally, the inclusion of significant fenestration in the form of windows and doors which vary considerably in proportion and orientation. I consider these elements to form conspicuous and inappropriate additions which do not reflect the architectural style of the existing dwelling. In respect of the balconies, I can therefore conclude departure from both PAAN5s.



I also consider the front porch to form an original design feature, characteristic of residential properties in the Inverclyde countryside. In addition, I consider it to break up the front elevation of the house. Thus, its removal may create an elongated look and a terraced aspect to the property.

Following consultation, the Clyde Muirshiel Park Coordinator added further concerns in relation to window proportions and roof pitches in not reflecting the existing property. I concur with these concerns.

The above is contrary to the guidance in both PAAN4s in that the finishing materials do not match those used on the original house, both PAAN8s with regards to extensions being subsidiary in scale to the original house and not following the specific design guidance on roofs in particular.

In contrast, I consider the formation of pitched dormers to more closely reflect the architectural style of the building in accordance with both PAAN6s. However, no detailed specification of material and finishes of the dormers has been provided. This requirement is prudent to ensure the external finish is commensurate with the material and character of the existing property. This requirement would have to be addressed as a condition on any grant of planning permission. I also have no concern with the alteration to the rear elevation of the original building. However, similarly, detailed specification is required.

Notwithstanding the latter points, however, I consider that the proposed extensions are unacceptable with regard to their impact on the streetscene (criterion (b)) and as they adversely impact on the character of the existing property (criterion (c)). Furthermore, they do not comply with the guidance in both PAAN4s and PAAN8s (criterion (d)). It follows that the proposals are also contrary to Policy 14 criterion (e) as any extension has to be of an appropriate scale and form.

Based on these conclusions, I consider the proposal to be contrary to Policies ENV1, ENV2, RES5, 1, 14 and 37 given the proposal will adversely impact upon the built heritage, landscape character, visual amenity and character of the existing property and wider rural setting with disregard to design principles advised within both adopted and proposed PAANs 4, 5 and 8.

During the assessment of the application, the applicant/agent was given the opportunity to amend the design of the proposal following on from discussion regarding the above points and non-compliance with the relevant plan policies and guidance. The applicant however requested that the application be determined as it stands currently.

I am therefore satisfied that a departure from both adopted and proposed Inverclyde Local Development Plans and associated guidance cannot be justified in this instance and that planning permission should therefore be refused.

## **RECOMMENDATION**

That the application be refused for the following reasons:

### **Reasons**

1. The proposed extensions are finished in materials which do not match the original dwelling and the rear extension is not subsidiary in scale to the original house, thus the proposals will have an adverse impact on the character of the original dwelling (the built heritage), the streetscene and consequently wider visual amenity in this part of Clyde Muirshiel Regional Park, and thus are contrary to adopted Inverclyde Local Development Plan policies ENV1(b)(i); ENV2(e), (f) and (k); RES5 (a) – (d); and to proposed Inverclyde Local Development Plan Policies 1, 14(e) and 37.
2. The proposed extensions consequently conflict with the guidance in the adopted and proposed Planning Application Advice Notes (PAANs) 4 on "House Extensions", 5 on



“Balconies and Garden Decking” and “Outdoor Seating Areas” and 8 on “Siting and Design of New Houses in the Countryside”.

Signed:



Carrie Main  
Case Officer



Stuart Jamieson  
Head of Regeneration and Planning



**4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2014  
SUPPLEMENTARY GUIDANCE ON PLANNING  
APPLICATION ADVICE NOTES (PAANS), 4 (HOUSE  
EXTENSIONS), 5 (BALCONIES AND GARDEN  
DECKING), 6 (DORMER WINDOWS) AND 8 (SITING  
AND DESIGN OF NEW HOUSES IN THE  
COUNTRYSIDE)**



## Planning Application Advice Note No. 4

### HOUSE EXTENSIONS

Not all house extensions require planning permission. For works that do require planning permission, this advice note offers guidance on how a house can be extended by achieving a reasonable balance between the interests of those wishing to extend and the interests of their neighbours.

#### Rear extensions

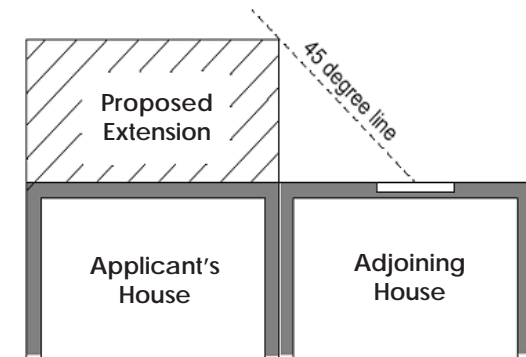
- Single storey extensions should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 4.5 metres from the rear wall of the existing house, whichever is the greater.
- Two storey extensions will be considered on individual merit. They must not result in unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres (two storeys) or 4.5 metres (single storey) then the house may be extended to equal size.
- An extension should not result in more than 25% of the rear garden area being developed. In all cases an extension should not encroach within 5.5 metres of the rear garden boundary.

- 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. Where screening is required, it must either not exceed 2.5 metres or itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

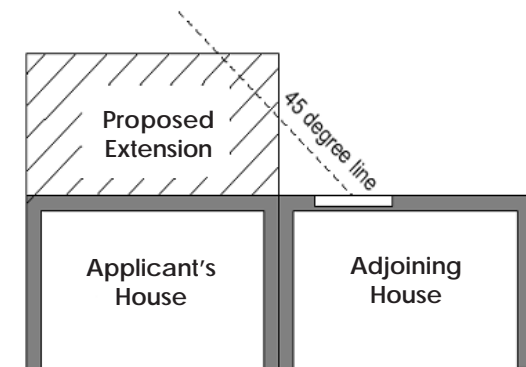
- Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.

- The extension should be finished in materials to match those of the existing house.

- The off street parking requirements of the Council's Roads Development Guide shall be met.



Extension not encroaching 45 degree line: Acceptable



Extension encroaching 45 degree line: Inappropriate



# PLANNING APPLICATION ADVICE NOTES

## Side extensions

- 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. Where screening is required, it must either not exceed 2.5 metres or itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Ground level window positions should comply with the window intervisibility guidance. 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.
- Windows which are visible from public areas shall match the scale, proportions and materials of those on the existing house.
- The roof over extensions should match the existing house roof. Extensions should be set back at least 1.0 metre from the site boundary.
- The off street parking requirements of the Council's Roads Development Guide shall be met.

## Conservatories and sun rooms

- Conservatories and sun rooms should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 4.5 metres from the rear wall of the existing house, whichever is the greater.
- Where the other half of a semi-detached house has already been ex-tended and that extension exceeds 3.5 metres (two storeys) or 4.5 metres (single storey) then the conservatory or sun room may extend to equal size.
- A conservatory or sun room should not result in more than 25% of the rear garden area being developed. In all cases a conservatory or sun room should not encroach within 5.5 metres of the rear garden boundary.
- 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. Boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must not exceed 2.5 metres or it may itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

## Front porches

- Where applicable, porches should be pitch roofed to match the existing roof.

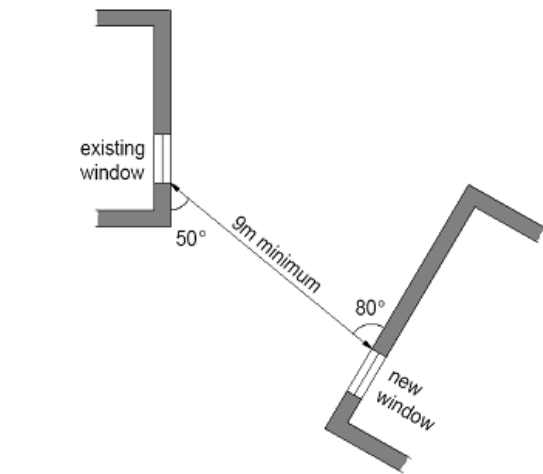
- Base courses should be finished in materials to match the existing house.

## Window intervisibility

The table below 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:									
	90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
90°	18	18	18	18	13	9	6	4	3	2
80°	18	18	18	13	9	6	4	3	2	-
70°	18	18	13	9	6	4	3	2	-	-
60°	18	13	9	6	4	3	2	-	-	-
50°	13	9	6	4	3	2	-	-	-	-
40°	9	6	4	3	2	-	-	-	-	-
30°	6	4	3	2	-	-	-	-	-	-
20°	4	3	2	-	-	-	-	-	-	-
10°	3	2	-	-	-	-	-	-	-	-
0°	2	-	-	-	-	-	-	-	-	-





## Planning Application Advice Note No. 5

### BALCONIES and GARDEN DECKING

The topography of Inverclyde provides many houses with spectacular views over the Firth of Clyde. Inland there are often opportunities to view open countryside. There is no objection in principle to balconies being erected, but they must take account of privacy and the impact it may have on neighbours' enjoyment of their gardens.

Garden decking is becoming increasingly popular, and similarly there is no objection to this being erected, but again it must take account of privacy and the impact it may have on neighbours' enjoyment of their gardens.

This Advice Note provides a guide to the issues that are considered in determining applications for planning permission.

#### Balconies

- The balcony should be restricted in size to allow for limited seating and the enjoyment of wider views. Unless obscured from view from neighbouring housing, it should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.
- Where a balcony is positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden area, the erection of screening shall generally be required.

Screening may not be required in cases where the balcony does not increase or intensify the intervisibility between and the overlooking of neighbours. Where screening is required and it is in excess of 2.5 metres high within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed balcony will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

- The design and position of the balcony shall be appropriate to the architectural design of the house.



Decking in Greenock

#### Garden Decking

- The position of decking should respect the rights of neighbours to enjoy their gardens without being the subject of intrusive overlooking. If raised, it should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.

- Where decking is positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden area, the erection of screening, either at the decking edge or the garden boundary shall generally be required. Screening may not be required in cases where the decking does not increase or intensify the intervisibility between and the overlooking of neighbours. Where screening is required and it is in excess of 2.5 metres high, within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed decking will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

- The design and position of the decking shall be appropriate to the architectural design of the house.



Decking in Greenock



### Planning Application Advice Note No. 6

#### DORMER WINDOWS

It is appreciated that many households require additional accommodation and that, in many cases, the most cost effective way is to use attic space. Dormer windows can help to maximise the floorspace.

This Advice Note provides a guide to the issues that are considered in determining applications for planning permission.



#### Design Principles

- Dormers should, preferably, be located at the rear of the house where they will be less conspicuous.

- A dormer should be subordinate to the existing roof in terms of its shape and size and should be set back from the wall head, be below the ridge line of the roof and be set back from the gable ends.
- Exposed fascia boarding on dormers should be used sparingly and should be painted to match the colour of the dormer faces rather than the window frames.
- Where practical the external cladding of the dormer should be similar to that of the original roof.
- Dormers on the hipped gable of a roof should be avoided.
- The window openings of the dormer should, where practical, follow the style, proportion and alignment of door and window openings in the existing house.
- On a building of traditional design, a pitched or sloping roof over each dormer should reflect the architectural style of the building.



## Planning Application Advice Note No. 8

### SITING and DESIGN of NEW HOUSES in the COUNTRYSIDE

Inverclyde's countryside is a valuable resource. Much of it is within the Clyde Muirshiel Regional Park and, in general, development is sparse. It is important that the character of the countryside is retained and that where development occurs it merges into the landscape. Where policies permit the development of new houses, the following design principles apply.

#### Siting of New Housing

- Prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate.
- Buildings should be set into the landform with excavation or infill minimised.
- Sites adjacent to or within groups of other buildings will be favoured.
- Tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact.

#### Design of New Housing

##### EXTERNAL WALL FINISH

- Natural stone or wet dash render are traditional to the Inverclyde countryside and should be used.

##### BASECOURSES

- Where a traditional wet dash finish is used, it is expected that this will be applied down to ground level.
- Where a basecourse is used, this should be minimal and finished in a smooth cement render.

##### UNDERBUILDING

- Excessive underbuilding should be avoided.

##### WINDOWS AND DOORS

- All windows should have a vertical emphasis and be surrounded by a smooth cement margin.
- Doors should similarly be surrounded by a cement margin.

##### ROOF

- A minimum pitch of 35 degrees should be achieved.
- The roof should be finished in natural slate or a synthetic slate look-a-like tile which reflects the size, colour and edge detail of a natural slate.

##### EAVES / SKEWS

- Boxed eaves, with large fascia boards and barge boards should be avoided.

##### ROOFLIGHTS

- When required, they should be located at the rear roof plane, have a vertical emphasis and be flush fitted with secret guttering.

##### DORMERS

- The design of dormer windows should accord with the design guidance contained in **Planning Application Advice Note No. 6** on dormer windows. They should be positioned on the roof to vertically line up with windows and / or doors on the facade below and be symmetrical.

##### PORCHES

- If required, these should be designed as an integral part of the building.
- Wall finishes, windows, roofs and eaves / skews should reflect the remainder of the building.





# PLANNING APPLICATION ADVICE NOTES

## Converting Buildings to Residential Use

The conversion or re-use of existing buildings in the countryside for residential use will be acceptable subject to the following :

- The building should be structurally sound, largely intact and capable of conversion without substantial demolition and rebuild.
- A structural survey of the property may require to be submitted to accompany any planning application.
- The original scale, character, proportion and architectural integrity of the building shall remain intact and any extension shall require, at all times, to be subsidiary to the original building.
- Where a traditional building, the detail of design shall follow the criteria specified previously under the heading "Design of New Housing".



## Extending Existing Residential Buildings

Residential buildings are of a variety of shapes and sizes and it is important that alterations to such buildings ensure that their original character is maintained. In this respect, any extension to an existing residential building shall require the following:

- To be subsidiary in scale and position to the original dwellinghouse
- To follow the design details specified in the "Design of New Housing" in the case of traditional buildings.



**5. INVERCLYDE LOCAL DEVELOPMENT PLAN  
SUPPLEMENTARY GUIDANCE ON PLANNING  
APPLICATION ADVICE NOTES (PAANS) 4 (HOUSE  
EXTENSIONS), 5 (OUTDOOR SEATING AREAS), 6  
(DORMER WINDOWS) AND 8 (SITING AND DESIGN  
OF NEW HOUSES IN THE GREEN BELT AND THE  
COUNTRYSIDE)**



## Planning Application Advice Note No. 4

### HOUSE EXTENSIONS

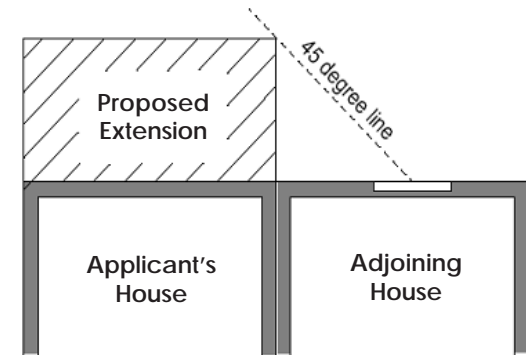
Not all house extensions require planning permission. For works that do require planning permission, this advice note offers guidance on how a house can be extended by achieving a reasonable balance between the interests of those wishing to extend and the interests of their neighbours.

#### Rear extensions

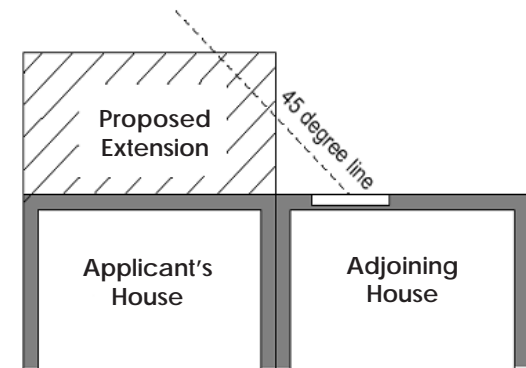
- Single storey extensions should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 4.5 metres from the rear wall of the existing house, whichever is the greater.
- Two storey extensions will be considered on individual merit. They must not either extend 3.5 metres or result in unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres (two storeys) or 4.5 metres (single storey) then the house may be extended to equal size.
- An extension should not result in more than 50% of the rear garden area being developed. In all cases an extension should not encroach within 5.5 metres of the rear garden boundary.

- 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. Where screening is required, it must either not exceed 2.5 metres or itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

- 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 extension should be finished in materials to match those of the existing house.
- The off street parking requirements of the Council's Roads Development Guide shall be met.



Extension not encroaching 45 degree line:  
Acceptable



Extension encroaching 45 degree line:  
Inappropriate



# PLANNING APPLICATION ADVICE NOTES

## Side extensions

- 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. Where screening is required, it must either not exceed 2.5 metres or itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.
- Ground level window positions should comply with the window intervisibility guidance. 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.
- Windows which are visible from public areas shall match the scale, proportions and materials of those on the existing house.
- The roof over extensions should match the existing house roof. Extensions should be set back at least 1.0 metre from the site boundary.
- The off street parking requirements of the Council's Roads Development Guide shall be met.

## Conservatories and sun rooms

- Conservatories and sun rooms should be designed so as not to cross a 45 degree line from the mid point of the nearest ground floor window of the adjoining house, or extend to a maximum of 4.5 metres from the rear wall of the existing house, whichever is the greater.
- Where the other half of a semi-detached house has already been extended and that extension exceeds 3.5 metres (two storeys) or 4.5 metres (single storey) then the conservatory or sun room may extend to equal size.
- A conservatory or sun room should not result in more than 50% of the rear garden area being developed. In all cases a conservatory or sun room should not encroach within 5.5 metres of the rear garden boundary.
- 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. Boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable. Where screening is required, it must not exceed 2.5 metres or it may itself result in an unacceptable loss of light to a room in a neighbouring house. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

## Front porches

- Where applicable, porches should be pitch roofed to match the existing roof.

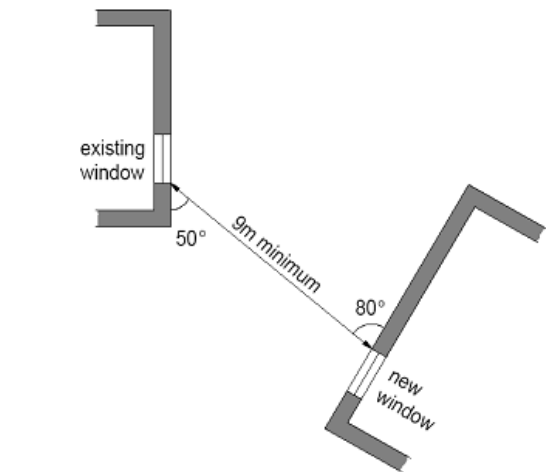
- Base courses should be finished in materials to match the existing house.

## Window intervisibility

The table below 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:										
	90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
90°	18	18	18	18	13	9	6	4	3	2
80°	18	18	18	13	9	6	4	3	2	-
70°	18	18	13	9	6	4	3	2	-	-
60°	18	13	9	6	4	3	2	-	-	-
50°	13	9	6	4	3	2	-	-	-	-
40°	9	6	4	3	2	-	-	-	-	-
30°	6	4	3	2	-	-	-	-	-	-
20°	4	3	2	-	-	-	-	-	-	-
10°	3	2	-	-	-	-	-	-	-	-
0°	2	-	-	-	-	-	-	-	-	-





## Planning Application Advice Note No. 5

### OUTDOOR SEATING AREAS

The topography of Inverclyde provides many houses with spectacular views over the Firth of Clyde. Inland there are often opportunities to view open countryside. There is no objection in principle to balconies being erected, but they must take account of privacy and the impact it may have on neighbours' enjoyment of their gardens.

Outdoor seating areas are becoming increasingly popular, but must take account of privacy and the impact these may have on neighbours' enjoyment of their gardens.

This Advice Note provides a guide to the issues that are considered in determining applications for planning permission.

#### Balconies & Roof Terraces

- The balcony should be restricted in size to allow for limited seating and the enjoyment of wider views. Unless obscured from view from neighbouring housing, it should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.
- Where a balcony is positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden area, the erection of screening shall generally be required. Screening may not be required in cases where the

balcony does not increase or intensify the intervisibility between and the overlooking of neighbours. Where screening is required and it is in excess of 2.5 metres high within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed balcony will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

- The design and position of the balcony shall be appropriate to the architectural design of the house.



#### Garden Decking & Raised Platforms

- Decking and platforms should be restricted in size to allow for limited seating and the enjoyment of wider views.
- The position of decking should respect the rights of neighbours to enjoy their gardens without being the subject of intrusive overlooking. If raised, it should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.

- Where decking is positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden area, the erection of screening, either at the decking edge or the garden boundary shall generally be required. Screening may not be required in cases where the decking does not increase or intensify the intervisibility between and the overlooking of neighbours. Where screening is required and it is in excess of 2.5 metres high within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed decking will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

- The design and position of the decking shall be appropriate to the architectural design of the house.





# PLANNING APPLICATION ADVICE NOTES

## Planning Application Advice Note No. 6

### DORMER WINDOWS

It is appreciated that many households require additional accommodation and that, in many cases, the most cost effective way is to use attic space. Dormer windows can help to maximise the floorspace.

This Advice Note provides a guide to the issues that are considered in determining applications for planning permission.



#### Design Principles

- Dormers should, preferably, be located at the rear of the house where they will be less conspicuous.

- A dormer should be subordinate to the existing roof in terms of its shape and size and should be set back from the wall head, be below the ridge line of the roof and be set back from the gable ends.
- Exposed fascia boarding on dormers should be used sparingly and should be painted to match the colour of the dormer faces rather than the window frames.
- Where practical the external cladding of the dormer should be similar to that of the original roof.
- Dormers on the hipped gable of a roof should be avoided.
- The window openings of the dormer should, where practical, follow the style, proportion and alignment of door and window openings in the existing house.
- On a building of traditional design, a pitched or sloping roof over each dormer should reflect the architectural style of the building.



## Planning Application Advice Note No. 8

### SITING and DESIGN of NEW HOUSES in the GREEN BELT and the COUNTRYSIDE

Inverclyde's countryside is a valuable resource. Much of it is within the Clyde Muirshiel Regional Park and, in general, development is sparse. It is important that the character of the countryside is retained and that where development occurs it merges into the landscape. Where policies permit the development of new houses, the following design principles apply.

#### Siting of New Housing

- Prominent positions on skylines, ridgelines and hill tops and, where in silhouette the buildings will break the landform, are inappropriate.
- Buildings should be set into the landform with excavation or infill minimised.
- Sites adjacent to or within groups of other buildings will be favoured.
- Tree belts and wooded areas can be used as a backdrop to a house to minimise the visual impact.

#### Design of New Housing

##### EXTERNAL WALL FINISH

- Natural stone or wet dash render are traditional to the Inverclyde countryside and should be used.

##### BASECOURSES

- Where a traditional wet dash finish is used, it is expected that this will be applied down to ground level.
- Where a basecourse is used, this should be minimal and finished in a smooth cement render.

##### UNDERBUILDING

- Excessive underbuilding should be avoided.

##### WINDOWS AND DOORS

- All windows should have a vertical emphasis and be surrounded by a smooth cement margin.
- Doors should similarly be surrounded by a cement margin.

##### ROOF

- A minimum pitch of 35 degrees should be achieved.
- The roof should be finished in natural slate or a synthetic slate look-a-like tile which reflects the size, colour and edge detail of a natural slate.

##### EAVES / SKEWS

- Boxed eaves, with large fascia boards and barge boards should be avoided.

##### ROOFLIGHTS

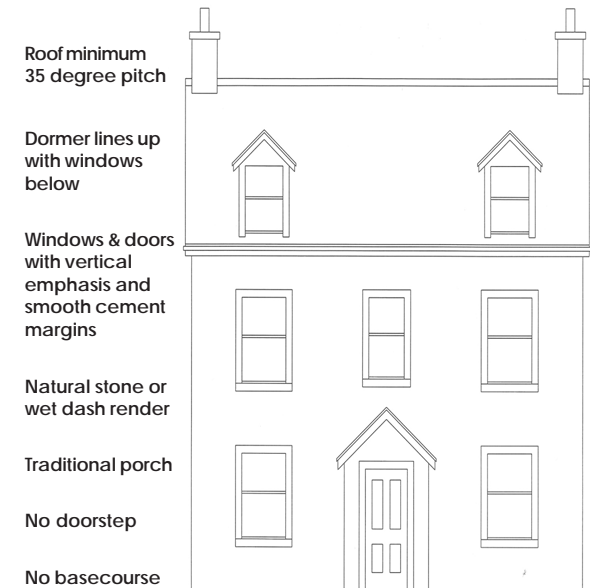
- When required, they should be located at the rear roof plane, have a vertical emphasis and be flush fitted with secret guttering.

##### DORMERS

- The design of dormer windows should accord with the design guidance contained in **Planning Application Advice Note No. 6** on dormer windows. They should be positioned on the roof to vertically line up with windows and / or doors on the facade below and be symmetrical.

##### PORCHES

- If required, these should be designed as an integral part of the building.
- Wall finishes, windows, roofs and eaves / skews should reflect the remainder of the building.





# PLANNING APPLICATION ADVICE NOTES

## Converting Buildings to Residential Use

The conversion or re-use of existing buildings in the countryside for residential use will be acceptable subject to the following :

- The building should be structurally sound, originally constructed of brick or stone with a slate roof or similar and must be largely intact and capable of conversion without substantial demolition and rebuild.
- A structural survey of the property has to be submitted to accompany any planning application.
- The original scale, character, proportion and architectural integrity of the building shall remain intact and any extension shall require, at all times, to be subsidiary to the original building.



- Where a traditional building, the detail of design shall follow the criteria specified previously under the heading "Design of New Housing".

## Extending Existing Residential Buildings

Residential buildings are of a variety of shapes and sizes and it is important that alterations to such buildings ensure that their original character is maintained. In this respect, any extension to an existing residential building shall require the following:

- To be subsidiary in scale and position to the original dwellinghouse
- To follow the design details specified in the "Design of New Housing" in the case of traditional buildings.



## **6. CONSULTATION RESPONSE IN RELATION TO PLANNING APPLICATION**



## Rona McGhee

---

**From:** Carrie Main  
**Sent:** 11 February 2019 15:47  
**To:** Grant Kennedy  
**Subject:** FW: (No Classification) Shielhill Farm

---

Classification: No Classification

---

Grant- please upload below email as 'consultation response' from Clyde Muirshiel Park Manager. Thanks.

---

**From:** David Ashman **On Behalf Of** Devcont Planning  
**Sent:** 10 January 2019 13:06  
**To:** Carrie Main  
**Subject:** FW: (No Classification) Shielhill Farm

---

Classification: No Classification

---

---

**From:** Alan Brown [mailto:alan.brown@clydemuirshiel.co.uk]  
**Sent:** 09 January 2019 16:39  
**To:** Devcont Planning; Fiona Carswell  
**Subject:** Shielhill Farm

Hi Carrie,

**Consultation response on the proposed demolition of rear extension, front porch and outhouse. Existing one storey section to west to be demolished and re-built. Proposed extension to rear to form bedroom and living accommodation. Proposed central link to form new front entrance and circulation space between the existing and proposed sections of the farmhouse. The existing dormers to the front are to be upgraded with pitched roofs.**

The extension and removal of the front door would give the building an elongated look and a terraced aspect. Setting the extension back from the road may ameliorate this appearance along with the inclusion of a second window on this front extension. In addition with regard to this extension, the side window seems out of keeping with the other gable end that has three windows. Our preference would be to avoid the relatively open feature of one large window and have three windows for the gable end extension. The roof pitch on the rear extension to the north appears to be different to the main building and it would benefit the integrity of the building if they were all of a similar angle. I hope our comments are useful.

Regards,

Alan

--

Alan Brown  
Countryside Officer  
Clyde Muirshiel Regional Park.  
Castle Semple Visitor Centre, Lochwinnoch, Renfrewshire, PA12 4EA  
t 01505 842 882  
f 01505 613 605



e [alan.brown@clydemuirshiel.co.uk](mailto:alan.brown@clydemuirshiel.co.uk)

Visit The Great Escape at [www.clydemuirshiel.co.uk](http://www.clydemuirshiel.co.uk)

Park HQ, Castle Semple Centre, Lochwinnoch PA12 4EA

t 01505 842 882

Muirshiel Visitor Centre, near Lochwinnoch PA12 4LB

t 01505 842 803

Greenock Cut Visitor Centre, Cornalees Bridge, Loch Thom, near Greenock PA16 9LX

t 01475 521 458

Lunderston Bay, Cardwell Road, near Gourock PA19 1BB

Barnbrock, near Lochwinnoch, PA10 2PZ

t 01505 614 791

Please consider the environment before printing this e-mail.

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**7. DECISION NOTICE DATED 12 JULY 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: 18/0343/IC

Online Ref: 100147554-001

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

Mr A McIntyre  
Shielhill Farm  
Dunrod Road  
INVERKIP  
PA16 9NB

Nicholson McShane Architects  
Douglas Nicholson  
Ladyburn Business Centre  
10 Pottery Street  
GREENOCK  
PA15 2UH

With reference to your application dated 20th December 2018 for planning permission under the above mentioned Act and Regulation for the following development:-

**Extension to dwelling with associated demolition and alterations at**

**Shielhill Farm, Dunrod Road, Inverkip**

**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 proposed extensions are finished in materials which do not match the original dwelling and the rear extension is not subsidiary in scale to the original house, thus the proposals will have an adverse impact on the character of the original dwelling (the built heritage), the streetscene and consequently wider visual amenity in this part of Clyde Muirshiel Regional Park, and thus are contrary to adopted Inverclyde Local Development Plan policies ENV1(b)(i); ENV2(e), (f) and (k); RES5 (a) - (d); and to proposed Inverclyde Local Development Plan Policies 1, 14(e) and 37.
2. The proposed extensions consequently conflict with the guidance in the adopted and proposed Planning Application Advice Notes (PAANs) 4 on "House Extensions", 5 on "Balconies and Garden Decking" and "Outdoor Seating Areas" and 8 on "Siting and Design of New Houses in the Countryside".

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

**Dated this 12th day of July 2019**

  
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:
18052_D.010		20.12.2018
18052_LP		19.12.2018
18052_D.001		25.10.2018
18052_D.002		25.10.2018
18052_D.003		25.10.2018
18052_D.004	Rev A	19.12.2018
18052_D.005	Rev A	19.12.2018
18052_D.006	Rev B	03.01.2019
18052_D.007	Rev D	08.07.2019
18052_D.008	Rev A	19.12.2018
18052_D.009	Rev A	03.01.2019



**8. NOTICE OF REVIEW FORM DATED 30 SEPTEMBER  
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)

Name MR. A. MCINTYRE

Address SHIELHILL FARM  
DUNROD ROAD  
INVERKIP  
Postcode PA16 9NB

Contact Telephone 1   
Contact Telephone 2   
Fax No

E-mail\*

## Agent (if any)

Name NICHOLSON M. SHANE ARCHITECTS.

Address SUITE 1-01, CUSTOM HOUSE  
CUSTOM HOUSE PLACE  
GREENOCK  
Postcode PA15 1EQ

Contact Telephone 1 01475 325025  
Contact Telephone 2   
Fax No

E-mail\* CONSENTS@NICHOLSONMESHANE.CO.UK

Mark this box to confirm all contact should be  
through this representative: ☒

\* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority

INVERCLYDE COUNCIL

Planning authority's application reference number

18/0343/16

Site address

SHIELHILL FARM, DUNROD ROAD, INVERKIP.  
PA16 9NB.

Description of proposed  
development

EXTENSION TO DWELLING WITH ASSOCIATED DEMOLITION  
AND ALTERATIONS

Date of application

20/12/18

Date of decision (if any)

12/07/19

Note. 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 ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

**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:

- |  | Yes                                 | No                                  |
|--|-------------------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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

THERE IS A GATE WHICH IS GENERALLY UNLOCKED, HOWEVER THE CLIENT SHOULD BE CONTACTED FOR ACCESS.



**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. Note: 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.

REFER TO SEPARATE STATEMENT OF REVIEW TO THE LOCAL REVIEW BODY

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

Yes

☐

No

☒

If yes, you should explain in the box below, why you are raising 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.

STATEMENT OF REVIEW TO THE LOCAL REVIEW BODY.  
 APPLICATION FORM.  
 REPORT OF HANDLING.  
 DECISION NOTICE.  
 REFUSED DESIGN STATEMENT  
 REFUSED PLANS, ELEVATIONS AND MODEL IMAGES (REDUCED SCALE)  
 REFUSED LOCATION PLAN

Note. 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.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice 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

  
 FOR NICHOLSON M'SHANE ARCHITECTS.

Date

30/09/19

**Data Protection:** Inverclyde Council is obliged to comply with current Data Protection Laws and will use this information for the purpose of The Town and Country Planning (Scotland) Act 1997 and related purposes, legislation and regulation.

Further information can be found at [www.inverclyde.gov.uk/privacy](http://www.inverclyde.gov.uk/privacy)





Proposed extension to dwelling with associated demolition and alterations at Shielhill Farm,  
Dunrod Road, Inverkip; 18/0343/IC

#### Statement of Review to the Local Review Body



#### Introduction

1. The applicant is the owner of Shielhill Farm, Dunrod Road, Inverkip. Located within Clyde Muirshiel Regional Park, Shielhill Farm lies within an area zoned as Countryside. To the west and south of the site is the Greenock Cut, a designated Core Footpath.
2. Planning application 18/0343/IC concerned the demolition of an outhouse and both single storey sections to the rear and west of the farmhouse. The construction of an extension to the rear, the reconstruction of the one storey section to the west and the renovation and upgrading of the existing farmhouse building.
3. In recent years the applicant has significantly contributed to improving the public amenity within Clyde Muirshiel Regional Park which has seen a growth in leisure and recreational activities and therefore sees more visitors every year. Especially with the increase in foot traffic along the cut, this has led to a loss of privacy for his family who live and work on Shielhill Farm which has been a factor in the proposed extension and alterations.
4. Our application, 18/0343/IC, was refused under delegated powers on 12<sup>th</sup> July 2019. Our request for a review to the Local Review Body is in respect of this refusal.





## **Reason for Refusal**

5. The reasons for refusal set out in the decision notice is as follows:
  1. “The proposed extensions are finished in materials which do not match the original dwelling and the rear extension is not subsidiary in scale to the original house, thus the proposals will have an adverse impact on the character of the original dwelling (the built heritage), the streetscene and consequently wider visual amenity in this part of Clyde Muirshiel Regional Park, and thus are contrary to adopted Inverclyde Local Development Policies ENV1(b)(i); ENV2(e), (f) and (k); RES5 (a) – (d); and to proposed Inverclyde Local Development Plan Policies 1, 14(e) and 37.
  2. The proposed extensions consequently conflict with the guidance in the adopted and proposed Planning Application Advice Notes (PAANs) 4 on “House Extensions”, 5 on “Balconies and Garden Decking” and “Outdoor Seating Areas” and 8 on “Siting and Design of New Houses in the Countryside”.

## **Analysis of Report of Handling and Reason for Refusal**

6. On detailed reading of the Report of Handling, the reasons for refusal appear to stem from the following concerns:
  - a. That the demolition of the front porch will have an adverse impact on the streetscape and on the character of the existing property.
  - b. That the extension to the rear is subsidiary in scale to the existing dwelling house due to the roof height exceeding the height of the existing farmhouse.
  - c. That the contemporary design, use of materials and the inclusion of significant fenestration in the form of windows and doors which vary considerably in proportion and orientation is not in keeping with the original farmhouse.
7. There is also an inaccurate description within the Report of Handling which describes the proposed central link/entrance hall as being 0.1m/3.9inch above the existing roof height of the farmhouse. The proposed roof is to be the same height as the existing farmhouse to create continuity from the existing to the proposed elements of the building.



8. With regards to 6.a., the porch is proposed to be demolished for safety reasons as it extends out from the front elevation to the start of the road and can therefore not be used safely as an entrance/exit to the dwelling. Furthermore, pedestrians are forced to step onto the road to walk around the porch and as this is a single lane road and a potential blind spot for drivers, there is a serious risk to pedestrians. We also believe that the removal of the porch will in fact improve the aesthetic of the house due to its poor condition.



9. With regard to 6.b., the roof height of the proposed extension is approximately 1m/39in above the roof height of the existing farm house. This is proposed to avoid the requirement for dormer windows which require constant maintenance due to the exposed nature of this site. However, the central link connecting the existing dwelling to the proposed extension maintains the same roof height as the existing house to create continuity. The extension to the rear is only visible from the southwest through trees and shrubbery and is therefore largely unseen. The extension will also create a buffer between the Greenock Cut core path and the agricultural buildings on the site which also sit higher than the existing dwelling. The



form and shape of the existing house are reflected in the extension with a minimum difference in roof height.

10. With regard to 6.c., material consideration, as per PAAN 8 'siting and design of new houses in the green belt and countryside,' the use of wet dash render, stone quoins and lintels are proposed. Windows seen by the public will have a vertical emphasis with the exception of the window to the kitchen which is reflective of the existing bay window. The proposed standing seam roofing is a durable roofing material which will require less maintenance on this exposed site and is reflective of the materials used on the agricultural buildings on the site. The frameless glass balustrade is proposed to not directly reflect a contemporary design, but to be discrete. The steel spiral stair is located at the far rear of the site and is therefore not visible to the public.



11. Planning Application Advice notes 5, "Balconies and Garden Decking" and "Outdoor Seating Areas" focuses on the impact balconies and raised platforms etc., have on the privacy and enjoyment of their neighbour's gardens. Not only is the proposed balcony and raised platform located to the rear of the property, but there is also no issue of privacy or impact on neighbouring gardens as the closest neighbouring property is on the other side of the road. As per the guidance note, the balcony is proposed to take advantage of the





spectacular views over the Firth of Clyde and is located away from the road and neighbouring properties.

### **Public Participation**

12. No representations were received which we believe reinforces our argument that the proposal will not have an adverse impact on the character of the existing building, the streetscape or the wider visual amenity of Clyde Muirshiel Regional Park.

### **Summary**

13. The applicant has proposed to upgrade and extend their dwelling house to not only improve and enhance the site but also to create an adaptable dwelling for modern living and regain some of the privacy they have lost. The dwelling is set within a primary area of the Clyde Muirshiel Regional Park and the proposal is focused on improving the visual amenity of the dwelling and surrounding area whilst also having the safety of visitors and pedestrians in mind. In summary, we contend that the reasons for refusal are, on balance, outweighed by the positive aspects of the proposal and that the refusal of the application should be overturned.





# Inverclyde council

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

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

Thank you for completing this application form:

ONLINE REFERENCE 100147554-001

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.

## Description of Proposal

Please describe accurately the work proposed: \* (Max 500 characters)

Proposed demolition of rear extension, front porch and outhouse. Existing one storey section to west to be demolished and re-built. Proposed extension to rear to form bedroom and living accommodation. Proposed central link to form new front entrance and circulation space between the existing and proposed sections of the farmhouse. The existing dormers to the front are to be upgraded with pitched roofs.

Has the work already been started and/ or completed? \*

☒ No ☐ Yes - Started ☐ Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent



## Agent Details

Please enter Agent details

Company/Organisation:	Nicholson McShane Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Douglas	Building Name:	Ladyburn Business Centre
Last Name: *	Nicholson	Building Number:	10
Telephone Number: *	01475 325025	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		

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

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Shielhill Farm
First Name: *	A	Building Number:	
Last Name: *	McIntyre	Address 1 (Street): *	Dunrod Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Inverkip
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA16 9NB
Fax Number:			
Email Address: *			



## Site Address Details

Planning Authority:

Inverclyde Council

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

Address 1:

SHIELHILL FARM

Address 2:

DUNROD ROAD

Address 3:

INVERKIP

Address 4:

Address 5:

Town/City/Settlement:

GREENOCK

Post Code:

PA16 9NB

Please identify/describe the location of the site or sites

Northing

672071

Easting

224119

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Trees

Are there any trees on or adjacent to the application site? \*

☐ Yes ☒ No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

☐ Yes ☒ No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

☐ Yes ☒ No



## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

☒ Yes ☐ No

Is any of the land part of an agricultural holding? \*

☐ Yes ☒ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

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

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Douglas Nicholson

On behalf of: Mr A McIntyre

Date: 20/12/2018

☒ Please tick here to certify this Certificate. \*



## Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? \* ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? \* ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? \* ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? \*. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No
- e) Have you provided a certificate of ownership? \* ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? \* ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? \* ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). \*

You can attach these electronic documents later in the process.

- ☒ Existing and Proposed elevations.
- ☒ Existing and proposed floor plans.
- ☐ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☒ Roof plan.
- ☒ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. \* ☒ Yes ☐ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

## Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr Douglas Nicholson

Declaration Date: 20/12/2018



## Payment Details

Cheque: Nicholson McShane Architects, 000000

Created: 20/12/2018 12:09



## REPORT OF HANDLING

Report By: Carrie Main

Report No: 18/0343/IC

Local Application  
Development

Contact  
Officer: 01475 712412

Date: 11 July 2019

Subject: Extension to dwelling with associated demolition and alterations at  
Shielhill Farm, Dunrod Road, Inverkip

## SITE DESCRIPTION

The application site comprises of an approximately 0.08 hectare area of ground forming part of Shielhill Farm on the northern side of Dunrod Road, approximately 2.5km north-east of Inverkip located within the Clyde Muirshiel Regional Park and countryside between Inverkip and Greenock. To the west and south of the site is the Greenock Cut, a designated core path. The Cut Visitor Centre is approximately 600m to the east. To the immediate north lies the Dunrod Hill Site of Special Scientific Interest (SSSI).

The site slopes gently down to the west, with the house elevated from the road making it visually prominent, particularly on the westerly approach. The farm comprises of a traditional farmsteading, with a main farmhouse with a small single storey outhouse and courtyard area behind. Large agricultural outbuildings exist within the courtyard and on the southern side of Dunrod Road.

The main farmhouse is the subject of this application. It is a typical farmhouse, traditional in design and layout. The original house is of stone construction with a slate roof and a combination of white and rosewood coloured uPVC windows. It covers a total footprint of approximately 191m<sup>2</sup> over 1.5 storeys. This includes two single storey extensions which project from the rear and western side.

The front elevation of the original house includes three flat roof dormer windows, one pitched roof dormer window and a small traditional mono-pitched porch which covers approximately 2.5m<sup>2</sup> and extends to a height of 3.6 metres. It is finished in white render and timber cladding with a slate roof. It includes a window within its front elevation and main door within its eastern elevation.

The side extension is finished in white render and includes a projecting bay window within its gable elevation and a small window within its front elevation.

The rear extension includes a flat roof and is finished in grey blockwork. Two horizontal windows exist, one within rear elevation and one within the western gable elevation.

An outhouse which covers approximately 18.5m<sup>2</sup> and is also located 5.4 metres from the rear wall of the house is positioned behind the single storey side extension. It is finished in grey dash render with a hipped roof and a small window and door within its front elevation.



## **PROPOSAL**

Planning permission is sought to demolish both single storey extensions to the rear and western side, front porch and outhouse and to erect a single storey western side extension and two storey rear extension. Additionally it is proposed to alter the roof over three dormers within the front elevation to form pitched roof dormers.

The single storey western side extension will cover approximately 47m<sup>2</sup>, to a width of 6.8 metres extending to a height of 5.8 metres, thus it will be rebuilt to a similar scale as the existing extension to form a kitchen/dining room. It will include a pitched roof with an open gable and large horizontally orientated window to its western elevation; a vertically orientated window within the front elevation and two roof windows within the front roof slope. It will be finished in render and will include stone quoins, lintels and cills. The roof will be standing seam pre-finished steel.

The two storey rear extension covers a footprint of approximately 133m<sup>2</sup>. It forms two elements: Firstly, a pitched roof central link/entrance hall which measures 2.7 metres in width and is located centrally to the immediate rear (north) of the existing house, extending to height of 6.9 metres, in line with the chimney height of the main house, exceeding the main roof height by approximately 0.1 metre and; secondly, a larger open pitched roof element (to the west and east) which measures 5.8 metres in width and further extends the height of the roof to 8.1 metres (8.9 metres to the top of the chimney). The roof ridge height will therefore exceed the existing roof height by 0.9 metres when viewed from the front elevation.

The rear extension will form an entrance hall, stores and two bedrooms to the ground floor and an office, store, snug and family room to the first floor. Its design includes considerable fenestration in the form of vertically orientated windows and doors of varying proportions, three roof windows within both the western and eastern roof slope within the central link, two balconies with associated glazed balustrades, including a wraparound balcony which covers approximately 10m<sup>2</sup> on the western side elevation and rear elevation and a second balcony to the rear elevation which covers approximately 6.3m<sup>2</sup> and will be additionally accessed from the rear elevation at ground level via a galvanised powder coated steel external spiral stair with balustrade. Externally, the rear extension will be finished in a combination of wet dash render and natural stone with stone quoins, lintels and cills and a standing seam pre-finished steel roof.

To the eastern side of the rear elevation of the existing house an existing window is to be replaced with a small vertically orientated window and door.

The dormers roofs will extend in height by approximately 0.7 metres and remain between 0.2- 0.4 metres below the roof ridge height of the house.

## **DEVELOPMENT PLAN POLICIES**

### **Policy SDS8 - Green Belt and the Countryside**

There will be a presumption against the spread of the built-up area into the designated Green Belt and careful management to prevent sporadic development in the designated Countryside, as identified on the Proposals Map.

### **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 ENV1 - Designated Environmental Resources**

#### **(a) International and National Designations**

Development which could have a significant effect on a Natura site will only be permitted where:

- (i) an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site, or
- (ii) there are no alternative solutions, and
- (iii) there are imperative reasons of overriding public interest, including those of a social or economic nature.

Development that affects a SSSI (or other national designation that may be designated in the future) will only be permitted where:

- (iv) it will not adversely affect the integrity of the area or the qualities for which it has been designated, or
- (v) any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.

#### **(b) Strategic and Local Designations**

Development adversely affecting the Clyde Muirshiel Regional Park and other strategic and local natural heritage resources will not normally be permitted. Having regard to the designation of the environmental resource, exceptions will only be made where:

- (i) visual amenity will not be compromised;
- (ii) no other site identified in the Local Development Plan as suitable, is available;
- (iii) the social and economic benefits of the proposal are clearly demonstrated;
- (iv) the impact of the development on the environment, including biodiversity, will be minimised; and
- (v) the loss can be compensated by appropriate habitat creation/enhancement elsewhere.

### **Policy ENV2 - Assessing Development Proposals in the Green Belt and the Countryside**

Development in the Green Belt will only be considered favourably in exceptional or mitigating circumstances, while development in the Countryside will only be considered favourably where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture, forestry or, where appropriate, renewable energy (refer Policy INF1); or
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and has an economic, social and community benefit (refer to Policy ECN6); or
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site (refer Policies INF3 and INF7); or
- (d) it entails appropriate re-use of redundant habitable buildings, the retention of which is desirable for either their historic interest or architectural character or which form part of an establishment or institution standing in extensive grounds (refer to Policy RES7); and
- (e) it does not adversely impact on the natural and built heritage, and environmental resources;



- (f) it does not adversely impact on landscape character;
- (g) it does not adversely impact on prime quality agricultural land;
- (h) it does not adversely impact on peat land with a high value as a carbon store;
- (i) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (j) there is a need for additional land for development purposes, provided it takes account of the requirements of the Strategic Development Plan; and
- (k) it has regard to Supplementary Guidance on Planning Application Advice Notes.

**Planning Application Advice Note (PAAN) 4** on "House Extensions" applies.

**Planning Application Advice Note (PAAN) 5** on "Balconies and Garden Decking" applies.

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

**Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" applies.

## **PROPOSED DEVELOPMENT PLAN POLICIES**

The Proposed Plan has been through examination and the Reporter's recommended modifications were reported to the Council's Environment and Regeneration Committee on 2nd May 2019. The Council is in the process of moving to adopt the Proposed Plan. Reference to the Proposed Plan in this report incorporates the Reporter's recommended modifications and the non-notifiable modifications approved on the 2nd May 2019.

### **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 14 - Green Belt and Countryside**

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location.



## **Policy 37 - Clyde Muirshiel Regional Park**

Proposals for development within Clyde Muirshiel Regional Park will be considered with regard to the Park Objectives and Strategy and to the Park's statutory purpose of providing recreational access to the countryside.

**Planning Application Advice Note (PAAN) 4** on "House Extensions" applies.

**Planning Application Advice Note (PAAN) 5** on "Outdoor Seating Areas" applies.

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

**Planning Application Advice Note (PAAN) 8** on "Siting and Design of New Houses in the Countryside" applies.

## **CONSULTATIONS**

**Clyde Muirshiel Park Coordinator** - The extension and removal of the front door would give the building an elongated look and a terraced aspect. Setting the extension back from the road may ameliorate this appearance along with the inclusion of a second window on this front extension. In addition with regard to this extension, the side window seems out of keeping with the other gable end that has three windows. Our preference would be to avoid the relatively open feature of one large window and have three windows for the gable end extension. The roof pitch on the rear extension to the north appears to be different to the main building and it would benefit the integrity of the building if they were all of a similar angle.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 11th January 2019 as there are no premises on neighbouring land.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

The application was the subject of neighbour notification. No representations were received.

## **ASSESSMENT**

The material considerations in the determination of this application are both the adopted and proposed Inverclyde Local Development Plans, both adopted and proposed Planning Application Advice Notes (PAANs) 4 on "House Extensions", both the adopted and proposed PAAN5s on "Balconies and Garden Decking" and "Outdoor Seating Areas" respectively, both PAAN6s on "Dormer Windows" and both PAAN8s on "Siting and Design of New Houses in the Countryside" (insofar as they addresses extending existing buildings), Scottish Planning Policy (SPP), National Planning Framework (NPF) 3, the consultation response received, and the applicant's design statement.

One of the key principles of Scottish Planning Policy (SPP) and the National Planning Framework (NPF) 3 is providing successful, sustainable places, in which the right development is directed to the right place. Under 'promoting rural development' it is noted that where new development can often help to sustain fragile communities, plans and decision-making should generally take account of environmental protection policies and address issues of location, siting, design and environmental impact.



Policy SDS8 of the adopted Inverclyde Local Development Plan also sets a presumption against the spread of the built-up area into the designated Green Belt with careful management required to prevent sporadic development. As the application site is within the Countryside it is sporadic development which would be of more concern. The Inverclyde Local Development Plans locate the application site within the Countryside under adopted Plan Policy ENV2 and proposed Plan Policy 14. These policies generally oppose development in the Countryside unless the proposal complies with a number of circumstances or criteria relating to its specific locational requirement in meeting rural needs, it entails the specific locational requirement for use which cannot be accommodated on an alternative site and which does not adversely impact on the natural and built heritage, landscape character, prime agricultural land, peat land or adversely affect the visual amenity of the area. Given the proposal relates to residential development in order to establish whether such circumstances apply referral is required to Policy 14. Both adopted and proposed Planning Application Advice Notes (PAANs) 4, 5, 6 and 8 will also be relevant in assessment as they provide specific advice in relation to the extension of existing houses in the Green Belt and Countryside, house extensions, balconies and dormer windows. Policy 1 of the proposed Plan also assesses whether development proposals contribute to the six qualities of successful places. The most relevant factor in this instance is 'distinctive', with the requirement to reflect local architecture, urban form and retain locally distinct natural and built features.

The nature of the proposal relates to the extension of an existing farmhouse/residential dwelling. This is an existing building within the Countryside and justification against the "use" criteria ((a) to (d)) in Policy ENV2 is not necessary. The proposal accords with the principle of criterion (a) and (e) of Policy 14 given its association with the farm/ agriculture and its intensification of an existing use (extension) which is within the curtilage of the associated use. On this basis, I do not consider the proposal to lead to isolated or sporadic development into the Countryside. However, detailed assessment is still required against criterion (e-k) of Policy ENV2, Policy RES5, criterion (e) of Policy 14 and Policy 1 to consider whether the new build element of the proposal is appropriate in terms of scale and form, sympathetic to natural and built heritage, landscape character and overall visual amenity of the existing property and surrounding area with regard to the relevant supplementary guidance.

In considering design, Policy RES5 sets the relevant criteria as being (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. There are no neighbouring properties which would be affected by the proposal hence there are no implications with respect to criterion (a). There will be visibility from the streetscape (criterion (b)) and the acceptability of that depends on assessment of the proposal with respect to impact on the character of the existing property (criterion (c)) and accordance with the guidance in the relevant PAANs.

The footprint of the new build elements of the proposal is considerable, increasing the footprint of the house by approximately 128m<sup>2</sup> (existing house 190m<sup>2</sup> and proposed 318m<sup>2</sup>). Whilst the majority of the new build element is located to the rear and subsidiary elevation of the original house, the site's characteristics i.e. its orientation and topography, mean that at this position, the extensions will form prominent additions to the streetscape. This is exacerbated by the rear extension as it clearly exceeds the roof height of the original house and is therefore not subsidiary. As a consequence, I consider the extensions' position and scale to dominate the original house which threatens the scale, form and traditional rural characteristics of the existing dwelling and wider setting.

Further concerns rest in the contemporary design and use of materials within the extensions, notably the inclusion of large glazed balconies, a steel spiral stair, roof windows, standing seam steel roofing and additionally, the inclusion of significant fenestration in the form of windows and doors which vary considerably in proportion and orientation. I consider these elements to form conspicuous and inappropriate additions which do not reflect the architectural style of the existing dwelling. In respect of the balconies, I can therefore conclude departure from both PAAN5s.



I also consider the front porch to form an original design feature, characteristic of residential properties in the Inverclyde countryside. In addition, I consider it to break up the front elevation of the house. Thus, its removal may create an elongated look and a terraced aspect to the property.

Following consultation, the Clyde Muirshiel Park Coordinator added further concerns in relation to window proportions and roof pitches in not reflecting the existing property. I concur with these concerns.

The above is contrary to the guidance in both PAAN4s in that the finishing materials do not match those used on the original house, both PAAN8s with regards to extensions being subsidiary in scale to the original house and not following the specific design guidance on roofs in particular.

In contrast, I consider the formation of pitched dormers to more closely reflect the architectural style of the building in accordance with both PAAN6s. However, no detailed specification of material and finishes of the dormers has been provided. This requirement is prudent to ensure the external finish is commensurate with the material and character of the existing property. This requirement would have to be addressed as a condition on any grant of planning permission. I also have no concern with the alteration to the rear elevation of the original building. However, similarly, detailed specification is required.

Notwithstanding the latter points, however, I consider that the proposed extensions are unacceptable with regard to their impact on the streetscene (criterion (b)) and as they adversely impact on the character of the existing property (criterion (c)). Furthermore, they do not comply with the guidance in both PAAN4s and PAAN8s (criterion (d)). It follows that the proposals are also contrary to Policy 14 criterion (e) as any extension has to be of an appropriate scale and form.

Based on these conclusions, I consider the proposal to be contrary to Policies ENV1, ENV2, RES5, 1, 14 and 37 given the proposal will adversely impact upon the built heritage, landscape character, visual amenity and character of the existing property and wider rural setting with disregard to design principles advised within both adopted and proposed PAANs 4, 5 and 8.

During the assessment of the application, the applicant/agent was given the opportunity to amend the design of the proposal following on from discussion regarding the above points and non-compliance with the relevant plan policies and guidance. The applicant however requested that the application be determined as it stands currently.

I am therefore satisfied that a departure from both adopted and proposed Inverclyde Local Development Plans and associated guidance cannot be justified in this instance and that planning permission should therefore be refused.

## **RECOMMENDATION**

That the application be refused for the following reasons:

### **Reasons**

1. The proposed extensions are finished in materials which do not match the original dwelling and the rear extension is not subsidiary in scale to the original house, thus the proposals will have an adverse impact on the character of the original dwelling (the built heritage), the streetscene and consequently wider visual amenity in this part of Clyde Muirshiel Regional Park, and thus are contrary to adopted Inverclyde Local Development Plan policies ENV1(b)(i); ENV2(e), (f) and (k); RES5 (a) – (d); and to proposed Inverclyde Local Development Plan Policies 1, 14(e) and 37.
2. The proposed extensions consequently conflict with the guidance in the adopted and proposed Planning Application Advice Notes (PAANs) 4 on "House Extensions", 5 on



"Balconies and Garden Decking" and "Outdoor Seating Areas" and 8 on "Siting and Design of New Houses in the Countryside".

Signed:



Carrie Main  
Case Officer



Stuart Jamieson  
Head of Regeneration and Planning



# DECISION NOTICE

Inverclyde  
council

## *Refusal of Planning Permission*

Issued under Delegated Powers

Regeneration and Planning  
Municipal Buildings  
Clyde Square  
Greenock PA15 1LY

Planning Ref: 18/0343/IC

Online Ref: 100147554-001

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

Mr A McIntyre  
Shielhill Farm  
Dunrod Road  
INVERKIP  
PA16 9NB

Nicholson McShane Architects  
Douglas Nicholson  
Ladyburn Business Centre  
10 Pottery Street  
GREENOCK  
PA15 2UH

With reference to your application dated 20th December 2018 for planning permission under the above mentioned Act and Regulation for the following development:-

**Extension to dwelling with associated demolition and alterations at**

**Shielhill Farm, Dunrod Road, Inverkip**

**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 proposed extensions are finished in materials which do not match the original dwelling and the rear extension is not subsidiary in scale to the original house, thus the proposals will have an adverse impact on the character of the original dwelling (the built heritage), the streetscene and consequently wider visual amenity in this part of Clyde Muirshiel Regional Park, and thus are contrary to adopted Inverclyde Local Development Plan policies ENV1(b)(i); ENV2(e), (f) and (k); RES5 (a) - (d); and to proposed Inverclyde Local Development Plan Policies 1, 14(e) and 37.
2. The proposed extensions consequently conflict with the guidance in the adopted and proposed Planning Application Advice Notes (PAANs) 4 on "House Extensions", 5 on "Balconies and Garden Decking" and "Outdoor Seating Areas" and 8 on "Siting and Design of New Houses in the Countryside".

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

**Dated this 12th day of July 2019**

  
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:
18052_D.010		20.12.2018
18052_LP		19.12.2018
18052_D.001		25.10.2018
18052_D.002		25.10.2018
18052_D.003		25.10.2018
18052_D.004	Rev A	19.12.2018
18052_D.005	Rev A	19.12.2018
18052_D.006	Rev B	03.01.2019
18052_D.007	Rev D	08.07.2019
18052_D.008	Rev A	19.12.2018
18052_D.009	Rev A	03.01.2019





**PROPOSED EXTENSION AND ALTERATIONS TO  
SHIELHILL FARM, DUNROD ROAD, INVERKIP**

**The Site**

The application site and existing farmhouse is located within Clyde Muirshiel Regional Park and lies within an area zoned as Countryside. To the West and South of the site is the Greenock Cut, a designated Core Footpath and the Cut Visitor Centre is approximately 600m to the east.

The existing dwelling is of a typical farmhouse design and layout which has received various alterations and extensions over time.



**Design**

The existing dwelling is in need of considerable repair and upgrading and the general internal layout incorporating inner rooms is no longer suitable for the family who live and work on the farm. The proposed extension and alterations to the existing farmhouse are focused on improving the appearance of this tired dwelling.

The proposal includes the demolition of the one storey extension to the rear, front porch and out-house. The one storey section to the west, the former stables, is to be demolished and rebuilt to the same size and form with additional windows and stone detailing. The proposed extension





to the rear of the property mirrors the scale and form of the existing farmhouse. The extension will allow bedroom and living accommodation to be relocated away from the busy Dunrod Road and provide a level of privacy for the owners. The existing front porch and entrance to the house is located directly off Dunrod Road which is neither safe nor practical. The proposed central link creates a formal and safe front entrance to the dwelling with convenient off-street parking. This link incorporates the main circulation space between the existing and the proposed.



### **Materials**

The extension will be faced with a combination of natural stone and wet dash render and will include stone quoins, cills and lintels. The proposed windows and doors will be grey in colour and the existing windows are to be replaced to create continuity between the existing and the proposed. The existing dormers to the front are to be upgraded with slated pitched roofs and the existing stonework is to be repaired and pointed. The proposed roof finish to the extension is to be a standing seam pre-finished steel roofing system to reflect the agricultural buildings on the site and to provide a durable roofing material that will withstand the harsh weather conditions experienced on this exposed site.

### **Analysis in Relation to Planning Policies**

Policy **ENV1** sets out the criteria against development adversely affecting the Clyde Muirshiel Regional Park and other strategic and local natural heritage resources. The proposed extension





and alterations to the existing house will improve the visual amenity of the area through making vital repairs to the existing elevations fronting the Greenock Cut core path and Dunrod Road. The proposed extension is to the rear of the property, and although glimpses of the extension will be seen from the Greenock Cut Path, the extension will be predominantly hidden by the existing farmhouse, topography and trees. Nonetheless, the extension mirrors the character and materials of the existing farmhouse and agricultural buildings to remain in keeping with its surroundings. The proposal will improve the appearance of this tired looking farmhouse which will subsequently have a positive impact on the surrounding area.



Policy **ENV2** regulates development within the Green Belt. Our proposal not only compliments and mirrors the character and scale of the existing farmhouse but the materials will be of a high quality befitting the location of the site. We believe the extension and upgrading of the farmhouse as a whole will not adversely affect the character of the Green Belt and Clyde Muirshiel Regional Park. Furthermore, we believe the proposal will not;

- *adversely impact on the natural and built heritage, and environmental resources,*
- *adversely impact on landscape character,*
- *adversely impact on prime quality agricultural land,*
- *adversely impact on peat land with a high value as a carbon store,*
- *adversely affect the visual amenity of the area and is capable of satisfactory mitigation.*





Furthermore, **Policy 14** of the 2018 Inverclyde Local Development plan identifies that development within the Green Belt and Countryside will be permitted if it is *appropriately designed, located, and landscaped, and is associated with intensification of an existing use, which is within the curtilage of the associated use and is of an appropriate scale and form*. We therefore believe that our proposal meets this criteria.

Policy **HER7** regulates development affecting Archaeological Sites. This policy is significant due to the proximity of the site to the Greenock Cut Scheduled Monument and the southern boundary of Dunrod Hill SSSI, the proposed extension has been designed to minimise the visual impact when seen from the Greenock Cut and SSSI.

### **Conclusion**

Our proposal will bring continuity to the character and materials of the farmhouse as whole, improving the appearance of this dwelling set within a primary area of the Clyde Muirshiel Regional Park.



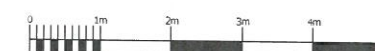
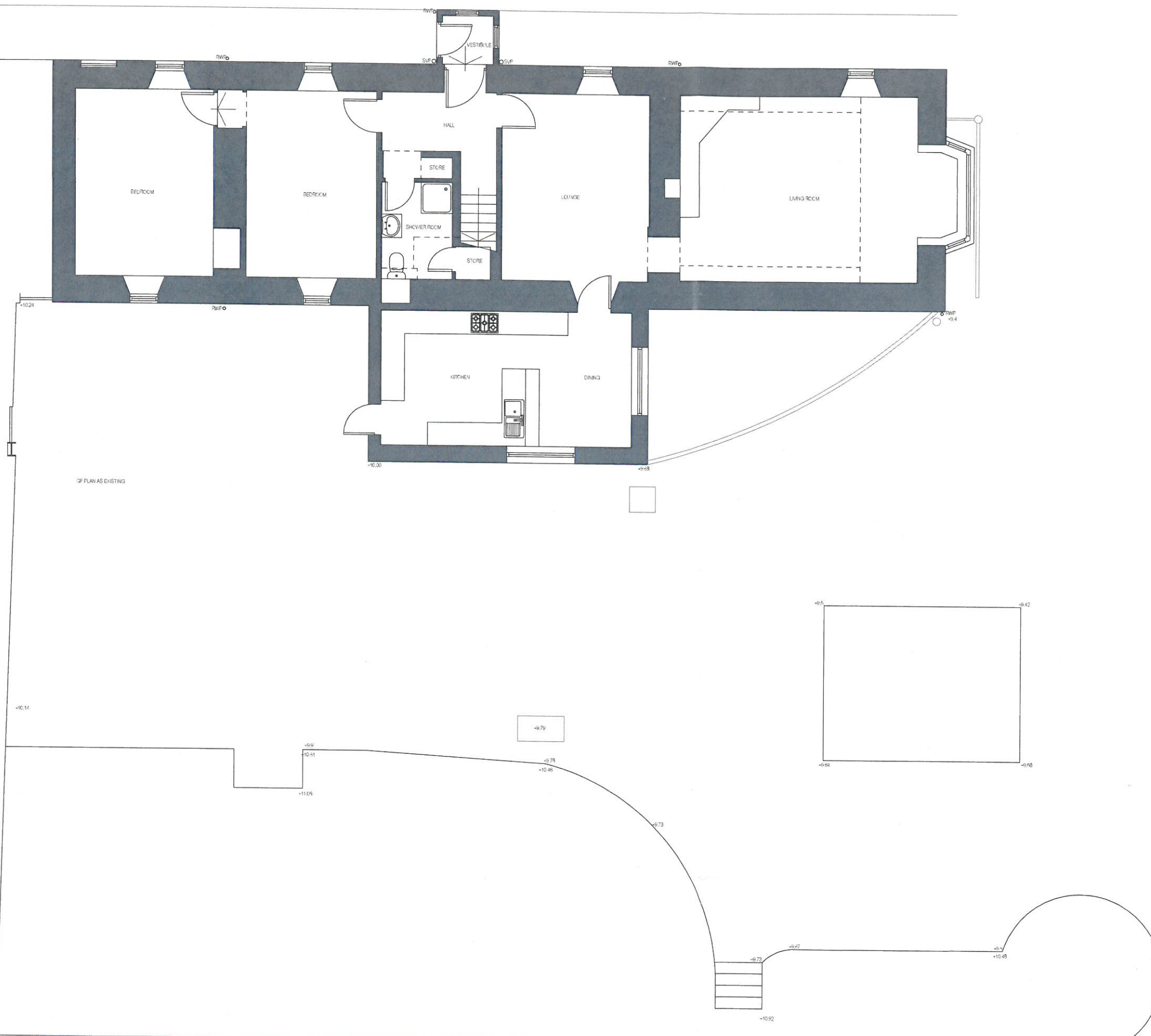
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19-12-18

Nicholson McShane Architects, 10 Ladyburn Business Centre, Pottery Street, Greenock, PA15 2UH



REVISION	DESCRIPTION	DATE



UNIT 10, LADYBURN BUSINESS PARK,  
POTTERY STREET, GREENOCK, PA15 2UH  
e info@nicholsonmcshane.co.uk  
w nicholsonmcshane.co.uk

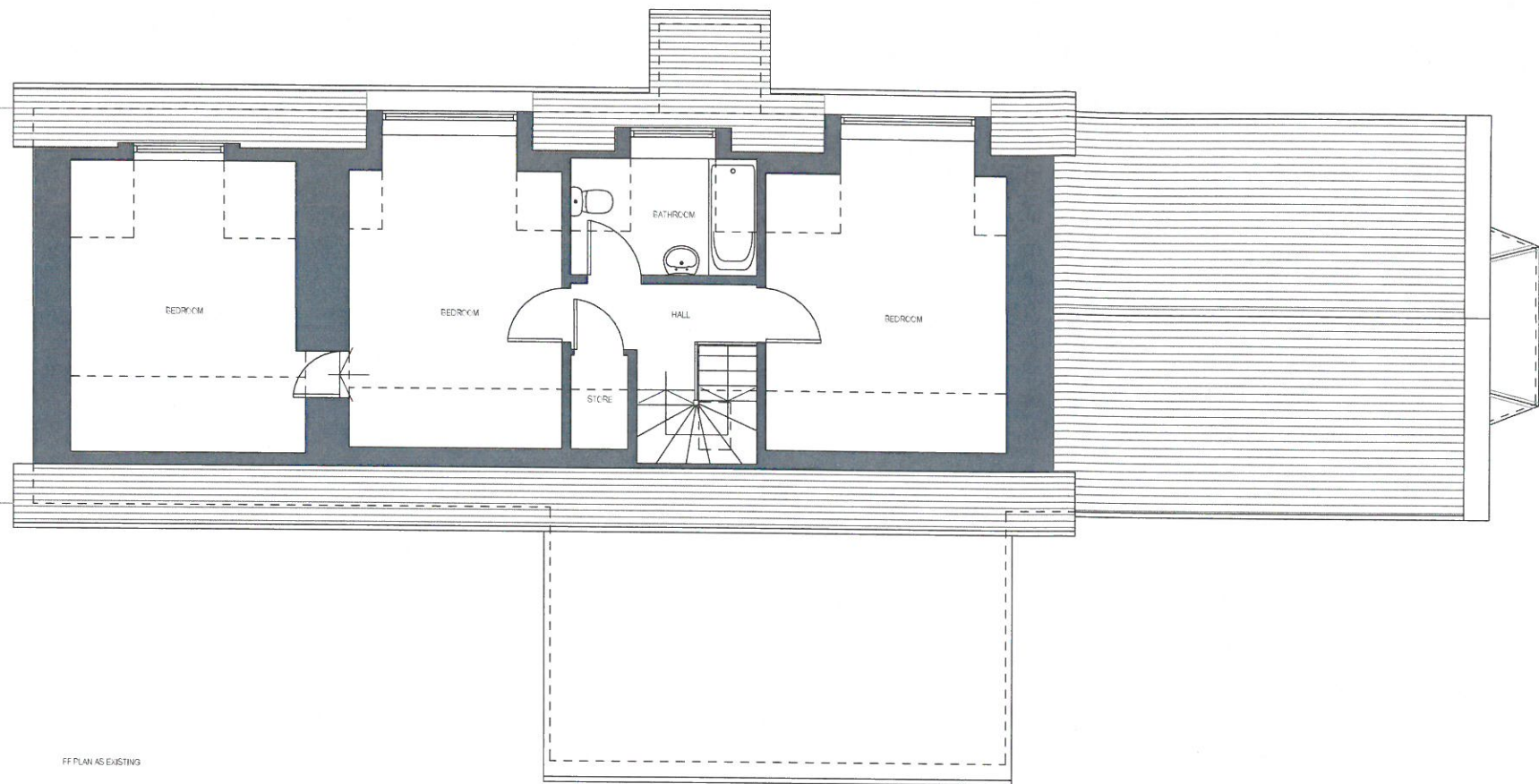
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DRAWING STATUS	PLANNING
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DATE	25/10/13
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CLIENT  
Mr & Mrs McIntyre

PROJECT TITLE  
Proposed Extension & Alterations

PROJECT ADDRESS  
Shielhill Farm, Dunrod Road, Inverkip

DRAWING TITLE  
Existing FF Plan & Front Elevation

DRAWING STATUS  
PLANNING

PAPER SIZE  
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DRAWING NUMBER  
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REVISION  
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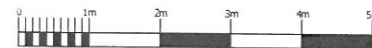
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REAR ELEVATION AS EXISTING



FRONT ELEVATION AS EXISTING



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POTTERY STREET, GREENOCK, PA15 2UH  
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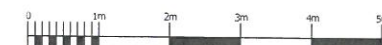
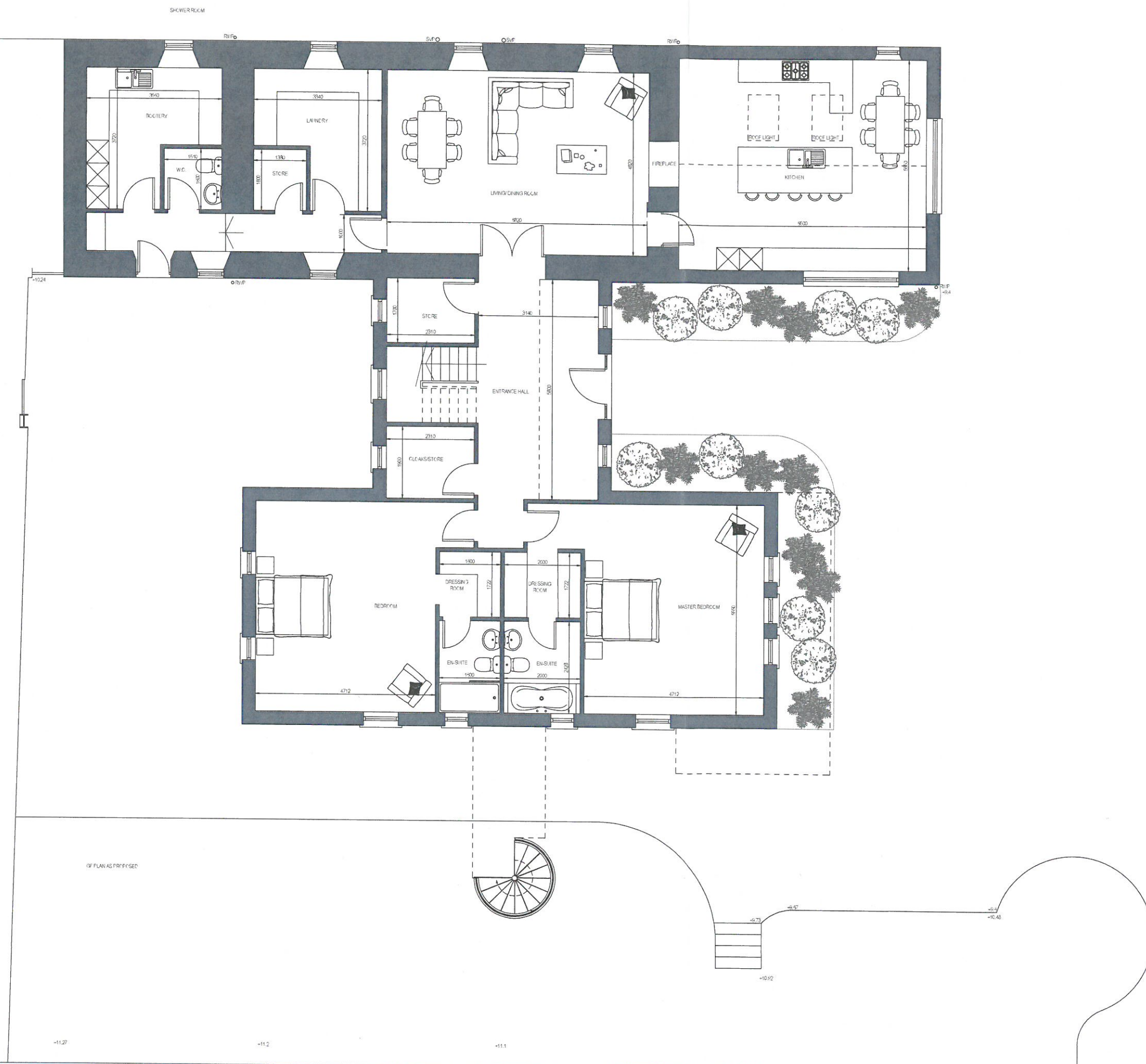
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Mr & Mrs McIntyre			
PROJECT TITLE			
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PROJECT ADDRESS			
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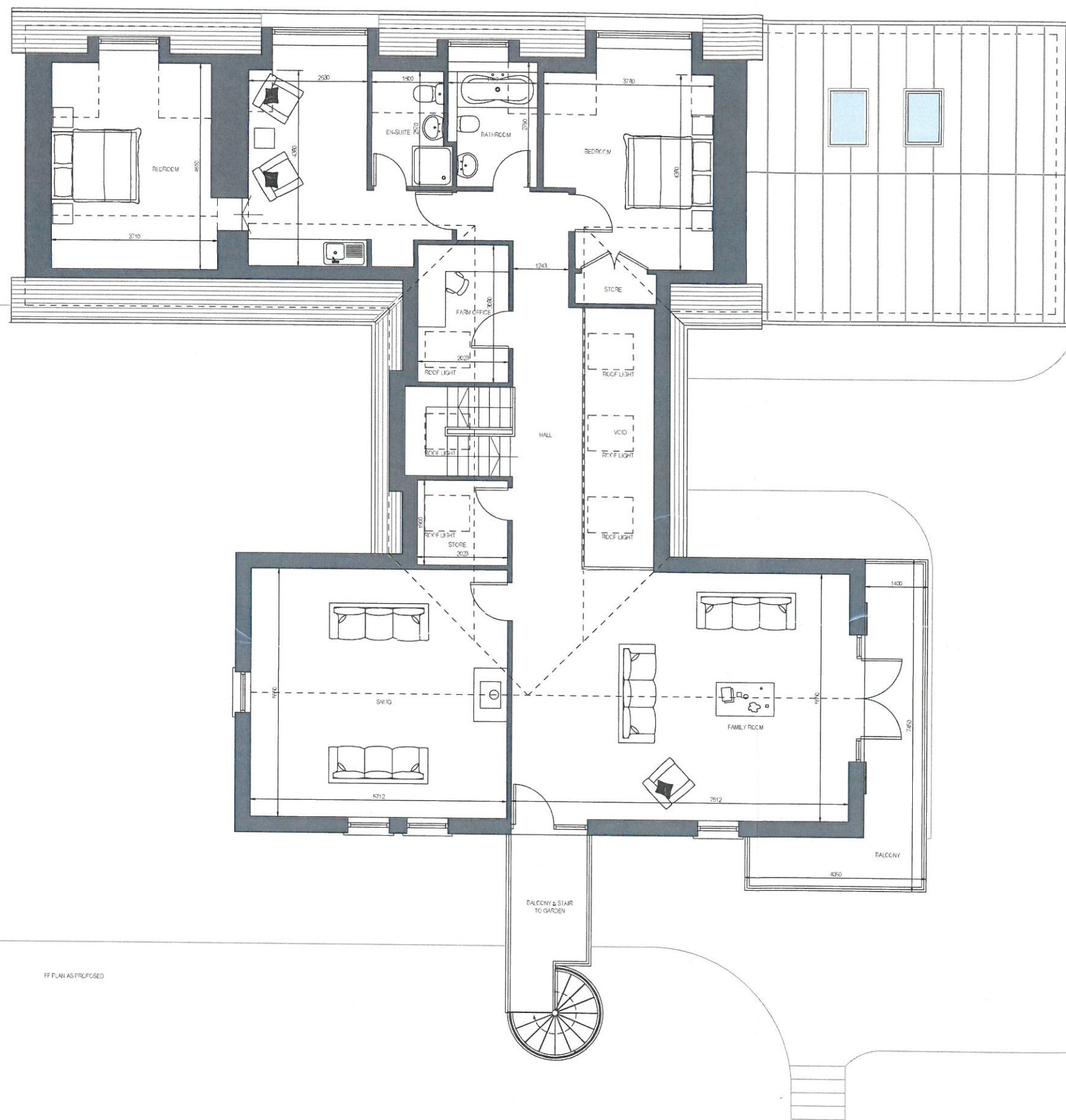


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CLIENT	Mr & Mrs McIntyre
PROJECT TITLE	Proposed Extension & Internal Alterations
PROJECT ADDRESS	Shielhill Farm, Dunrod Road, Inverkip
DRAWING TITLE	GF Plan as Proposed
DRAWING STATUS	PLANNING
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FF PLAN AS PROPOSED

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CLIENT			
Mr & Mrs McIntyre			
PROJECT TITLE			
Proposed Extension & Alterations			
PROJECT ADDRESS			
Shielhill Farm, Dunrod Road, Inverkip			
DRAWING TITLE			
FF Plan as Proposed			
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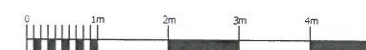
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FRONT ELEVATION AS PROPOSED



FRONT GABLE ELEVATION AS PROPOSED



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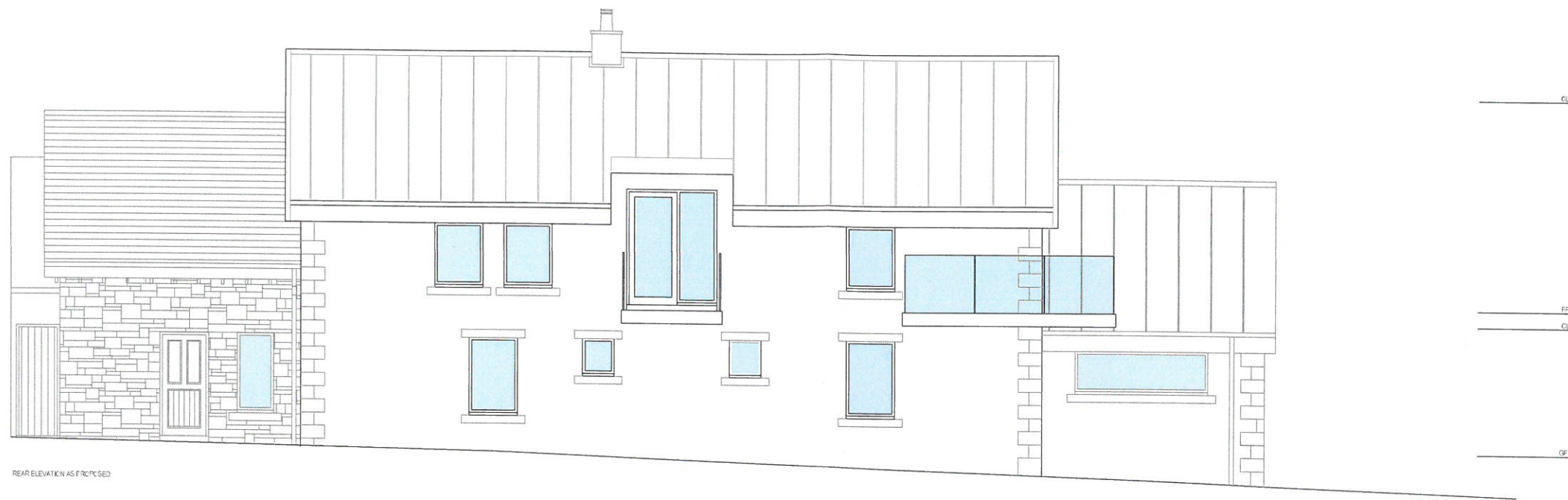
CLIENT Mr & Mrs McIntyre			
PROJECT TITLE Proposed Extension & Alterations			
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REAR GABLE ELEVATION AS PROPOSED



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CLIENT  
Mr & Mrs McIntyre

PROJECT TITLE  
Proposed Extension & Alterations

PROJECT ADDRESS  
Shielhill Farm, Dunrod Road, Inverkip

DRAWING TITLE  
Elevations as Proposed

DRAWING STATUS  
PLANNING

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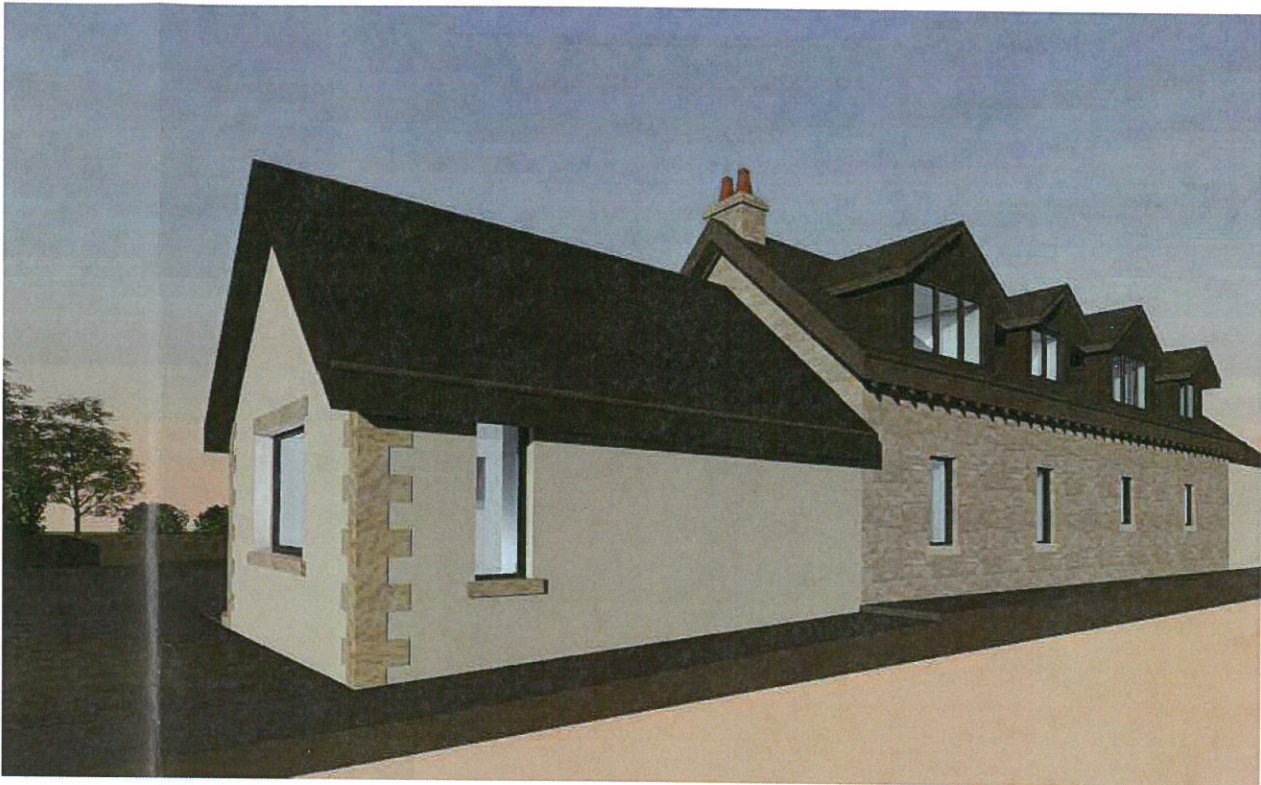
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CLIENT  
Mr & Mrs McIntyre

PROJECT TITLE  
Proposed Extension & Alterations

PROJECT ADDRESS  
Shielhill Farm, Dunrod Road, Inverkip

DRAWING TITLE  
Model Images

DRAWING STATUS  
PLANNING

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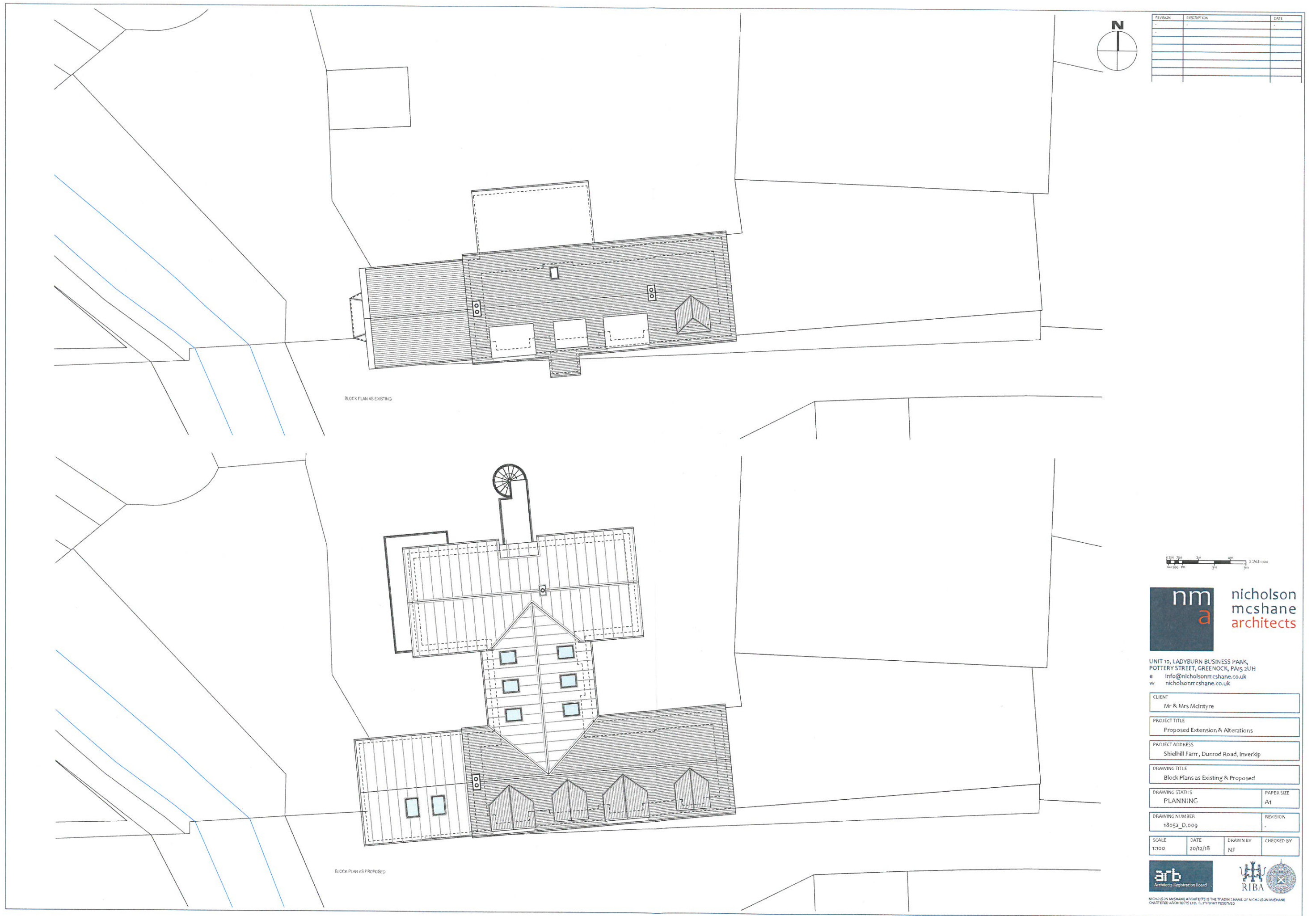
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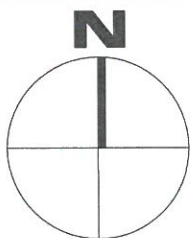
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CLIENT			
Mr & Mrs McIntyre			
PROJECT TITLE			
Proposed Extension & Alterations			
PROJECT ADDRESS			
Shielhill Farm, Dunrod Road, Inverkip			
DRAWING TITLE			
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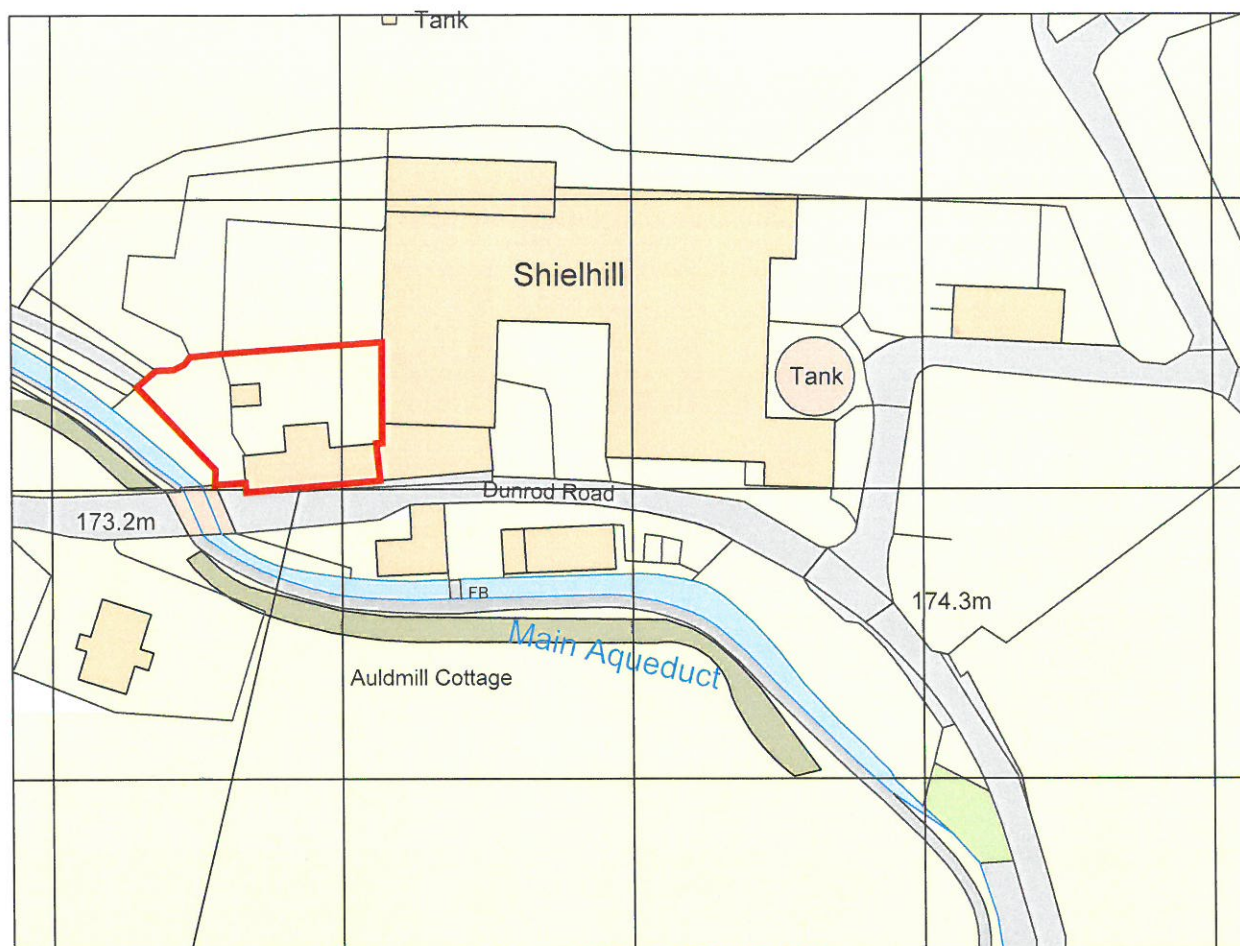


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CLIENT Mr & Mrs McIntyre			PROJECT TITLE Proposed Extension & Alterations				
PROJECT ADDRESS Shielhill Farm, Dunrod Road, Inverkip			DRAWING TITLE Location Plan				
DRAWING STATUS PLANNING	PAPER SIZE A4	DRAWING NUMBER 18052_LP	REVISION -	SCALE 1:1250	DATE 19/12/18	DRAWN BY -	CHK'D BY -



**nicholson  
mcshane  
architects**

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**9. SUGGESTED CONDITION SHOULD PLANNING  
PERMISSION BE GRANTED ON REVIEW**



**EXTENSION TO DWELLING WITH ASSOCIATED DEMOLITION AND ALTERATION:  
SHIELHILL FARM, DUNROD ROAD, INVERKIP (18/0343/IC)**

**Suggested condition should planning permission be granted on review**

**Condition:**

That prior to their use, samples of all external materials to be used in construction be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless an alternative is agreed in writing by the Planning Authority.

**Reason:**

In the interests of visual amenity.