

**LOCAL REVIEW BODY**

**5 MAY 2021**

**PLANNING APPLICATION FOR REVIEW**

**MR A MCWATERS**

**INSTALLATION OF FENCE PANELS AND INSTALLATION OF NEW ELECTRIC  
SLIDING GATE (IN RETROSPECT)**

**3 OAKFIELD TERRACE, GREENOCK (20/0132/IC)**

**Contents**

- 1. Planning Application dated 28 June 2020 together with Plans, Location Plan and Photographs**
- 2. Appointed Officer's Site Photographs**
- 3. Appointed Officer's Report of Handling dated 16 October 2020**
- 4. Local Development Plan Policy Extracts**

**To view the Inverclyde Local Development Plan see:**

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

- 5. Planning Policy Statement on Our Homes and Communities - October 2020**
- 6. Planning Policy Statement on Our Homes and Communities Maps - October 2020 Extract**
- 7. Representations in relation to Planning Application**
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- 11. Email dated 11 February 2021 from Rebecchi Architectural with plan in response to further representation**

- 1. PLANNING APPLICATION DATED 28 JUNE 2020  
TOGETHER WITH PLANS, LOCATION PLAN AND  
PHOTOGRAPHS**





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 100274456-001

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)

Installation of fence panels (in retrospect) and installation of new sliding electric gate

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

☐ No ☒ Yes - Started ☐ Yes – Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): \*

04/05/2020

Please explain why work has taken place in advance of making this application: \*  
(Max 500 characters)

Home owner wasn't aware planning consent was required

## 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:	Rebecchi Architectural Services Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Marco	Building Name:	
Last Name: *	Rebecchi	Building Number:	55
Telephone Number: *	01475 634844	Address 1 (Street): *	Kempock Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Gourock
Fax Number:		Country: *	United Kingdom
		Postcode: *	PA19 1NF
Email Address: *	marco@rebecchiarchitectural.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:	
First Name: *	Alex	Building Number:	3
Last Name: *	McWaters	Address 1 (Street): *	Oakfield Terrace
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Greenock
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	PA15 2AH
Fax Number:			
Email Address: *			

## Site Address Details

Planning Authority:

Inverclyde Council

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

Address 1:

3 OAKFIELD TERRACE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GREENOCK

Post Code:

PA15 2AH

Please identify/describe the location of the site or sites

Northing

675594

Easting

229386

## 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: Marco Rebecchi

On behalf of: Mr Alex McWaters

Date: 28/06/2020

☒ 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 Marco Rebecchi

Declaration Date: 28/06/2020

**Payment Details**

Departmental Charge Code: PAYLN

Created: 29/06/2020 19:01





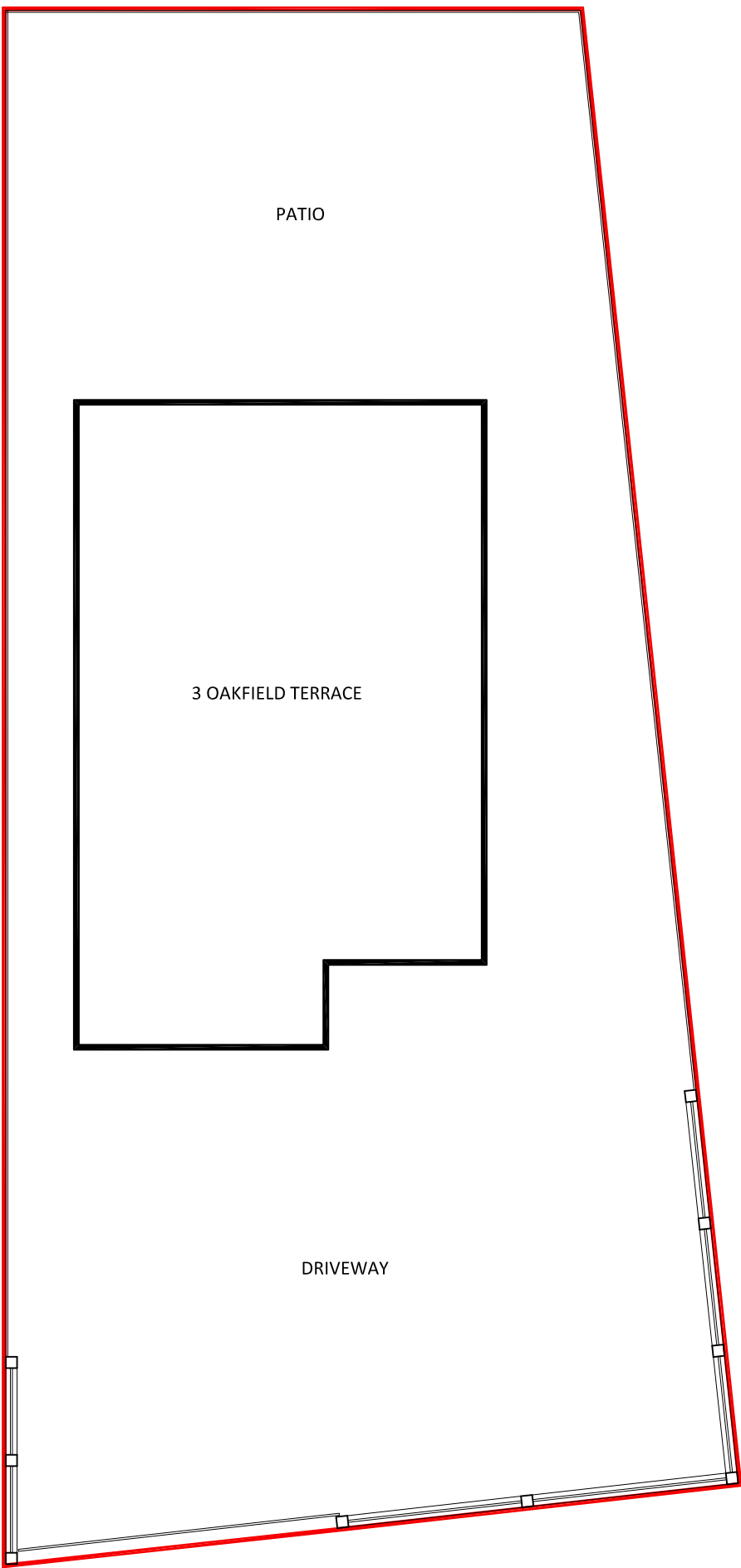
Photo of Elevation to Street



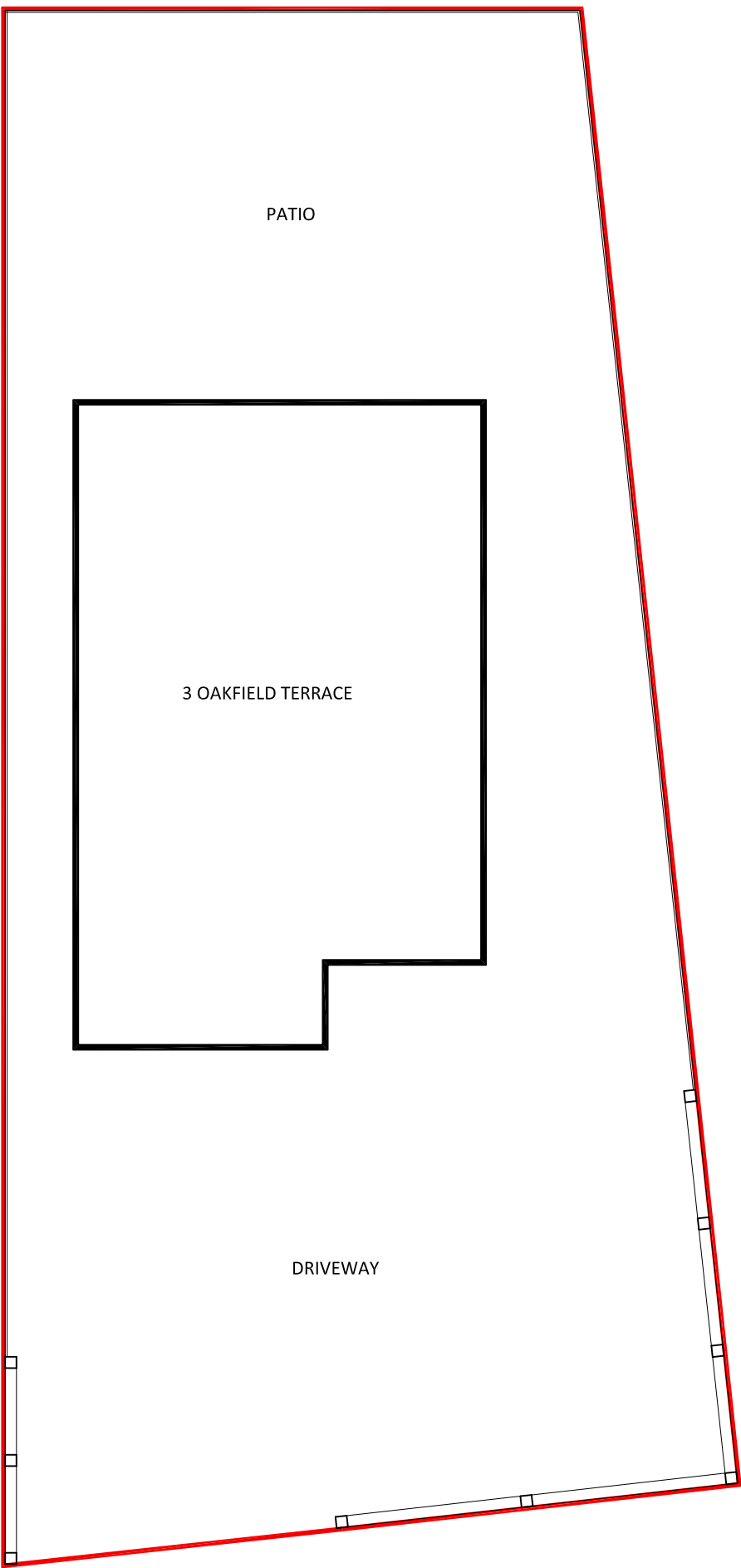
Photo of Elevation to Street and to West



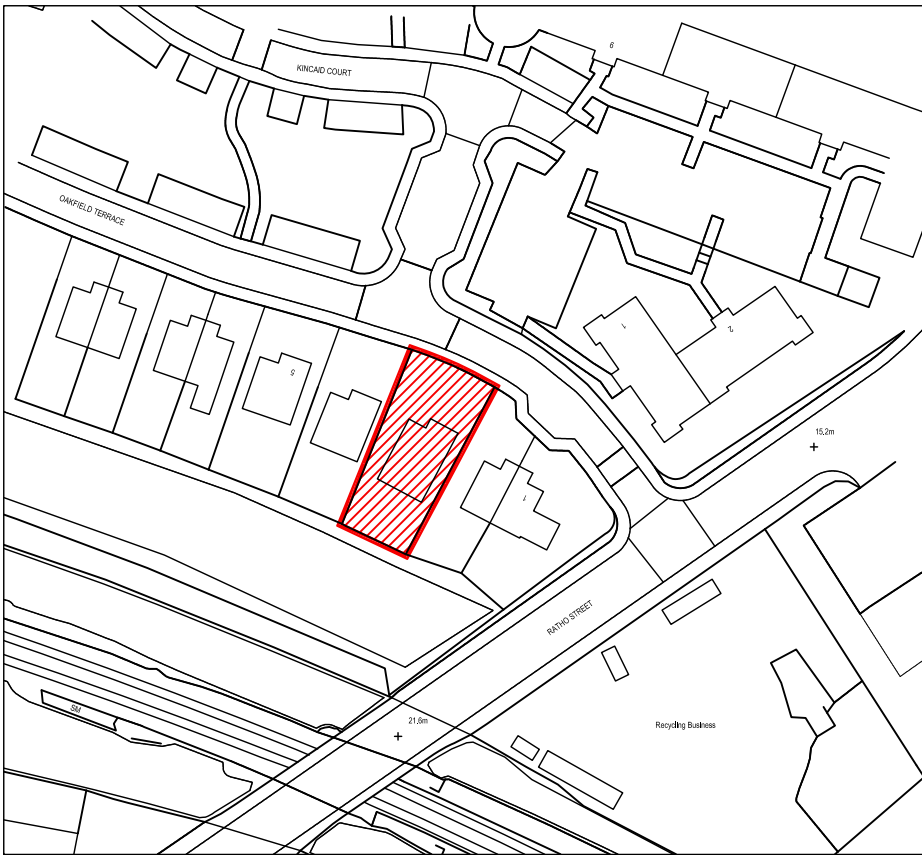
Photo of Elevation to East



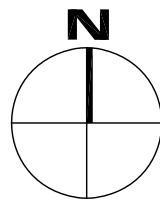
SITE PLAN AS PROPOSED - SCALE 1:125



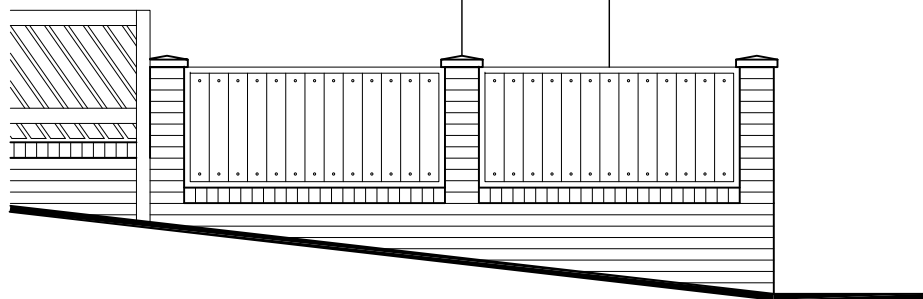
SITE PLAN AS EXISTING - SCALE 1:125



OS REPRODUCED UNDER LICENSE NUMBER - 100054476  
SCALE 1:1250

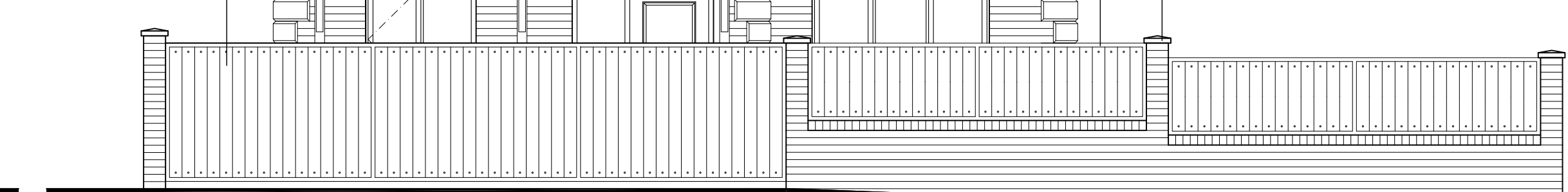


New metal frame infill fencing with dark brown composite infill panels.  
New pre-cast concrete copes to be fitted to existing butts.



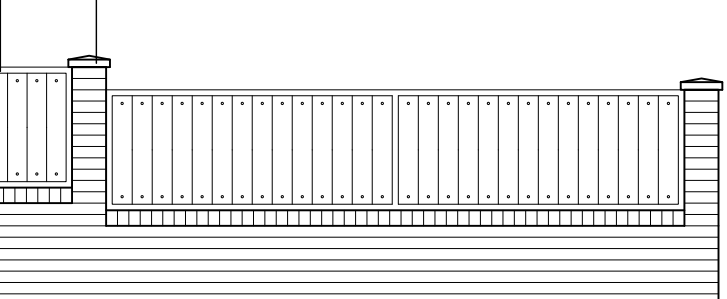
GABLE ELEVATION OF BOUNDARY WALL TO EAST AS PROPOSED

New electrically operated metal frame sliding gate with dark brown composite infill panels.

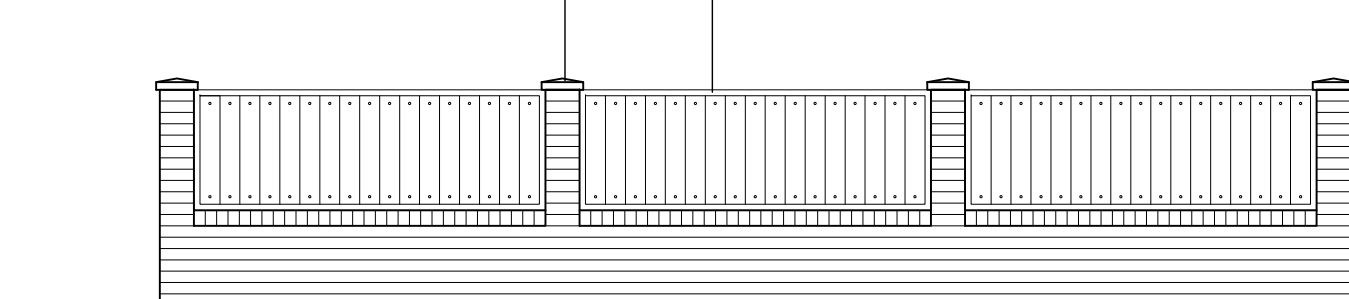


ELEVATION TO OAKFIELD TERRACE AS PROPOSED

New metal frame infill fencing with dark brown composite infill panels.  
New pre-cast concrete copes to be fitted to existing butts.

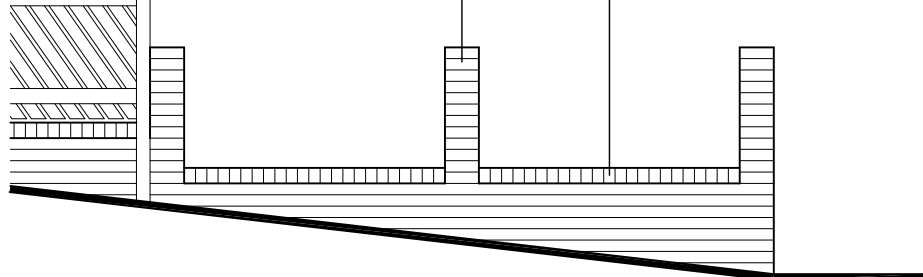


New metal frame infill fencing with dark brown composite infill panels.  
New pre-cast concrete copes to be fitted to existing butts.



GABLE ELEVATION OF BOUNDARY WALL TO WEST AS PROPOSED

Existing buff facing brick boundary wall with butts

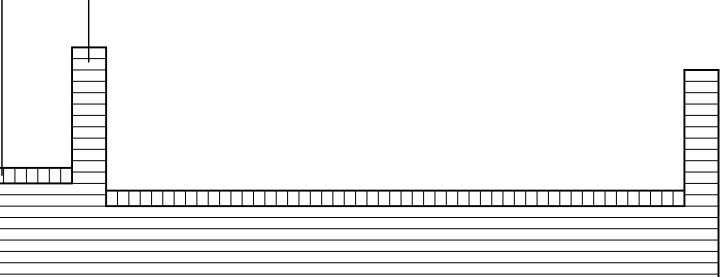


GABLE ELEVATION OF BOUNDARY WALL TO EAST AS EXISTING

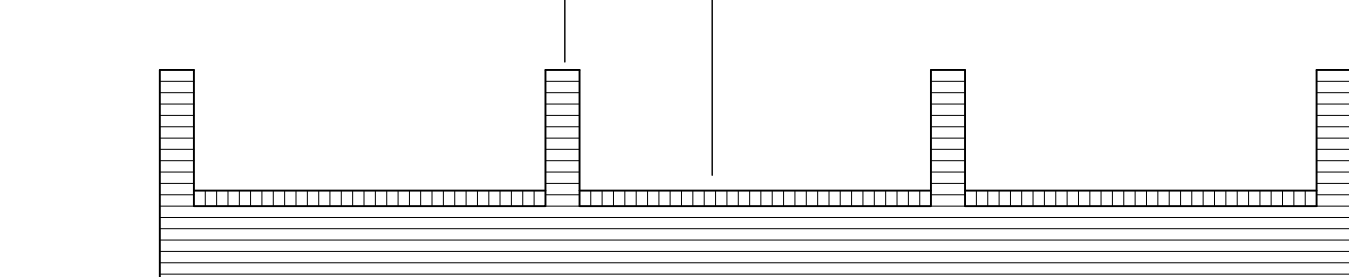


ELEVATION TO OAKFIELD TERRACE AS EXISTING

Existing buff facing brick boundary wall with butts



Existing buff facing brick boundary wall with butts



GABLE ELEVATION OF BOUNDARY WALL TO WEST AS EXISTING



Revision

Do not scale this drawing. If in doubt ask. This drawing must not be copied or reproduced other than for the purpose of this project.

**rebecchi**  
architectural services  
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T. 07813 858 124 E. marco@rebecchiarchitectural.co.uk  
Company Registration No. 457333

Client	
Alex McWaters, 3 Oakfield Terrace, Greenock	
Project Title	
Proposed Erection of Boundary Fencing & Gate	
Drawing Title	Date
Existing & Proposed Plans & Elevations	28-06-20
Drawing No.	Size
20-062-PL-001	A1
Status	Scale
PLANNING	1:50



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















### **3. APPOINTED OFFICER'S REPORT OF HANDLING DATED 16 OCTOBER 2020**



## **REPORT OF HANDLING**

**Report By:** David Ashman

**Report No:** 20/0132/IC

**Local Application  
Development**

**Contact  
Officer:** 01475 712416

**Date:** 16th October 2020

**Subject:** Installation of fence panels (in retrospect) and installation of new sliding electric gate at  
3 Oakfield Terrace, Greenock.

## **SITE DESCRIPTION**

The application site comprises a detached dwellinghouse located on the south side of Oakfield Terrace, Greenock. Originally granted planning consent in 2004, the dwelling is finished with a grey tile roof; a front facing gable with a white render upstairs wall; buff brick walls on the ground floor and side elevations; white uPVC windows and doors; and a covered front porch entrance with a grey tiled pitched roof and no walls, positioned in the middle of the building. The front garden is covered with block paving. Boundary treatments include a timber fence along the east boundary, which is set back from the principal northern boundary by approximately 4 metres, with a brick boundary wall topped with fence panels measuring between 1.4 and 1.65 metres in height around the rest of the front garden, except for the north-east corner of the boundary, which contains a gap for vehicular access.

The application site is adjoined by similar detached or semi-detached dwellinghouses to the east and west along Oakfield Terrace; a car park and a mixture of 3 and 4 four storey flatted properties to the north; and an area of undesignated open space and the Glasgow-Gourock railway line to the south. Most of the front garden areas of the adjacent detached and semi-detached properties have open plan front gardens.

## **PROPOSAL**

Planning permission is sought in retrospect for the installation of metal framed infill fencing with dark brown composite panels on top of the existing brick boundary wall (with incidental brick pillars) around the front garden and for the installation of an electric gate. The addition of the panels has increased the height of the front garden boundary from between 0.65 and 0.9 metres to between 1.4 and 1.65 metres. The electric gate measures approximately 1.5 metres in height and also contains a metal frame with dark brown composite panels.

## **DEVELOPMENT PLAN POLICIES**

### **Policy 1 – Creating Successful Places**

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



## **CONSULTATIONS**

**Head of Service – Roads and Transportation** – Comments were made as follows:

- The applicant should demonstrate that a visibility splay of 2.0m by 20.0m can be achieved.

## **PUBLICITY**

The nature of the proposal did not require advertisement.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

The application was the subject of neighbour notification. Three representations were received from two individuals, objecting to the proposal. Concerns were raised over the vehicular and pedestrian safety from the fence panels restricting the view of motorists accessing neighbouring driveways, the number of vehicles being parked on the pavement outside the site, the driveway not being large enough for all the vehicles accessing the property and the impact of the proposal on neighbouring property values.

## **ASSESSMENT**

The material considerations in determination of this application are the Inverclyde Local Development Plan (LDP); the consultation response; the representations received; and the amenity impact of the proposal. The LDP has been adopted following notification from the Scottish Ministers on 15 August 2019 that “the Council may now proceed to adopt the Plan”.

The site is located within an established residential area and the development requires assessment against Policy 1. Policy 1 requires all development to have regard to the six qualities of successful places and the relevant Planning Application Advice Notes Supplementary Guidance. There are no guidance notes relevant to this proposal. The relevant qualities to this proposal in Policy 1 are being ‘distinctive’ through reflecting local architecture and urban form, being ‘safe and pleasant’ by minimising the impact of traffic and parking on the street scene, and being “welcoming” in creating attractive and active streets.

The development is located to the front of the site where it is visible from the public realm on Oakfield Terrace. The resulting fully enclosed nature of the front garden runs counter to the generally established urban form. Whilst the entry point to the development from Ratho Street is defined by a low brick wall topped by a low railing, this is not an unexpected feature of the streetscene associated with a private housing development and creates a sense of arrival. Prior to the presently unauthorised development, a low brick wall constructed under permitted development rights enclosed the front garden of the application site and was again a not unexpected feature of the streetscene. Considering the urban form in the wider development, I note that none of the other dwelling houses on Oakfield Terrace have fully enclosed their front gardens with raised formal boundary treatments forward of the principal building line of the houses, with all of the other front gardens being split between paved driveways and grassed areas with a number of individual hedges and trees. There are occasional low fences but non which form an enclosure.

The boundary treatment which has been carried out by the applicant and for which retrospective planning permission is now sought contrasts sharply with the established character of the area. The contrast occurs in two ways: firstly, by the overall height of the boundary treatment and, secondly, by the nature of that boundary treatment. Front garden boundary treatment to the height erected by the applicant is unexpected in such a setting. The use of composite metal



framed infill panels is also unexpected in a residential setting and is more akin to boundary treatments associated with business or industrial areas. I therefore find that the proposal forms an unexpected and strident feature within the streetscene which is to the detriment of the established residential amenity of the area.

On this basis I conclude that the proposal cannot be supported under Policy 1 as it does not reflect the established urban form (is not “distinctive”), and it results in an unattractive streetscene ( is not “welcoming”).

I note the objections received which express concerns over pedestrian and vehicular safety relating to the height and location of the fence. In assessing this, as well as whether the application can meet the quality of being ‘safe and pleasant’ in Policy 1 with regard to minimising the impact of traffic and parking on the street scene, I turn to the consultation response from the Head of Service – Roads and Transportation. She has indicated that suitable visibility splays require to be demonstrated for vehicles accessing the driveways. Further discussions confirmed that these would need to be provided for the applicant’s driveway, as well as for the two driveways from the adjoining properties. The applicant has since submitted drawings demonstrating that the required visibility splays can be achieved, to the satisfaction of the Head of Service – Roads and Transportation. As such, I am satisfied that the proposal meets the required road safety guidance and the proposal does not therefore does not lead to safety conflicts with neighbouring properties.

Turning to concerns raised by the objectors not yet addressed, regarding concerns over vehicles parking on the road, I note that the boundary wall and gate does not restrict the number of vehicles that can be parked within the front garden and I note that the entire front garden has been converted to be used for parking, effectively maximising the potential number of vehicles that can be parked within the site. The number and type of vehicles owned by an individual is not a planning consideration, nor are any potential implications on neighbouring property values. Taking all of the above into consideration, I conclude that the proposal minimises the impact of traffic and parking on the street scene as far as is reasonably practicable given the confines of the application site.

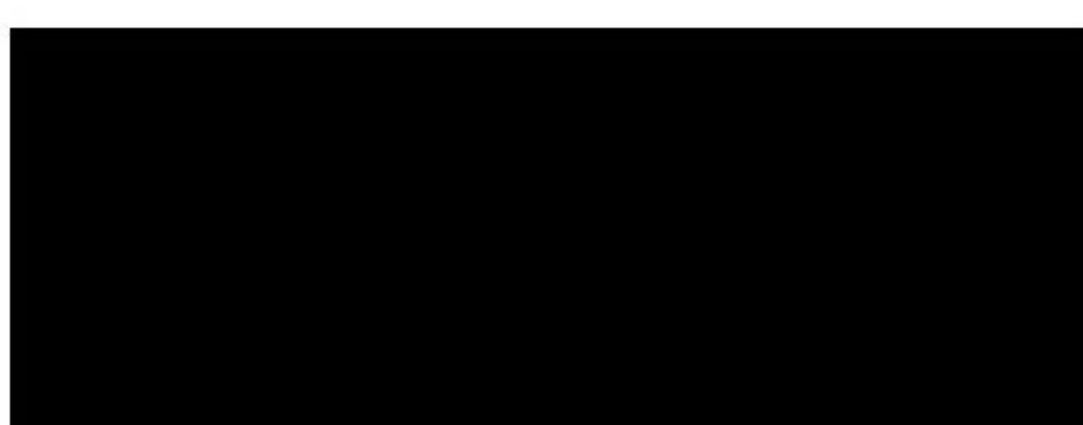
Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications are determined in accordance with the Local Development Plan unless material considerations indicate otherwise. I consider that by way of its height and visual appearance the development forms an unexpected and strident feature within the streetscene which is to the detriment of the established residential amenity of the area. On this basis it cannot be supported under Policy 1 as it does not reflect local urban form and creates an unattractive streetscene.

## **RECOMMENDATION**

That the application be refused for the following reason:

1. By reason of height and design, including the use of finishing materials, the development forms an unexpected and strident feature in the streetscene and therefore does not reflect urban form or result in an attractive streetscene as required by Policy 1 of the Inverclyde Local Development Plan.

Signed:



David Ashman  
Case Officer



Stuart Jamieson  
Head of Regeneration and Planning



## **4. LOCAL DEVELOPMENT PLAN POLICY EXTRACT**



**FIGURE 3: Factors Contributing to Successful Places**



## 8.0 OUR TOWN AND LOCAL CENTRES

### Introduction

**8.1** Inverclyde is well served by a network of town and local centres offering a range of shops and services in easily accessible locations. These centres also serve important civic, cultural, commercial and leisure functions, and are important employment locations.

**8.2** Greenock is the largest town centre drawing visitors from across the authority area and beyond. It is identified as a Strategic Centre in the Clydeplan Strategic Development Plan. It offers Inverclyde's largest concentration and selection of food and non-food shopping, and a wide range of non-retail services and businesses such as a cinema, the Waterfront Leisure Centre, the McLean Museum and Art Gallery, the Beacon Arts Centre, the Greenock West College Scotland campus and a number of restaurants, pubs and nightclubs that provide evening activity. It is also an important employment hub, with a number of large offices located there. In this and previous Plans, Greenock is recognised as having a Central Area, which is the main focus for shopping activity, and an Outer Area, which is more service orientated.

**8.3** Port Glasgow town centre's role has changed in recent years from mainly convenience shopping for the town's residents to offering large format food and non-food shopping that draws shoppers from across Inverclyde.

**8.4** Gourock serves as a convenient centre for the residents of the town and to travellers and commuters making use of the ferry connections to Argyll and Bute. Its waterfront location, traditional format and concentration of independent shops and cafes mean that it also attracts day visitors from across Inverclyde and beyond. It has benefitted from recent investment in its railway station, road network and parking facilities, and from environmental improvements along the waterfront and at the pierhead.

**8.5** Local centres range from the traditional village centre of Kilmacolm, which has an attractive mix of independent traders, to the modern purpose-built local centre in Inverkip. All local centres have an important role in providing convenient services and a community focus.

### Network of Centres Strategy

**8.6** Together, our town and local centres form a network with each centre serving a specific purpose and community. The Plan seeks to manage development within and outwith these centres so that they continue to complement each other for the benefit of the whole area, whilst offering healthy competition for the benefit of customers. It does this by directing appropriate uses to the network of centres in preference to other locations and by controlling development that would have an unacceptable impact on centres within the network. This is consistent with the 'sequential approach' set out in paragraph 68 of Scottish Planning Policy. The Plan recognises and seeks to safeguard Greenock as the main town centre within Inverclyde. Residential development is encouraged within the network of centres as it contributes to footfall, activity and security.

### POLICY 22 – NETWORK OF CENTRES STRATEGY

The preferred locations for the uses set out in Schedule 6 are within the network of town and local centres identified in Schedule 7. Proposals which accord with the role and function of the network of centres as set out in Schedule 7 and the opportunities identified in Schedule 8 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

- a) there is not a suitable sequentially preferable opportunity;
- b) there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and
- c) there are clear community or economic benefits that can be best achieved at the proposed location.

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

## SCHEDULE 6 – Uses Directed to the Network of Centres

- Shops (Class 1)
- Financial, professional and other services (Class 2)
- Food and drink (Class 3)
- Non-residential institutions (Class 10)
- Assembly and leisure (Class 11)
- Amusement arcade/centre (Sui generis)
- Betting office (Sui generis)
- Beautician/Nail bar (Sui generis)
- Hot food takeaway (Sui generis)
- Pay day loan shop (Sui generis)
- Public house (Sui generis)
- Tattoo parlour (Sui generis)
- Taxi/private hire office (Sui generis)
- Theatre (Sui generis)
- Other uses most closely associated with, or most appropriately located within town or local centres.

*(Descriptions in brackets as per Town and Country Planning (Use Classes)(Scotland) Order 1997 (as amended))*



Grey Place, Greenock

## SCHEDULE 7 – Network of Centres Strategy

Centre	Status	Role and function
<ul style="list-style-type: none"> <li>• Greenock</li> </ul>	Strategic Centre	Greenock Central Area is the preferred location for new retail development over 1,000 square metres. New retail development in the Greenock Outer Area should not exceed 1,000 square metres. Greenock town centre is the preferred location for other Schedule 6 uses with an Inverclyde-wide catchment.
<ul style="list-style-type: none"> <li>• Port Glasgow</li> <li>• Gourock</li> </ul>	Town Centre	Second preferred locations for new retail development over 1,000 square metres. Preferred location for other Schedule 6 uses with whole town catchments
<ul style="list-style-type: none"> <li>• The Cross, Kilmacolm</li> <li>• Dubbs Road, Pt Glasgow</li> <li>• Sinclair Street, Greenock</li> <li>• Lymedoch Street, Greenock</li> <li>• Barrs Cottage, Greenock</li> <li>• Cumberland Walk, Greenock</li> <li>• Cardwell Road, Gourock</li> <li>• Kip Park, Inverkip</li> <li>• Ardgowan Road, Wemyss Bay</li> <li>• Inverkip Power Station*</li> <li>• Spango Valley, Greenock*</li> </ul>	Local Centre	New retail development should not exceed 1,000 square metres. Preferred location for other Schedule 6 uses serving a local catchment.
* proposed local centre as part of comprehensive masterplan		
<ul style="list-style-type: none"> <li>• Local facilities</li> </ul>		Proposals for new Schedule 6 uses outwith the town and local centres shall not exceed 250 square metres in total.

## **5. PLANNING POLICY STATEMENT ON OUR HOMES AND COMMUNITIES – OCTOBER 2020**

**PLANNING POLICY STATEMENT ON OUR HOMES AND COMMUNITIES**

**Introduction**

1. This planning policy statement on homes and communities has been prepared following the quashing of Chapter 7 (Our Homes and Communities) of the Inverclyde Local Development Plan by a Court of Session decision dated 22 July 2020. It does not form part of the development plan but does provide a policy context for proposals for housing and community facilities, including the identification of development opportunities, and for proposals for development within residential areas or affecting community facilities. It will be a material consideration in the assessment of such proposals. This planning policy statement focuses on the period to 2024. It will be a short-life document, as the Council is undertaking a full review of the Local Development Plan with a Main Issues Report due to be published in December 2020 and Proposed Plan in April 2021. As required by Scottish Planning Policy the new Local Development Plan will consider housing land issues for the period up to 10 years from its expected date of adoption, which is 2022.
2. Repopulation is a priority of the Inverclyde Outcomes Improvement Plan. Whilst the reasons for population changes are varied and complex, the availability of good quality housing in places where people want to live is a significant factor. Inverclyde offers a wide range of housing including Victorian villas, marina-side living, waterfront flats and historic building conversions. New build family homes for owner occupation have proven popular in areas such as Kingston, Port Glasgow and Hill Farm in Inverkip, and the area's housing associations have made significant investment in building new houses and bringing existing houses up to the Scottish Housing Quality Standard. Whilst there has been demolition of unpopular housing, areas of low-demand housing remain, which the Council and housing associations are continuing to address. The Council is committed to ensuring that the housing available within Inverclyde meets the needs of existing and new residents, and through this planning policy statement makes land available to meet housing need and demand, and protect and improve the attractiveness of existing residential areas.

**Land for Housing**

3. The 2017 Clydeplan Strategic Development Plan establishes the housing supply target and housing land requirement for the Inverclyde area for the periods 2012 to 2024 and 2024 to 2029. The housing supply target is a policy view of the number of homes a planning authority has agreed will be delivered in housing market areas taking into account a range of factors. The housing land requirement, is based on the housing supply target, but enhanced by a generosity allowance (15%) to ensure that sufficient land is identified to enable the housing supply target to be delivered. A housing supply target is set for different tenures (affordable and private housing) and market areas (Inverclyde and Renfrewshire, which includes part of Inverclyde), as well as the Council area as a whole. The Inverclyde housing market area for private housing sits wholly within the Inverclyde local authority area and contains the main urban

area of Greenock, Port Glasgow and Gourock, as well as Inverkip and Wemyss Bay. The Renfrewshire housing sub market area for private housing contains Kilmacolm and Quarrier's Village, the Renfrewshire local authority area, and part of East Renfrewshire.

4. As there have already been housing completions between 2012, which is the base year of the housing land requirement, and 2019, which is the date of the most recent finalised housing land audit, Table 1 sets out the housing land requirement that remains to be met after these completions are taken into account. This is established for the Council area as a whole for affordable and private housing and for the different housing market areas for private sector housing (Table 1).

Table 1: Housing land requirement

		Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Affordable	Private	All Tenure	Private	Private	Private
A	Housing Land Requirement 2012-2024	1,270	2,360	3,630	2,220	8,160	140
B	Completions 2012-2019	441	604	1045	601	3,872	3
C	Housing Land Requirement 2019-2024 (A-B)	829	1756	2585	1619	4,288	137
D	Housing Land Requirement 2024-2029	460	980	1,440	920	2,030	60
E	Housing Land Requirement 2019-2029 (C+D)	1,289	2,736	4,025	2,539	6,318	197

5. As well as meeting the housing land requirement, the Council is required to maintain a five-year effective housing land supply at all times. This is calculated by a pro rata division of the Clydeplan housing supply target for the period concerned. This calculation is shown for the different geographies and tenures in Table 2.

Table 2: Five-year effective housing supply target



		Inverclyde Local Authority Area			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Affordable	Private	All Tenure	Private	Private	Private
F	Housing Supply Target 2012-2024	1,100	2,050	3,150	1,930	7,100	120
G	Annualised Housing Supply Target (F/12)	90	170	260	160	590	10
H	Five-year housing supply target (2019-2024) (G*5)	460	850	1310	800	2,960	50

Figures are rounded to nearest 10

6. Table 3 sets out the quantity of land identified for housing by this planning policy statement, as well as within the Renfrewshire and East Renfrewshire parts of the Renfrewshire housing sub market area, all as at 31 March 2019.

Table 3: Housing land supply in Inverclyde and Renfrewshire Sub-Housing Market Area at 31 March 2019

		Inverclyde Council			Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)
		Affordable	Private	All Tenure	Private	Private	Private
J	Land programmed for development 2019-2024	891	1,116	2,007	1,018	4,368	98
K	Land available for development post-2024	728	2,688	3,416	2,650	6,313	38

Figures do not take account of sites disputed by Homes for Scotland

7. Scottish Planning Policy requires the planning system to identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times.
8. Comparison of the housing land requirement with the land programmed for development in the 2019-2024 period in the Inverclyde Council area indicates:
- A 62 unit surplus of land for affordable housing.
  - A 640 unit shortfall for private housing.
9. Comparison of the private housing land requirement with the land programmed for private housing development in the 2019-2024 period in the housing market areas indicates:

- A 601 unit shortfall of land for in the Inverclyde housing market area.
  - A 39 unit shortfall in the Inverclyde part of the Renfrewshire housing sub-market area.
10. Comparison of the five-year effective land supply target (2019-2024) with the land programmed for development in that period provides different surplus/shortfall figures than the comparison with the housing land requirement. This is because the five-year effective land supply requirement takes no account of completions in years prior to 2019, which in Inverclyde were usually below the annualised housing supply target. For the Inverclyde Council area, the comparison indicates:
- A 431 unit surplus of land for affordable housing.
  - A 266 unit surplus for private housing.
11. The comparison of the five-year effective land supply target (2019-2024) for private housing in the market area with the land programmed for private housing development in the 2019-2024 period in the housing market areas indicates:
- A 218 unit surplus in the Inverclyde housing market area.
  - A 48 unit surplus in the Inverclyde part of the Renfrewshire sub-market area.
12. In considering the above, it is important to note the following:
- (1) The comparison of the 2019-2024 programmed land supply against the housing land requirement and the five-year effective land target for the same period indicates different levels of surplus/shortfall. This is because the calculation of the housing land requirement for 2019-24 is affected by the number of completions in previous years, whilst the five-year effective land target is not. These calculations are based on methodologies that have emerged from the Court of Session decision on the Inverclyde Local Development Plan (housing land requirement) and the Scottish Government consultation document on Scottish Planning Policy (five-year effective land target). Shortfalls in either comparison may indicate a need for additional housing land to be identified.
- (2) The shortfalls indicated in the Inverclyde part of the Renfrewshire housing sub-market area do not necessarily imply a specific requirement for additional housing land in that area, as the Renfrewshire housing sub-market area should be considered as whole. However, the figures may provide guidance on the scale of the shortfall that could be attributed to that particular area.
- (3) The 2019 housing land audit for Inverclyde on which the programmed land supply is based includes a number of sites that were disputed by Homes for Scotland, which represents the housebuilding industry. If disputed sites are discounted, the land programmed for development 2019-2024 reduces significantly.
- (4) The Clydeplan housing supply targets and related housing land requirement for Inverclyde were set at an ambitious level to support the repopulation agenda. However, with the population and the number of households in Inverclyde continuing to decline, the completion levels required to meet the housing supply target have not been achieved. This means that whilst a significant portion of the housing land requirement remains to be identified for



the period to 2024, the actual demand for housing is unlikely to meet this requirement in that period.

13. Owing to the surplus of land available to meet affordable housing requirements across Inverclyde as a whole, it is concluded that there is no need for a policy seeking a contribution of affordable housing from private housing development sites across the whole of Inverclyde, as owing to More Homes Scotland funding and the quantity of land available to housing associations, affordable housing targets can be met without contribution from private sector sites. It is anticipated that this approach will also enable the accelerated delivery of private housing in Inverclyde. However, it is recognised that within the Inverclyde villages (Kilmacolm, Quarriers Village, Inverkip and Wemyss Bay) there is limited supply of affordable housing and no land identified for affordable housing development. Therefore, in order to increase the supply of affordable housing, there will be a requirement for 25% of houses on greenfield development sites in the Inverclyde villages to be for affordable housing

### ***Policy A – Land for Housing***

*The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and:*

- *a strong preference for appropriate brownfield sites within the identified settlement boundaries;*
- *there being no adverse impact on the delivery of the Priority Places and Projects identified by the adopted 2019 Inverclyde Local Development Plan;*
- *evidence that the proposed site will deliver housing in time to address the identified shortfall within the relevant Housing Market Area; and*
- *a requirement for 25% of houses on greenfield development sites in the Inverclyde villages to be for affordable housing.*

### **New Housing Development**

14. Schedule 1 lists all the land identified for housing by this planning policy statement. The Council supports, in principle, the development of housing on these sites subject to assessment against relevant Supplementary Guidance and other policies in this statement and the adopted Inverclyde Local Development Plan 2019. Housing development on other appropriate sites within the residential area and town and local centres will also be supported, subject to the same assessment.
15. The Council recognises the requirement for housing to meet particular needs and our changing demographics. Inverclyde has an ageing population and therefore a requirement to adapt existing or deliver new housing that will help elderly people live independently, and to provide for supported accommodation such as sheltered housing and care or nursing homes. Other specialist provision housing, such as wheelchair accessible homes, are also encouraged to meet requirements. In most instances, specialist provision housing will be encouraged on general housing sites, subject to acceptable design and the required standards being met.

### **Policy B – New Housing Development**

*New housing development will be supported on the sites identified in Schedule 1, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against Planning Application Advice Notes Supplementary Guidance.*

*There will be a requirement for 25% of houses on greenfield development sites in the Inverclyde villages to be for affordable housing.*

### **Individual and Small Scale Housing Development in the Green Belt and Countryside**

16. The Council has a planning strategy that seeks to direct residential development to existing built up areas, and minimise the encroachment of development into the Green Belt and isolated development in the countryside. This is a sustainable approach in terms of reducing the need to travel and making use of existing infrastructure, whilst also supporting urban regeneration and protecting the rural environment. However, the Council does recognise the need for some new houses in the countryside for operational or economic reasons, and that the reuse of existing houses and buildings can offer an opportunity for residential development that does not have an impact on the countryside environment.

### **Policy C – Individual and Small Scale Housing Development in the Green Belt and Countryside**

*Proposals for individual and small scale housing development (up to three houses) in the Green Belt and Countryside will only be supported in the following circumstances:*

- *where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;*
- *where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;*
- *demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;*
- *sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or*
- *conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicating that the building can be converted in its current form, with any new build element clearly ancillary to the existing building.*

*In all instances, dwellings are required to be designed and located to respect their Green Belt/Countryside location.*

### **Residential Areas**

17. Inverclyde contains many successful residential areas, and it is important for the Council's repopulation agenda that these remain attractive places to live. The Council will therefore support residents' proposals to improve their properties where these proposals do not have an unacceptable impact on their neighbours' enjoyment of their own properties, the appearance of the surrounding area or traffic and pedestrian safety. New houses will also be supported in existing residential areas where the impact on existing houses is acceptable, and the design and layout of the new houses are in keeping with their surroundings. Likewise, appropriate non-residential development can also enhance residential areas as a place to live, but needs to be considerably located, designed and operated to avoid unacceptable impact on nearby houses. Proposals for the development or use of premises for home-working, live-work units, micro-businesses and community hubs will also be supported, subject to there being no unacceptable impacts.

### **Policy D – Residential Areas**

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

### **Community Facilities**

18. Recent years have seen the Council make significant investment in its education estate, and by 2020 it is anticipated that all secondary, primary, additional special needs and early years' pupils will be attending a recently built or refurbished school. The new Greenock Health and Care Centre on Wellington Street is under construction, and will contribute to the regeneration of the Broomhill area.
19. The Council and Inverclyde Leisure fund and manage a range of community facilities around Inverclyde, and continually monitor the use and condition of these properties. As communities change so do the requirements for community facilities, and it may be that over the lifetime of this Plan some existing community facilities will fall out of use, whilst new ones are proposed. The Council recognises the value of community facilities and will support the provision of new facilities in appropriate locations. Currently proposed facilities are listed in Schedule 2. The Council will also consider the ongoing requirement for community use of any community facility for which a change of use is proposed.

### **Policy E – Community Facilities**

*Proposals for the new community facilities identified in Schedule 2 will be supported. Community facilities in other locations will be supported where the location is appropriate in terms of avoiding adverse impact on the amenity and operation of existing and surrounding uses, and where it can be reached conveniently by walking, cycling or public transport by its proposed users. Proposals that would result in the loss of a community facility will need to demonstrate that the facility is no longer required for the existing or an alternative community use.*

### Schedule 1: Housing development opportunity sites

Site Ref.	Site/Address	Indicative Tenure	Indicative/ Remaining Capacity	Notes
<b><u>INVERCLYDE HOUSING MARKET AREA</u></b>				
<b><u>PORT GLASGOW</u></b>				
R1	Slaemuir <sup>^</sup>	Affordable	64	Development started
R2	Arran Avenue, Park Farm <sup>^</sup>	Private	115	Disputed site
R3	Former Broadfield Hospital <sup>^</sup>	Private	54	Enabling development Development started.
R4	Woodhall (Phases 4 & 5) <sup>^</sup>	Private	140	
R5	Southfield Avenue (former St. Stephen's Sch.) <sup>^</sup>	Affordable	224	Development started.
R6	Auchenbothie Road (former Barmoss Nursery) <sup>^</sup>	Affordable	8	
R7	Dubbs Road (former Boglestone Clinic) <sup>^</sup>	Affordable	24	Development started.
R8	Port Glasgow Industrial Estate <sup>^</sup>	Private	200	Disputed site
R9	Selkirk Road <sup>^</sup>	Affordable	18	
R10	Dougliehill Terrace	Private	4	
R11	Clune Park <sup>^</sup>	Private	80	
R12	3 Highholm Street <sup>^</sup>	Private	12	
R13	Broadstone Ave (former Broadstone Hospital) <sup>^</sup>	Affordable	12	Development started.
R14	Lilybank Road (former Lilybank School) <sup>^</sup>	Affordable	16	Development started.
<b>PORT GLASGOW TOTAL</b>			<b>971</b>	
<b><u>GREENOCK</u></b>				
R15	James Watt Dock (East) <sup>^</sup>	Affordable	137	Development started
R16	James Watt Dock/Garvel Island <sup>^</sup>	Private	900	
R17	Sinclair Street <sup>^</sup>	Private	12	
R18	Carwood Street <sup>^</sup>	Private	31	
R19	East Crawford Street <sup>^</sup>	Affordable	40	
R20	Ratho/MacDougall Street <sup>^</sup>	Private	100	Disputed site
R21	Cardross Crescent (former King's Glen School) <sup>^</sup>	Affordable	58	Development started.
R22	Luss Ave/Renton Road <sup>^</sup>	Private	50	
R23	Gareloch Road <sup>^</sup>	Private	25	
	Gareloch Road <sup>^</sup>	Affordable	75	
R24	Wellington Park <sup>^</sup>	Affordable	120	

R25	Drumfrochar Road (former Tate & Lyle (SE))^	Affordable	60	
R26	Former Tate & Lyle (NE)^	Affordable	20	
R27	89-105 Drumfrochar Road^	Affordable	50	
R28	Drumfrochar Road^	Private	50	
R29	Duncan Street (former Greenock Health Centre)^	Private	35	
R30	Hill Street^	Affordable	20	
R31	Regent Street^	Private	40	
R32	Victoria/East India Harbour^	Private	240	
R33	25 West Blackhall Street	Private	4	Development started
R34	16 West Stewart Street^	Affordable	24	
R35	Houston Street^	Affordable	20	
R36	Union Street^	Affordable	40	
	Union Street^	Private	20	
R37	Ardgowan Square	Private	8	Development started
R38	Madeira Street (former Greenock Academy)^	Private	30	
R39	Eldon Street^	Private	60	Development started.
R40	Lyle Road (former Holy Cross Sch.)^	Private	15	Disputed site
R41	Killochend Drive^	Affordable	16	
R42	Mount Pleasant Street (former Highlander's Academy)^	Affordable	44	Development started
R43	Peat Road/Hole Farm^	Affordable	102	
R44	Bow Farm^	Affordable	69	
R45	Upper Bow^	Affordable	26	
R46	Ravenscraig Hospital^	Mixed	198	
R47	Auchneagh Road^	Private	28	Development started
R48	Westmorland Road^	Private	40	Disputed site
R49	Auchmead Road (former Ravenscraig Sch.)^	Affordable	36	Development started
R50	Spango Valley^	Private	420	Disputed site
<b>GREENOCK TOTAL</b>			<b>3263</b>	
<b><u>GOUROCK</u></b>				
R51	Shore Street^	Affordable	8	
R52	Ashburn Gate^	Private	13	
R53	1 Ashton Road^	Private	11	
R54	Weymouth Crescent^	Affordable	10	
R55	Kempock House, Kirn Drive^	Private	5	Development started.
R56	Kirn Drive^	Private	110	Disputed site

R57	Cowal View <sup>^</sup>	Private	16	Development started.
R58	Levan Farm (Phase 3) <sup>^</sup>	Private	150	Disputed site
<b>GOUROCK TOTAL</b>			<b>323</b>	
<b>INVERKIP &amp; WEMYSS BAY</b>				
R59	Bridgend, Inverkip <sup>^</sup>	Private	28	
R60	The Glebe, Inverkip <sup>^</sup>	Private	32	Development started.
R61	Former Inverkip Power Station <sup>^</sup>	Private	670	Disputed site
<b>INVERKIP &amp; WEMYSS BAY TOTAL</b>			<b>730</b>	
<b>INVERCLYDE HOUSING MARKET AREA TOTAL</b>			<b>5287</b>	
<b>RENFREWSHIRE SUB-MARKET AREA</b>				
R62	Leperstone Avenue, Kilmacolm <sup>^</sup>	Private	7	
R63	Smithy Brae, Kilmacolm <sup>^</sup>	Private	42	Disputed site
R64	Lochwinnoch Road, Kilmacolm <sup>^</sup>	Private	12	Development started.
R65	Whitelea Road, Kilmacolm <sup>^</sup>	Private	4	
R66	Former Balrossie School, Kilmacolm <sup>^</sup>	Private	64	Enabling Development Disputed site
R67	Woodside Care Home, Quarriers Village <sup>^</sup>	Private	7	
<b>KILMACOLM &amp; QUARRIERS VILLAGE</b>			<b>136</b>	
<b>RENFREWSHIRE SUB-MARKET TOTAL</b>			<b>136</b>	
<b>INVERCLYDE TOTAL</b>			<b>5423</b>	
Source: 2019 Housing Land Audit.				
<sup>^</sup> indicates a site that was identified in Chapter 7 of the Inverclyde Local Development Plan 2019				
Indicative tenure: Sites listed as 'Affordable' are expected, in the main, to be developed by a Housing Association for social rent. 'Private' sites are expected, in the main, to be developed for private sale to owner-occupiers. Tenures are as per 2019 Housing Land Audit.				
Indicative capacity: This reflects the remaining capacity on sites that have been started. Other capacities are based on planning permissions, development proposals or Council estimates. All at base date of 1 April 2019 as per 2019 Housing Land Audit. Actual capacity will be based on design-led proposals for the site based on creating a successful place.				

## Schedule 2: Community Facilities Opportunities

Reference	Proposed Facility	Location
F1	New Greenock Health Centre	Wellington Street, Greenock
F2	Early Years Facilities	Various
F3	New cemetery	To be identified
F4	New West College Scotland Campus	To be identified

**6. PLANNING POLICY STATEMENT ON OUR HOMES  
AND COMMUNITIES MAPS – OCTOBER 2020  
EXTRACT**



KEY

PLANNING POLICY STATEMENT - OUR HOMES AND COMMUNITIES

- Residential Development Opportunity

POLICY B

Residential Development - commenced

POLICY B

Residential Area

POLICY D

Priority Places  
(see 2019 LDP and draft Supplementary Guidance)

River Clyde / Firth of Clyde
- These maps should be used in conjunction with the adopted Inverclyde Local Development Plan 2019
- Inverclyde council

SCALE 1:10,000
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## **7. REPRESENTATIONS IN RELATION TO PLANNING APPLICATION**

# Comments for Planning Application 20/0132/IC

## Application Summary

Application Number: 20/0132/IC

Address: 3 Oakfield Terrace Greenock PA15 2AH

Proposal: Installation of fence panels (in retrospect) and installation of new sliding electric gate

Case Officer: David Sinclair

## Customer Details

Name: Mr Alan Dickson

Address: 4 Oakfield Terrace Greenock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am unable to see vehicles or pedestrians approaching until my car is over the pavement due to the fact it is a solid panel blocking all visibility. This creates not only a hazard for me but for others.

# Comments for Planning Application 20/0132/IC

## Application Summary

Application Number: 20/0132/IC

Address: 3 Oakfield Terrace Greenock PA15 2AH

Proposal: Installation of fence panels (in retrospect) and installation of new sliding electric gate

Case Officer: David Sinclair

## Customer Details

Name: Mrs Lily Curran

Address: 2Oakfield Terrace Greenock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I moved here 10 years ago to a nice residential area I am now living next door to a builders yard with pickups vans mini buses and cars parked on the pavements every day plus I am restricted getting out my drive by fence panels and now a gate which is already erected the drive at number 3 is not large enough for all the vehicles that come and go I now worry will my house hold it's value as I'm having to consider moving. .

# Comments for Planning Application 20/0132/IC

## Application Summary

Application Number: 20/0132/IC

Address: 3 Oakfield Terrace Greenock PA15 2AH

Proposal: Installation of fence panels (in retrospect) and installation of new sliding electric gate

Case Officer: David Sinclair

## Customer Details

Name: Mrs Lily Curran

Address: 2 Oakfield Terrace Greenock

## Comment Details

Commenter Type: Council Department

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These panels restrict my view whilst coming out my drive

**8. DECISION NOTICE DATED 16 OCTOBER 2020  
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: 20/0132/IC

Online Ref:100274456-001

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

Mr Alex McWaters  
3 Oakfield Terrace  
GREENOCK  
PA15 2AH

Rebecchi Architectural Services Ltd  
Marco Rebecchi  
55 Kempock Street  
GOUROCK  
PA19 1NF

With reference to your application dated 30th June 2020 for planning permission under the above mentioned Act and Regulation for the following development:-

**Installation of fence panels (in retrospect) and installation of new sliding electric gate at**

**3 Oakfield Terrace, Greenock**

**Category of Application: Local Application Development**

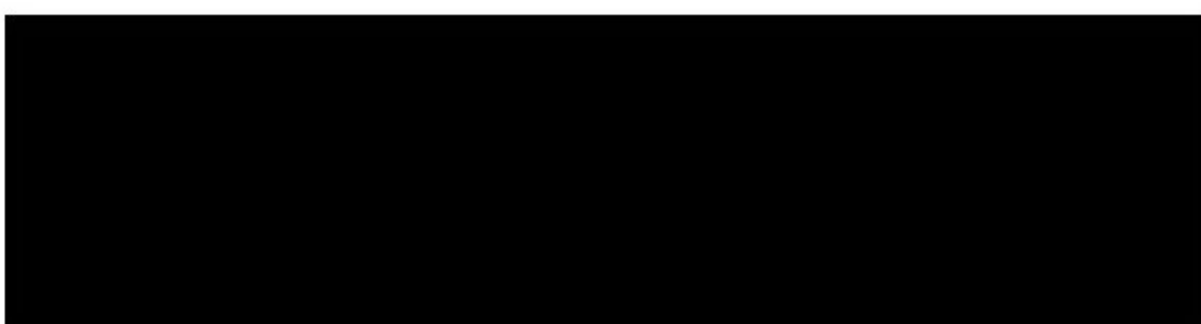
The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. By reason of height and design, including the use of finishing materials, the development forms an unexpected and strident feature in the streetscene and therefore does not reflect urban form or result in an attractive streetscene as required by Policy 1 of the Inverclyde Local Development Plan.

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

**Dated this 16th day of October 2020**



**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:
20-062-PL-001		28.06.2020

**9. NOTICE OF REVIEW DATED 13 JANUARY 2021  
TOGETHER WITH SUPPORTING DOCUMENTATION  
FROM REBECCHI ARCHITECTURAL**



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 100274456-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

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

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Rebecchi Architectural		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Marco	Building Name:	
Last Name: *	Rebecchi	Building Number:	55
Telephone Number: *	01475 634844	Address 1 (Street): *	Kempock Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Gourock
Fax Number:		Country: *	United Kingdom
		Postcode: *	PA19 1NF
Email Address: *	marco@rebecchia.com		

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

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Alex"/>	Building Number: <input type="text" value="3"/>
Last Name: *	<input type="text" value="McWaters"/>	Address 1 (Street): * <input type="text" value="Oakfield Terrace"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Greenock"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text" value=""/>	Postcode: * <input type="text" value="PA15 2AH"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value=""/>	

## Site Address Details

Planning Authority:	<input type="text" value="Inverclyde Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="3 OAKFIELD TERRACE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GREENOCK"/>
Post Code:	<input type="text" value="PA15 2AH"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="675594"/>	Easting	<input type="text" value="229386"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Installation of fence panels and installation of new electric sliding gate

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Reason for refusal is "By reason of height and design, including the use of finishing materials, the development forms an unexpected and strident feature in the street scene and therefore does not reflect urban form or result in an attractive street scene as required by Policy 1 of the Inverclyde Local Development Plan" There are examples of these materials being used in boundary settings throughout Inverclyde. In terms of height there are boundary fences opposite the site of similar height

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

☐ Yes ☒ No

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

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Photographs (5 pages)

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

20/0132/IC

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

29/06/2020

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

16/10/2020

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

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

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

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

## **Declare – Notice of Review**

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Marco Rebecchi

Declaration Date: 13/01/2021



Eldon Street – Similar materials



Newark Street – Similar materials



Fox Street – Similar materials



Ardgowan Street – Similar materials





Fox Street – Similar materials



Turnberry Avenue – Similar materials





Forsyth Street – Similar materials



Kirn Drive – Similar style of enclosure (brick butts with infill panels)





Existing site side boundary – already has brick butts with infill panels



Brick walling with fencing of similar height.

**10. FURTHER REPRESENTATION WITH  
PHOTOGRAPHS SUBMITTED FOLLOWING  
RECEIPT OF NOTICE OF REVIEW**

## Diane Sweeney

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**From:** Alan Dickson [REDACTED]  
**Sent:** 09 February 2021 18:37  
**To:** Diane Sweeney  
**Subject:** Planning request ref 20/0132/IC  
**Attachments:** 20210206\_114701.jpg; 20210206\_114633.jpg; 20210206\_114720.jpg

Hi Diane,

I'm writing to you in response to your letter dated 1st of February, reference LRB JK/DS.

Our opposition to this fence and gate is that it creates a hazard to ourselves, pedestrians and other road users every time we leave our driveway. I have attached a couple of photographs to demonstrate what I mean for both sides of the car and the view from inside.

In order to be able to see vehicles or pedestrians approaching my car has to be fully over the pavement as you can see. This means that the likes of a child on a bike could have to serve out onto the road before I can see them approaching which clearly isn't something we want. Similarly whilst cars may be able to see us edging our slowly they may get a fright thinking I'm not going to stop simply because I'm so far out before I see them. There are also other considerations like dog walkers, prams, wheel chairs (out in front of the owner) and people from the retirement home at the end of the street who will also be at higher risk.

I have spoken to Alex McWaters about this and he did say he'd look at what can be done but I've seen nothing so far in terms of a proposal, in fact we've just had to accept the inconvenience for the last 10 months.

Finally, the fence is not in fitting with the rest of the street. The rest of the houses in the street all have nice open plan front gardens making it feel welcoming and friendly, this is the complete opposite.

Thanks and regards,  
Alan.















**11. EMAIL DATED 11 FEBRUARY 2021 FROM  
REBECCHI ARCHITECTURAL WITH PLAN IN  
RESPONSE TO FURTHER REPRESENTATION**



**From:** Marco Rebecchi [mailto:marco@rebecchia.com]  
**Sent:** 11 February 2021 16:50  
**To:** Diane Sweeney <Diane.Sweeney@inverclyde.gov.uk>  
**Subject:** RE: (Official) Inverclyde Council LRB - Your client Mr A McWaters, 3 Oakfield Terrace, Greenock

Diane,

I note the neighbours concerns however we have demonstrated via the planning process that the required visibility splays are met. I attach a copy of the drawing for reference.

Best Wishes

**Marco Rebecchi**  
**Director**  
**Rebecchi Architectural**



Website: [www.rebecchia.com](http://www.rebecchia.com)  
Tel: 01475 634844 or 07813 858 124

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**From:** [Diane Sweeney](#)

**Sent:** 11 February 2021 16:27

**To:** [marco@rebecchiarchitectural.co.uk](mailto:marco@rebecchiarchitectural.co.uk)

**Subject:** (Official) Inverclyde Council LRB - Your client Mr A McWaters, 3 Oakfield Terrace, Greenock

Classification: Official

Good afternoon Mr Rebecchi

Please find attached a copy of the letter and attachments which I have posted out to your client today.

You and your client are now entitled to make any comments on this further representation from Mr Dickson which should be submitted to me within 14 days of the date of this email.

I also confirm that the further representation and any comments you make within this timescale will be added to the documentation (which is available for inspection online). I will advise you in due course of the arrangements for the meeting for the Local Review Body.

Regards

Diane

Diane Sweeney  
Clerk to Inverclyde AST & Children's Panel and  
Committee Officer  
Inverclyde Council  
Legal & Property Services  
Municipal Buildings  
Clyde Square  
Greenock  
PA15 1LY

Email: [diane.sweeney@inverclyde.gov.uk](mailto:diane.sweeney@inverclyde.gov.uk)

Phone: 01475 712147

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