

LOCAL REVIEW BODY

1 SEPTEMBER 2021

**CONTINUED PLANNING APPLICATION FOR
REVIEW**

**MR R CAMPBELL
ERECTION OF SHED IN FRONT DRIVE
26A VICTORIA ROAD, GOUROCK (20/0324/IC)**

Contents

- 1. Planning Application dated 17 December 2020 together with Plans, Location Plan and Supporting Statement**
- 2. Sample Image of Materials and Finishes for Shed**
- 3. Appointed Officer's Report of Handling dated 19 February 2021**
- 4. Inverclyde Local Development Plan 2019 Policy Extracts**

To view Inverclyde Local Development Plan see:

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

- 5. Inverclyde Local Development 2019 Map Extract**
- 6. Representations in relation to Planning Application**
- 7. Decision Notice dated 23 February 2021 issued by Head of Regeneration & Planning**
- 8. Notice of Review Form dated 29 March 2021 together with Supporting Statement and Photographs**
- 9. Letter dated 12 April 2021 and response from applicant regarding new matter**
- 10. Suggested conditions should planning permission be granted on review**

Note: Inverclyde Proposed Local Development Plan 2021 has been attached to the rear of the agenda papers as supplementary content.

- 1. PLANNING APPLICATION DATED 17 DECEMBER 2020 TOGETHER WITH PLANS, LOCATION PLAN AND SUPPORTING STATEMENT**

Regeneration and Planning

Inverclyde

council Head of Regeneration and

Planning

Municipal Buildings

Clyde Square

Greenock PA15 1LY

FOR OFFICIAL USE ONLY

Reference No.
.....

Date of Receipt
.....

Fee Paid
.....

Date Fee Received
.....

Date Valid
.....

Receipt No.
.....

PLANNING APPLICATION

Town & Country Planning (Scotland) Act 1997

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

Regulations 2013 see note 1

| 1. Particulars of Applicant | Particulars of Agent (if any) acting on applicants behalf: |
|--|--|
| Name: Robert Campbell..... Address 26a Victoria Road..... Postcode PA19 1DH Telephone Number [REDACTED] | Name Address Postcode Telephone Number Profession |

see note 2

| 2. Description of Development |
|---|
| <p><i>..I propose to build a 10x5 ft shed in my front drive to house and protect my 2 classic motorcycles , the shed would be positioned behind the front wall of the drive and the visual impact from the road would be minimal., The shed will be built and prepainted in a grey colour by a professional company..and will look like a small outbuilding and in my opinion would look better than the large covers I have round the bikes presently.....</i></p> <p>.....</p> <p>Site LocationDriveway behind front facing wall.....</p> <p>Site Area (hectares) ..28x30 ft..... Number of dwelling houses proposed0.....</p> <p>.....</p> <p>..... New gross floorspace (sq. metres4.5.....</p> |

see note 3

| 3. Application Type (Tick appropriate box/es) | |
|---|---|
| (a) Outline Permission | <input type="checkbox"/> |
| (b) Approval of Reserved Matters | <input type="checkbox"/> |
| (c) Detailed Permission | <input type="checkbox"/> |
| (d) Change of Use of | <input type="checkbox"/> land/buildings |
| (e) Other (please specify) | option C (I can't seem to print anything in the boxes) |

see note 4

| 4. Applicants interest in site (Tick appropriate box) |
|---|
| |

| | | |
|--|--------------------------|--------------------------|
| (a) Owner(c) Tenant | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Lessee(d) Prospective Purchaser | <input type="checkbox"/> | <input type="checkbox"/> |
| (e) Other (please specify)A Owner..... | | |

Form 1

see note 5

5. Existing Uses

(a) Please state the existing use(s) of the land/buildings:Parking

(b) Was the original building erected before 1st July 1948? Yes

Has the original building been altered or extended Yes

If yes, please indicate nature of alteration / extension and if possible approximate dates.....Original detached house divided into 3 flats , two of the flats have side extensions

If the land / buildings are vacant, please state last known use.....n/a.....

see note 6

6. Access Arrangements and Parking (Tick appropriate box/es)

(a) Not Applicable(e) Number of existing on site parking places

(b) New vehicular access proposed(f) Number of proposed on site parking places

(c) Existing vehicular access to be altered /(g) D Detail of any available off site parking improved

(d)

(e) as is. **A-not applicable all parking and access will remain**

(f) Separate pedestrian access proposed

see note 7

7. Drainage Arrangements (Tick appropriate box/es) Not Applicable

(a) Not Applicable(c) Connection to existing public sewer

(b) Public Sewer(d) Septic Tank

If (d), indicate method of disposal of effluent (e.g. soakaway, watercourse etc).....**A**.....

see note 8

8. Water Supply (Tick appropriate box/es)

(a) Not Applicable(c) Existing private supply

(b) Public Main(d) Proposed private supply

If (c) or (d), please specify nature of supply source and proposed storage arrangements.....**A**....Not Applicable.....

see note 9

9. Building Materials (Complete as appropriate) Wooden shed sitting on level slabs

(a) Not Applicable

(b) Outside Walls Material.....Tongue and groove wood.....
 Colour.....Grey.....

(c) Roof CoveringMaterial.....roofing felt
 Colour.....Black.....

(d) Windows Material.....Glass.....
 Colour.....Black frame.....

(e) Boundary Treatment Material.....n/a.....
 Colour.....

see note 10

10.Landscaping

Is a landscaping/tree planting scheme proposed? Yes No

Are any trees/shrubs to be cleared on site? Yes No

If yes, please show details of scheme on a SITE PLAN Ground to be level for slab base,

see note 11

11. Costings £20 For slabs and applicant will do levelling and base

What is the estimated costs of any works to be carried out? £.20.00.....

see note 12

12.Confirmation

Signature of applicant.....Robert Campbell..... on behalf of..... Date 17/12/2020.....

see note 13

CERTIFICATES UNDER ARTICLE 15 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURES)(SCOTLAND) REGULATIONS 2013

Either certificate A or certificate B must be completed together with certificate E

CERTIFICATE A (To be completed where the applicant is owner of the whole application site including any access visibility splays and land required for drainage systems or water connections)

I hereby certify that: No person other than * myself/the applicant was an owner (refer to note (a)) 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

Robert Campbell

CERTIFICATE B (To be completed where the applicant does not own the whole application site including any access visibility splays and land required for drainage systems or water connections)

I further certify that:

* I have/the applicant has given the requisite notice (Notice No.1) to all persons other than * myself / the applicant who at the beginning of the period of 21 days ending with the date of the accompanying application were (refer to note (a)) owners of any part of the land to which the application relates.

| Name(s) of Owner | Address(es) | Date of Service of Notice(s) |
|------------------|-------------|------------------------------|
| | | |
| | | |
|n/a..... | | |

* Delete whichever is inappropriate

NOTE (a) Any person who in respect of any part of the land is the proprietor of the dominium utile or is the lessee under a lease thereof of which not less than 7 years remains unexpired.

CERTIFICATES C (TO BE COMPLETED IN EVERY CASE)

I further certify that:

* (1) None of the land to which the application relates constitutes or forms part of an agricultural holding * (2) I have / the applicant has given the requisite notice to every person other than myself / himself who at the beginning of the period of 21 days ending with the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates

These persons are:

| Name | Address | Date of Service of Notice(s) |
|---------------|---------|------------------------------|
|N/A..... | | |
| | | |
| | | |
| | |Robert |
| Campbell..... | | |

CERTIFICATE D

I confirm that I have been unable to notify all parties under Certificates A, B and C

[Empty box for confirmation]

* Delete whichever is inappropriate

Signature of Applicant Robert Campbell.....

On behalf of

Date17/12/2020.....

CHECKLIST - The following documentation should be submitted:

please tick all boxes

TWO APPLICATION FORMS

DESIGN AND ACCESS STATEMENT
National and Major Applications only

TWO SETS OF PLANSyes

FEE (Where appropriate)yes

**PREA-APPLICATION CONSULTATION
REPORT**
National and Major Applications only

WARNING

If any person issues a certificate which purports to comply with the requirements of Section 35 of The Town and Country Planning (Scotland) Acts, and contains a statement which he knows to be false or misleading in a material particular or recklessly issues a certificate which purports to comply with those requirements and which contains a statement which is false or misleading in a material particular he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

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

**Notice for Service on Owners of
Application Site when not**

Regeneration and Planning

Inverclyde

wholly owned by Applicant

council

NOTICE No. 1

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Notice under Section 35 application for planning permission.

Proposed Development at :

(a) _____

TAKE NOTICE that application is being made to Inverclyde Council by :

(b) _____

For planning permission to :

(c) _____

If you wish to make representations to the above mentioned local planning authority about the application, you should do so by writing within 21 days of the date of service of this notice to :

**Inverclyde Council, Regeneration and Planning, Municipal Buildings,
Clyde Square, Greenock, PA15 1LY**

Signed : _____

Address : _____

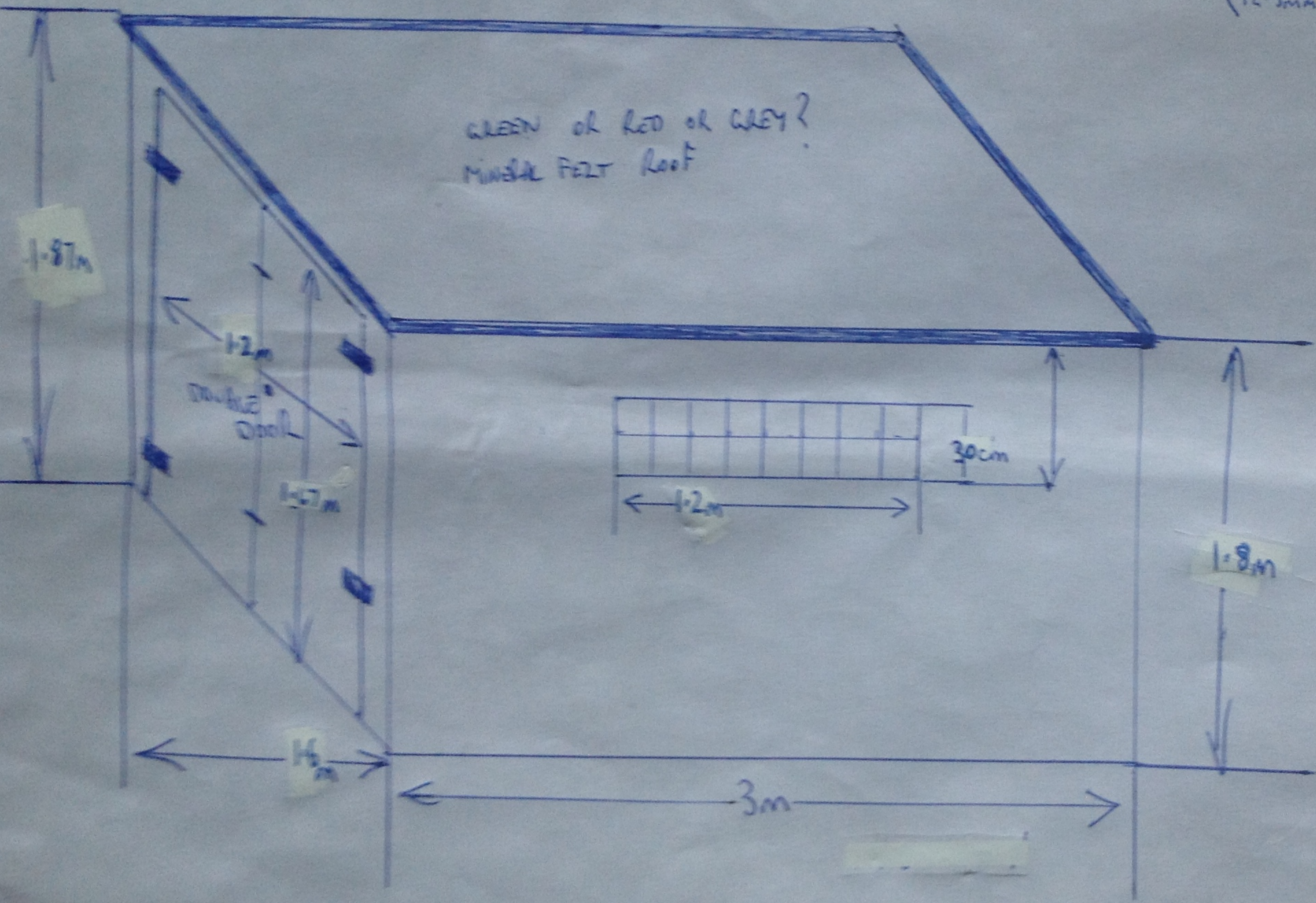
On Behalf of : _____

Date : _____

THIS NOTICE WAS NOT ISSUED TO YOU BY INVERCLYDE COUNCIL

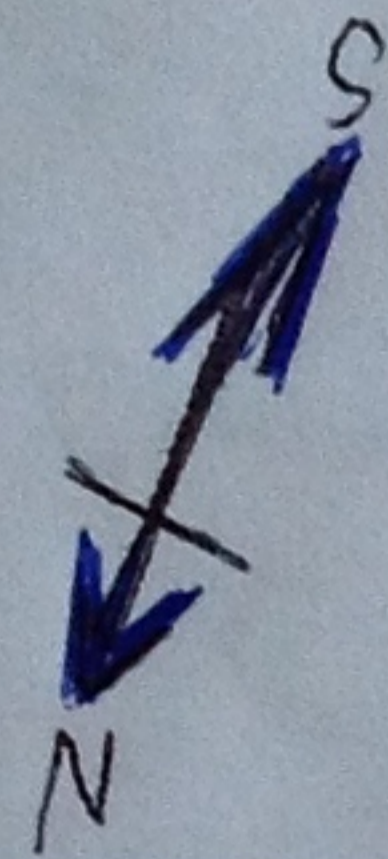
(12.5mm = 0.3m)

GREEN OR RED OR GREY?
MINERAL FELT ROOF



MOCK GEORGIAN STYLE WINDOW

SHED PAINTED GREY WITH BLACK EDGINGS + IRONMONGERY.



VICTORIA RD

SCALE 5mm = 0.3m

12m TO BOUNDARY WALLS

SIDEWALK

WALL

4.26m

1.82m PILLAR
1.3m WALL

SHED

1.6m

3m

N^o 26^A

PARKING

GRASS AREA
N^o 26^A

9m

PARKING

N^o 26 PARKING

N^o 28 PARKING

SHARED PATH
SLABS

7.21m

2.4m

STAIRS

N^o 26^A
ENTRANCE

1.2m

RAILINGS

N^o 26 bins

TO BASEMENT
FLAT
N^o 28

N^o 28 bins

STAIRS
TO
BACK
TALK

OLD
BUILDING

N^o 26
PATIO

N^o 26^A
SIDE ENTRANCE
PORCH

MAIN BUILDING

N^o 26
MAIN
ENTRANCE

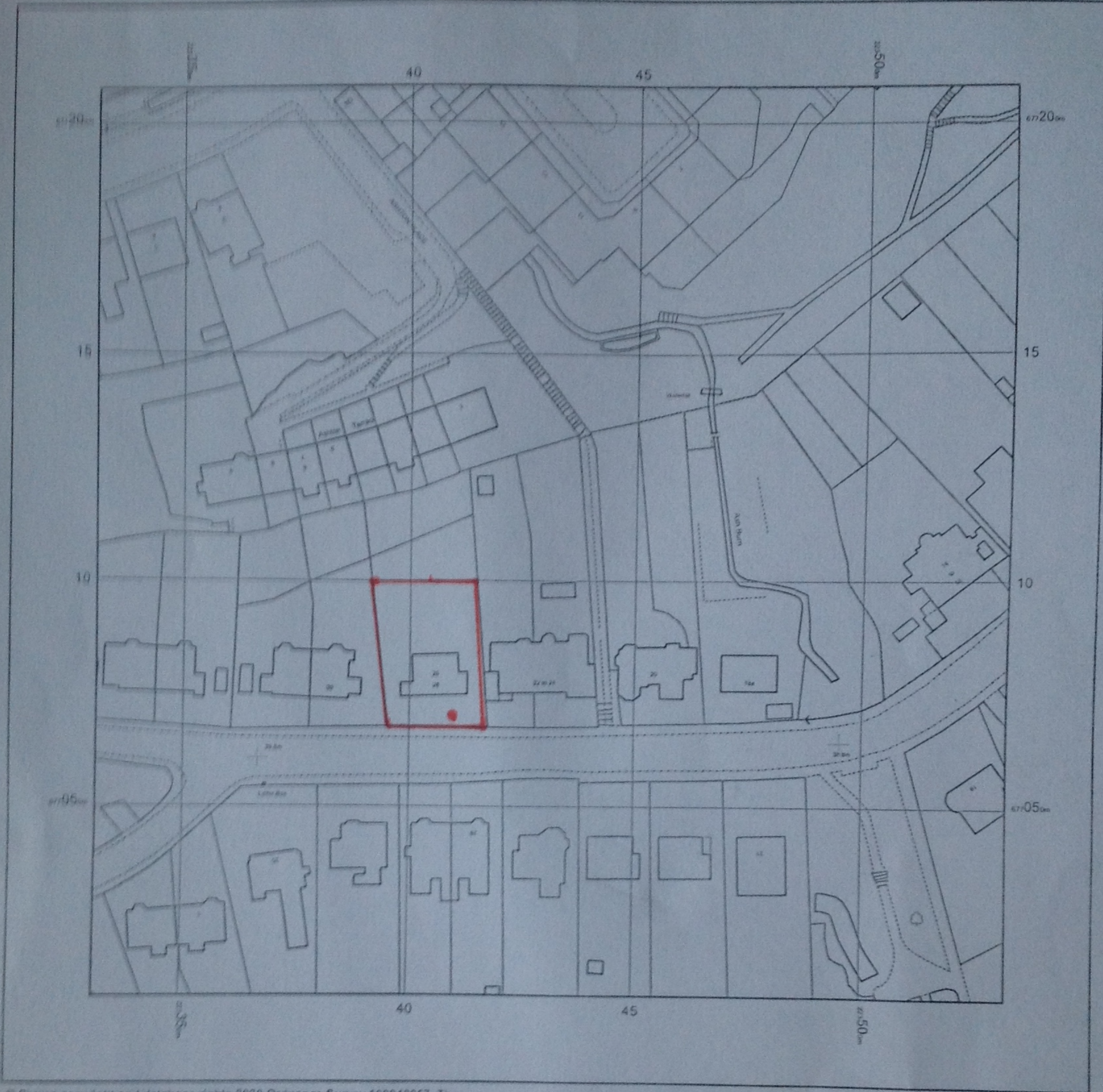
WALL

WALL



0m 1cm = 12.5m 62.5m

Scale 1:1250



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Supplied by: www.ukmapcentre.com
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Production Date: 17/12/2020 11:22:28

Robert Campbell
26A Victoria Rd
Goulburn
NSW 2580.

To descent planning @
iverlydecouncil.gov
.uk,

Accompanying notes
re-planning permission.

To whom it may concern,

The reason I require the shed at my home is to protect my investment of 2 classic motorcycles from the risk of theft and from deterioration due to weather. I propose to site the shed behind the 5th boundary wall of my property to the road sidewalk and think the visual impact from passing traffic and adjacent properties facing mine will be minimal.

From my immediate neighbour's point of view, the main living room areas are set out in such a way that the residents main windows are looking out the opposite side of the building from the driveway and face the river. The basement flat NO 28 has no windows on the driveway side of the building. Also when my car is in the drive the layout means my car is only a few feet from my downstairs neighbour's side door which she rarely uses while the shed will be next to the driveway entrance on my allocated ground and will not impede in any driveway manoeuvrings in any way.

At present I have a couple of covers around the bikes and although they offer some protection the frequent high winds have resulted in damage to the bikes and present a constant challenge in having them tied down to prevent them blowing away.

The shed will be constructed by a company in Alexandria and will be delivered pre-painted in the colour of the example picture I have included.

The shed footprint will only be about a foot larger than one of my present covers (an amadillo type) and in my view will be more aesthetically pleasing than the covers. I will prepare the base and am having discussions with my neighbours about getting the driveway paved.

2. SAMPLE IMAGE OF MATERIALS AND FINISHES FOR SHED



**3. APPOINTED OFFICER'S REPORT OF HANDLING
DATED 19 FEBRUARY 2021**

REPORT OF HANDLING

Report By: David Sinclair

Report No:

20/0324/IC

**Local Application
Development**

**Contact
Officer:** 01475 712436

Date:

19th February 2021

Subject: Erection of shed in front drive at
26A Victoria Road, Gourock.

SITE DESCRIPTION

The application site comprises an upper floor flatted property, situated within a two storey late 19th Century villa which has been subdivided into three with a basement flat towards the rear, located on the north side of Victoria Road, Gourock. The building is finished with a grey slate roof; white render walls; white uPVC windows and doors; black fasciae, rainwater goods, window sills and decorative features. The building contains two single storey side extensions, finished in white to match the existing property. The eastern side extension contains a grey aluminium framed entrance door for a neighbouring flat. The front garden contains two tarmac driveways, one on each side of the site, with an area of grass directly in front of the dwellinghouse. The grass area is set behind a stone wall, measuring between 1.1 and 1.3 metres in height. The eastern access contains two stone pillars approximately 1.7 metres in height. The side boundary to the east consists of a low wall which decreases in height in a northwards direction. The boundary to the west of the western access contains a stone wall approximately 1.6 metres in height along the principal elevation.

The site sits on a steep north facing slope, with stepped levels and an overall gradient of around 1 in 5, with the dwellinghouses directly across Victoria Road positioned approximately 5 metres above the application site. The site is bound by residential villas to the east, south and west, which are mostly subdivided into semi-detached or flatted properties; and a row of terraced dwellings to the north. The site is located within the West Bay, Gourock Conservation Area.

PROPOSAL

Planning permission is sought for the erection of a shed in the front garden. The shed is proposed to be positioned on the grass area directly behind the principal boundary wall, with a footprint measuring 3 metres by 1.6 metres, with the long elevation adjoining the boundary wall. The shed roof will have with a slight lean towards the dwellinghouse, with the front measuring 1.87 metres in height and the rear measuring 1.8 metres in height. The shed is proposed to be finished with a mineral felt roof; grey painted timber walls with black edgings and ironmongery, a double hinged door on the east elevation measuring 1.2 metres across, and a small window facing towards the dwellinghouse, measuring 1.2 metres in width by 0.3 metres in height.

DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out

in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 28 – Conservation Areas

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

PLANNING POLICY STATEMENT ON OUR HOMES AND COMMUNITIES

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.

CONSULTATIONS

None required.

PUBLICITY

An advertisement was placed in the Greenock Telegraph on the 15th January 2021 due to development being within a Conservation Area.

SITE NOTICES

A site notice was posted on the 15th January 2021 due to development being within a Conservation Area.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. Three representations were received, objecting to the proposal. Concerns were raised as follows:

Access Concerns

- Vehicular and pedestrian safety from the shed restricting the view of motorists accessing neighbouring driveways.
- Concerns over the double doors opening onto a communal path and obstructing the path when open.
- Concerns over the shed preventing access to maintain the shared boundary wall.

Design Concerns

- Concerns over inaccuracies regarding the height of the pavement side wall.
- The photograph shows a structure clearly larger than the building as annotated on the lay-out plan.
- Concerns over loss of natural light into neighbouring properties.
- Concerns over the building being used for more than simply storing motorbikes.
- Concerns over the use of the shed.

Environmental Concerns

- Concerns over loss of green space impacting on drainage and flooding.
- Concerns over the proposal restricting access to water and sewage pipes.
- Concerns over flammable materials being stored in the shed.

Impact on the Conservation Area

- Concerns over the visual impact of the proposal on neighbouring properties.
- The proposed shed is to the detriment of the character and appearance of the existing building.
- The proposal sets a very dangerous precedent in a Conservation Area.
- Concerns over the siting of ancillary buildings in front of the building line.
- Concerns over the proposal forming an obtrusive feature within the streetscape.
- This section of Victoria Road consists of classical Scots stone and slate or harled brick and slate villas. There are projections in some cases to these villas which extend beyond the building line but these are projections and not separate buildings.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Development Plan (LDP); Scottish Planning Policy (SPP); Historic Environment Scotland's "Historic Environment Policy for Scotland" and the "Managing Change in the Historic Environment" guidance note on 'Setting'; the impact of the proposed development in preserving and enhancing the pattern of development, special character and amenity of the Conservation Area; the representations received; and the Planning Policy Statement on Our Homes and Communities approved by the Environment and Regeneration Committee in October 2020.

SPP recognises that proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. The LDP locates the application site within an established residential area within the West Bay, Gourock Conservation Area under Policy 28. Policy 28 requires the proposal to preserve or enhance the character and appearance of the area, whilst having regard to Historic Environment Scotland's policy and guidance. 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 application in Policy 1 are being 'Distinctive' through contributing positively to historic buildings and places and reflecting local architecture and urban form and 'Safe and Pleasant' by avoiding conflict with adjacent uses.

The proposed shed is to be located within the front garden and will be clearly visible from the public realm on Victoria Road. In assessing the impacts of the proposed shed on the Conservation Area, I note the "Managing Change in the Historic Environment" guidance note on 'Setting'. The guidance note states that planning authorities must take into account the setting of historic assets or places when making decisions on planning applications. Development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.

In considering the impacts on the setting and pattern of development seen in the Conservation Area, I note the concerns raised over the siting of an ancillary building in front of the building line and the concerns over inaccuracies of the height of the front boundary wall making the proposal seem less intrusive. The height of the boundary wall has been noted on site as being between 1.1 and 1.3 metres in height, which will result in the proposed shed being between 0.6 and 0.75 metres taller than the boundary wall. The topography along Victoria Road results in the application site being raised slightly in comparison to the adjoining properties, making the front curtilage of the site appear more prominent on the streetscape in comparison to adjoining properties. The proposed shed is to be positioned in a prominent place on the streetscape in front of the main dwellinghouse. In considering the context of the area, I note that some of the villas along Victoria Road contain garages and projections which sit forward of the established building line, however, these are limited in scale and projection, all form part of an existing villa

and maintain an acceptable set back distance from the road to not disrupt the established building line. There are no detached buildings visible from the application site. I note that there is a detached garage at 18A Victoria Road which sits forward of the established building line, however, this garage is located within the grounds of a more modern dwellinghouse and is positioned at the far side of the dwellinghouse, ensuring that the garage does not obscure the principal elevation of the house. This garage is also positioned approximately 1.5 metres lower than Victoria Road, with the roof of the building lower than tops of the adjoining boundary railings. Furthermore, this garage sits at the end of the row of houses along this section of Victoria Road, adjoining a gap site which contains mature trees and planting that have grown over the roof of the garage. This has allowed the garage to blend in with the trees and adjoining front boundary hedge, obscuring it from view as approached from a north-easterly direction and lessening the visual impact when approached from the west along Victoria Road. Considering the pattern of development along Victoria Road, I consider that the buildings form a clear and established building line and none of the villas along this section of Victoria Road contain any outbuildings forward of the principal building line and therefore find that the proposal would result in an unexpected development within the street scene which does not reflect the urban form of the area, to the detriment of the character and setting of the Conservation Area.

In considering the design of the proposal and whether it reflects local architecture, the proposed shed is to be constructed with timber walls painted in grey and a mineral felt roof. I note that the flat roof on the single storey front porch and garage attached to the front and side of the neighbouring property at 24 Victoria Road contains a grey mineral felt roof and as such, this choice of material for a flat roof can be considered acceptable with regards to local architecture. In considering the choice of timber walls, I note that the houses and garages along Victoria Road are constructed predominantly with stone or brick, with a number of buildings being coated in render. None of the properties along Victoria Road contain timber outbuildings which are visible from the public realm. The proposed grey finish for the shed provides a modern finish which is not in use in the surrounding area and would contrast with the range of traditional finishes seen on the existing building and in the surrounding area. The contrasting nature of the proposal raises serious concerns over the impact on the character of the existing building and surrounding area, contrary to the guidance note on 'Setting' and the aims of Policy 28. I consider that the proposed shed design conflicts with the established choice of materials and finishes and as such, cannot be considered to reflect local architecture or contribute positively to historic buildings and places. It stands that the proposal fails to meet the quality of being 'Distinctive', in Policy 1.

In assessing whether the proposal meets the quality of being 'Safe and Pleasant', with regard to avoiding conflict with adjacent uses, I note the concerns raised over loss of natural light into neighbouring properties and potential impacts in terms of noise and flooding of neighbouring properties. With regards to the outbuilding having an unacceptable impact on neighbouring properties in terms of overshadowing, I note that the proposed shed roof is to be positioned at a lower elevation than the centre of the nearest adjacent ground floor flat windows which face towards the proposal and will have no impact on natural light into any neighbouring windows. Furthermore, the proposal is not of a size which will result in unacceptable levels of overshadowing to neighbouring garden areas. Controls over noise nuisance and light pollution resulting from the applicant using the outbuilding are matters which are regulated by The Head of Environmental and Public Protection (Environmental Health) under separate legislation. Whilst noise can be a material planning consideration, my assessment of the proposal does not suggest that the nature of the development and its size is such that there is a clear noise concern to the extent that refusal of planning permission on these grounds would be justified. With regard to flooding implications, I note that the outbuilding in question covers a small footprint and has been designed so that rainwater is directed onto an area of soft landscaping under ownership of the applicant and therefore is unlikely to increase or intensify flood risk to any neighbouring properties. Taking the above into account, I consider the proposal is unlikely to create conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing and can be considered as acceptable in this regard.

I note the concerns raised in the representations received over the use of the building being used for more than just storing motorbikes. The building is to cover a footprint of 4.8 square metres, which is notably smaller than any of the domestic garages seen along Victoria Road

and would clearly be ancillary to the main property. I am satisfied that the outbuilding raises no concerns over being used for commercial or non-domestic purposes. Concerns over flammable materials such as motor oil being stored in the shed are not a planning related concern and form no bearing on the determination of this application.

Turning to concerns raised in the objections which have not yet been addressed, the impact of the doors obstructing the communal path and the shed restricting access to the boundary wall, water and sewage pipes are civil matters to be addressed by the parties involved and can have no bearing on the determination of this application. Regarding the submitted photograph showing a larger structure than the one proposed, this has been submitted as a sample indicating the proposed materials and finishes for the shed and is not representative of the proposal in terms of scale or design.

With regard to the other material considerations, the site, as noted is located within a residential area under Policy D of the Planning Policy Statement on Our Homes and Communities. Based on the above assessment, the proposal is considered to be in contrast with the character and appearance of the area. As such it cannot be considered acceptable with regard to Policy D.

In conclusion, the proposal fails to contribute to making a successful place and cannot be supported under Policy 1. Furthermore, the proposal does not preserve or enhance the character and appearance of the area and would be considered as harmful to the historic environment and cannot be supported under Policy 28. 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. As the proposal fails to accord with the relevant policies in the Local Development Plan and there are no material considerations which would outweigh this in support of the application, the proposal cannot be supported.

RECOMMENDATION

That the application be refused for the following reasons:

1. By reason of location and design, including the use of finishing materials, the development fails to reflect local architecture and urban form as required by Policy 1 of the Inverclyde Local Development Plan.
2. The proposal would result in an unexpected and dominant feature on the streetscape, which would harm the established pattern of development and setting of the Conservation Area, contrary to the aims of Policy 28 of the Inverclyde Local Development Plan.

Signed:



David Sinclair
Case Officer



Stuart Jamieson
Head of Regeneration and Planning

4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 POLICY EXTRACTS

3.0 CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive

Adaptable

Resource Efficient

Easy to Move Around

Safe and Pleasant

Welcoming

3.4 **Figure 3** illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.



Quarriers Village

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.



Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places



10.0 OUR HISTORIC BUILDINGS AND PLACES

10.1 Inverclyde's buildings and places chart the long history of the area. Archaeological finds evidence the occupation of the area from pre-historic through to Roman times; Newark Castle and the initial growth of our towns and villages occurred during medieval times; and the industrialisation and urbanisation of the 18th to 20th centuries shaped Inverclyde as we know it now. Inverclyde's past has gifted the present day with a rich and varied legacy of historic buildings and places which significantly contribute to the culture, character and sense of place, and which support tourism and the economy. These include conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes. As well as the policies below, the Council will have regard to Historic Environment Scotland's Policy Statement (June 2016) and any successor document, when assessing proposals affecting these historic buildings and places.

Conservation Areas

10.2 Inverclyde has eight conservation areas: Greenock (West End and Cathcart Square/William Street), Gourock (West Bay and Kempock Street/Shore Street), Inverkip, Kilmacolm (South East and The Cross) and Quarrier's Homes. There are Article 4 Directions associated with five of these, the exceptions being The Cross, Kilmacolm and the two Gourock conservation areas, which were designated after the General Permitted Development Order was amended to restrict permitted development in conservation areas. Article 4 Directions remove permitted development rights from the conservation areas they cover.

10.3 Conservation Area Appraisals are useful documents for understanding the important features of conservation areas, assisting their positive management, and informing development management decisions. A Conservation Area Appraisal was completed for the Greenock West End in 2016 and it is intended that appraisals be undertaken for the other conservation areas over the lifetime of this Plan.

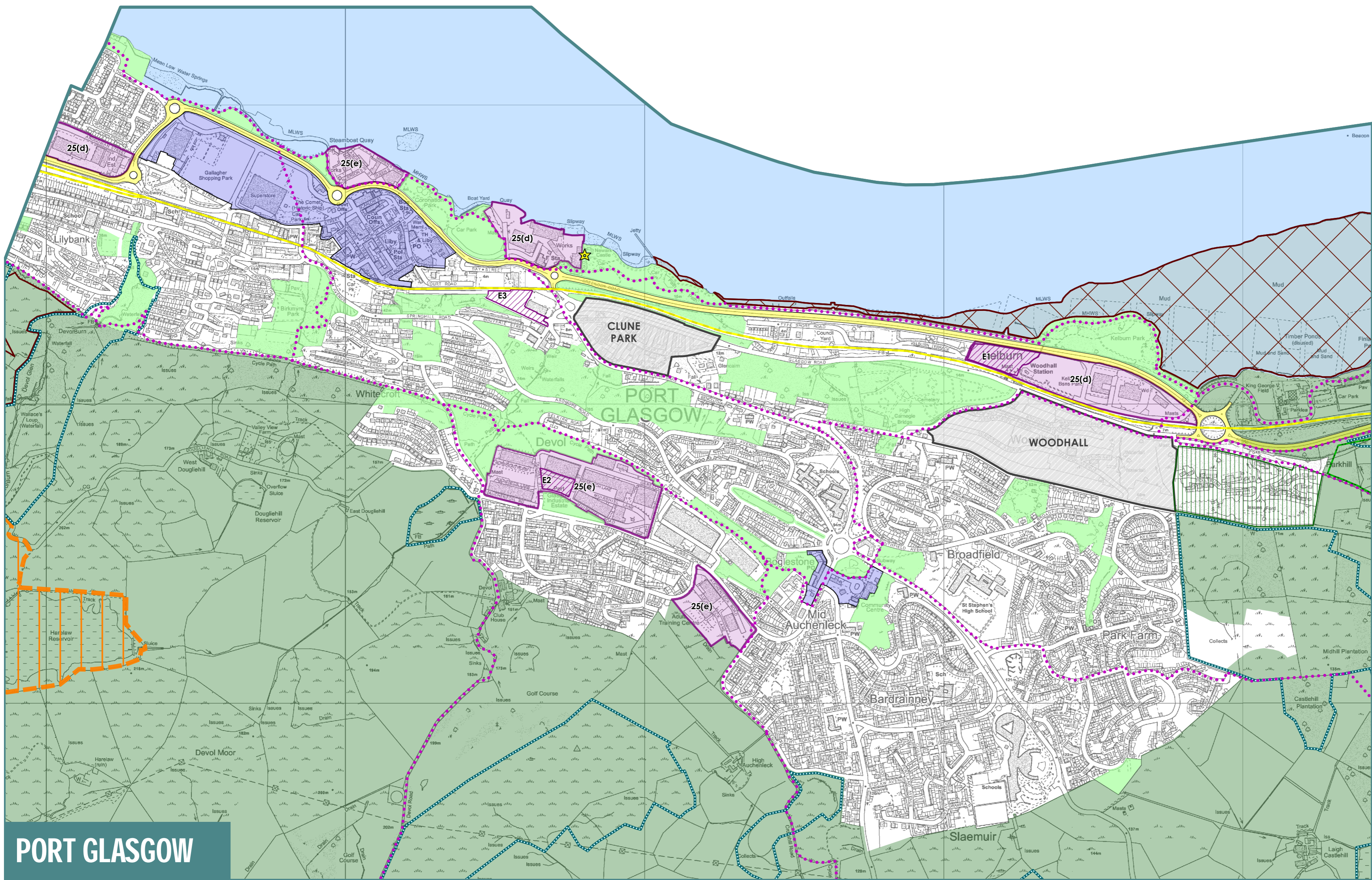
POLICY 28 – CONSERVATION AREAS

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.



Conservation Area - Main Street, Inverkip

5. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAP EXTRACT

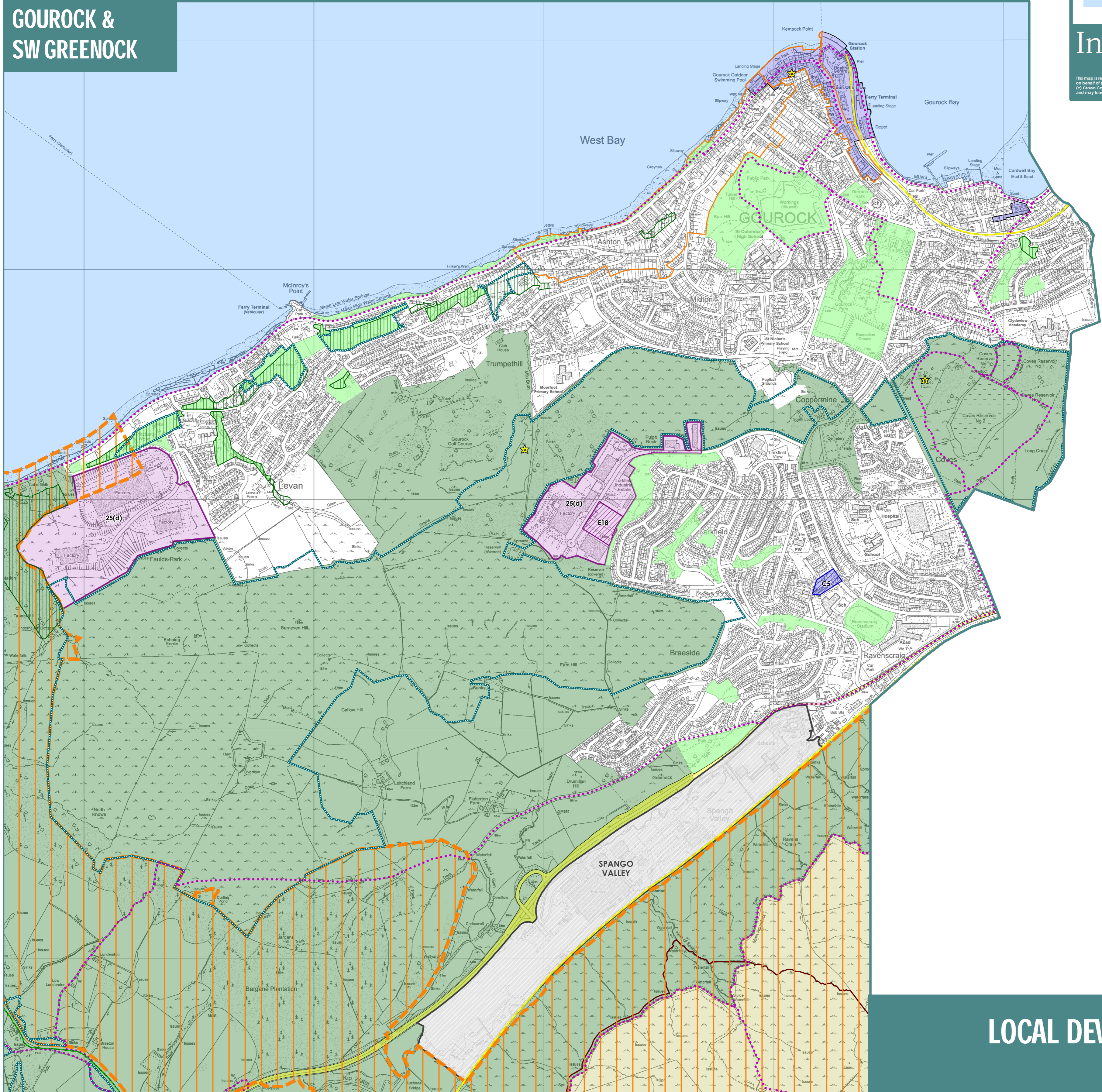


PORT GLASGOW

KEY

| | | |
|--|---|-----------------------------|
| SUSTAINABLE DEVELOPMENT STRATEGY | | |
| | Priority Place | POLICY 3 |
| CONNECTING PEOPLE AND PLACES | | |
| | Trunk Road | POLICY 11 |
| | Railway | POLICY 11 |
| SPATIAL DEVELOPMENT STRATEGY | | |
| | Green Belt | POLICIES 14 & 19 |
| | Countryside | POLICIES 14 & 19 |
| OUR TOWN AND LOCAL CENTRES | | |
| | Town Centre / Local Centre | POLICY 22 |
| | Network of Centres Opportunity | POLICY 22 |
| OUR JOBS AND BUSINESSES | | |
| | Business & Industrial Area | POLICY 25 |
| | Business & Industrial Development Opportunity | POLICY 26 |
| OUR HISTORIC BUILDINGS AND PLACES | | |
| | Conservation Area | POLICY 28 |
| | Scheduled Monument | POLICY 31 |
| | Gardens & Designed Landscapes | POLICY 32 |
| OUR NATURAL AND OPEN SPACES | | |
| | Special Protection Area / Ramsar Site | POLICY 33 |
| | Site of Special Scientific Interest | POLICY 33 |
| | Local Nature Conservation Site | POLICY 33 |
| | Tree Preservation Order | POLICY 34 |
| | Open Space | POLICY 35 |
| | Clyde Muirshiel Regional Park | POLICY 37 |
| | Core Path | POLICY 38 |
| | River Clyde / Firth of Clyde | |

GOUROCK & SW GREENOCK



Inverclyde council SCALE 1:10,000

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6. REPRESENTATIONS IN RELATION TO PLANNING APPLICATION

Laura Graham

From: David Ashman on behalf of Devcont Planning
Sent: 18 January 2021 12:14
To: Laura Graham
Cc: David Sinclair
Subject: FW: (No Classification) Application 20/0324/1C Erection of Shed in front drive 26A Victoria Road Gourock

Classification: No Classification

Obj

From: richard Fox [REDACTED]
Sent: 18 January 2021 10:31
To: Devcont Planning <devcont.planning@inverclyde.gov.uk>
Subject: Application 20/0324/1C Erection of Shed in front drive 26A Victoria Road Gourock

Sirs

I refer to the application made by Robert Campbell as above.

My wife and I enjoy a good relationship with the applicant and his wife but the matter of this application has not been discussed.

We object most strongly to this application which if granted would not only impact upon our house in visual terms most strongly but sets a very dangerous precedent in a Conservation area.

It is appreciated that the applicant wishes to house his classic motorcycles securely. I have a classic car. I rent a garage to accommodate it.

The precedent to which I refer above is the siting of ancillary buildings in front of the building line. For the most part this section of Victoria Road consists of classical Scots stone and slate or harled brick and slate villas. There are projections in some cases to these villas which extend beyond the building line but these are projections and not separate buildings. Number 26a is a flat within a "no-fines" construction villa, the villa itself already being a departure from the architectural idiom of the rest of the villas.

I take issue with the fact that the pavement side wall will obstruct the view of the majority of the shed. The wall is clearly not 5 feet tall. Whilst the applicant shows a photograph of the front of the shed this is misleading as the street aspect will be of the rear elevation of the shed. The photograph shows a structure clearly larger than the 3m by 1 m building as annotated upon the lay-out plan

Our property is situated directly opposite and is an upper conversion. Our view of the proposed shed will be therefore of that part of the shed exposed above the wall and the entire surface of the roof.

Whilst not a Planning matter it occurs to me that the applicant may well be contravening Gourock Estate's feuing conditions as they apply to the other occupants of this building.

PLEASE TREAT THIS OBJECTION AS BEING CONFIDENTIAL AND NOT TO BE DISCLOSED TO THE APPLICANT

Regards Richard Fox

Richard Fox BA (Hons)

consultant to

MORRIS PROPERTY MANAGEMENT Ltd.

Member of Compulsory Purchase Association

Regulated by the RICS

Commercial Property Surveyor and Land Agent

Kintra, 29A Victoria Road, Gourock, Scotland
PA19 1DH Tel : [REDACTED] Mobile : [REDACTED]

Head office : Suite 11, Jacobean House, 1A Glebe Street, East Kilbride G74 4LY
Tel [REDACTED]

The information contained in this e-mail is for the use of the addressee only and is confidential. If this e-mail has reached you in error please advise me on [REDACTED] and remove the message from your computer immediately. The message may not be disclosed to or used by a third party. I do not accept any responsibility or liability for any virus transmitted through this e-mail or for any reliance you may make on it. E-mail communication is capable of alteration and corruption and I accept no responsibility for alterations made to this e-mail after it has been sent. This e-mail does not create any legal obligation or form any part of a contract

Laura Graham

From: David Ashman on behalf of Devcont Planning
Sent: 22 January 2021 14:44
To: Laura Graham
Cc: David Sinclair
Subject: FW: (No Classification) Objection to Planning Application Ref - 20/0324/IC - Case Officer - David Sinclair

Classification: No Classification

[New obj](#)

From: Kerry Blance [REDACTED]
Sent: 22 January 2021 14:27
To: Devcont Planning <devcont.planning@inverclyde.gov.uk>
Subject: Objection to Planning Application Ref - 20/0324/IC - Case Officer - David Sinclair

Please find below my objection to the above planning application -

Can I ask respectfully that receipt of this email be acknowledged ?

Objection to Planning Application Ref - 20/0324/IC

Erection of shed in front drive - 26A Victoria Road Gourock

Case Officer - David Sinclair

From -
Mrs Kerry Blance
28 Victoria Road
Gourock
PA191DH

Email [REDACTED]
Tel - [REDACTED]
Commentator Type - Neighbour
Stance - Object

I object to the proposed development on the following grounds and in line with National Planning Regulations, the Local Development Plan, in particular, protecting areas for conservation and the following material considerations.

1 - The proposal is not in accordance with national planning legislation for the following reasons -

a - The proposed shed would be “forward of a wall forming part of the principal elevation which fronts a road” Section 4.79

b - The proposal is not in accordance with national planning legislation in that “In the case of dwelling houses in a conservation area the floor area of the ancillary building cannot be in excess of 4 square metres” Section 4.85 The applicant’s plans show the floor area to be (3m x 1.67m) 5.01m

c - The proposal is not in accordance with national planning legislation in that “As a result of the development the area of ground covered by the development would exceed 50% of the area of the front curtilage (excluding hard surface)” (Class 3A-f) The front garden grass area dimensions have not been included in the plans and I think it highly likely that the proposed development exceeds 50% of the grass area

It should also be noted that ancillary buildings would ordinarily be located in the rear curtilage of properties.

The Local Development Plan for Inverclyde Council - Policy 28 on Conservation Areas states that “Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area”

I would suggest that the proposal to erect a large modern shed in the front garden, with a height in excess of the boundary wall, visible to all as they pass the property (which has a shared front curtilage with residents of numbers 26 and 28) does **NOTHING** to “preserve and enhance the character and appearance of the area”. It contrasts negatively with the building itself which was built around the turn of the century eg it proposes mock Georgian style windows whereas the villa itself is of the Victorian era and style. The building itself is of non traditional and unusual construction for the era in which it was built (concrete poured) and is therefore of architectural/historical interest, by contrast the proposed development is modern in appearance and would have a roof of green, red or grey felt ?

There are **NO** sheds or ancillary buildings in the front curtilage of **ANY** properties in Victoria Road; I believe this to worthy of note.

Were permission to be granted for this proposed development would it make it more difficult for Inverclyde Council to resist future similar developments that could result in an erosion of the character of the street and therefore the conservation area over time which would not be in the long term public interest ?

Other points to note -

1 - Section 2 of the Full Planning Application is incorrect as the shed is being erected in the front garden and **NOT** the drive as stated.

In section 5 of the Full Planning Application the existing use of land is not parking but is a small garden.

2 - Consideration should be given to the environmental impact; the proposed development is all but obliterating the remaining small green space in the front curtilage of “Chistlehurst”

A mature rowan ? tree has already been cut to ground level in anticipation of approval of this development. The applicant has not responded to section 10 of the Full Planning Application which asks if any trees/scrubs would need to be cleared on site.

3 - Given the scale of the proposal(most notably the height) would this development afford the applicant the opportunity to use this as a workshop for his vintage motorcycle restoration projects with the associated noise, headlights, fumes etc etc ? This activity is currently weather dependant for the applicant.

4 - The plans show the double doors opening onto a shared access path used by the resident of 26 to access her main door; this path also provides communal access to the side of the property to the rear curtilage for all properties within the building.

5 - According to the plans the wall of the proposed shed is resting against the boundary wall of the property (it is a communal responsibility to maintain these walls) The proposed development would prohibit maintenance of the wall on the side facing the property.

Kerry Blance

Sent from my iPad

Laura Graham

From: David Sinclair
Sent: 01 February 2021 10:00
To: Laura Graham
Subject: RE: (No Classification) Siobhan Wilson - Planning Application Objection .pages
Attachments: Objection.pdf

Classification: No Classification

Laura,

Objection attached as a pdf file (in case you can't open the attachment).

Many Thanks

David

From: David Ashman **On Behalf Of** Devcont Planning
Sent: 01 February 2021 09:34
To: Laura Graham <Laura.Graham@inverclyde.gov.uk>
Cc: David Sinclair <David.Sinclair@inverclyde.gov.uk>
Subject: FW: (No Classification) Siobhan Wilson - Planning Application Objection .pages

Classification: No Classification

Obj

From: siobhan [REDACTED]
Sent: 31 January 2021 19:25
To: Devcont Planning <devcont.planning@inverclyde.gov.uk>
Subject: Siobhan Wilson - Planning Application Objection .pages

Please see attached objections in relation to Application number 20/0324/IC regarding 26A Victoria Road Gourock.

I wonder if it's possible to ask for an acknowledgement of my email to ensure my attachment has been successfully received?

Many thanks

Siobhan Wilson

26 Victoria Road

Gourock

PA19 1DH

Sent from my iPhone

26 Victoria Road
Gourock
PA191DH

Dear Sir - I write with my objections to the following proposed development at 26A Victoria Road, Gourock.

Planning Ref - 20/0324/IC - Erection of shed in front drive

A - Scale of project

The height of the proposed shed at 1.89 metres will undoubtedly obstruct clear sight lines as I reverse my car from the drive onto a busy road. I fear that given the size of the shed it will impair my vision of pedestrians, cyclists, dog walkers etc, using the pavement.

Given the scale of the project I would suggest that it's use will be more than simply storage of motorbikes; it would likely impact on the natural light into my kitchen and bathroom and my fear is that having a shed of this magnitude which does not blend well with the building itself will have the potential to devalue my property.

B - Obstruction of communal path

The plans for the proposed shed show double doors which open onto a communal path. Contrary to the statement provided by the applicant this IS my main door and main access to my property, routinely used by all visitors, postman, delivery drivers etc,etc.

I don't feel I should be in a position where I should have to try to navigate an alternative route to my own front door were the double doors to the proposed shed to be open.

There will undoubtedly be an increased burden on the paved communal path as heavy motorbikes are wheeled over it on a daily basis

C - Environmental Issues

The applicant has incorrectly described the proposed shed as being built on his drive; it is in fact on the small remaining section of green space; all but obliterating this may well have an impact on drainage and lead to flooding ? It may also restrict access to water and sewage pipes which run under the area at the front of the property ?

It is highly likely that given this will be housing motorbikes that it may also be used to store flammables including petrol, oil or other flammable materials used to preserve or maintain motorbikes. The close proximity to my house of such items gives me great cause for concern.

I would be concerned that the scale of the development is such that it will enable the applicant to "work" on his motorbikes within the structure, with the potential to create light and noise pollution in a quiet residential area.

D - Conservation Area

In my opinion the proposed shed is to the detriment of the character and appearance of the existing building and is not an appropriate addition for a highly visible public location within the conservation area; it would constitute an obtrusive feature within the streetscape and would not enhance and protect the conservation area in any way.

Siobhan Wilson (Neighbour)

[REDACTED]

**7. DECISION NOTICE DATED 23 FEBRUARY 2021
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: 20/0324/IC

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

**Robert Campbell
26A Victoria Road
GOUROCK
PA19 1DH**

With reference to your application dated 21st December 2020 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of shed in front drive at

26A Victoria Road, Gourock.

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 location and design, including the use of finishing materials, the development fails to reflect local architecture and urban form as required by Policy 1 of the Inverclyde Local Development Plan.
2. The proposal would result in an unexpected and dominant feature on the streetscape, which would harm the established pattern of development and setting of the Conservation Area, contrary to the aims of Policy 28 of the Inverclyde Local Development Plan.

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

Dated this 23rd day of February 2021



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: |
|---------------------------|-----------------|---------------|
| 100048957 | | 17.12.2020 |
| Sample image of materials | | |
| Shed Dimensions | | |
| Site Plan | | |

**8. NOTICE OF REVIEW FORM DATED 29 MARCH 2021
TOGETHER WITH SUPPORTING STATEMENT AND
PHOTOGRAPHS**

NOTICE OF REVIEW

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

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

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

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

Use BLOCK CAPITALS if completing in manuscript

| Applicant(s) | Agent (if any) |
|--|--|
| Name <input type="text" value="ROBERT CAMPBELL"/> | Name <input type="text" value="N/A"/> |
| Address <input type="text" value="26A VICTORIA ROAD GOWLOCK"/> | Address <input type="text" value="N/A"/> |
| Postcode <input type="text" value="PA19 1DH"/> | Postcode <input type="text"/> |
| Contact Telephone 1 <input type="text"/> | Contact Telephone 1 <input type="text" value="N/A"/> |
| Contact Telephone 2 <input type="text"/> | Contact Telephone 2 <input type="text" value="N/A"/> |
| Fax No <input type="text"/> | Fax No <input type="text"/> |
| E-mail* <input type="text"/> | E-mail* <input type="text" value="N/A"/> |
| Mark this box to confirm all contact should be through this representative: <input type="checkbox"/> | |
| Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| * Do you agree to correspondence regarding your review being sent by e-mail? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |

| | | | |
|---|---|---------------------------|---|
| Planning authority | <input type="text" value="INVERCLYDE COUNCIL"/> | | |
| Planning authority's application reference number | <input type="text" value="20/0324/1C"/> | | |
| Site address | <input type="text" value="26A VICTORIA ROAD GOWLOCK PA19 1DH"/> | | |
| Description of proposed development | <input type="text" value="SHED"/> | | |
| Date of application | <input type="text" value="21/12/2020"/> | Date of decision (if any) | <input type="text" value="23/02/2021"/> |

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:

I THINK A HEARING WOULD BE THE BEST WAY IF COMBINED WITH A SITE VISIT WITH MYSELF IN ATTENDANCE TO - CONT BELOW

Site inspection

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

- 1. Can the site be viewed entirely from public land? Yes No
- 2. Is it possible for the site to be accessed safely, and without barriers to entry? Yes No

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

NO REASON BUT TO CONTINUE FROM ABOVE - DETERMINE THE ACTUAL LEVEL OF IMPACT OF THE SHED.

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.

I AM SEEKING A REVIEW ON THE DECISION TO REFUSE MY APPLICATION FOR A SHED AT MY HOME ON MY OWN GROUND BECAUSE I FEEL THAT WHAT I AM PROPOSING DUE TO ITS SIZE AND LOCATION WILL NOT BE CAUSE FOR COMPLAINT. I AM WILLING TO BUILD THE 'SHED' IN ANY MATERIAL AND IN ANY COLOUR THAT THE COUNCIL SPECIFY AS I WASN'T AWARE OF HAVING RULES FOR CERTAIN MATERIALS ETC. I AM ALSO WANTING TO SUGGEST THAT I COULD MAKE THE SHED SLIGHTLY SHORTER AND REDUCE THE HEIGHT TO FIVE FEET BUT HAVE IT MADE SO THAT I CAN RAISE THE ROOF SECTION UP WHEN I AM IN THE SHED, THIS WOULD MEAN THAT THE MAJORITY OF THE TIME THE ROOF WOULD BE IN THE LOWERED POSITION.

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.

I AM RAISING THESE SUGGESTIONS AS COMPROMISE TO ANY CONCERNS MY NEIGHBOURS HAVE RAISED :- (SEE REPORT OF HANDLING PUBLIC PARTICIPATION NEIGHBOURS) AND CONSERVATION AREA CONCERNS RAISED BY THE PLANNING OFFICER (SEE DECISION NOTICE) HIGHLIGHTED

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.

DECISION NOTICE
 REPORT OF HANDLING.
 PICTURES OF VARIOUS OUTBUILDINGS AROUND THE AREA

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 Date 29.3.21

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

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 20/0324/IC

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

Robert Campbell
26A Victoria Road
GOUROCK
PA19 1DH

With reference to your application dated 21st December 2020 for planning permission under the above mentioned Act and Regulation for the following development:-

Erection of shed in front drive at

26A Victoria Road, Gourock.

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 location and design, including the use of finishing materials, the development fails to reflect local architecture and urban form as required by Policy 1 of the Inverclyde Local Development Plan.
2. The proposal would result in an unexpected and dominant feature on the streetscape, which would harm the established pattern of development and setting of the Conservation Area, contrary to the aims of Policy 28 of the Inverclyde Local Development Plan.

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

Dated this 23rd day of February 2021


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: |
|---------------------------|----------|------------|
| 100048957 | | 17.12.2020 |
| Sample image of materials | | |
| Shed Dimensions | | |
| Site Plan | | |

REPORT OF HANDLING

Report By: David Sinclair

Report No: 20/0324/IC

Local Application
Development

Contact
Officer: 01475 712436

Date: 19th February 2021

Subject: Erection of shed in front drive at
26A Victoria Road, Gourock.

SITE DESCRIPTION

The application site comprises an upper floor flatted property, situated within a two storey late 19th Century villa which has been subdivided into three with a basement flat towards the rear, located on the north side of Victoria Road, Gourock. The building is finished with a grey slate roof; white render walls; white uPVC windows and doors; black fasciae, rainwater goods, window sills and decorative features. The building contains two single storey side extensions, finished in white to match the existing property. The eastern side extension contains a grey aluminium framed entrance door for a neighbouring flat. The front garden contains two tarmac driveways, one on each side of the site, with an area of grass directly in front of the dwellinghouse. The grass area is set behind a stone wall, measuring between 1.1 and 1.3 metres in height. The eastern access contains two stone pillars approximately 1.7 metres in height. The side boundary to the east consists of a low wall which decreases in height in a northwards direction. The boundary to the west of the western access contains a stone wall approximately 1.6 metres in height along the principal elevation.

The site sits on a steep north facing slope, with stepped levels and an overall gradient of around 1 in 5, with the dwellinghouses directly across Victoria Road positioned approximately 5 metres above the application site. The site is bound by residential villas to the east, south and west, which are mostly subdivided into semi-detached or flatted properties; and a row of terraced dwellings to the north. The site is located within the West Bay, Gourock Conservation Area.

PROPOSAL

Planning permission is sought for the erection of a shed in the front garden. The shed is proposed to be positioned on the grass area directly behind the principal boundary wall, with a footprint measuring 3 metres by 1.6 metres, with the long elevation adjoining the boundary wall. The shed roof will have with a slight lean towards the dwellinghouse, with the front measuring 1.87 metres in height and the rear measuring 1.8 metres in height. The shed is proposed to be finished with a mineral felt roof; grey painted timber walls with black edgings and ironmongery, a double hinged door on the east elevation measuring 1.2 metres across, and a small window facing towards the dwellinghouse, measuring 1.2 metres in width by 0.3 metres in height.

DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out

in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 28 – Conservation Areas

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

PLANNING POLICY STATEMENT ON OUR HOMES AND COMMUNITIES

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.

CONSULTATIONS

None required.

PUBLICITY

An advertisement was placed in the Greenock Telegraph on the 15th January 2021 due to development being within a Conservation Area.

SITE NOTICES

A site notice was posted on the 15th January 2021 due to development being within a Conservation Area.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. Three representations were received, objecting to the proposal. Concerns were raised as follows:

Access Concerns

- Vehicular and pedestrian safety from the shed restricting the view of motorists accessing neighbouring driveways.
- Concerns over the double doors opening onto a communal path and obstructing the path when open.
- Concerns over the shed preventing access to maintain the shared boundary wall.

Design Concerns

- Concerns over inaccuracies regarding the height of the pavement side wall.
- The photograph shows a structure clearly larger than the building as annotated on the lay-out plan.
- Concerns over loss of natural light into neighbouring properties.
- Concerns over the building being used for more than simply storing motorbikes.
- Concerns over the use of the shed.

Environmental Concerns

- Concerns over loss of green space impacting on drainage and flooding.
- Concerns over the proposal restricting access to water and sewage pipes.
- Concerns over flammable materials being stored in the shed.

Impact on the Conservation Area

- Concerns over the visual impact of the proposal on neighbouring properties.
- The proposed shed is to the detriment of the character and appearance of the existing building.
- The proposal sets a very dangerous precedent in a Conservation Area.
- Concerns over the siting of ancillary buildings in front of the building line.
- Concerns over the proposal forming an obtrusive feature within the streetscape.
- This section of Victoria Road consists of classical Scots stone and slate or harled brick and slate villas. There are projections in some cases to these villas which extend beyond the building line but these are projections and not separate buildings.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Development Plan (LDP); Scottish Planning Policy (SPP); Historic Environment Scotland's "Historic Environment Policy for Scotland" and the "Managing Change in the Historic Environment" guidance note on 'Setting'; the impact of the proposed development in preserving and enhancing the pattern of development, special character and amenity of the Conservation Area; the representations received; and the Planning Policy Statement on Our Homes and Communities approved by the Environment and Regeneration Committee in October 2020.

SPP recognises that proposals for development within conservation areas should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. The LDP locates the application site within an established residential area within the West Bay, Gourock Conservation Area under Policy 28. Policy 28 requires the proposal to preserve or enhance the character and appearance of the area, whilst having regard to Historic Environment Scotland's policy and guidance. 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 application in Policy 1 are being 'Distinctive' through contributing positively to historic buildings and places and reflecting local architecture and urban form and 'Safe and Pleasant' by avoiding conflict with adjacent uses.

The proposed shed is to be located within the front garden and will be clearly visible from the public realm on Victoria Road. In assessing the impacts of the proposed shed on the Conservation Area, I note the "Managing Change in the Historic Environment" guidance note on 'Setting'. The guidance note states that planning authorities must take into account the setting of historic assets or places when making decisions on planning applications. Development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.

In considering the impacts on the setting and pattern of development seen in the Conservation Area, I note the concerns raised over the siting of an ancillary building in front of the building line and the concerns over inaccuracies of the height of the front boundary wall making the proposal seem less intrusive. The height of the boundary wall has been noted on site as being between 1.1 and 1.3 metres in height, which will result in the proposed shed being between 0.6 and 0.75 metres taller than the boundary wall. The topography along Victoria Road results in the application site being raised slightly in comparison to the adjoining properties, making the front curtilage of the site appear more prominent on the streetscape in comparison to adjoining properties. The proposed shed is to be positioned in a prominent place on the streetscape in front of the main dwellinghouse. In considering the context of the area, I note that some of the villas along Victoria Road contain garages and projections which sit forward of the established building line, however, these are limited in scale and projection, all form part of an existing villa

and maintain an acceptable set back distance from the road to not disrupt the established building line. There are no detached buildings visible from the application site. I note that there is a detached garage at 18A Victoria Road which sits forward of the established building line, however, this garage is located within the grounds of a more modern dwellinghouse and is positioned at the far side of the dwellinghouse, ensuring that the garage does not obscure the principal elevation of the house. This garage is also positioned approximately 1.5 metres lower than Victoria Road, with the roof of the building lower than tops of the adjoining boundary railings. Furthermore, this garage sits at the end of the row of houses along this section of Victoria Road, adjoining a gap site which contains mature trees and planting that have grown over the roof of the garage. This has allowed the garage to blend in with the trees and adjoining front boundary hedge, obscuring it from view as approached from a north-easterly direction and lessening the visual impact when approached from the west along Victoria Road. Considering the pattern of development along Victoria Road, I consider that the buildings form a clear and established building line and none of the villas along this section of Victoria Road contain any outbuildings forward of the principal building line and therefore find that the proposal would result in an unexpected development within the street scene which does not reflect the urban form of the area, to the detriment of the character and setting of the Conservation Area.

In considering the design of the proposal and whether it reflects local architecture, the proposed shed is to be constructed with timber walls painted in grey and a mineral felt roof. I note that the flat roof on the single storey front porch and garage attached to the front and side of the neighbouring property at 24 Victoria Road contains a grey mineral felt roof and as such, this choice of material for a flat roof can be considered acceptable with regards to local architecture. In considering the choice of timber walls, I note that the houses and garages along Victoria Road are constructed predominantly with stone or brick, with a number of buildings being coated in render. None of the properties along Victoria Road contain timber outbuildings which are visible from the public realm. The proposed grey finish for the shed provides a modern finish which is not in use in the surrounding area and would contrast with the range of traditional finishes seen on the existing building and in the surrounding area. The contrasting nature of the proposal raises serious concerns over the impact on the character of the existing building and surrounding area, contrary to the guidance note on 'Setting' and the aims of Policy 28. I consider that the proposed shed design conflicts with the established choice of materials and finishes and as such, cannot be considered to reflect local architecture or contribute positively to historic buildings and places. It stands that the proposal fails to meet the quality of being 'Distinctive', in Policy 1.

In assessing whether the proposal meets the quality of being 'Safe and Pleasant', with regard to avoiding conflict with adjacent uses, I note the concerns raised over loss of natural light into neighbouring properties and potential impacts in terms of noise and flooding of neighbouring properties. With regards to the outbuilding having an unacceptable impact on neighbouring properties in terms of overshadowing, I note that the proposed shed roof is to be positioned at a lower elevation than the centre of the nearest adjacent ground floor flat windows which face towards the proposal and will have no impact on natural light into any neighbouring windows. Furthermore, the proposal is not of a size which will result in unacceptable levels of overshadowing to neighbouring garden areas. Controls over noise nuisance and light pollution resulting from the applicant using the outbuilding are matters which are regulated by The Head of Environmental and Public Protection (Environmental Health) under separate legislation. Whilst noise can be a material planning consideration, my assessment of the proposal does not suggest that the nature of the development and its size is such that there is a clear noise concern to the extent that refusal of planning permission on these grounds would be justified. With regard to flooding implications, I note that the outbuilding in question covers a small footprint and has been designed so that rainwater is directed onto an area of soft landscaping under ownership of the applicant and therefore is unlikely to increase or intensify flood risk to any neighbouring properties. Taking the above into account, I consider the proposal is unlikely to create conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing and can be considered as acceptable in this regard.

I note the concerns raised in the representations received over the use of the building being used for more than just storing motorbikes. The building is to cover a footprint of 4.8 square metres, which is notably smaller than any of the domestic garages seen along Victoria Road

and would clearly be ancillary to the main property. I am satisfied that the outbuilding raises no concerns over being used for commercial or non-domestic purposes. Concerns over flammable materials such as motor oil being stored in the shed are not a planning related concern and form no bearing on the determination of this application.

Turning to concerns raised in the objections which have not yet been addressed, the impact of the doors obstructing the communal path and the shed restricting access to the boundary wall, water and sewage pipes are civil matters to be addressed by the parties involved and can have no bearing on the determination of this application. Regarding the submitted photograph showing a larger structure than the one proposed, this has been submitted as a sample indicating the proposed materials and finishes for the shed and is not representative of the proposal in terms of scale or design.

With regard to the other material considerations, the site, as noted is located within a residential area under Policy D of the Planning Policy Statement on Our Homes and Communities. Based on the above assessment, the proposal is considered to be in contrast with the character and appearance of the area. As such it cannot be considered acceptable with regard to Policy D.

In conclusion, the proposal fails to contribute to making a successful place and cannot be supported under Policy 1. Furthermore, the proposal does not preserve or enhance the character and appearance of the area and would be considered as harmful to the historic environment and cannot be supported under Policy 28. 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. As the proposal fails to accord with the relevant policies in the Local Development Plan and there are no material considerations which would outweigh this in support of the application, the proposal cannot be supported.

RECOMMENDATION

That the application be refused for the following reasons:

1. By reason of location and design, including the use of finishing materials, the development fails to reflect local architecture and urban form as required by Policy 1 of the Inverclyde Local Development Plan.
2. The proposal would result in an unexpected and dominant feature on the streetscape, which would harm the established pattern of development and setting of the Conservation Area, contrary to the aims of Policy 28 of the Inverclyde Local Development Plan.

Signed:



David Sinclair
Case Officer



Stuart Jamieson
Head of Regeneration and Planning

SOME POINTS I FEEL ARE RELEVANT:-

1/. IN THE REPORT OF HANDLING - SITE DESCRIPTION - THE BUILDING DESCRIPTION TALKS ABOUT WHITE RENDER WALLS THIS IS WRONG. THE BUILDING IS A NO FINES POURED CONCRETE CONSTRUCTION AS IS THE ONE ADJACENT TO THE ~~EAST~~. IT IS PAINTED WHITE - NO RENDER. I FEEL THIS IS RELEVANT AS THE OFFICER GOES ON TO REFER TO BUILDINGS AS HISTORICAL ASSETS IN HIS ASSESSMENT BUT DOES A POURED CONCRETE BUILDING COME UNDER THIS RULE?

I FEEL THE OFFICER WAS OTHERWISE FAIR AND APPLIED HIS METHODOLOGY IN WRITING HIS REPORT CORRECTLY THOUGH PERHAPS A BIT OVER DILIGENTLY.

THE REASON I SAY THIS IS BECAUSE THE FOOTPRINT OF THE SHED WOULDN'T BE MUCH BIGGER THAN THE EXISTING COVER OF THE UP AND OVER TYPE THAT I ALREADY HAVE ON THE DRIVE, I SIMPLY WANTED TO FIND A SOLUTION TO THE CONTINUOUS BATTLE I HAVE AGAINST THE ELEMENTS WHILE TRYING TO PROTECT MY CLASSIC MOTORCYCLE (HISTORIC ASSET) AND THOUGHT A SMALL SHED WOULD BE THE PERFECT SOLUTION.

I HAVE NO WISH TO UPSET ANY NEIGHBOURS THAT IS WHY I AM SUGGESTING I COULD MAKE THE SHED WITH A RETRACTABLE ROOF SO THAT THE MAJORITY OF TIMES IT WOULD BE ONLY FIVE FEET HIGH AND ONLY RAISED WHEN I WAS INSIDE.

ALSO I THOUGHT THE GREY COLOUR WAS NICE AND MADE THE SHED LOOK LIKE A SMALL OUTBUILDING NO MORE VISIBLE THAN THE VARIOUS SHEDS AND GARAGES IN THE SURROUNDING AREA. I HAVE INCLUDED SOME PICTURES ALTHOUGH B+W YOU GET THE IDEA THAT OUTBUILDINGS ON VIEW AREN'T EXTRA-ORDINARY IN THE AREA.

I MYSELF WANT TO CREATE A NICE THING TO LOOK AT AND ENJOY AT MY HOME I DON'T WANT TO HAVE AN EYEBLE OUTSIDE AND WOULDN'T WANT TO DO THIS IF I THOUGHT THAT WOULD BE THE CASE.

2 I FEEL A SITE VISIT WOULD BE THE BEST WAY TO GET AN IDEA OF THE SCALE OF THE PROPOSAL HERE AND THE UNDERSTANDING THAT THIS WILL IN NO WAY INCUR ANY INCONVENIENCE FOR MY NEIGHBOURS. THERE WAS SOME CONCERNS RAISED ABOUT THE DOORS OPENING ONTO THE COMMUNAL PATH BUT I HAVE SINCE DISCOVERED I HAVE APPROX 8 FT FURTHER TO THE WEST THAN I ORIGINALLY THOUGHT, WHEN YOU LOOK AT THE LAYOUT PLAN I INCLUDED, THE BORDER LINE FOR MY DRIVE IS ACTUALLY IN THE CENTRE OF THE MAIN BUILDING WHEN I THOUGHT IT WAS THE END OF THE STAIRWALL AT MY FRONT DOOR. IN ANY CASE I COULD HAVE REDUCED THE LENGTH OF THE SHED SLIGHTLY.

I THINK IT'S BEST TO GO OVER EVERYTHING AT THE PROPOSED SITE VISIT / HEARING. THE LAYOUT PLAN I SPOKE OF ABOVE I COULDN'T SEND TO THE PRINTER VIA MY PHONE AS OVER 5mb, BUT I CAN SHOW AT THE VISIT.

AS I SAID I AM OPEN TO MAKING THE CONSTRUCTION IN ANY MATERIALS / COLOURS THE COUNCIL SPECIFY.

I HAVE NEWS THAT THE COUNCIL ARE BRINGING IN NEW LEGISLATION THAT WILL ALLOW PEOPLE IN POSITIONS SUCH AS MYSELF WHO HAVE NO OPTIONS BUT THE FRONT CURTILAGE TO PUT ANYTHING FOR STORAGE TO CONSTRUCT A STORAGE SHED 8' LONG - 5' HIGH - 4' WIDE. I COULD PROPOSE WHAT I SUGGESTED ABOUT THE ELEVATING ROOF BRINGING THE HEIGHT OF MY SHED DOWN WOULD CONCUR WITH THIS AND IT WOULDN'T BE MUCH WIDER OR LONGER. THE SHED WOULD BE OF GREAT BENEFIT TO ME NOW AND WOULD ENABLE ME TO HAVE MORE ENJOYMENT FROM MY TIME OF WORK AND BE HAPPIER IN MY HOME, THIS ALSO I FEEL NEEDS TO BE TAKEN INTO CONSIDERATION, I'M NOT TRYING TO ANNOY ANYONE, WE ALL HAVE TO MAKE COMPROMISES IN OUR LIVES.

1. SINCE I HAVE BEEN NOTIFIED OF THE COUNCIL'S DECISION TO REFUSE MY APPLICATION FOR THE SHED I HAVE NOTED THAT NEIGHBOURS ACROSS THE STREET WHO HAVE RECENTLY MOVED IN HAVE BEEN GRANTED PERMISSION TO REMOVE A VERY LARGE AMOUNT OF EARTH FROM THE FRONT OF THEIR HOUSE WHICH HAS A STEEP EMBANKMENT RIGHT OUT TO THE PAVEMENT. A SUBSTANTIAL RETAINING WALL AND STAIRS TO THE PROPERTY ARE ALSO TO BE REMOVED TO CREATE A DRG IN PARKING SPACE. THIS IS SURPRISING TO ME BECAUSE I FEEL IF THE COUNCIL APPLIED THE SAME DILIGENCE IN UTILISING CONSERVATION AREA STATUS RULES AS THEY DID TO ME HAVING A SMALL SHED THEN THIS WOULDN'T HAVE BEEN GIVEN THE GO AHEAD.

I DIDN'T RAISE OBJECTIONS TO THIS BECAUSE I FEEL IF IT'S DONE RIGHT IT WILL PROBABLY BE OK BUT I JUST FEEL THERE'S A BIT OF INCONSISTENCY IN THE COUNCIL'S RULINGS. THIS IS A MAJOR CHANGE IN THE LANDSCAPE THAT'S BEEN AS IS AT THE HOUSE FOR PROBABLY 150 YEARS AND IS A PERMANENT CHANGE. THE SHED ALTHOUGH PROFESSIONALLY BUILT AND ERECTED COULD BE CLASSED AS A TEMPORARY STRUCTURE.

I FEEL I HAVE BEEN A BIT UNFAIRLY TREATED, I JUST WANT TO ENJOY MY HOME AND HOBBY TO FULL POTENTIAL. MY NEIGHBOURS ARE TALKING ABOUT GETTING THE DRIVE PAVED AND THAT WAS A CONCERN, I AM WILLING TO WAIT TILL THAT'S DONE BEFORE GETTING SHED. ALSO THE SHED WOULD HAVE A LESSER IMPACT FROM THE STREET THAN MY NEIGHBOURS WORK VAN THE SAME NEIGHBOUR WHOSE WIFE IS THE MAIN OBJECTOR CITING FIRE HAZARDS AND WORRIES ABOUT THE SHED BEING USED FOR OTHER THINGS. I ASSUME SHE'S TALKING ABOUT SELLING BIKES, THAT ISN'T THE CASE BUT IRONICALLY HER HUSBAND RUNS HIS ROOFING BUSINESS FROM HIS HOUSE AND HAS LADDERS, SCAFFOLDING, LEAD AND GAS BOTTLES LYING AROUND, SO I THINK IT'S A BIT HYPOCRITICAL FOR HER TO COMPLAIN.

Mooletic20 Rd
Rock
Top of Rock Rd



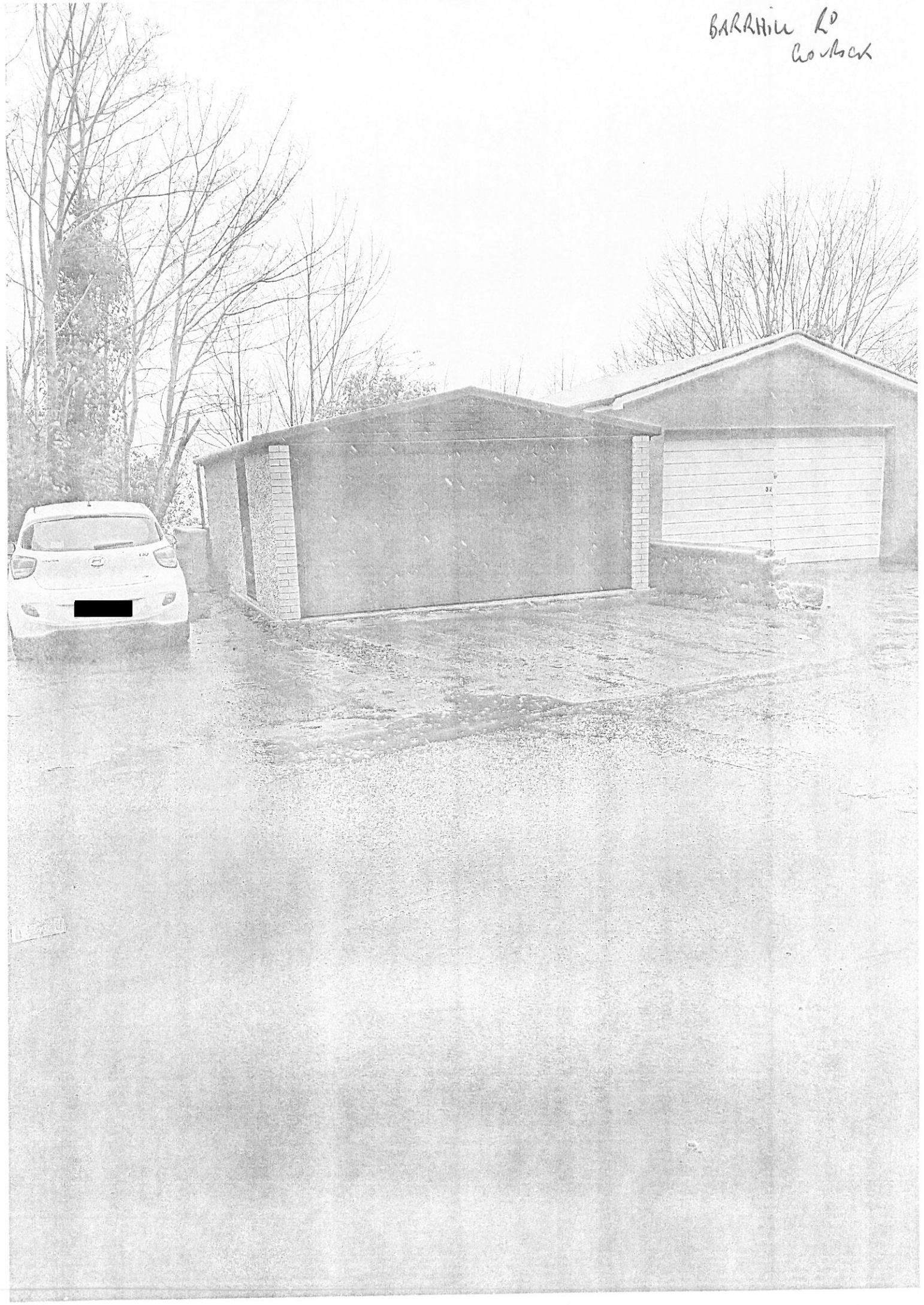
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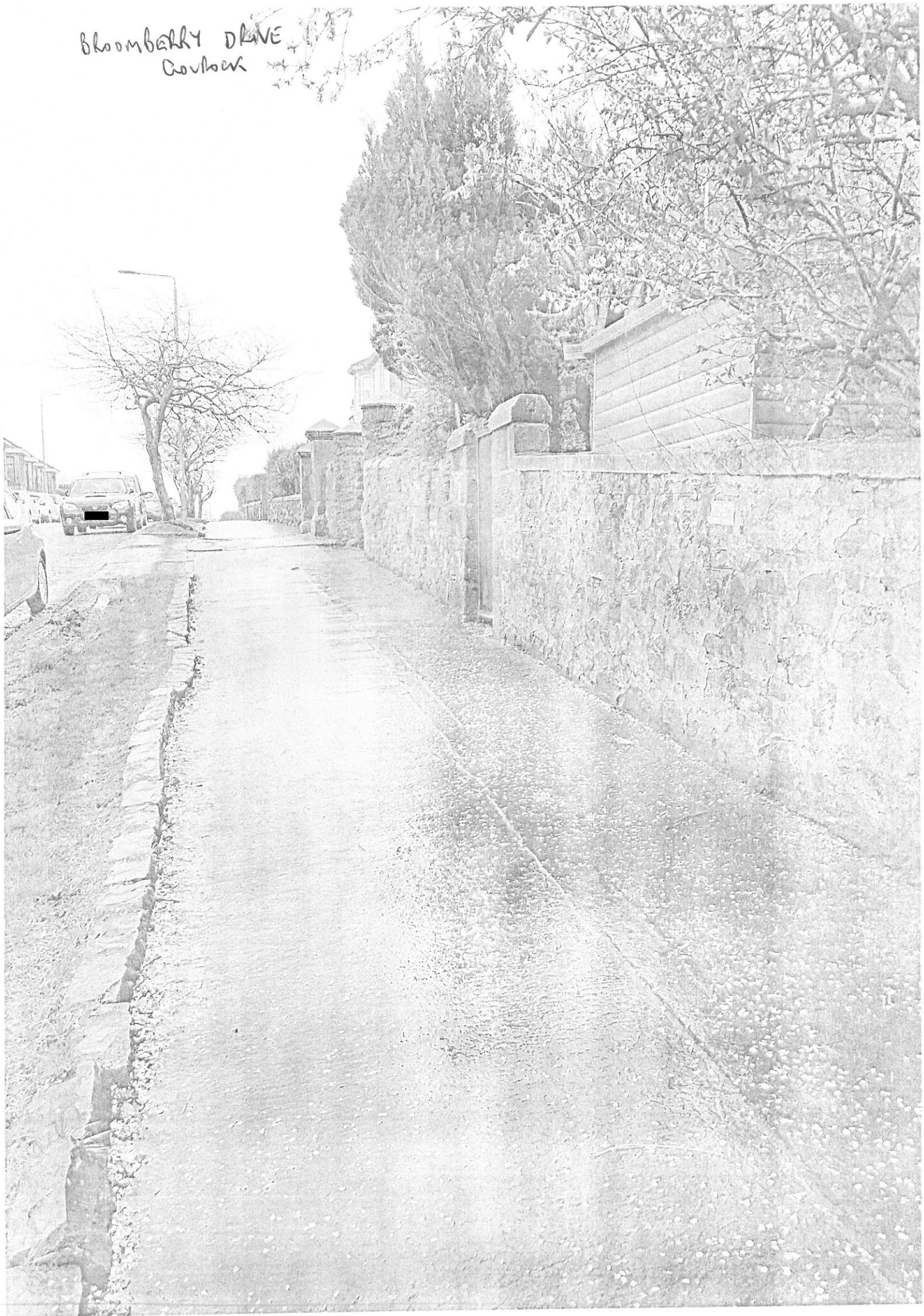
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CROCK



BARHILL RD
COLUMBIA



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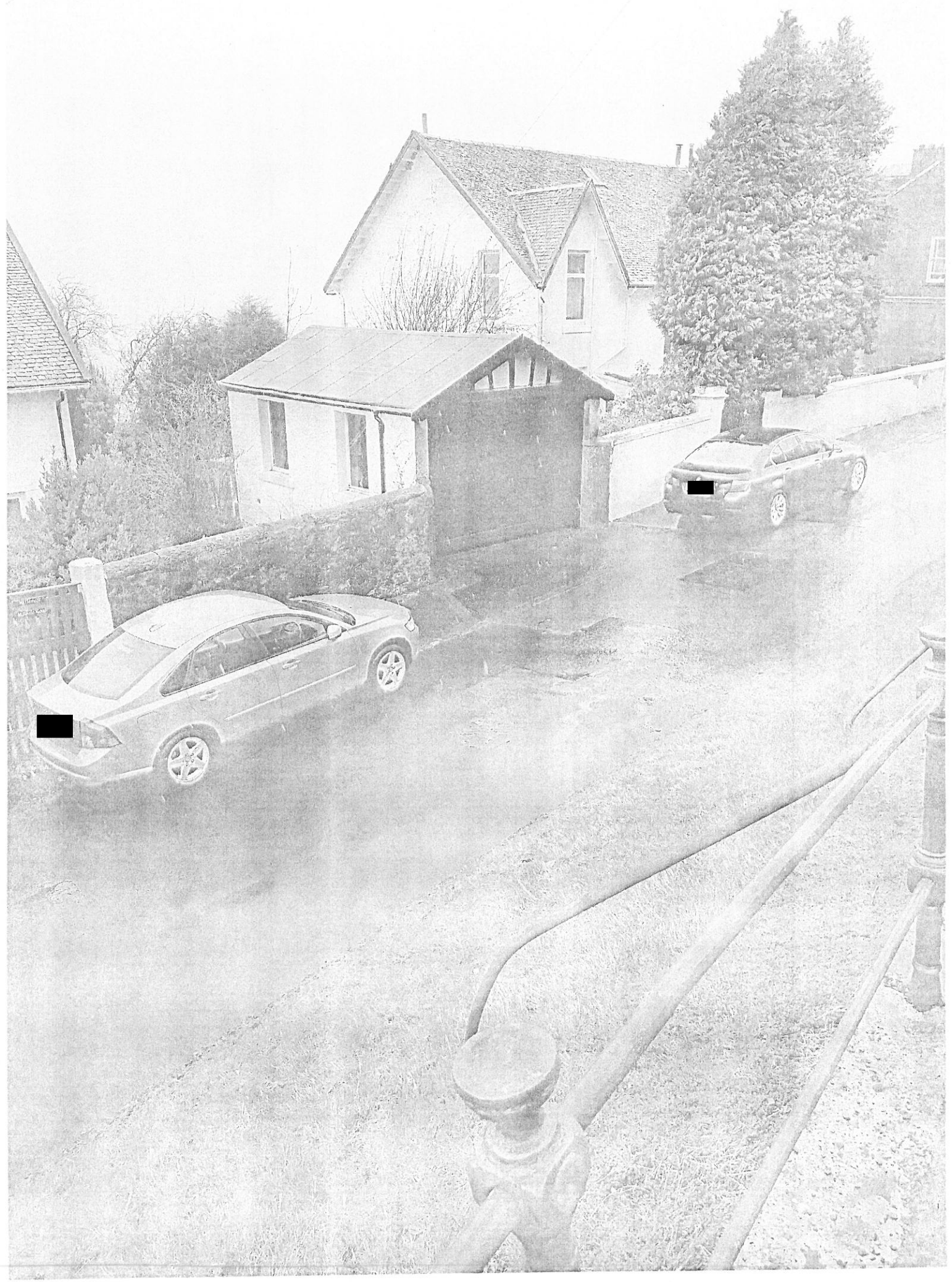
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MY NEIGHBOURS
DRIVE NO VAN
(THE MAIN
COMPLAINANT

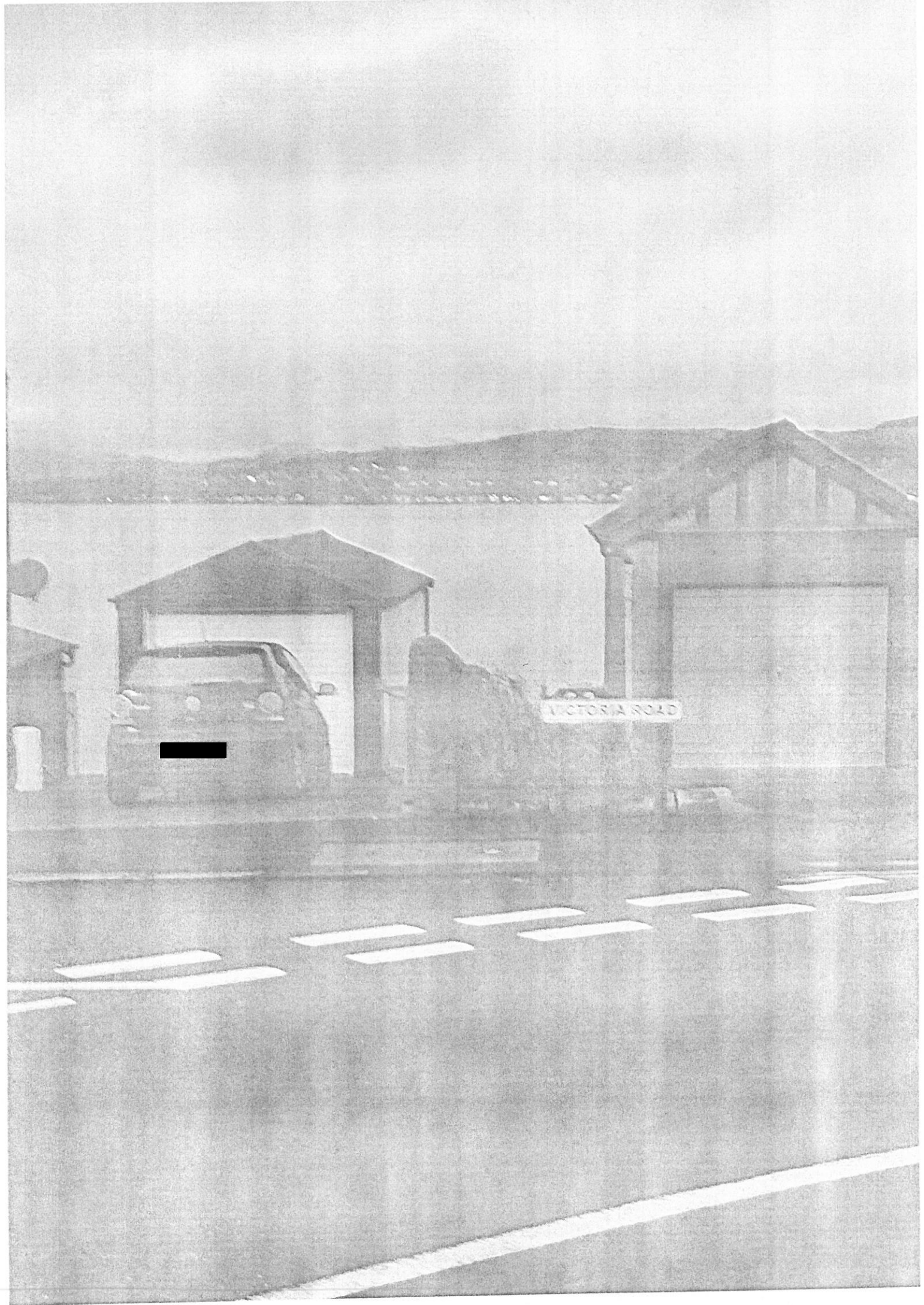


HILLSIDE RD Rosbeck



Абайу R° Cоrbock





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**9. LETTER DATED 12 APRIL 2021 AND RESPONSE
FROM APPLICANT REGARDING NEW MATTER**

Enquiries to: Colin MacDonald
Telephone: 01475 712113
E-mail: colin.macdonald@inverclyde.gov.uk
Our Ref: LRB CM
Your Ref:
Date: 12 April 2021

Stuart Jamieson
Interim Service Director
Environment and Economic Recovery

Municipal Buildings
Clyde Square
Greenock
PA15 1LY

Mr Robert Campbell
26a Victoria Road
Gourock
PA19 1DH

Dear Mr Campbell

**THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW
PROCEDURE) (SCOTLAND) REGULATIONS 2013**

REVIEW OF DECISION: 20/0324/IC

I refer to the Notice of Review that you served on Inverclyde Council's Local Review Body on 30 March 2021.

I acknowledge receipt of the Notice and supporting documentation. As you may be aware, Section 43B of the Town & Country Planning (Scotland) Act 1997 restricts the introduction of a matter which was not before the planning officer at the time of the determination now under review (or at the time of the expiry of the period of determination). New matters will only be permitted where the applicant can demonstrate that the matter could not have been introduced earlier in the process, or that the matter arises as a consequence of exceptional circumstances. Having reviewed the documents submitted with the Notice of Review, I would advise that the following document(s) has/have been identified as a new matter/new matters:-

- (a) An alteration to the height, choice of materials and choice of finishes for the proposed shed.

In the circumstances, I should be obliged if you would either (i) demonstrate that the above matter(s) could not have been introduced earlier in the process, or (ii) that it arises/they arise as a consequence of exceptional circumstances. In this regard, I should be pleased to hear from you within 14 days of the date of this letter.

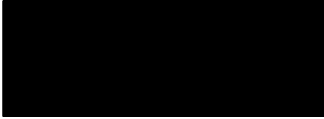
The Local Review Body is required to notify all those who submitted comment on the planning application, giving 14 days to make any further representation. Should any representations be received I shall write to you providing copy of any correspondence and allow you the opportunity to make comment.



I look forward to hearing from you.

Yours faithfully

PP



Anne Sinclair
Interim Head of Legal Services

COLIN MACDONALD
INVERCLYDE COUNCIL
Ref - UR8 CM

ROBERT CAMPBELL
26A VICTORIA RD
GOSLICK. PA19 1DH

Dear Sir,

Regarding your letter I received on the 15.4.21 in response to my Review of Decision :-
20/0324/1C.

You inform me that some of the matters I have raised have been identified as new matters and therefore cannot be taken into consideration.

The specific matters are :- AN ALTERATION TO THE HEIGHT, CHOICE OF MATERIALS AND FINISHES FOR THE PROPOSED SHED.

I brought those matters up because I feel if the council could specify what materials and finishes would be suitable then it makes sense that that should be what I could use and also making the shed height adjustable was also just a suggestion / compromise to appease the neighbours.

These suggestions I have made are an attempt to demonstrate that I am willing to work with the council and concerned neighbours to come to a compromise.

They are suggestions only and can be disregarded by the council if it causes any confusion.



P.S I FEEL I HAVE THE RIGHT TO KNOW THE IDENTITY OF THE 3 COMPLAINANTS SO I CAN BETTER MY RESPONSES TO TRY TO EASE THEIR CONCERNS RE - SHED. I PAID JUST OVER £200 TO APPLY FOR PLANNING, WHAT FEE DO THE COMPLAINANTS PAY FOR ANONIMITY + TO BE KEPT UPDATED OF MY APPEAL, QUESTION HAVE THEY BEEN SENT MY FULL APPEAL DETAILS OR ONLY ABOUT THESE SO CALLED NEW MATTERS?

**10. SUGGESTED CONDITIONS SHOULD PLANNING
PERMISSION BE GRANTED ON REVIEW**

Erection of shed in front drive (20/0324/IC).

26A Victoria Road Gourock.

Suggested conditions should planning permission be granted on review.

Condition

That prior to the commencement of development, samples of all external materials and finishes shall be submitted to and approved in writing by the Planning Authority: development thereafter shall proceed utilising the approved materials and finishes, unless the Planning Authority gives its prior written approval to any alternatives.

Reason

To enable the Planning Authority to retain effective control of facing and finishing materials in the interests of visual amenity within the Conservation Area.