

LOCAL REVIEW BODY

6 APRIL 2022

PLANNING APPLICATION FOR REVIEW

**MR JAMES MCCONNACHIE
PROPOSED CONVERSION AND ALTERATION OF WINDOWS AND
INSTALLATION OF BRIDGE AND STEPS TO ACCESS HIGHER GARDEN AREA
11 OLD INVERKIP ROAD, GREENOCK (21/0102/IC)**

Contents

- 1. Planning Application dated 2 April 2021 together with Location, Elevation, Section and Site Plans**
- 2. Appointed Officer's Report of Handling dated 14 September 2021**
- 3. Inverclyde Local Development Plan 2019 Policy Extracts**

To view the Inverclyde Local Development Plan see:

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

- 4. Inverclyde Local Development Plan 2019 Map Extract**
- 5. Representation in relation to Planning Application**
- 6. Decision Notice dated 22 October 2021 issued by Head of Regeneration & Planning**
- 7. Notice of Review Form dated 13 January 2022 with Supporting Statement from Rebecchi Architectural**
- 8. Notice of Review – Sun Study Existing and Proposed**
- 9. Suggested Condition 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 2 APRIL 2021
TOGETHER WITH LOCATION, ELEVATION,
SECTION AND SITE PLANS**

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

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

Thank you for completing this application form:

ONLINE REFERENCE 100390930-001

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

Description of Proposal

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

Proposed installation of patio doors and bridge access to higher garden area

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

No Yes - Started Yes – Completed

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

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

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	James	Building Number:	11
Last Name: *	McConnachie	Address 1 (Street): *	Old Inverkip Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Greenock
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	PA16 9AG
Fax Number:			
Email Address: *	[REDACTED]		

Site Address Details

Planning Authority:

Inverclyde Council

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

Address 1:

11 OLD INVERKIP ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GREENOCK

Post Code:

PA16 9AG

Please identify/describe the location of the site or sites

Northing

675890

Easting

226719

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Trees

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

Yes No

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

Access and Parking

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

Yes No

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

Planning Service Employee/Elected Member Interest

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

Yes No

Certificates and Notices

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

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

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

Yes No

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

Yes No

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that –

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

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

Signed: Marco Rebecchi

On behalf of: Mr James McConnachie

Date: 02/04/2021

Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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

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

Continued on the next page

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

You can attach these electronic documents later in the process.

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

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

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

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

Declare – For Householder Application

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

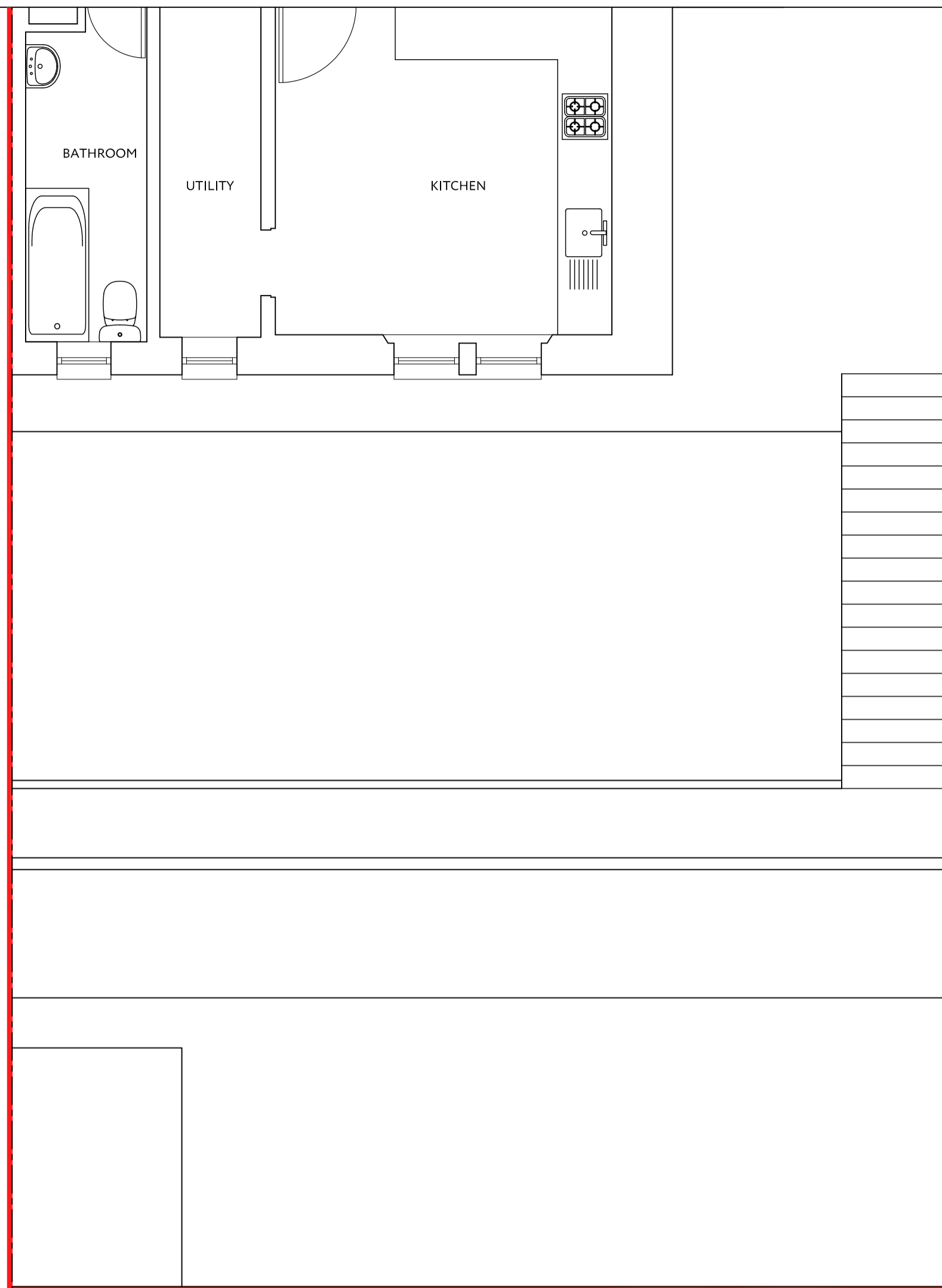
Declaration Name: Mr Marco Rebecchi

Declaration Date: 02/04/2021

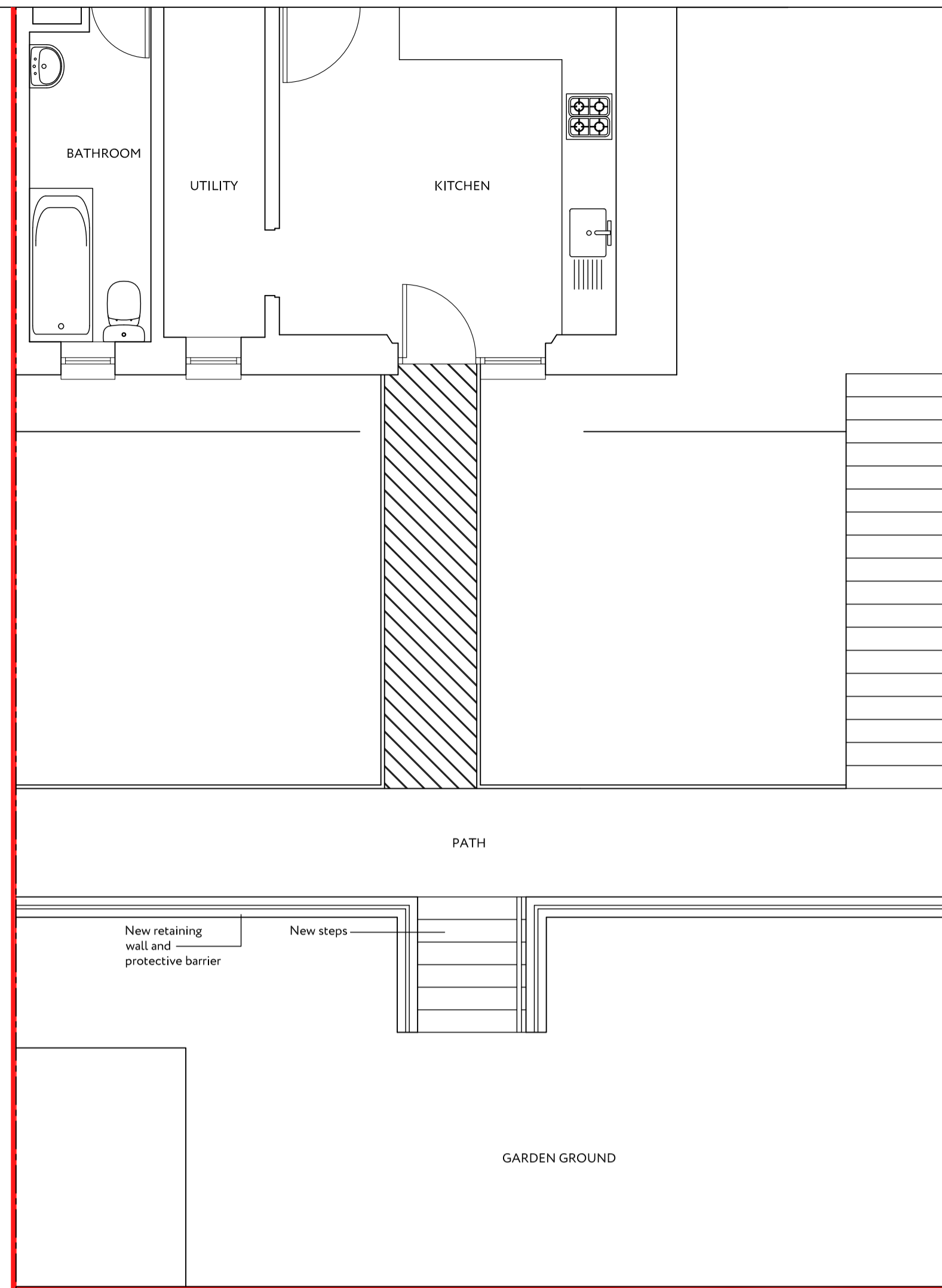
Payment Details

Departmental Charge Code: PAYLN

Created: 02/04/2021 14:44



EXISTING FIRST FLOOR PLAN



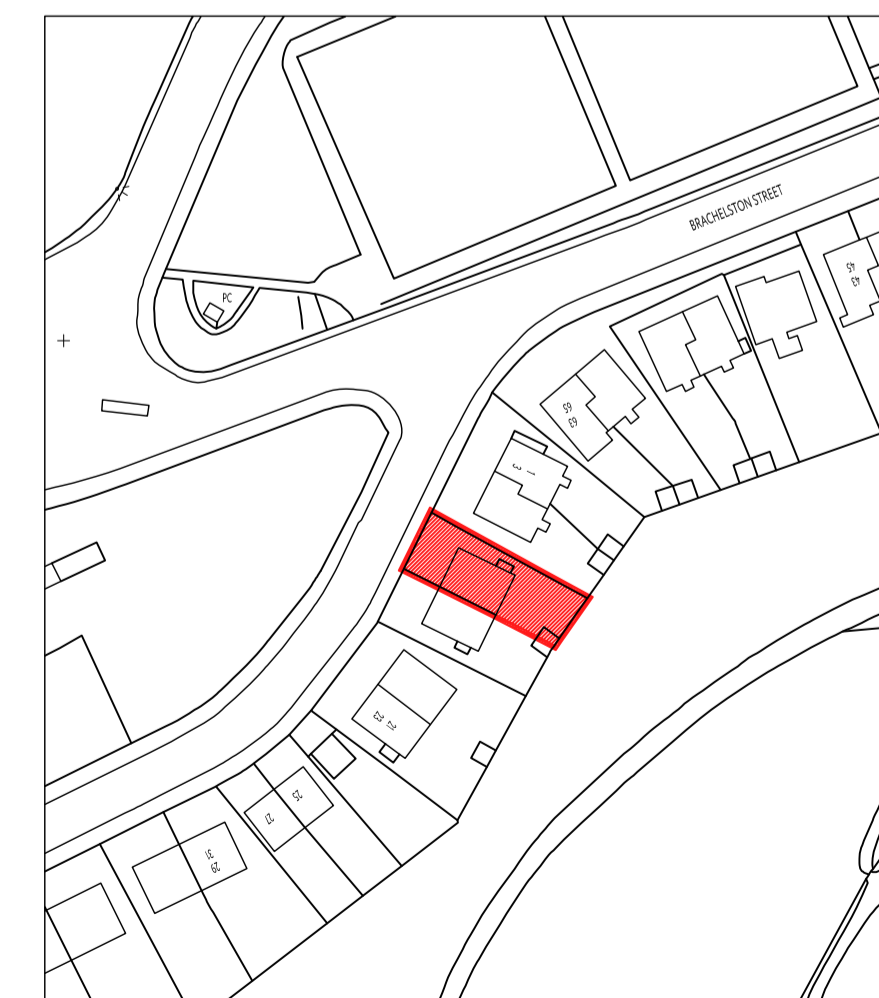
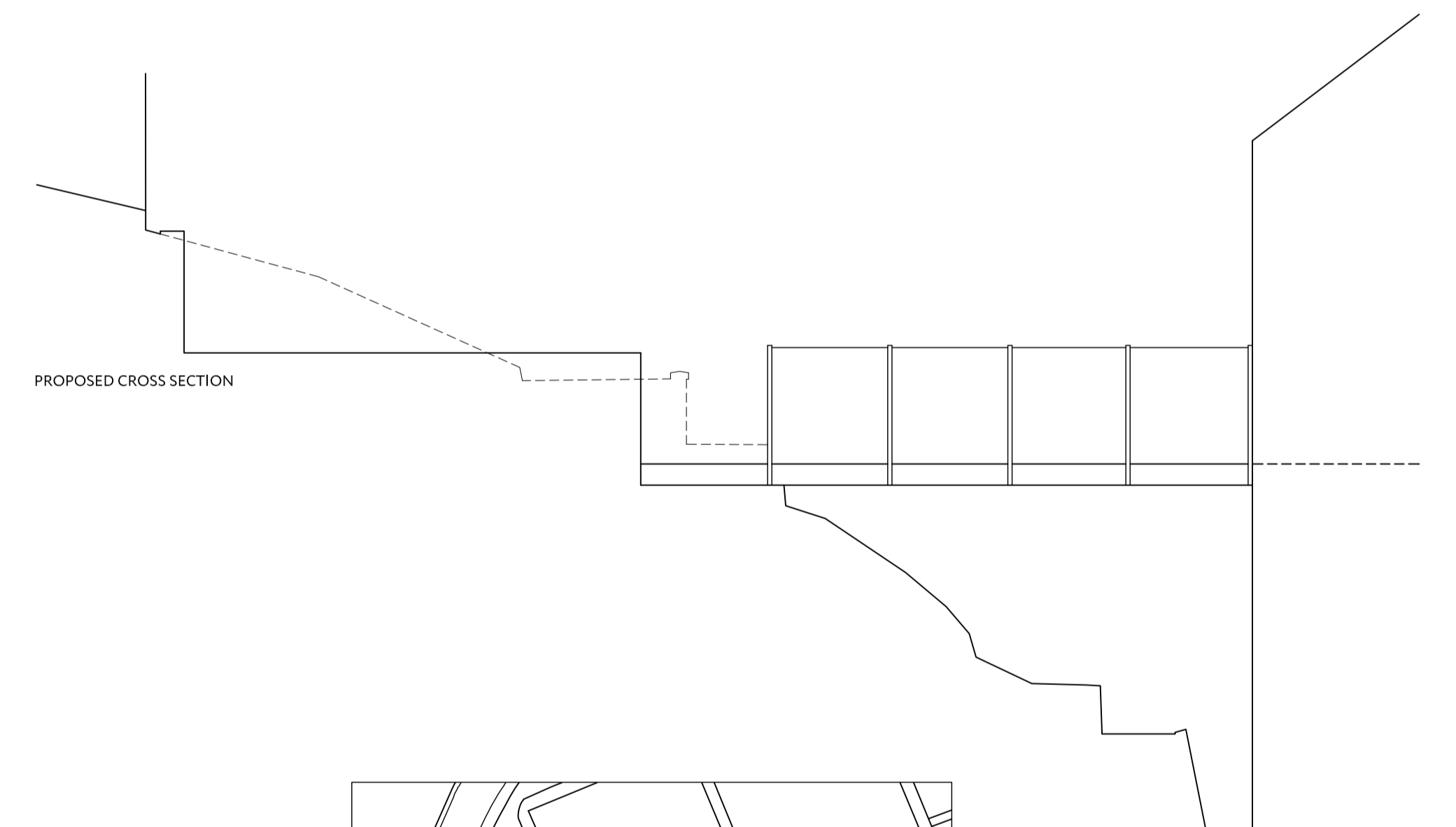
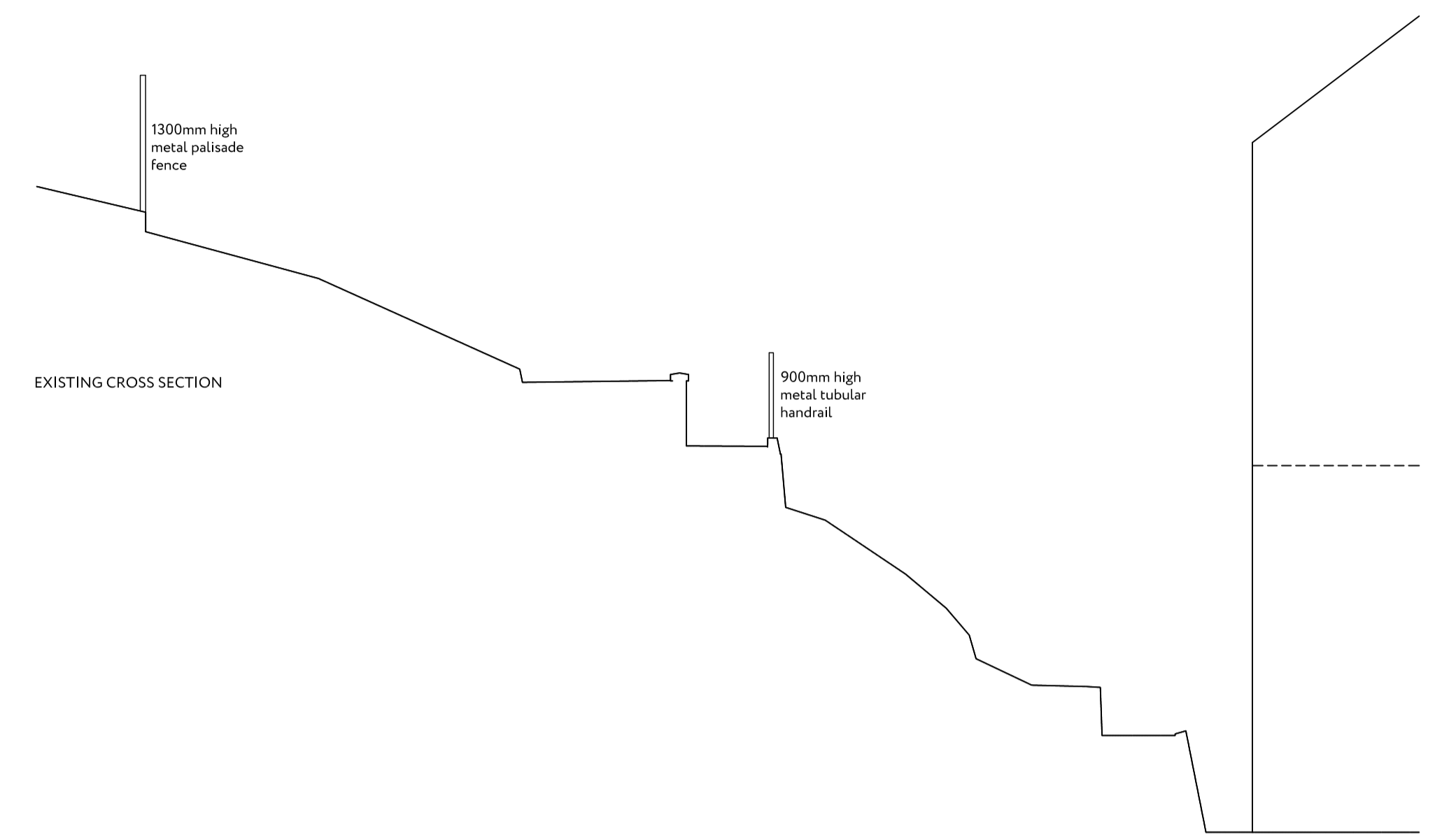
PROPOSED FIRST FLOOR PLAN



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



OS REPRODUCED UNDER LICENSE NUMBER - 100054476
 SCALE 1:1250



RA
 Rebecchi
 ARCHITECTURAL
 55 Kempock Street
 Gourock
 PA19 1NF
 t - 01475 634844
 e - marco@rebecchi.com
 w - rebecchi.com

Client
 James McConnachie

Project Title
 Proposed Formation of Access Bridge to Garden at
 11 Old Inverkip Road
 Greenock

Drawing Title
 Existing & Proposed Plans, Elevations & Section

Scale	Size	Date
1:50	A1	02-04-21

Job No.	Drawing No.	Revision
21-014	PL-001	A

**2. APPOINTED OFFICER'S REPORT OF HANDLING
DATED 14 SEPTEMBER 2021**

REPORT OF HANDLING

Report By: Carrie Main

Report No: 21/0102/IC

**Local Application
Development**

**Contact
Officer:** 01475 712412

Date: 14 September 2021

Subject: Proposed conversion and alteration of windows and installation of bridge and steps to access higher garden area at
11 Old Inverkip Road, Greenock

SITE DESCRIPTION

The application site relates to an upper level flatted property, as part of a four in block arrangement within a Victorian building, located on the south-east side of Old Inverkip Road, Greenock. The site occupies an elevated position from the road as it slopes steeply upwards to the south-east. External steps lead to access for the property at the north-east gable elevation. Steps also exist within the rear garden which lead to a walkway/path and associated black handrail which runs parallel to the rear elevation of the building and neighbouring properties to the south-west. A retaining wall and additional section of sloped garden ground exists above the walkway which is bound by an approximately 1.8 metre high black railing to the rear boundary. Hedging exists to the north-east side boundary of the site. The property is finished in blonde sandstone to the front elevation and cream painted render to all other elevations. A flat roof dormer exists on the upper level of the building to the front and rear. Windows are framed in white UPVC.

The surrounding area is residential with properties of similar scale and design.

PROPOSAL

Planning permission is sought to alter two windows within the first floor level of the rear elevation to a single white UPVC framed glazed door and adjoining window, both with a deadlight window above. The westernmost window is proposed to be extended downwards by approximately 0.7 metres to form a doorway. The door will lead onto a bridge, which extends to a width of approximately 1.1 metres by 4.6 metres in length, with its floor level extending between 3.2 metres (at the rear elevation of the building) and 0.2 metres (at the higher level of garden ground) to meet the existing walkway/path at the higher level of the rear garden. The bridge includes a 1.1 metre high semi-frameless glass protective barrier/balustrade. The existing walkway/path is also proposed to be widened by approximately 0.5 metres, with an approximately 1 metre high retaining wall, protective barrier and steps which lead to the higher level of garden ground to be formed at the edge of the walkway.

ADOPTED 2019 LOCAL 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.

PROPOSED DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

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

Policy 20 - Residential Areas

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

CONSULTATIONS

None required.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

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

PUBLIC PARTICIPATION

The application was the subject of neighbour notification. One representation was received objecting to the proposal with points of concern summarised below:

- The walkway will be directly above the bedroom of the neighbouring property (at lower level) and will affect light coming in. With the back garden being sloped, light is already limited. Without any natural light or sun coming into the room this could cause dampness.
- The walkway will be supported solely by the lintel above the objector's window which could cause structural damage. If there is any structural damage caused (to the lower level property) by the walkway being put in place the question is asked about liability to fix and pay for the damage.
- It could cause the neighbouring property (at lower level) to be devalued and be off putting to potential buyers in the future.

These points will be addressed within the assessment of the application below.

ASSESSMENT

The material considerations in the determination of this planning application are the 2019 adopted Inverclyde Local Development Plan (LDP); the 2021 proposed Inverclyde Local Development Plan; the visual impact on the existing property, wider streetscape, the impact on neighbouring amenity and the representation received.

Policy 1 of both the adopted and proposed Plans requires all development to have regard to the six qualities of successful places. The relevant factors in respect of this development contributing to the qualities of successful places are being "Distinctive" in reflecting local architecture and urban form, changed to "reflect local vernacular/architecture and materials" within the proposed Plan; being "Safe and Pleasant" in avoiding conflict with adjacent uses that may be created by noise, invasion of privacy or overshadowing; and being "Welcoming" in making buildings legible and easy to access.

Policy 20 of the proposed Plan additionally requires development within residential areas to be assessed with regard to impact on the amenity, character and appearance of the area.

The proposed alterations are located to the rear and will therefore have limited visibility from the public domain and wider streetscape. They will however form visible additions to neighbouring properties. The proposed bridge is located immediately above the neighbouring flatted property, more specifically, directly above a neighbouring bedroom window. Given this position, I consider it appropriate to undertake a daylight assessment utilising the Building Research Establishment (BRE) Trust publication "Site Layout Planning for planning for daylight and sunlight: A good practice guide" 2011, to ensure the amenity of neighbouring residents is not affected in terms of causing an unacceptable loss of daylight. Concern for loss of daylight to the flat below was also expressed within the objection received. Following assessment, I conclude that the existing vertical sky component (VSC) to this neighbouring bedroom window is 21.5% and the resultant vertical sky component following the erection of the bridge would be 14%. The guidance recommends that a minimum value of 27% should be achieved to provide reasonable daylight in a habitable room. The room presently receives substandard daylight and therefore almost any reduction will be noticeable. The reduction which would result from the proposal would reduce this level of daylight to only approximately 65% of what can presently be achieved. The guidance indicates that if the level of reduction is greater than 80% of what can presently be achieved then such a reduction will be significant. This is clearly the case in this instance. Whilst I note that existing daylight reaching this neighbouring window is insufficient, with the steep topography of the rear garden being a main contributing factor, daylight will be further and unacceptably impacted as a result of the erection of the proposed bridge, to the detriment of neighbouring amenity.

Whilst it is appreciated that the bridge will provide direct access from the kitchen to the garden ground for the applicant, I consider it to form a dominant feature at the rear of the building with a very oppressive imposition on the neighbouring lower property. Detailed specification of the materials and finishes of the bridge structure have not been specified on the plans, with the exception of the semi-frameless glazed balustrade however, regardless, I consider that its position and form alone would have an adverse and unacceptable impact on residential amenity.

The applicant considers that there are existing similar circumstances in the vicinity and porches and bridges exist to the rear of neighbouring properties. These are historic developments and precedence is not a material planning consideration in the determination of an application. Each site and proposal must be considered on individual merit. The proposal must be assessed against current policy and the BRE Trust guidance. Irrespective of this, I have carefully considered the surrounding built form in my assessment and judge the existing bridges to differ quite considerably notably given they project from porch extensions and are not positioned directly above lower level windows.

With regards to the widening of the path, the new retaining wall and steps within the higher area of the rear garden as well as the alteration to the existing windows, I am content that in principle these alterations would be visually acceptable with no adverse implications to residential and neighbouring amenity, particularly given the variety of window designs and proportions at this elevation. I would,

however, consider it prudent to request detailed specification of materials and finishes of these elements by condition to any grant of planning permission, to ensure an accurate representation of what is proposed, in the interests of visual amenity within this residential area.

Turning to the points raised within the representation received and not yet addressed, structural integrity is a matter to be addressed by any building warrant application and financial liability, the devaluation of the property and the impact on future sales of neighbouring properties are not relevant material considerations in the assessment and determination of this application.

To conclude, the proposal will have an unacceptable impact on the amenity of a neighbouring property as it would form an imposing structure which would result in an unacceptable loss of daylight and intensify overlooking/invasion of privacy. It cannot be justified against Policy 1 of the adopted and proposed Plan and Policy 20 of the proposed Plan. Planning permission should therefore be refused.

RECOMMENDATION

That the application be refused for the following reason:

1. The proposed bridge cannot be justified under Policy 1 of the adopted and proposed Inverclyde Local Development Plan and under Policy 20 of the proposed Inverclyde Local Development Plan as it presents an imposing structure which would overshadow the neighbouring property below, result in an unacceptable loss of daylight and intensify overlooking/invasion of privacy to the detriment of neighbouring residential amenity.

Signed:



Carrie Main
Case Officer



Mr Stuart W Jamieson
Interim Service Director
Environment and Economic Recovery

3. 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.



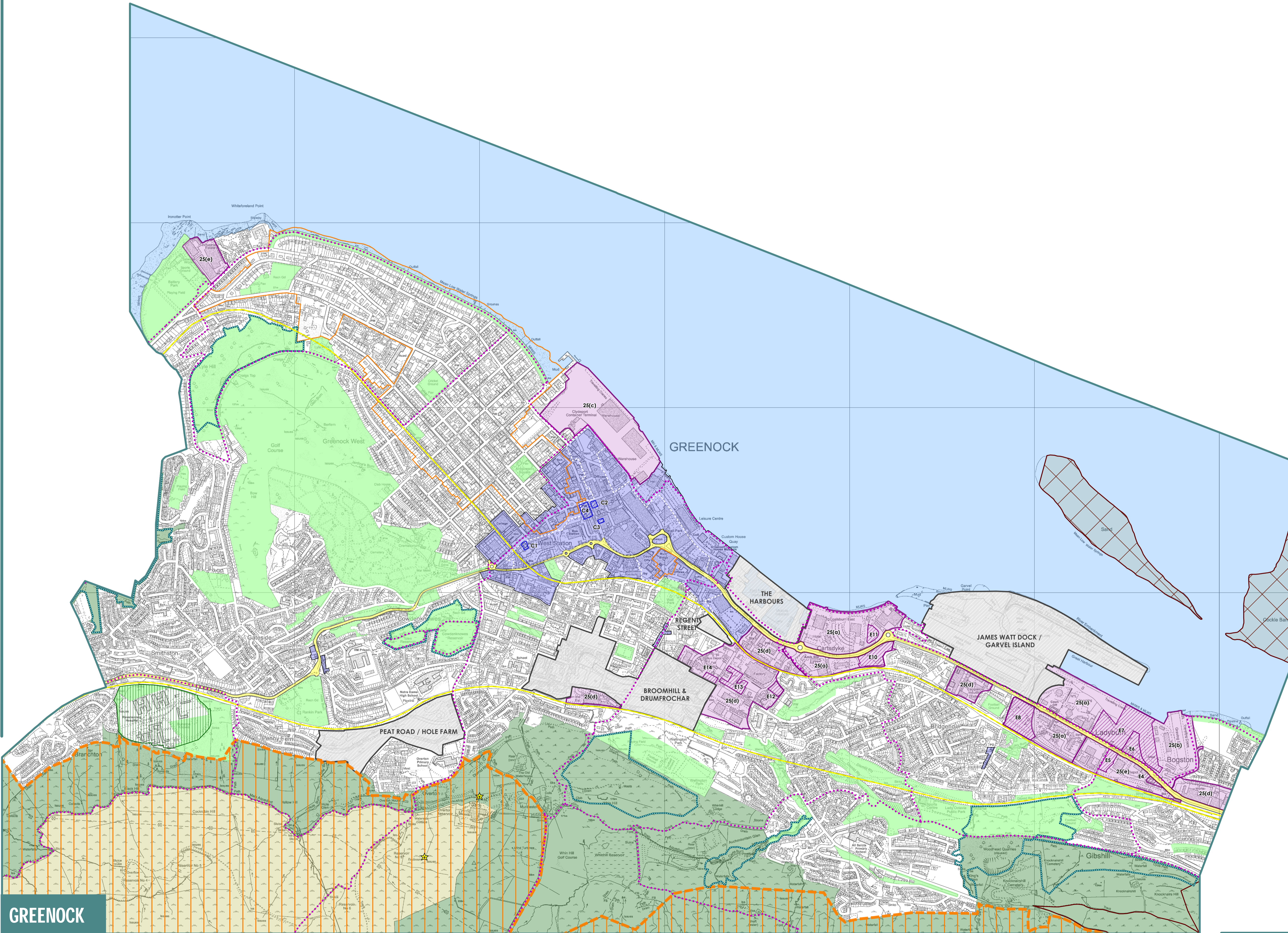
Wemyss Bay Railway Station

FIGURE 3: Factors Contributing to Successful Places



4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAP EXTRACT

LOCAL DEVELOPMENT PLAN 2019



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
	Greenock Town Centre Central Area	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
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	

Inverclyde council SCALE 1:10,000

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GREENOCK

5. REPRESENTATION IN RELATION TO PLANNING APPLICATION

Comments for Planning Application 21/0102/IC

Application Summary

Application Number: 21/0102/IC

Address: 11 Old Inverkip Road Greenock PA16 9AG

Proposal: Proposed conversion of windows to patio doors and installation of bridge and steps to access higher garden area

Case Officer: Carrie Main

Customer Details

Name: Miss Melissa De Sousa

Address: 9 Old Inverkip Road Greenock

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like the following points to be considered please:

- the walkway will be directly above my bedroom and will effect the light coming into the room, with the back garden being sloped it's already limited.
- without any natural light or sun coming into the room this could cause dampness.
- the walkway will be supported solely by the lintel above my window which could cause structural damage
- if there is any structural damage caused by the walk way being put in will the contractors be liable to fix and pay for the damage?
- it could cause my property to be devalued and be off putting to potential buyers in the future.

**6. DECISION NOTICE DATED 22 OCTOBER 2021
ISSUED BY HEAD OF REGENERATION AND
PLANNING**

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

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

Planning Ref: 21/0102/IC

Online Ref: 100390930-001

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

**Mr James McConnachie
11 Old Inverkip Road
GREENOCK
PA16 9AG**

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

With reference to your application dated 2nd April 2021 for planning permission under the above mentioned Act and Regulation for the following development:-

Proposed conversion of windows to patio doors and installation of bridge and steps to access higher garden area at

11 Old Inverkip Road, Greenock

Category of Application Local Application Development

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

The reasons for the Council's decision are:-

1. The proposed bridge cannot be justified under Policy 1 of the adopted and proposed Inverclyde Local Development Plan and under Policy 20 of the proposed Inverclyde Local Development Plan as it presents an imposing structure which would overshadow the neighbouring property below, result in an unacceptable loss of daylight and intensify overlooking/invasion of privacy to the detriment of neighbouring residential amenity

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

Dated this 22nd day of October 2021


**Mr Stuart W. Jamieson
Interim Service Director
Environment and Economic Recovery**

- 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:
PL-001		02.04.2021

**7. NOTICE OF REVIEW FORM DATED 13 JANUARY
2022 WITH SUPPORTING STATEMENT FROM
REBECCHI ARCHITECTURAL**

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

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

Thank you for completing this application form:

ONLINE REFERENCE 100390930-003

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

Applicant or Agent Details

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

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Rebecchi Architectural		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Marco	Building Name:	Suite 1
Last Name: *	Rebecchi	Building Number:	32
Telephone Number: *	01475 634844	Address 1 (Street): *	Kempock Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Gourock
Fax Number:		Country: *	United Kingdom
		Postcode: *	PA19 1NA
Email Address: *	planning@rebecchia.com		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="James"/>	Building Number:	<input type="text" value="11"/>
Last Name: *	<input type="text" value="McConnachie"/>	Address 1 (Street): *	<input type="text" value="Old inverkip Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Town/City: *	<input type="text" value="Greenock"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA16 9AG"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Inverclyde Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="11 OLD INVERKIP ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GREENOCK"/>
Post Code:	<input type="text" value="PA16 9AG"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="675890"/>	Easting	<input type="text" value="226719"/>
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Description of Proposal

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

Proposed installation of patio doors and bridge access to higher garden area

Type of Application

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

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

What does your review relate to? *

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

Statement of reasons for seeking review

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

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

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

See attached document

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

Yes No

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

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

Appeal statement Drawings 21-014-PL-001, SK-002, SK-003, SK-004, SK-005, SK-006. SK-007 Refusal Notice

Application Details

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

21/0102/IC

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

02/04/2021

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

22/10/2021

Review Procedure

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

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

Yes No

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

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

Yes No

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

Yes No

Checklist – Application for Notice of Review

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

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

Yes No

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

Yes No

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

Yes No N/A

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

Yes No

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

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

Yes No

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

Declare – Notice of Review

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

Declaration Name: Mr Marco Rebecchi

Declaration Date: 13/01/2022

APPEAL STATEMENT

21-014 – James McConnachie, 11 Old Inverkip Road, Greenock – 21/0102/IC

Proposed conversion of window to patio doors and installation of bridge and steps to access higher garden area.

The above application was refused for the following reason: -

“The proposed bridge cannot be justified under Policy 1 of the adopted and proposed Inverclyde Local Development Plan and under Policy 20 of the proposed Inverclyde Local Development Plan as it presents an imposing structure which would overshadow the neighbouring property below, result in an unacceptable loss of daylight and intensify overlooking/invasion of privacy to the detriment of neighbouring residential amenity”

Our grounds for appeal are as follows: -

Our attached sun light study drawings demonstrate that overshadowing is only a slight issue early morning during the summer months. Given that this is a bedroom this should not cause any real grounds for concern given the path of the sun.

Notwithstanding the above, my client is willing to install an open lattice effect floor system to ensure as much light is transmissible through the bridge floor as possible.

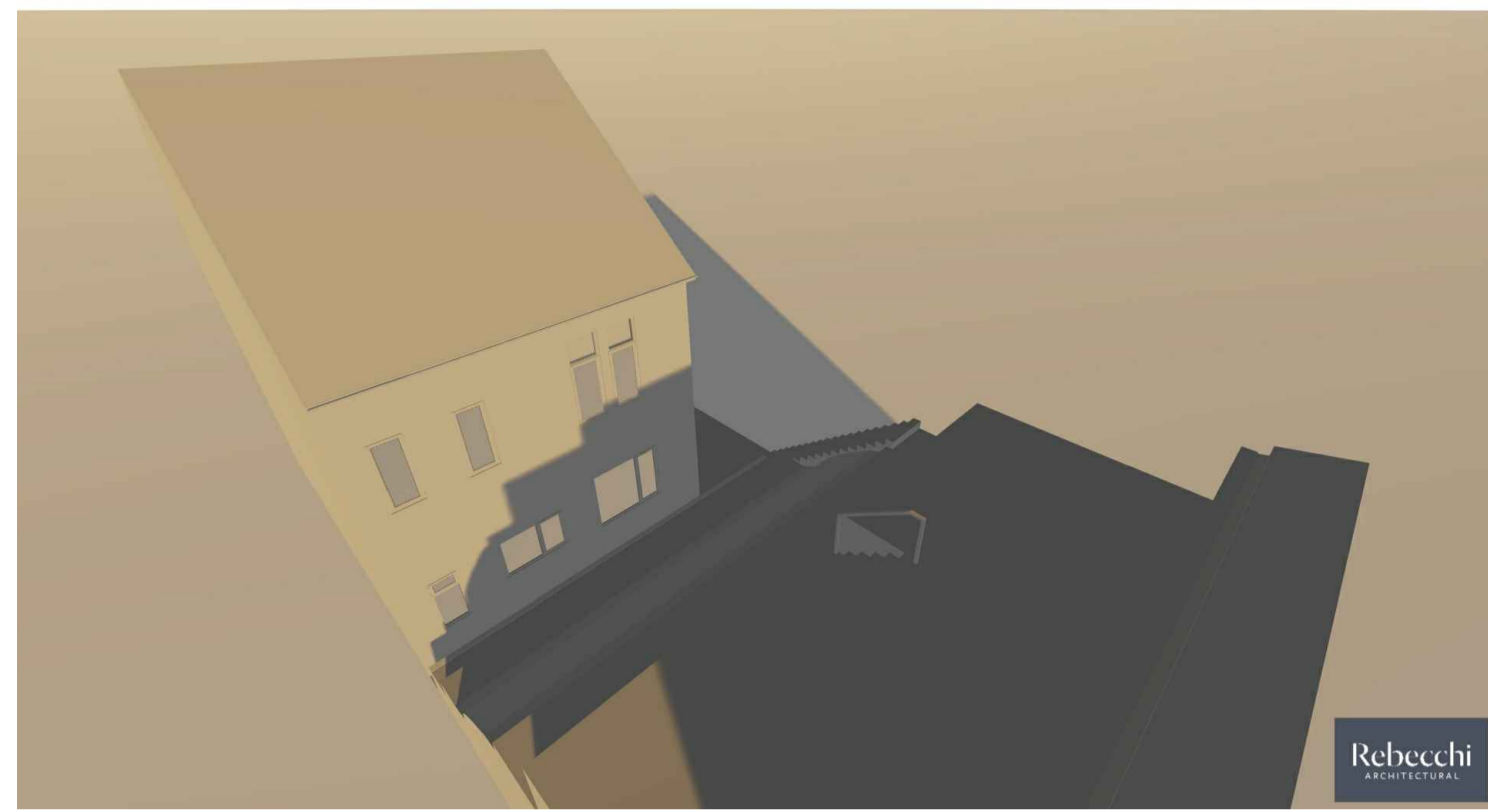
With regards to overlooking, the overlooking possible from the bridge is no worse than it currently is from the rear garden.

A precedent has already been set by the fact that 2 neighbouring properties have bridge accesses to their higher ground.

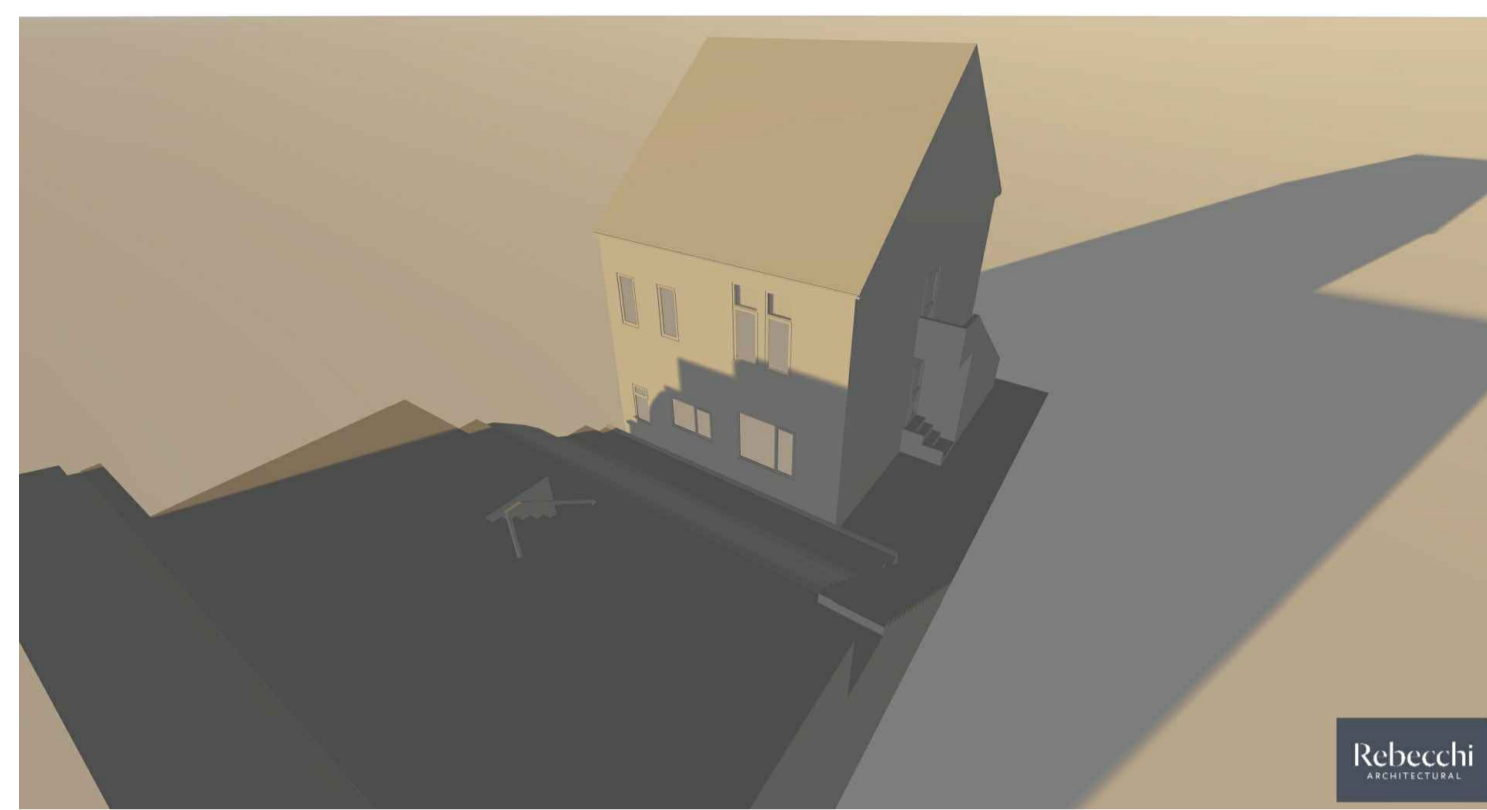




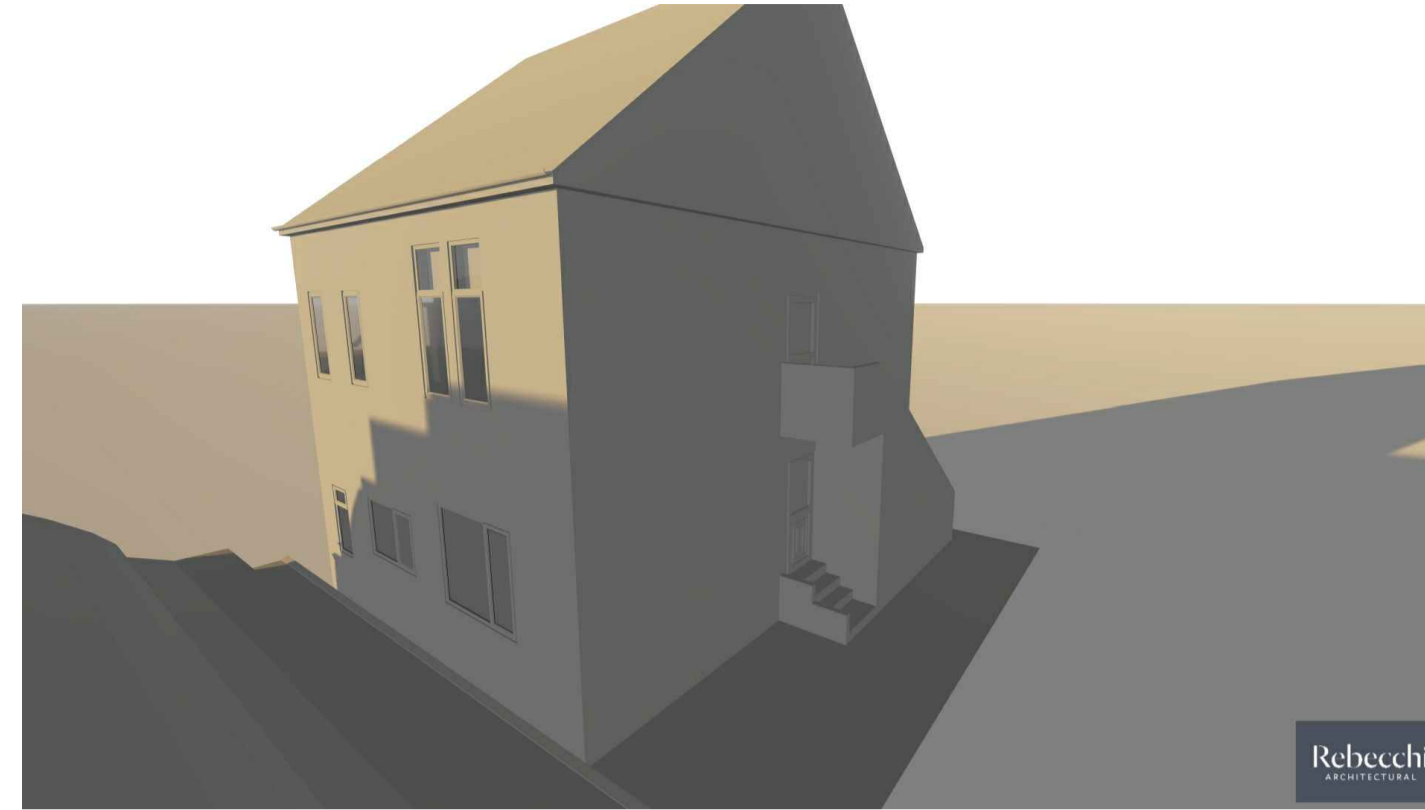
8. NOTICE OF REVIEW – SUN STUDY EXISTING AND PROPOSED



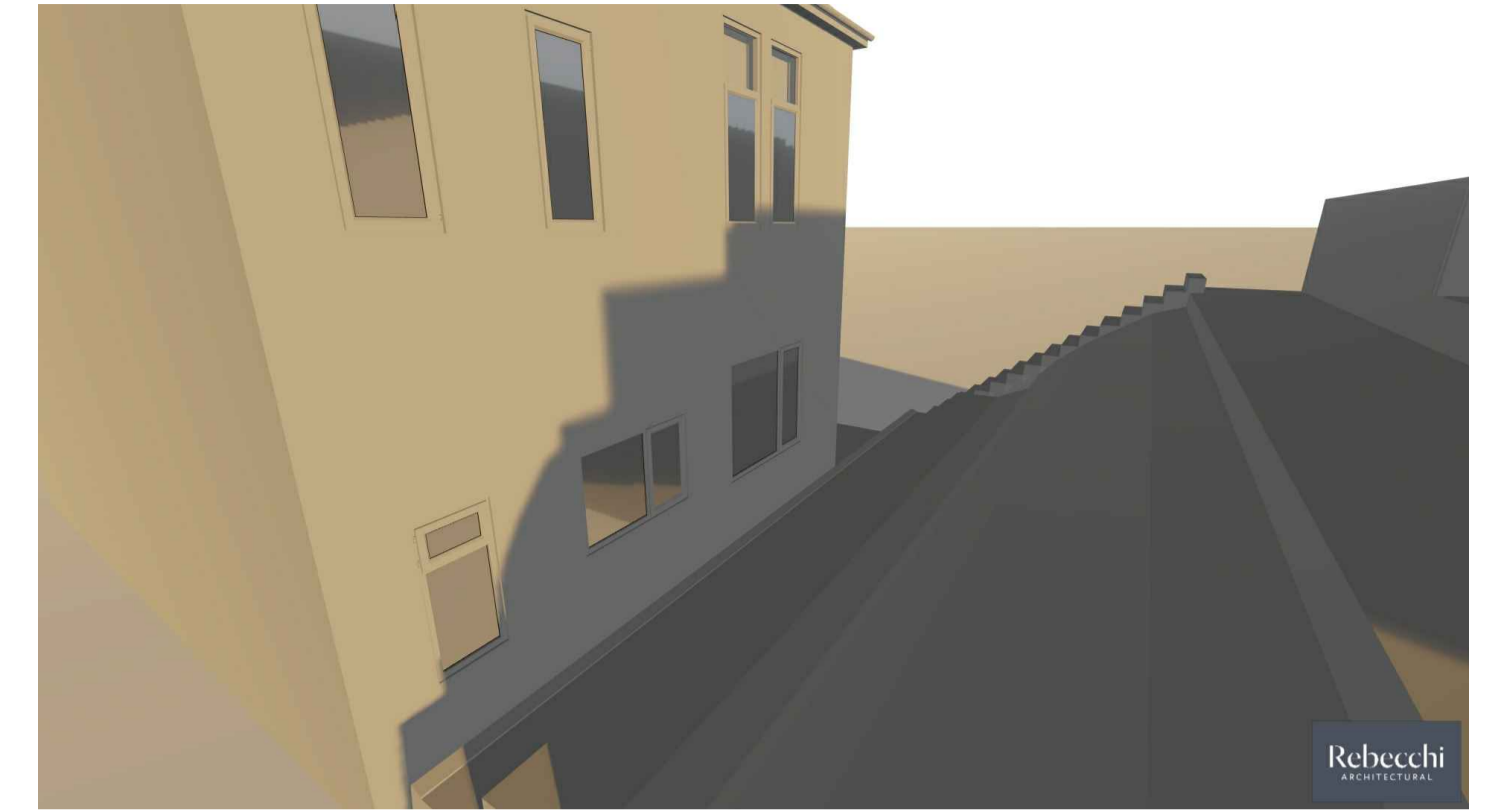
February 9am



February 9am



February 9am



February 9am



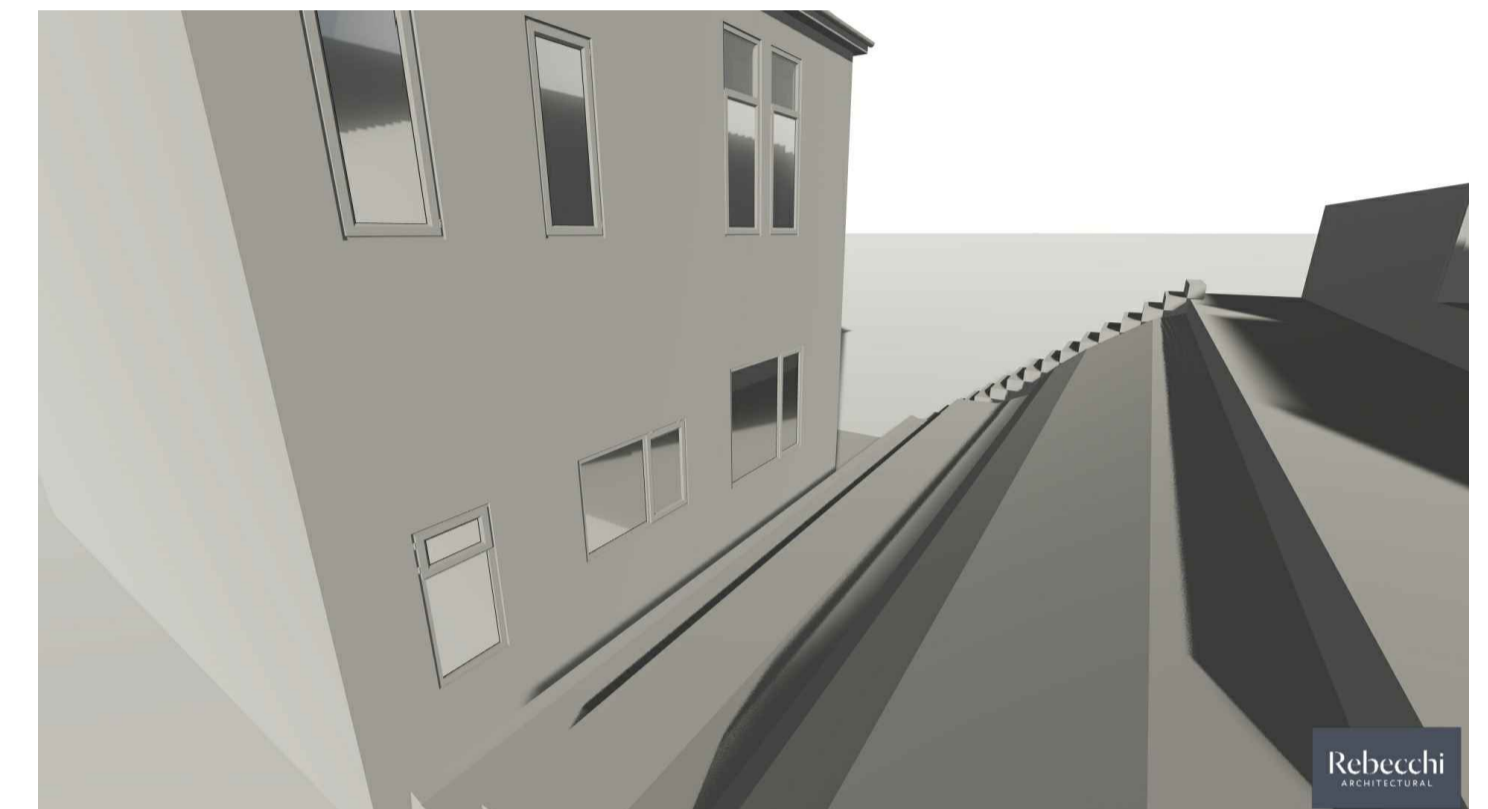
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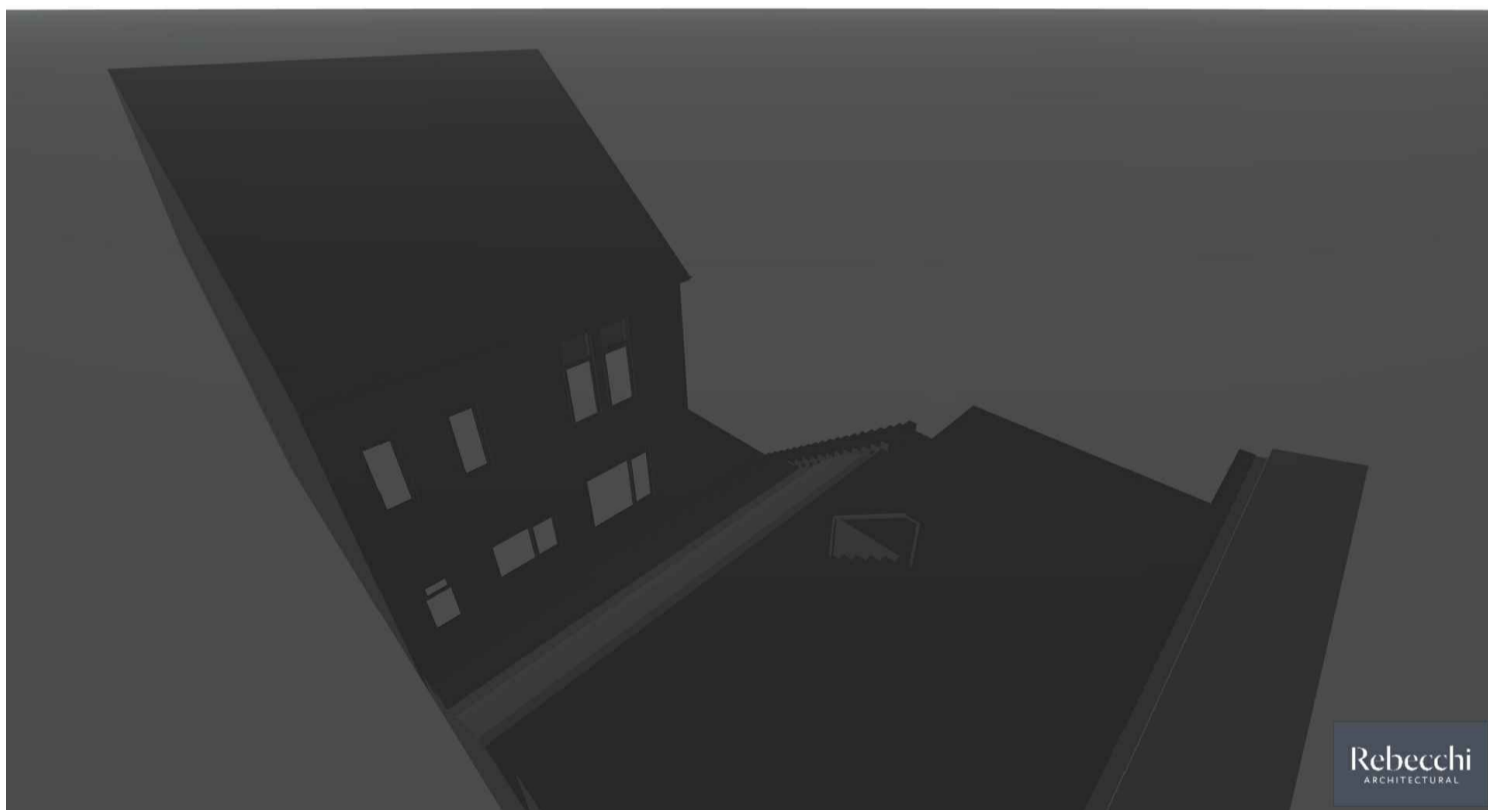
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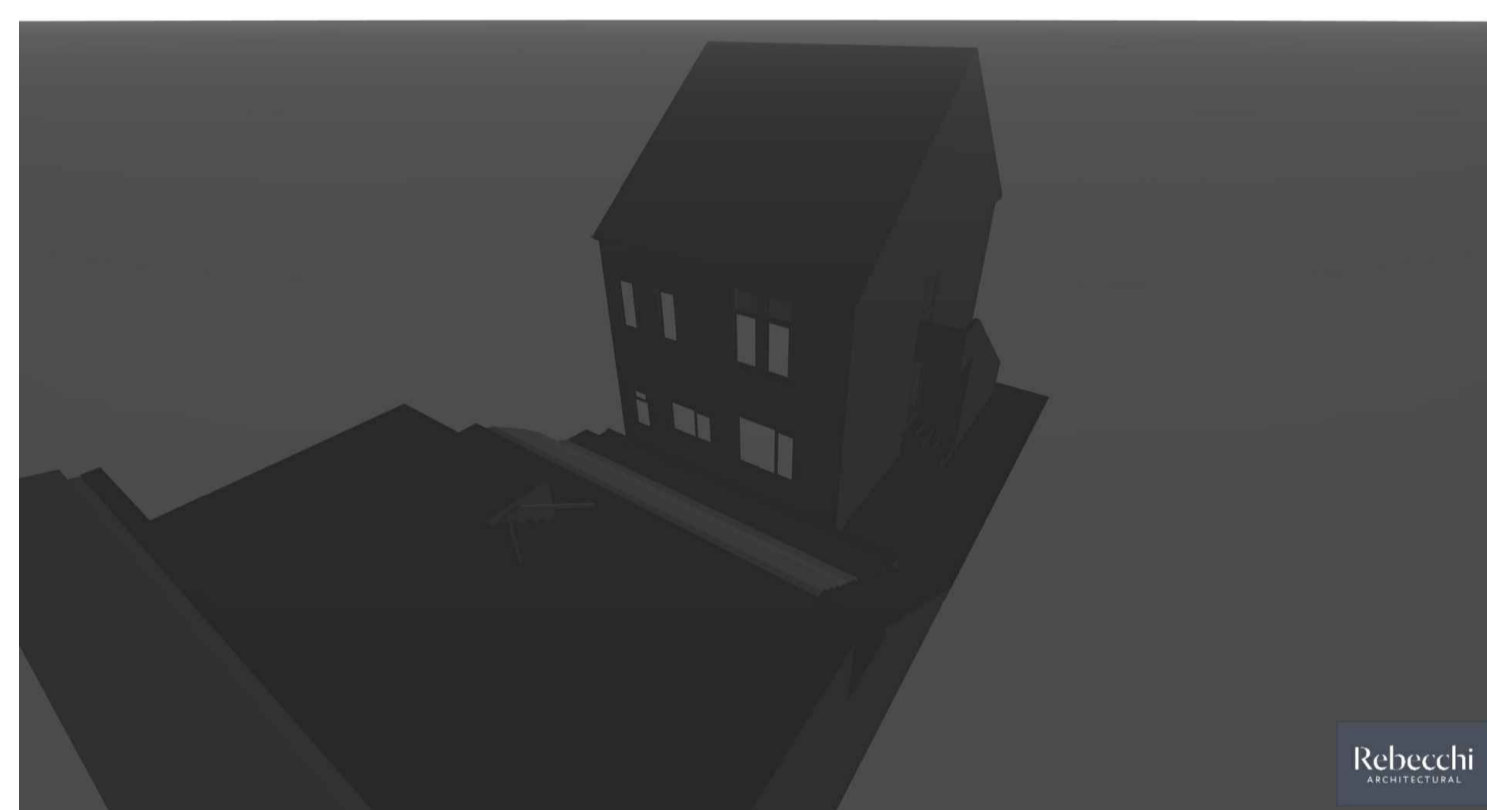
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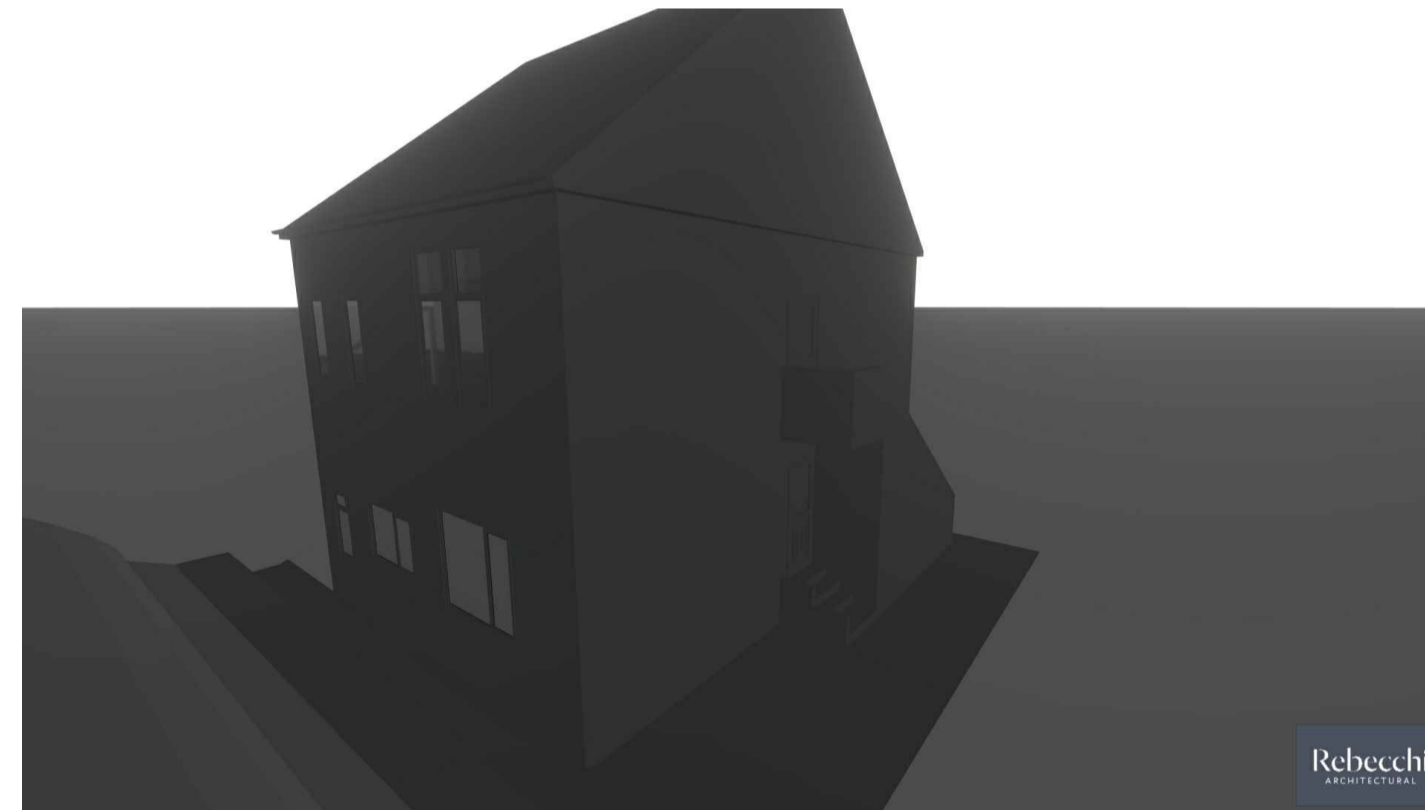
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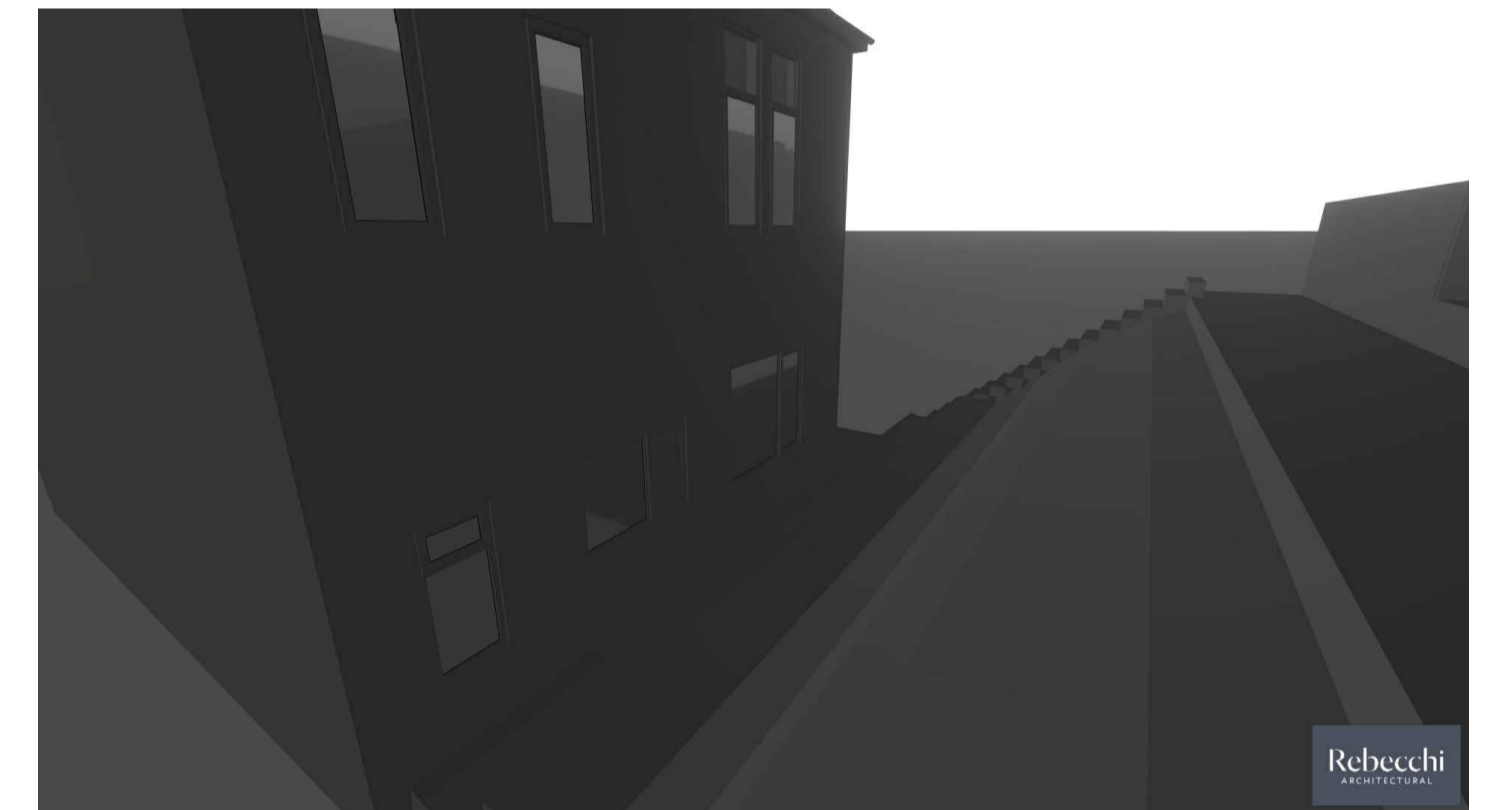
February 7pm



February 7pm



February 7pm



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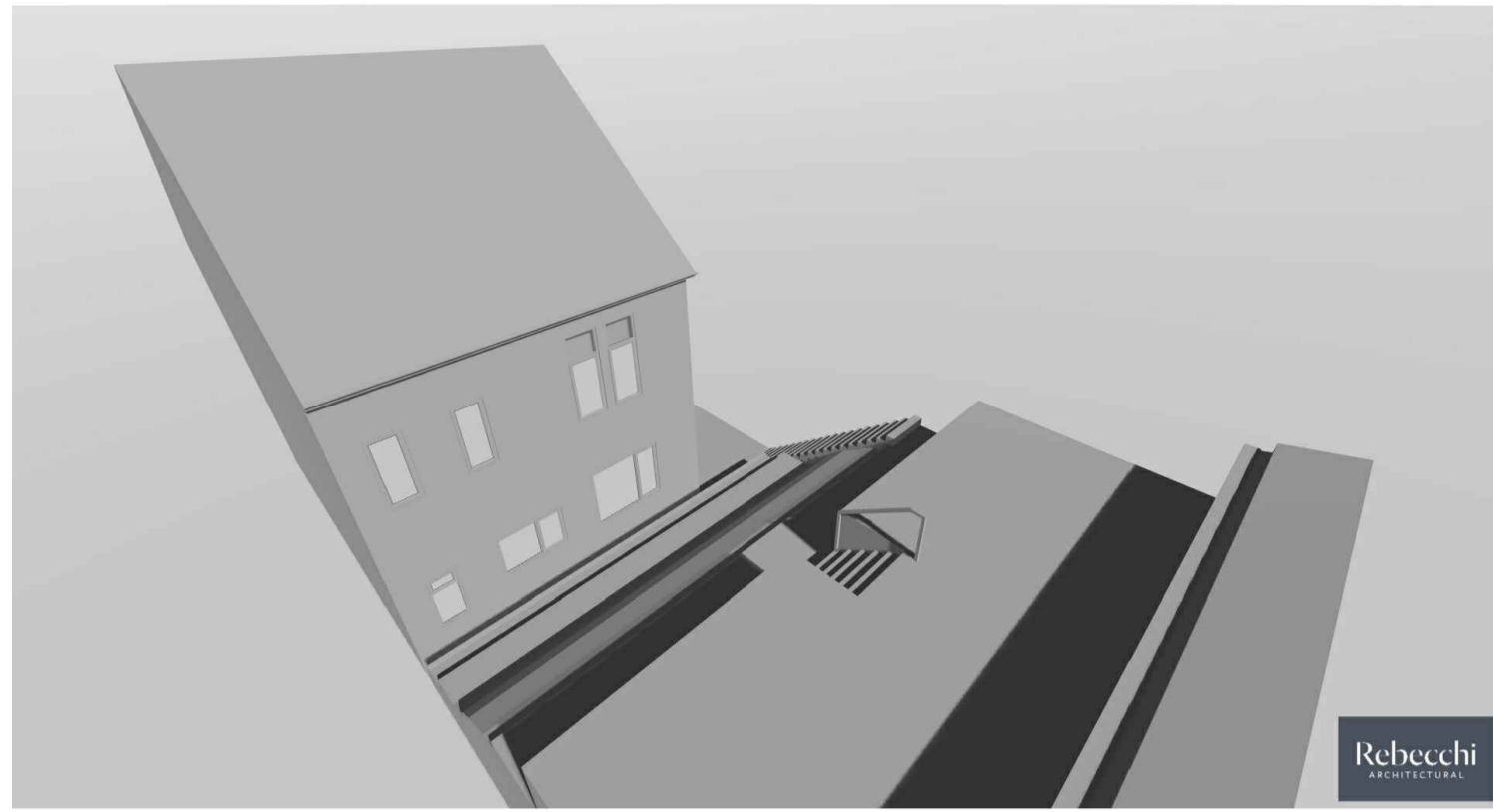
Client
 James McConnachie

Project Title
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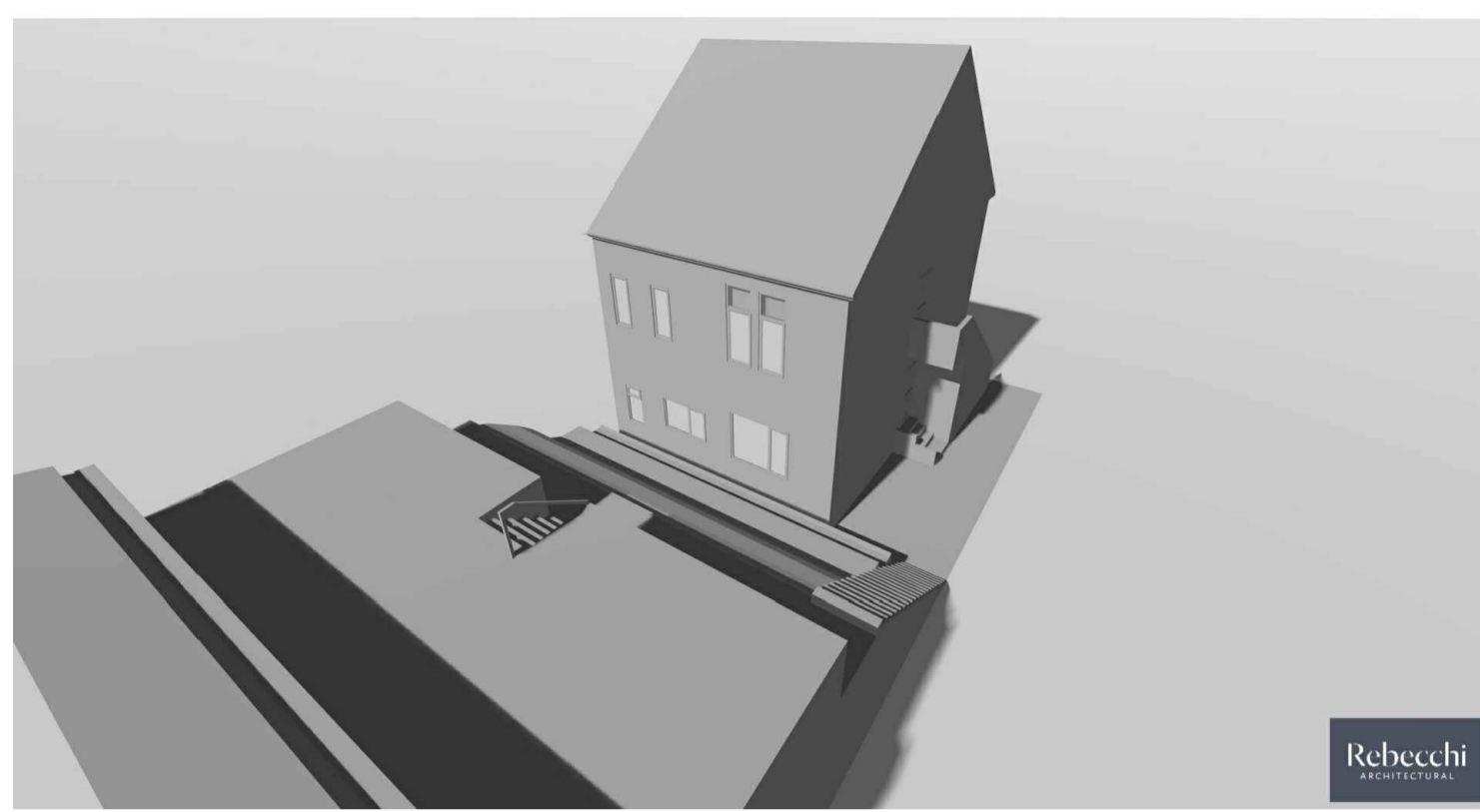
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Scale	Size	Date
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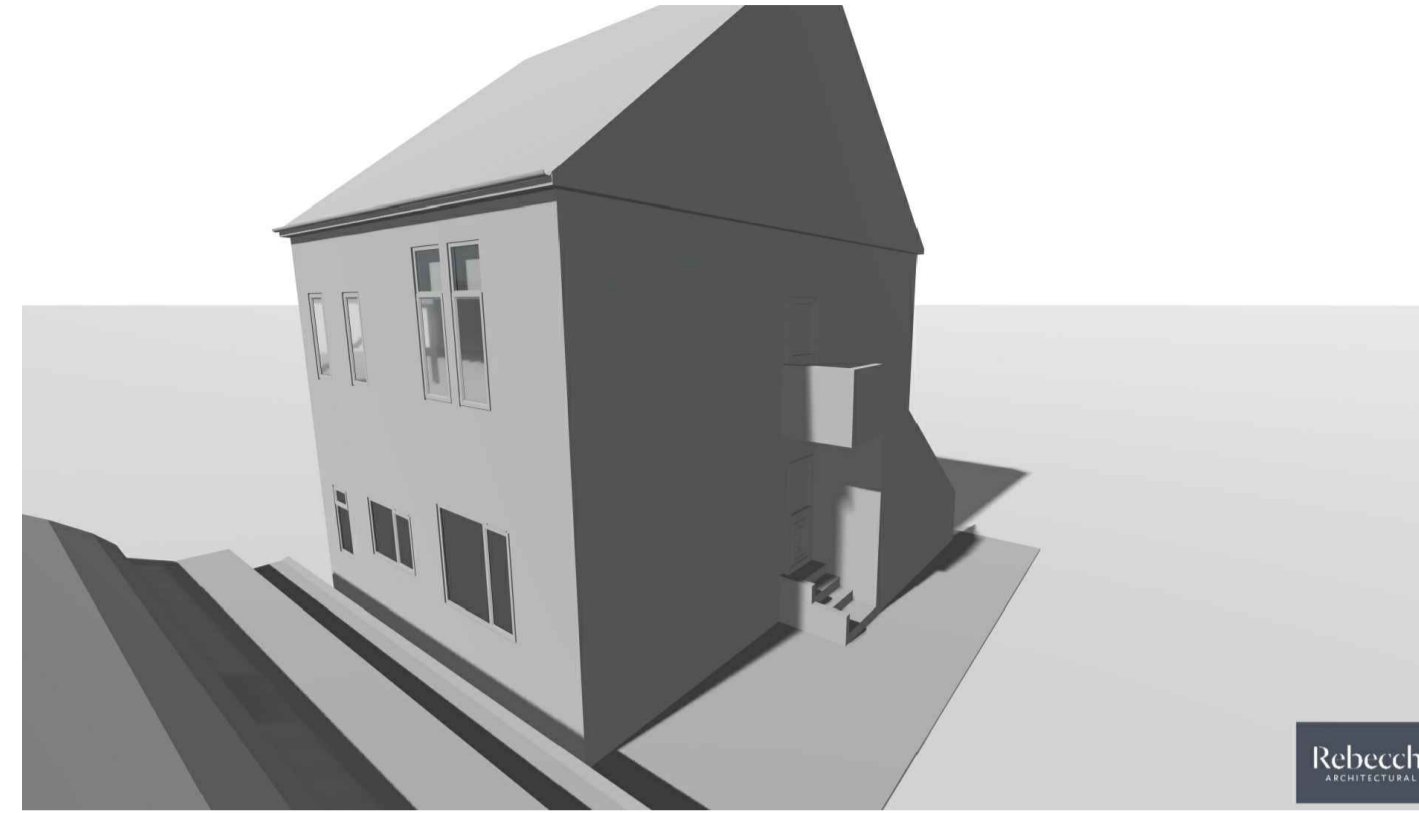
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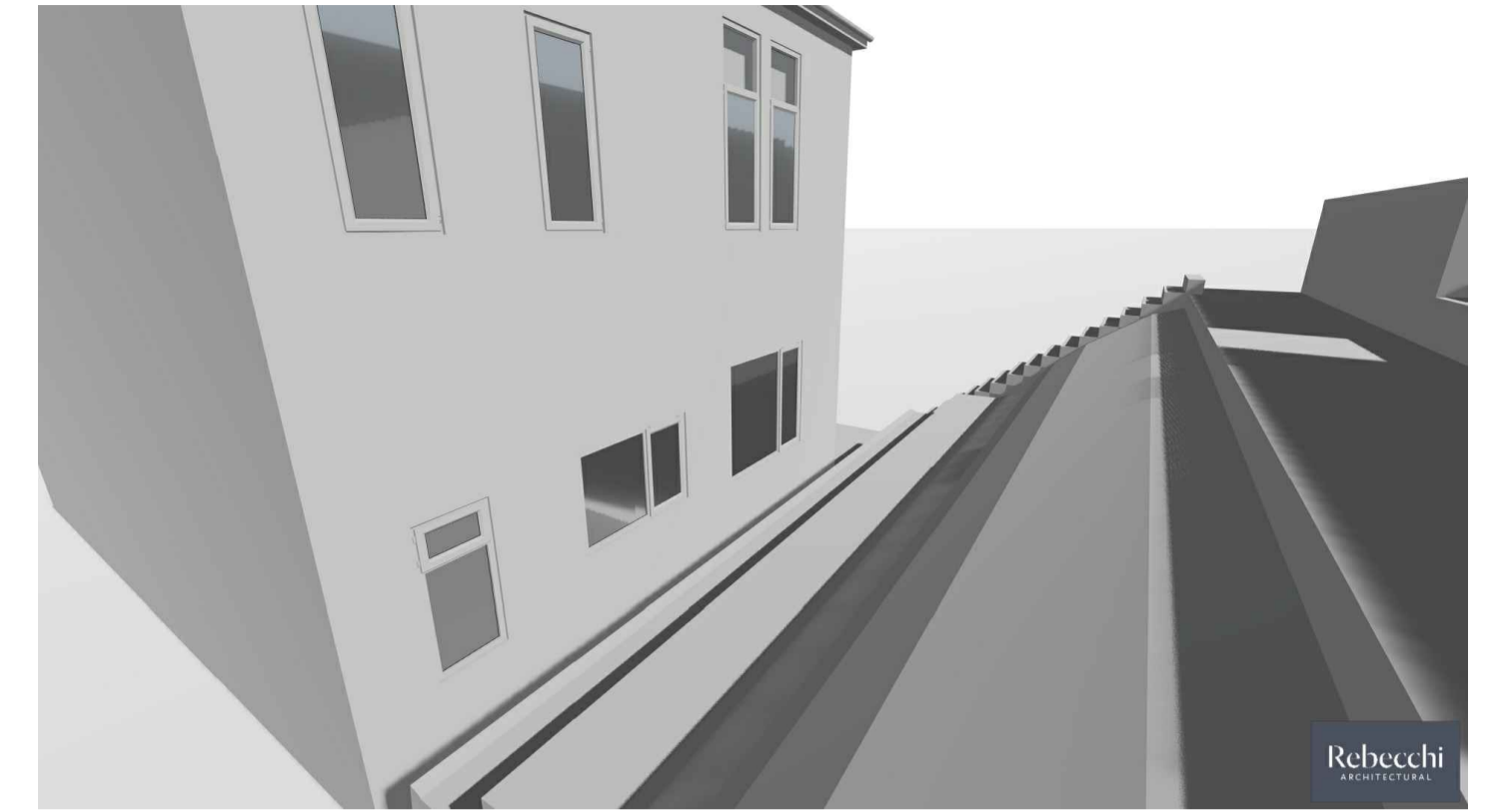
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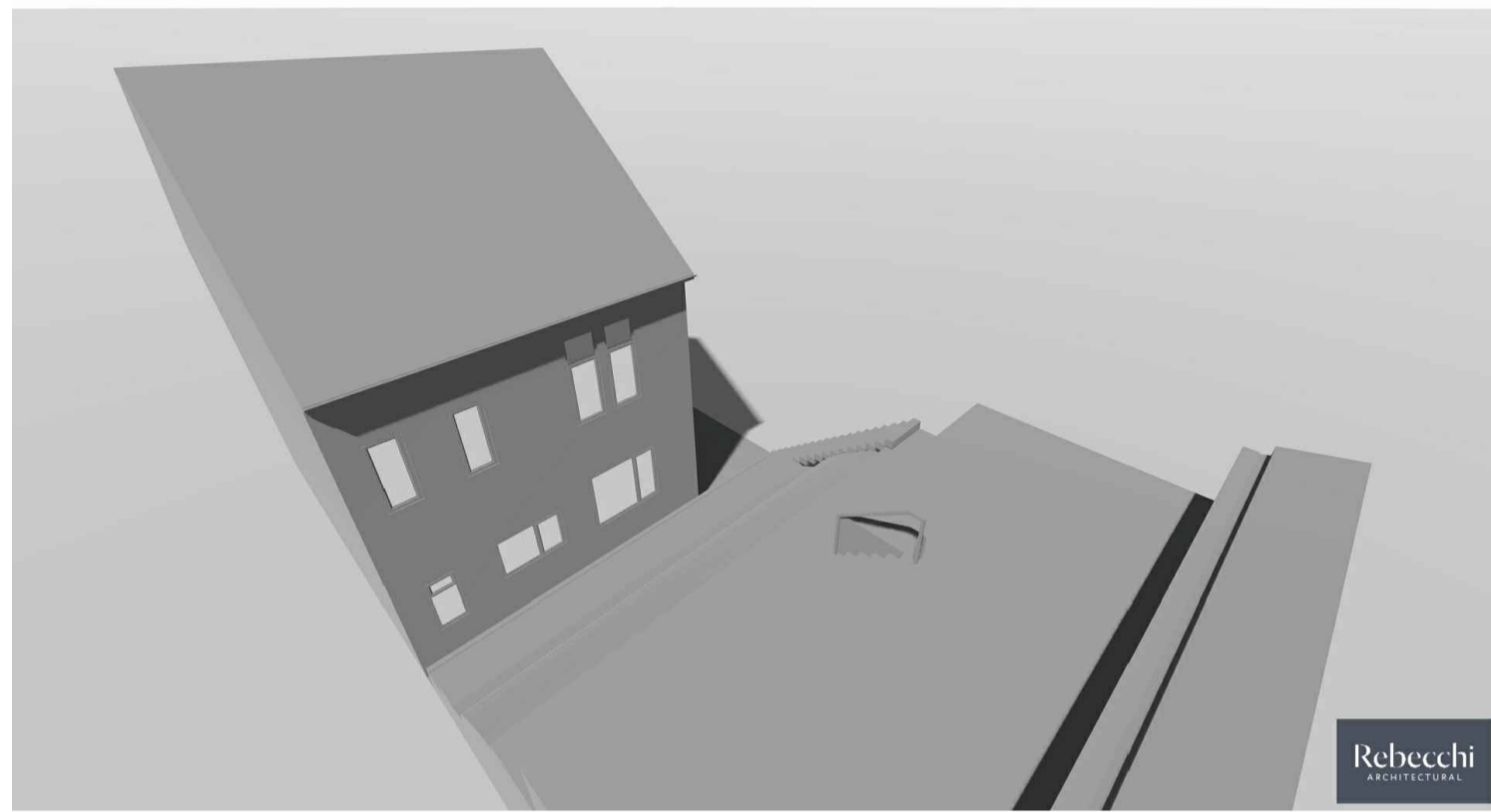
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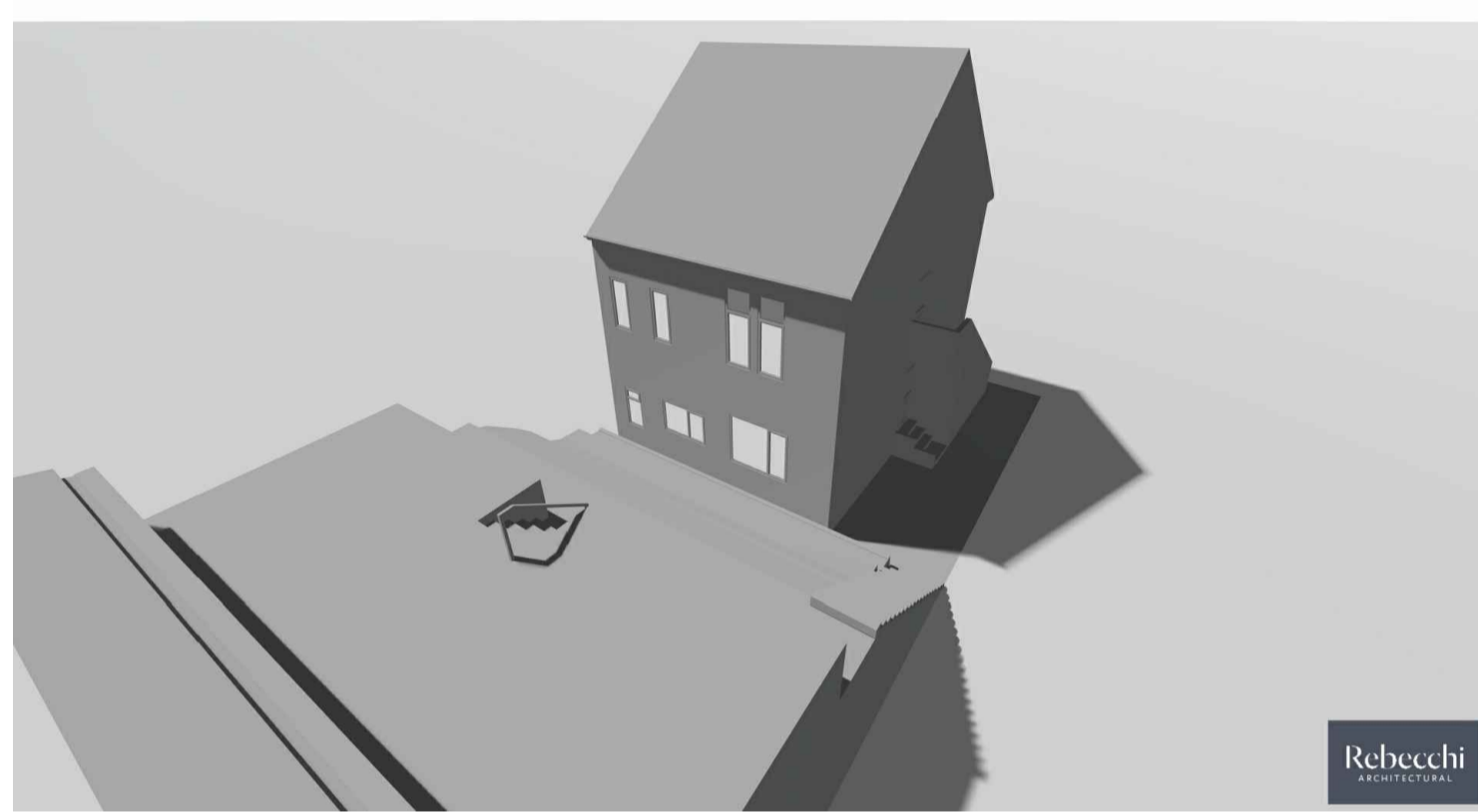
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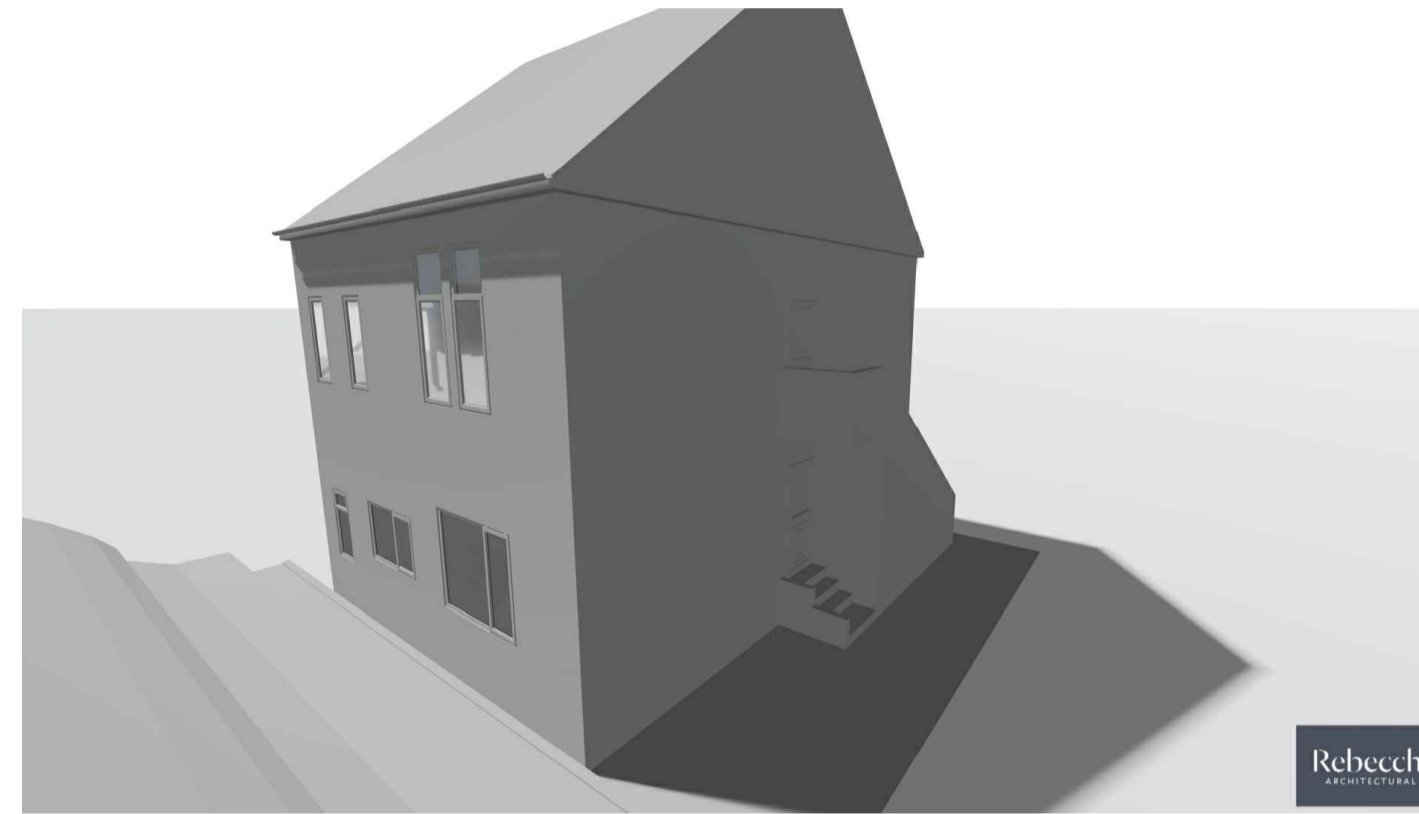
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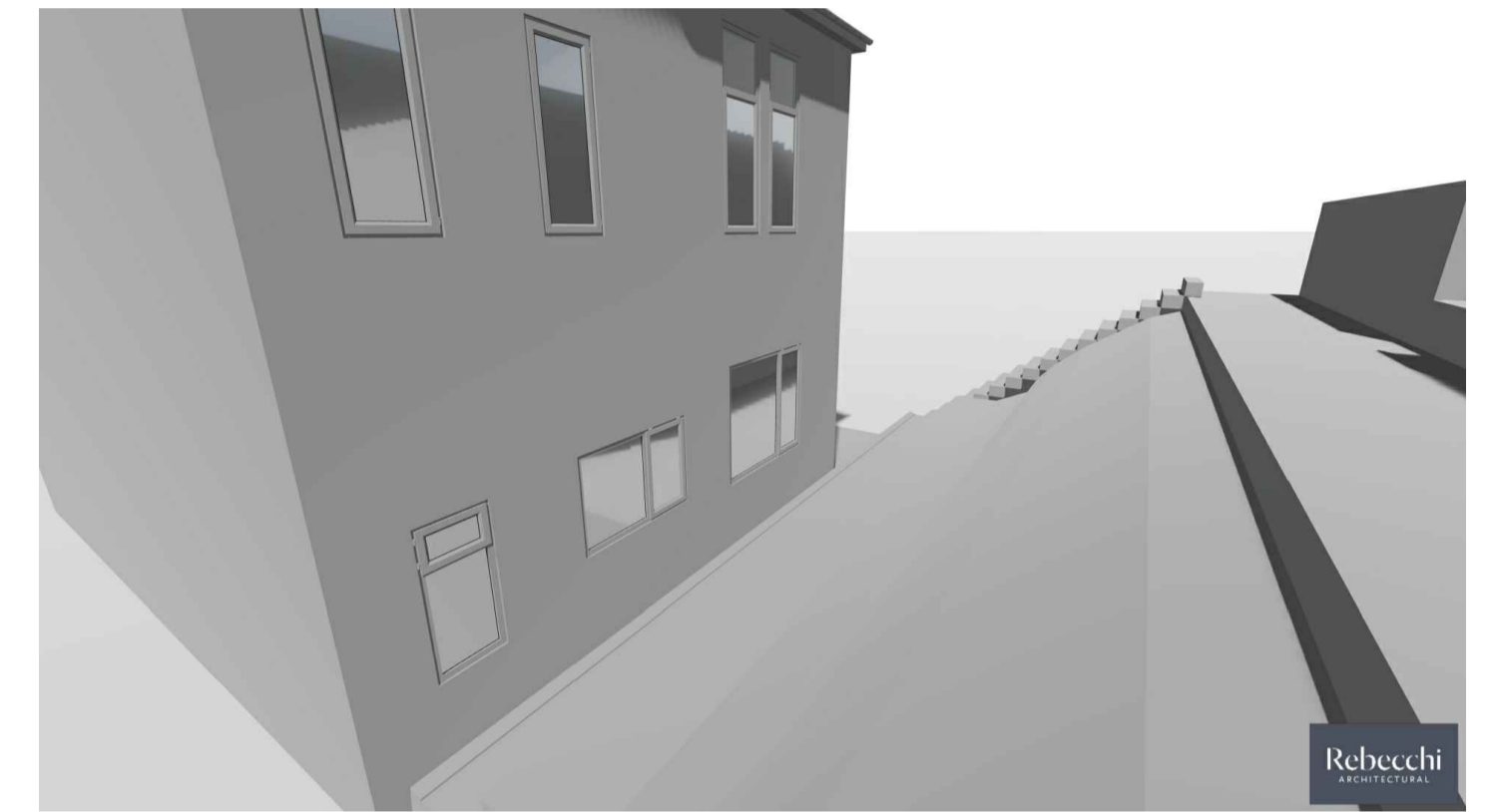
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June 12pm



June 12pm



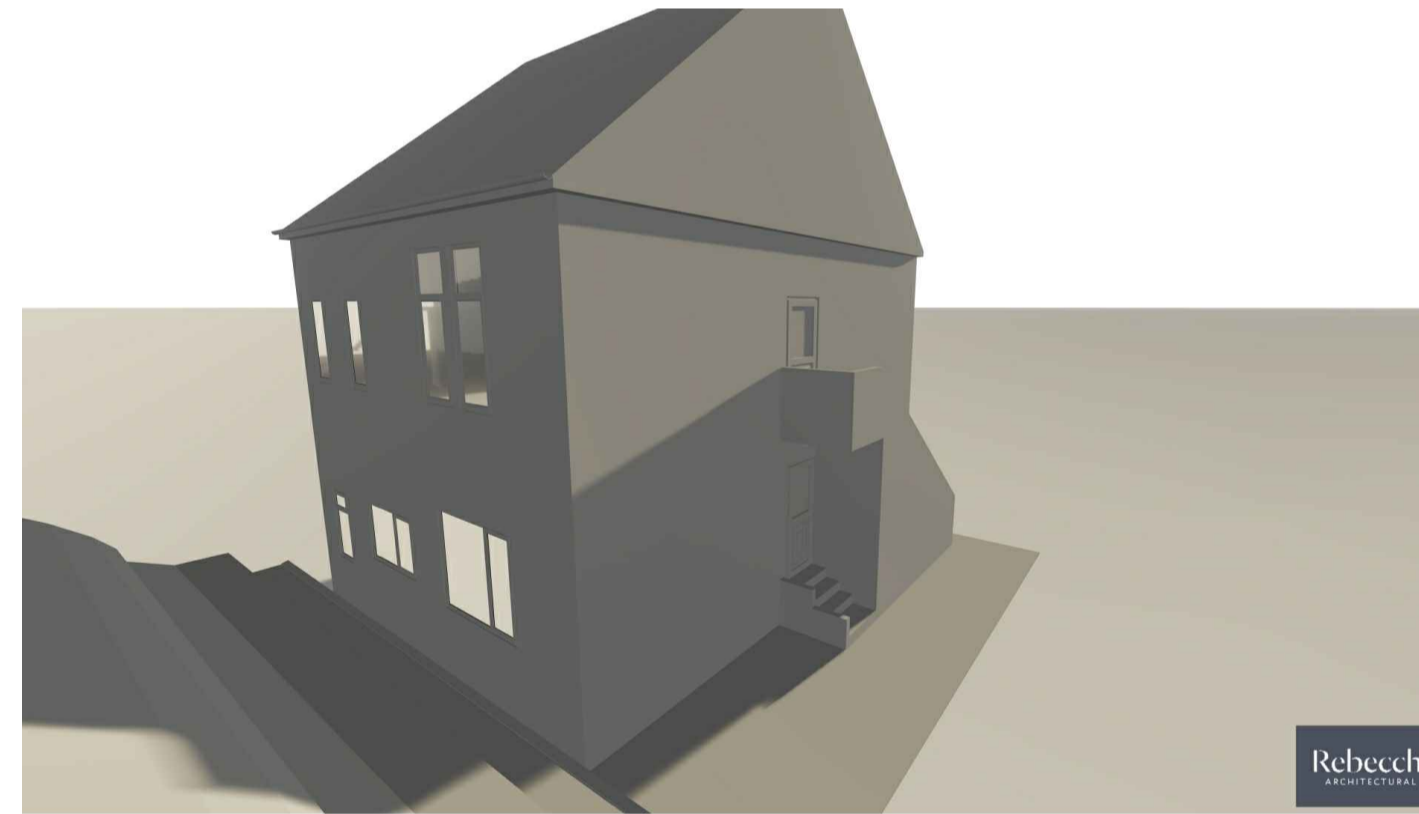
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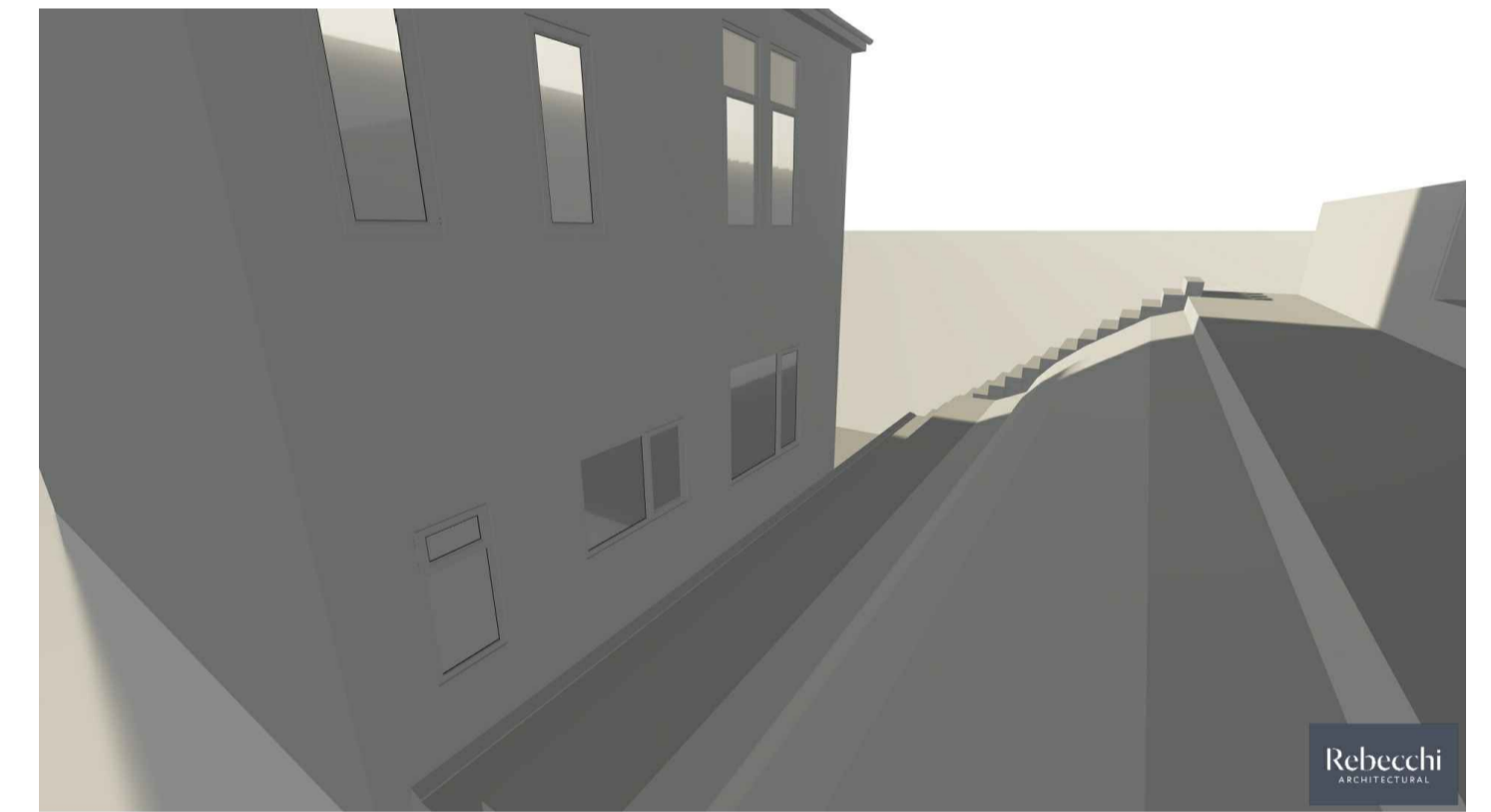
June 7pm



June 7pm



June 7pm



June 7pm



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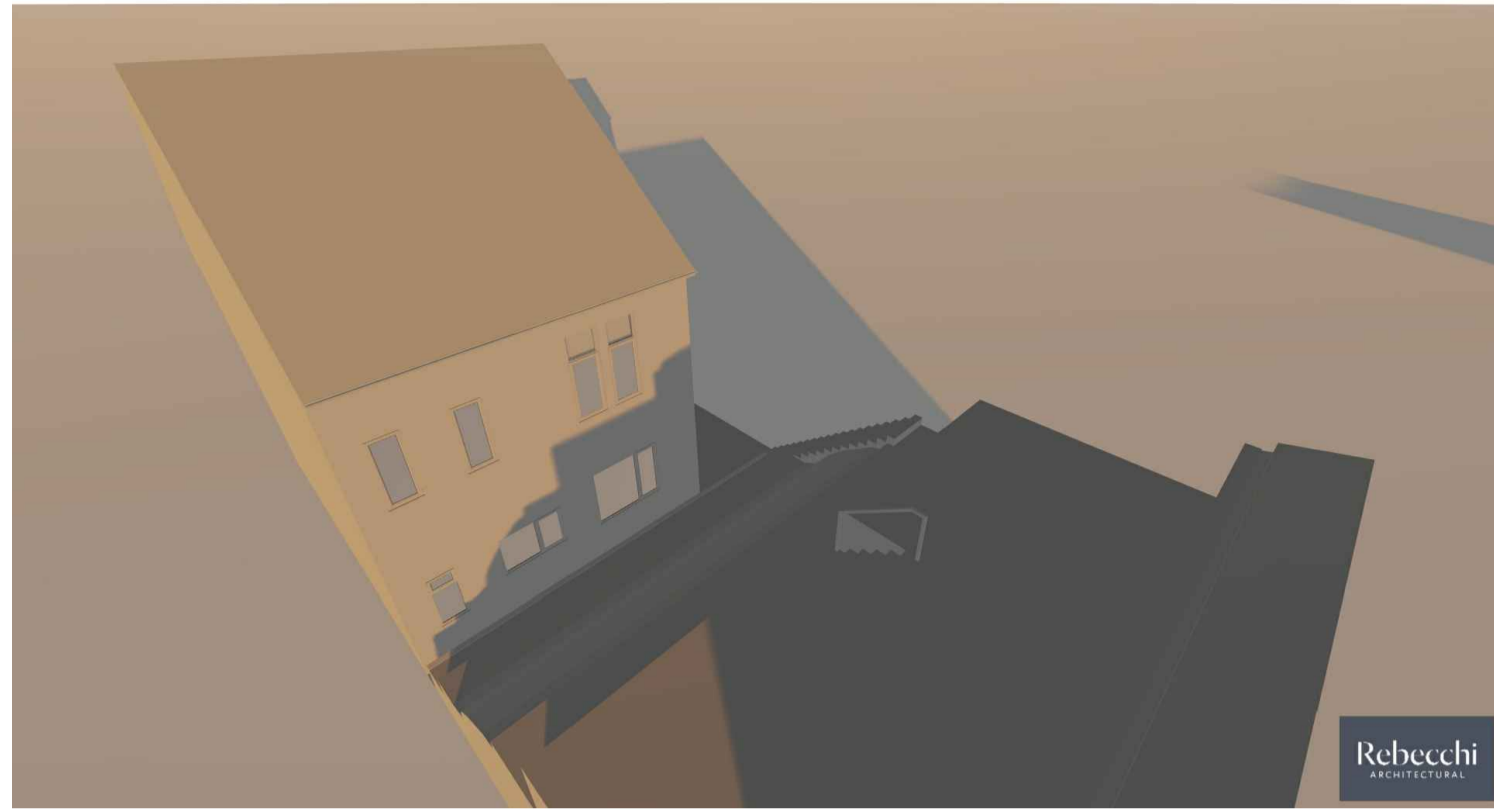
Client
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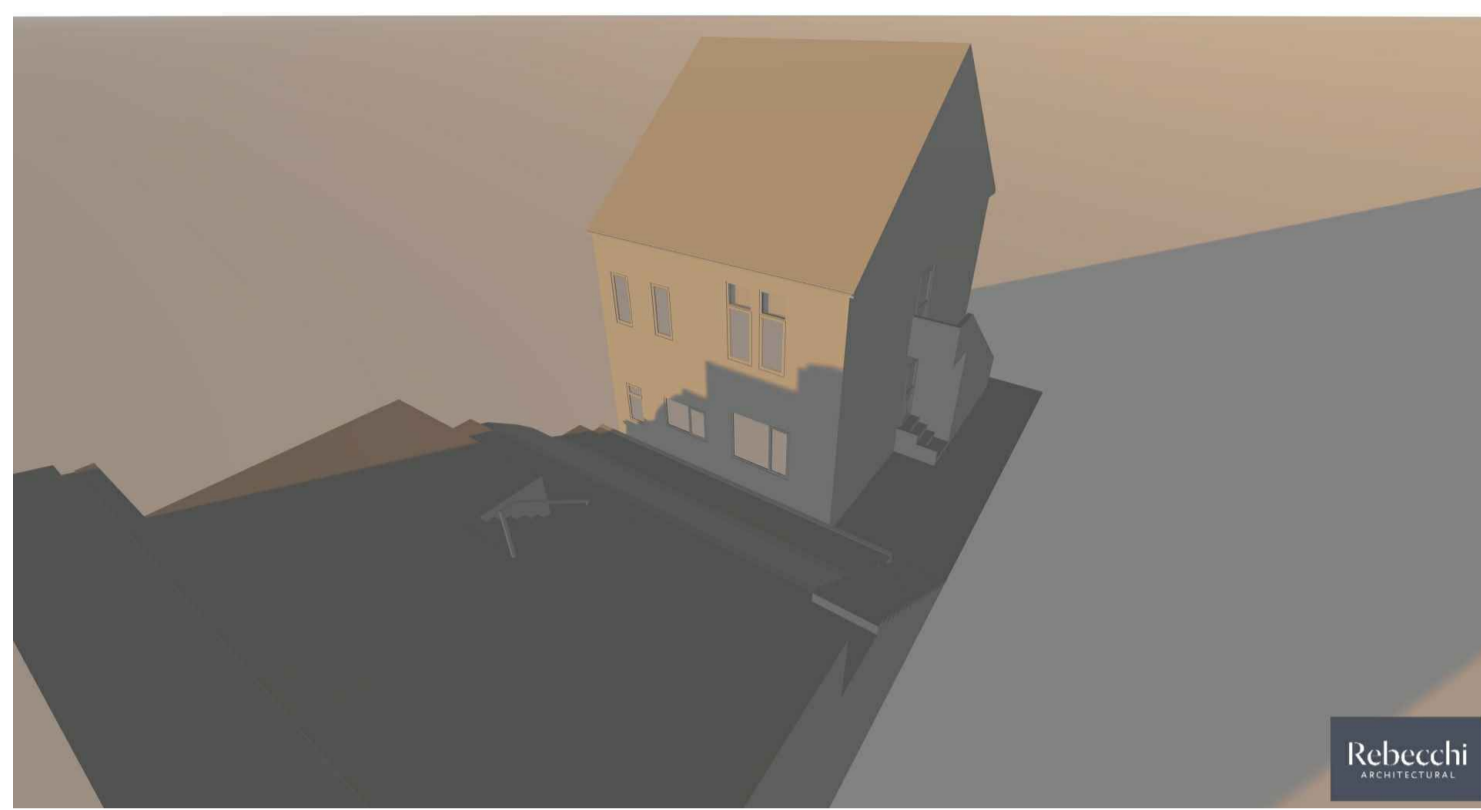
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Scale	Size	Date
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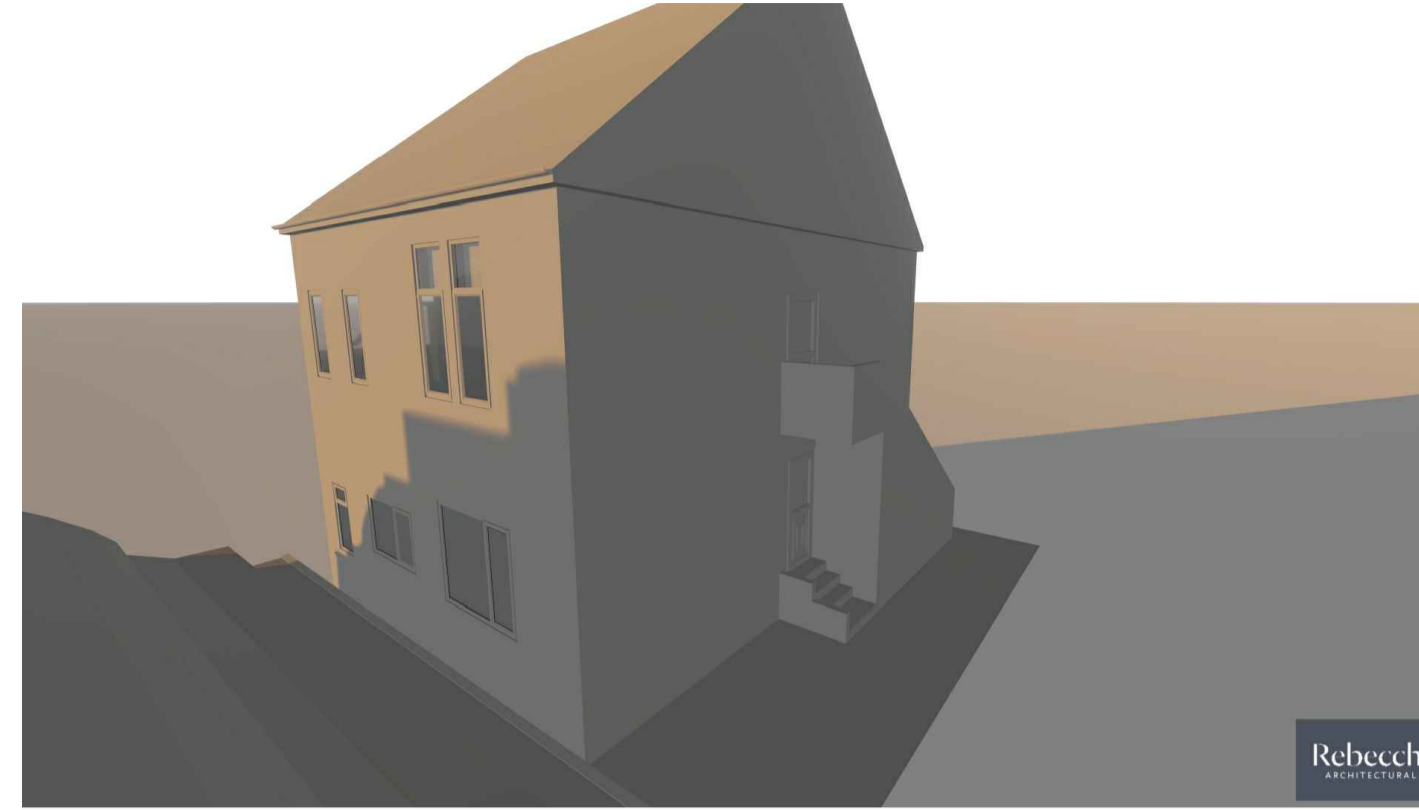
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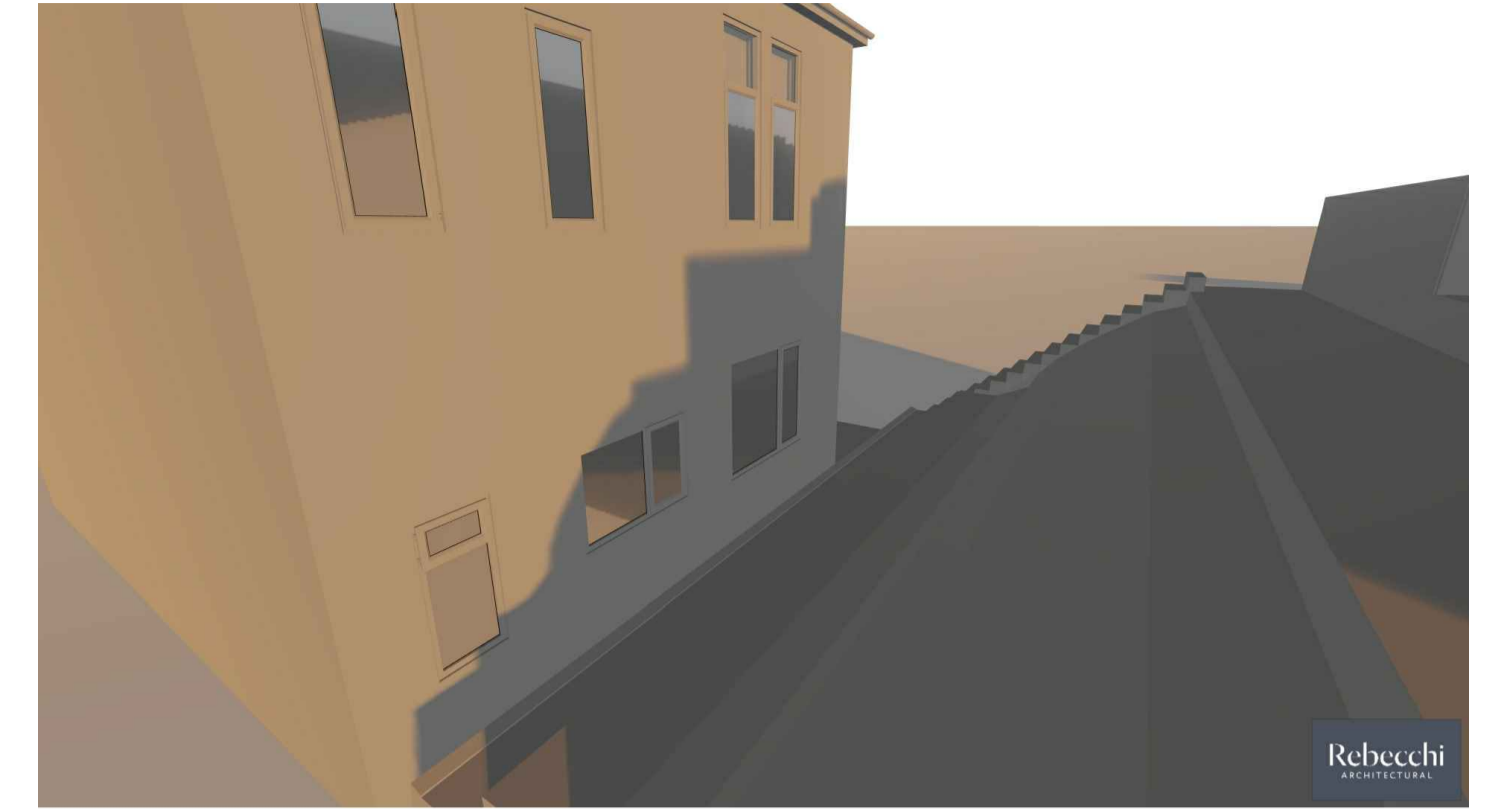
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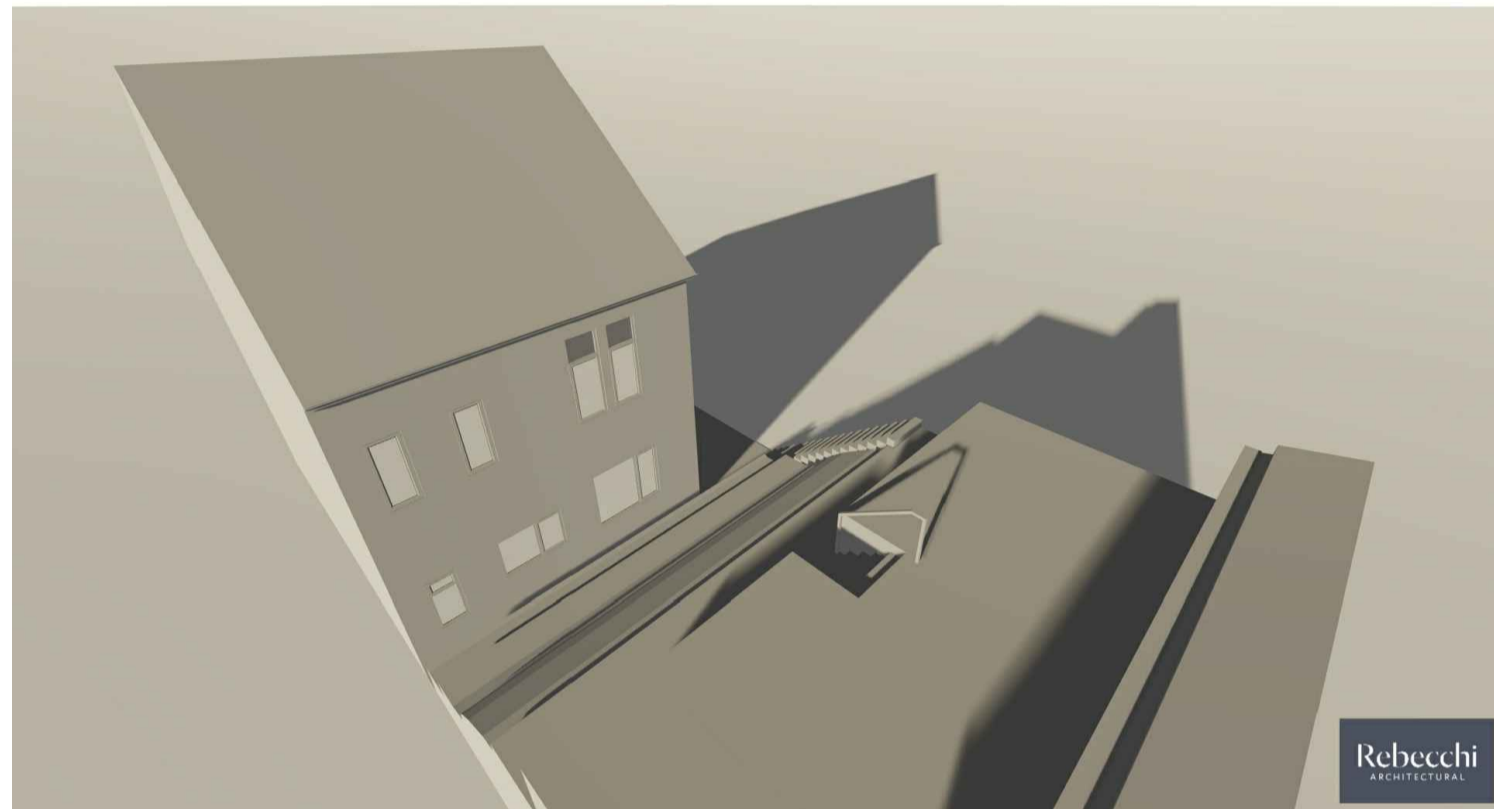
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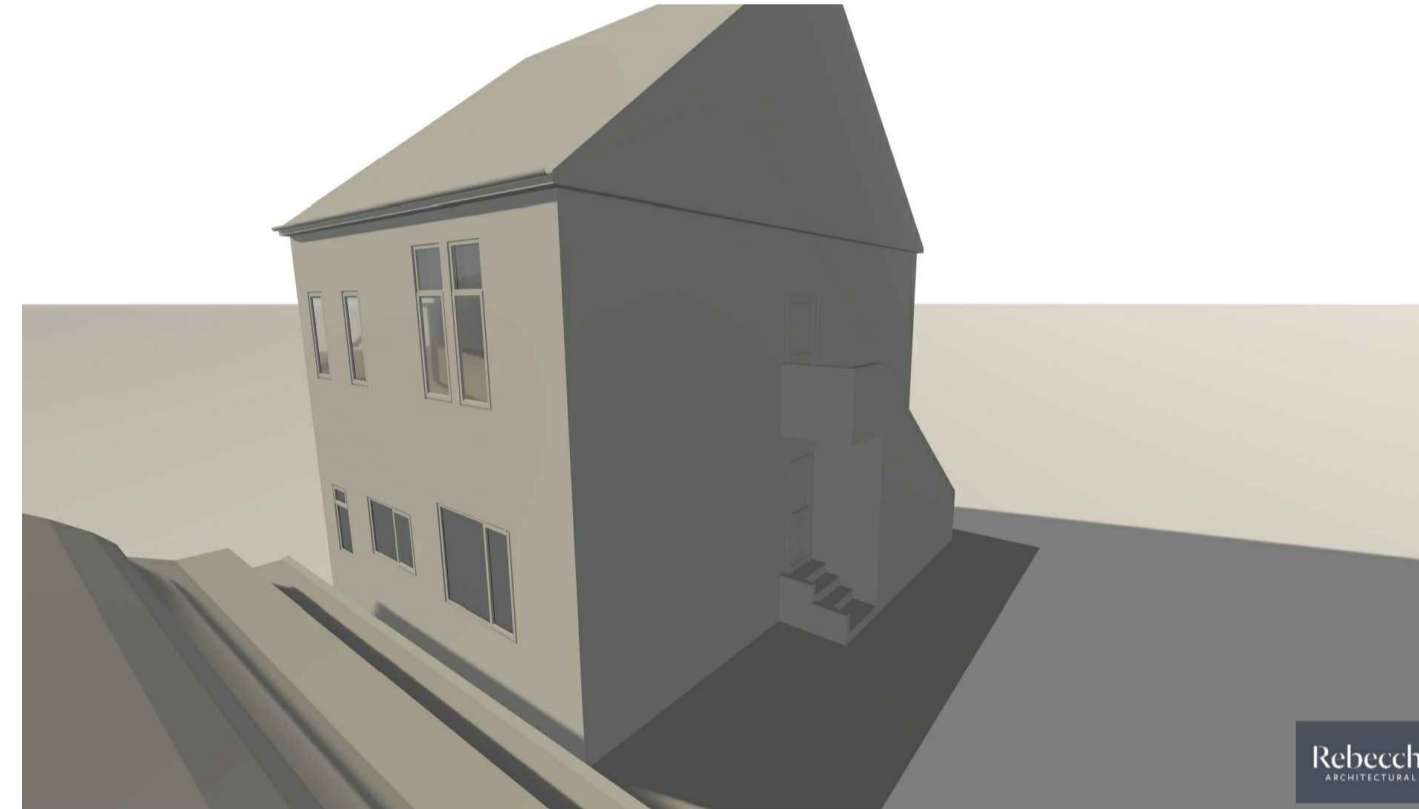
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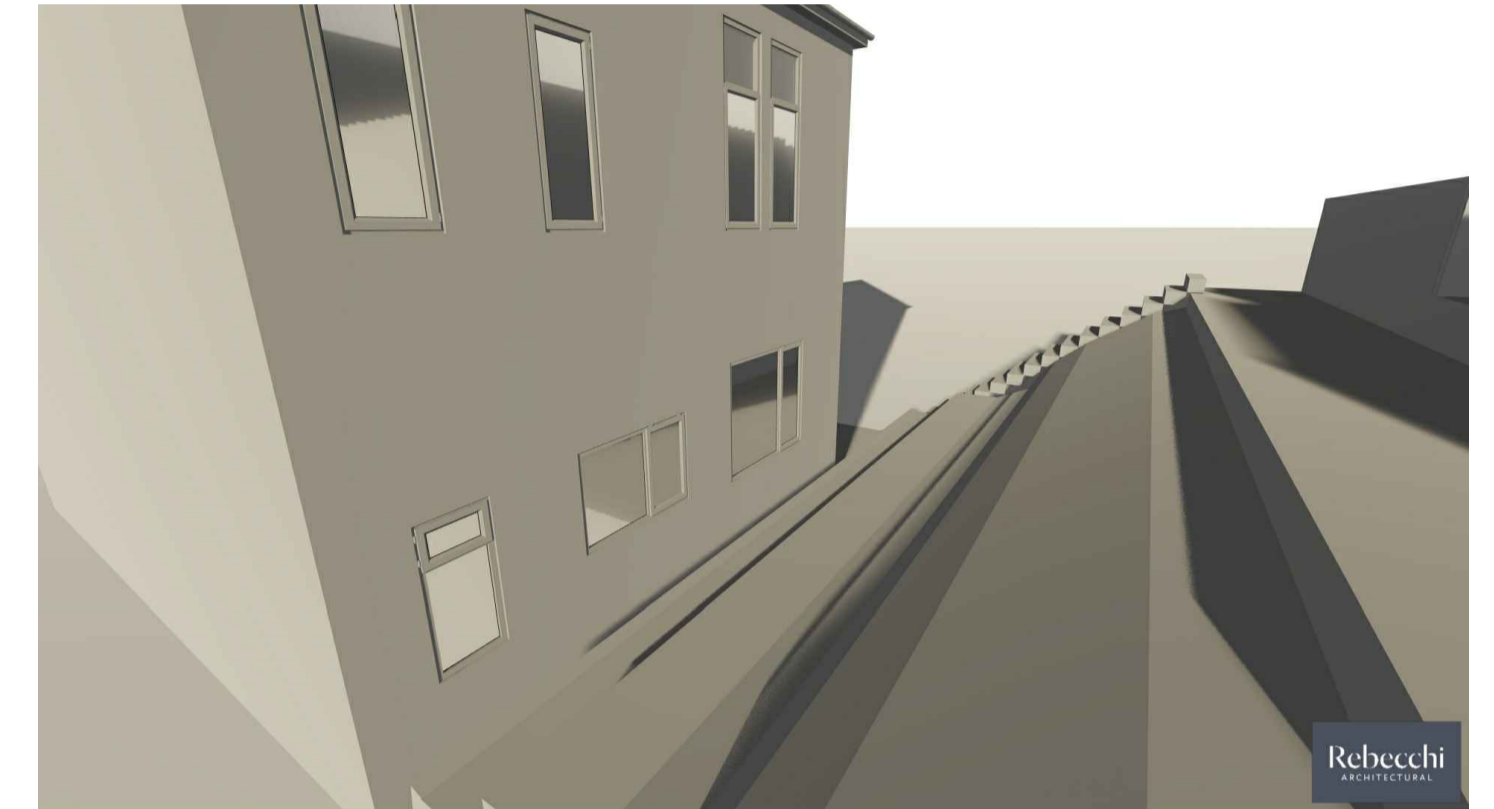
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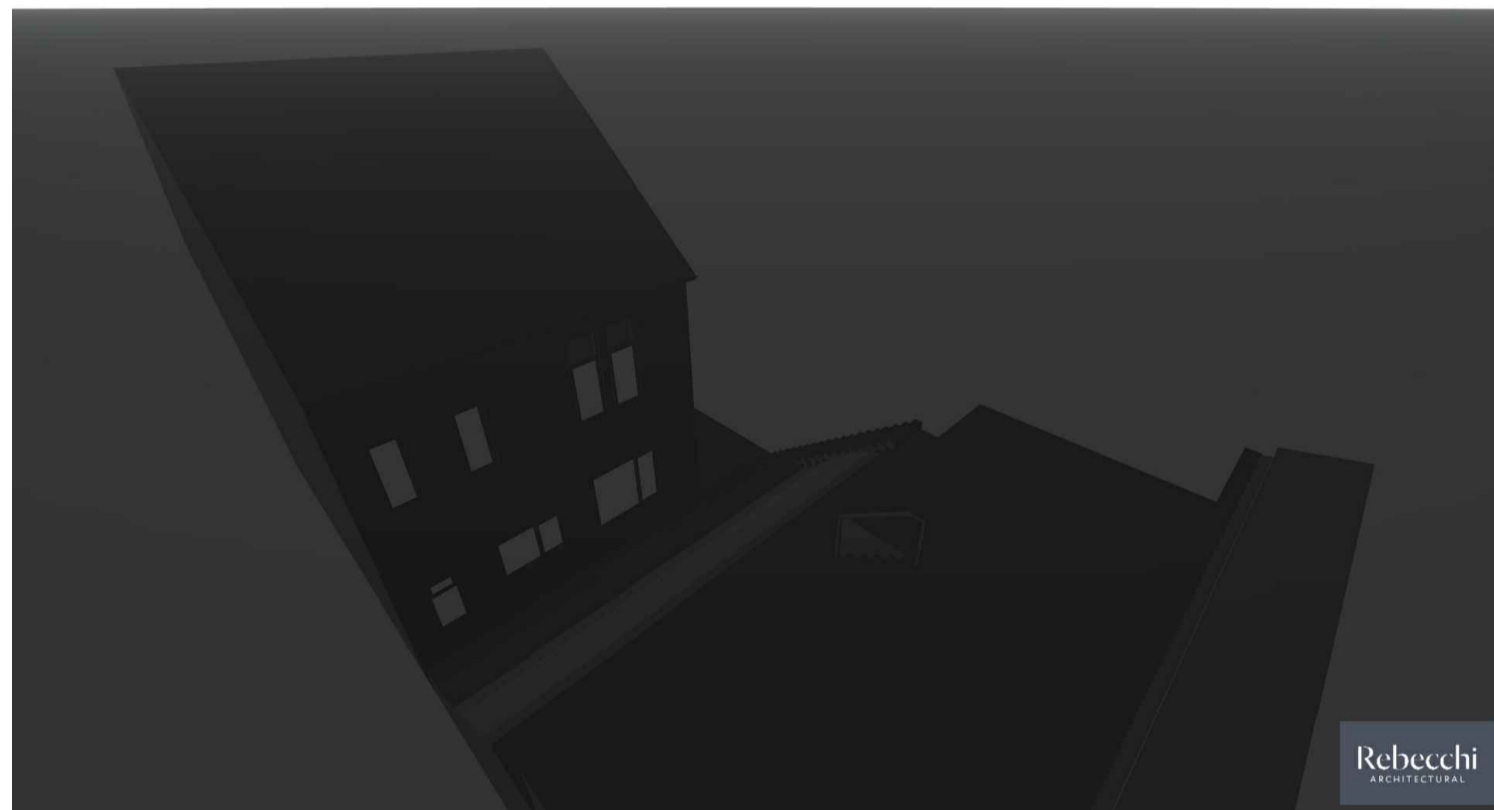
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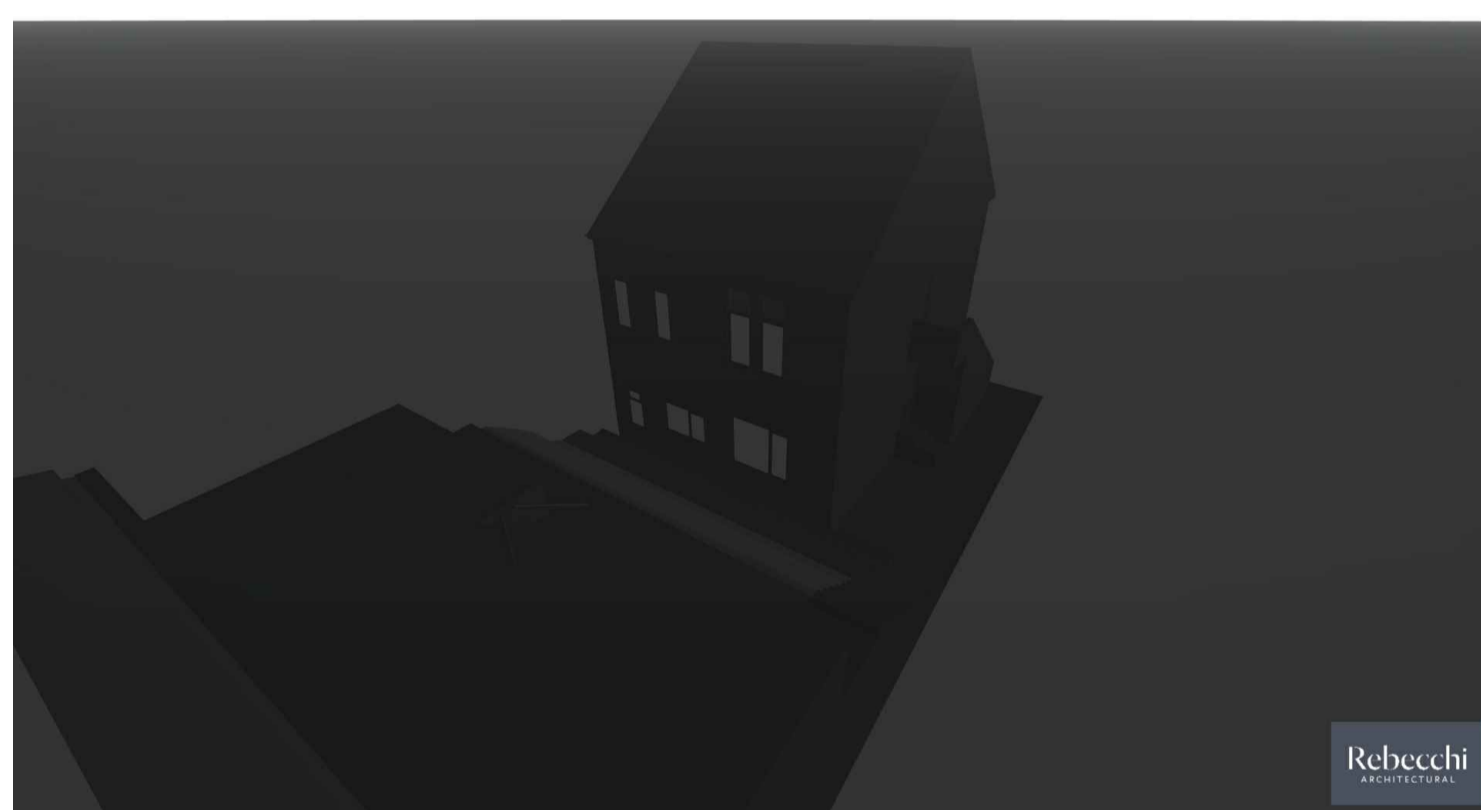
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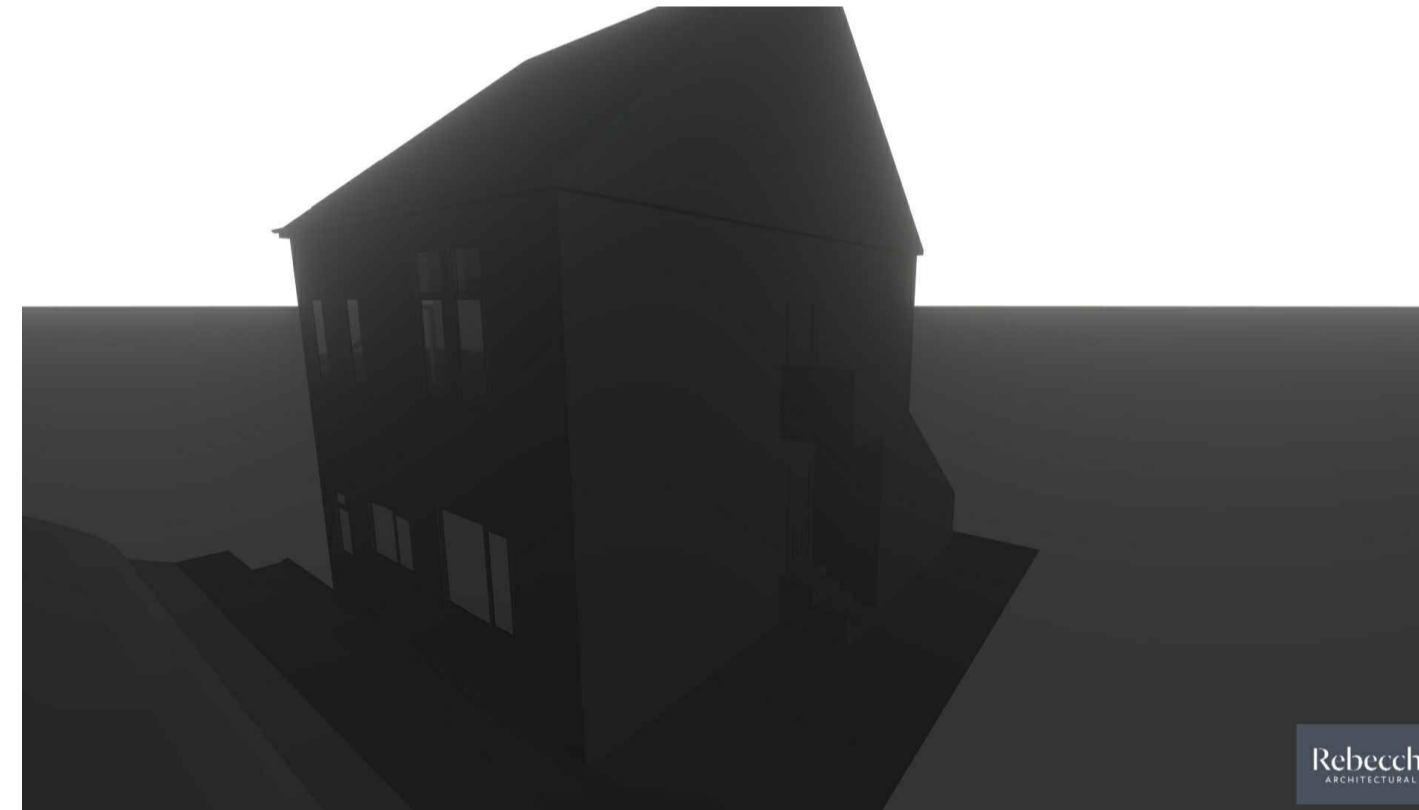
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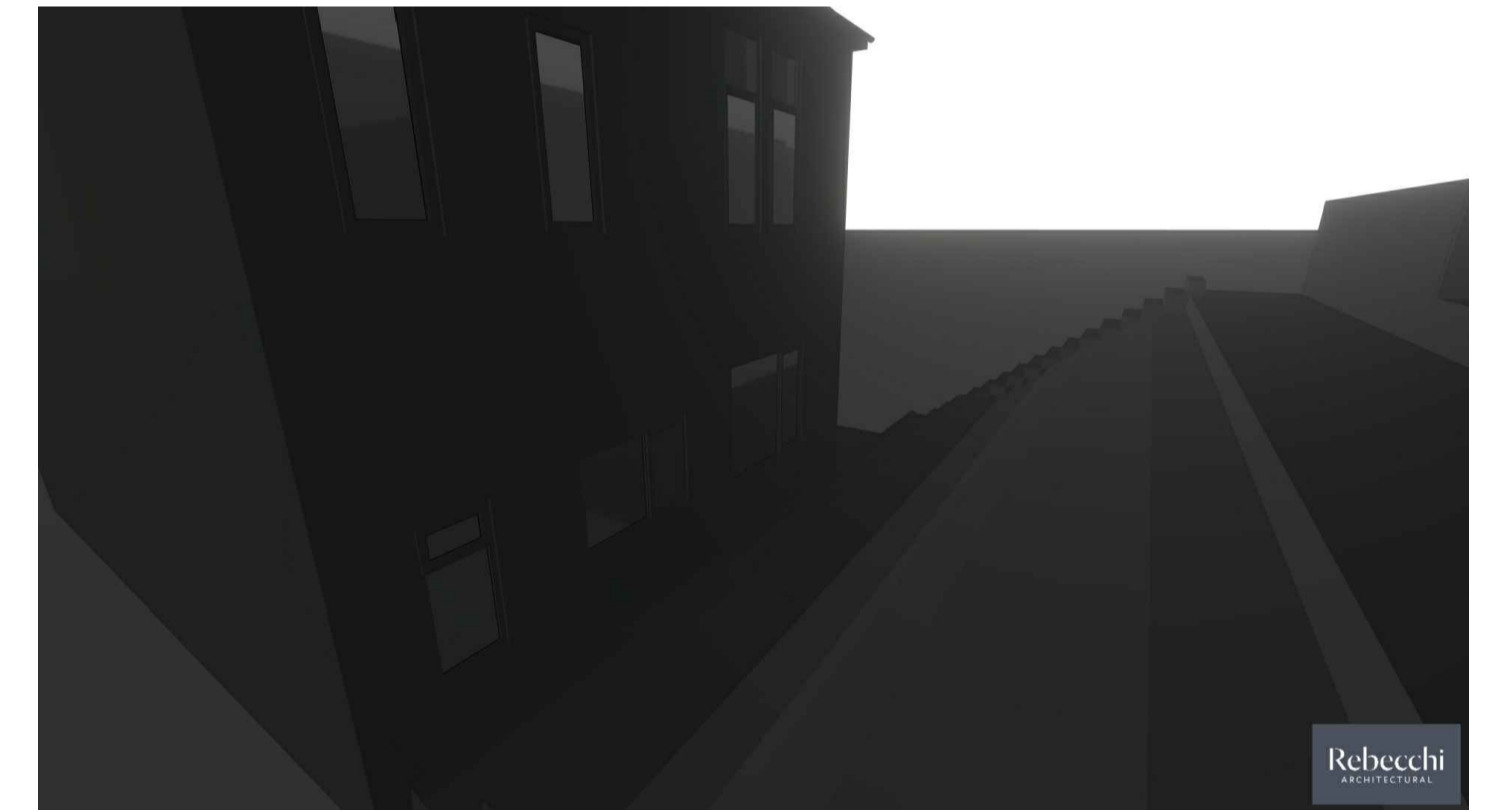
November 7pm



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Project Title
Proposed Formation of Access Bridge to Garden at
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Greenock

Drawing Title
Sun Study - November as Existing

Scale	Size	Date
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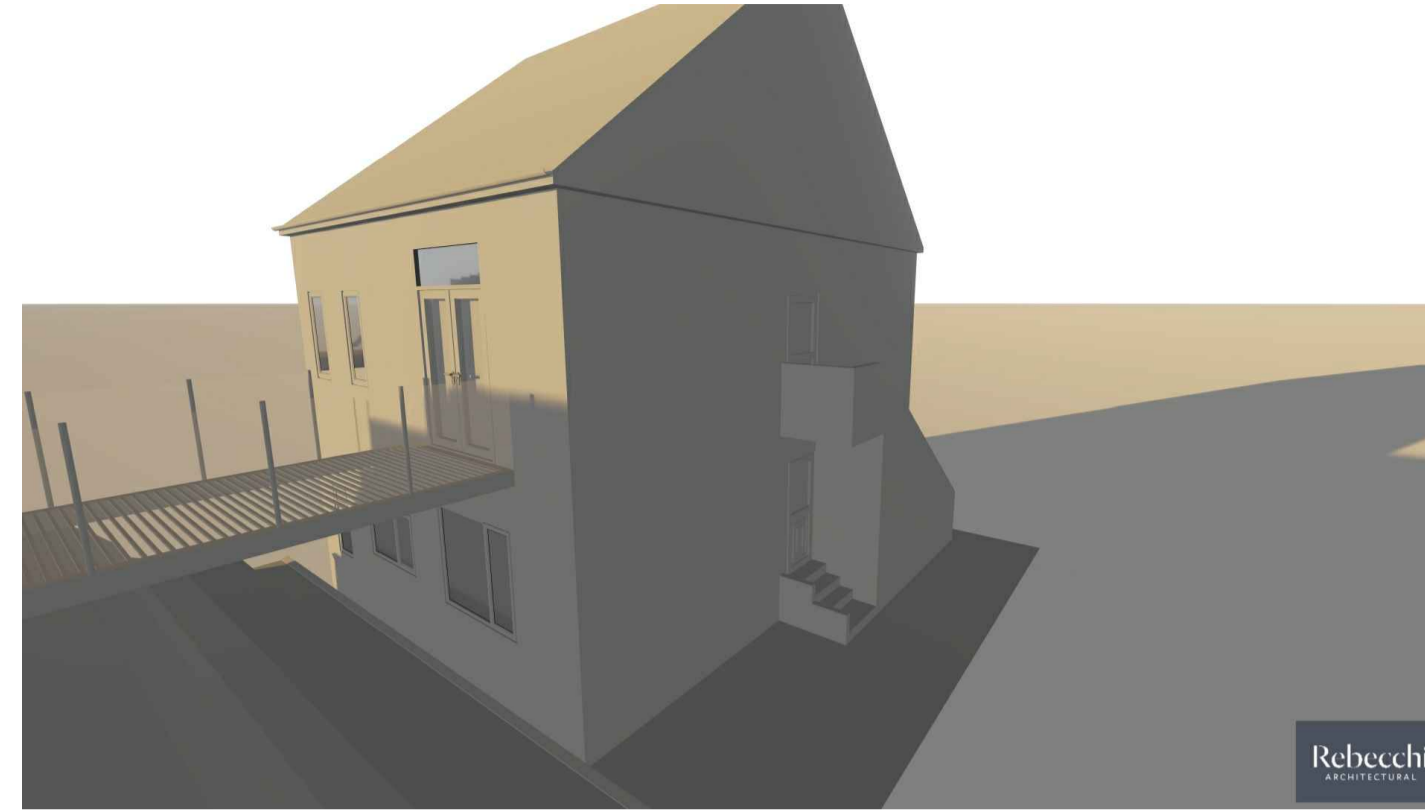
Job No.	Drawing No.	Revision
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February 9am



February 9am



February 9am



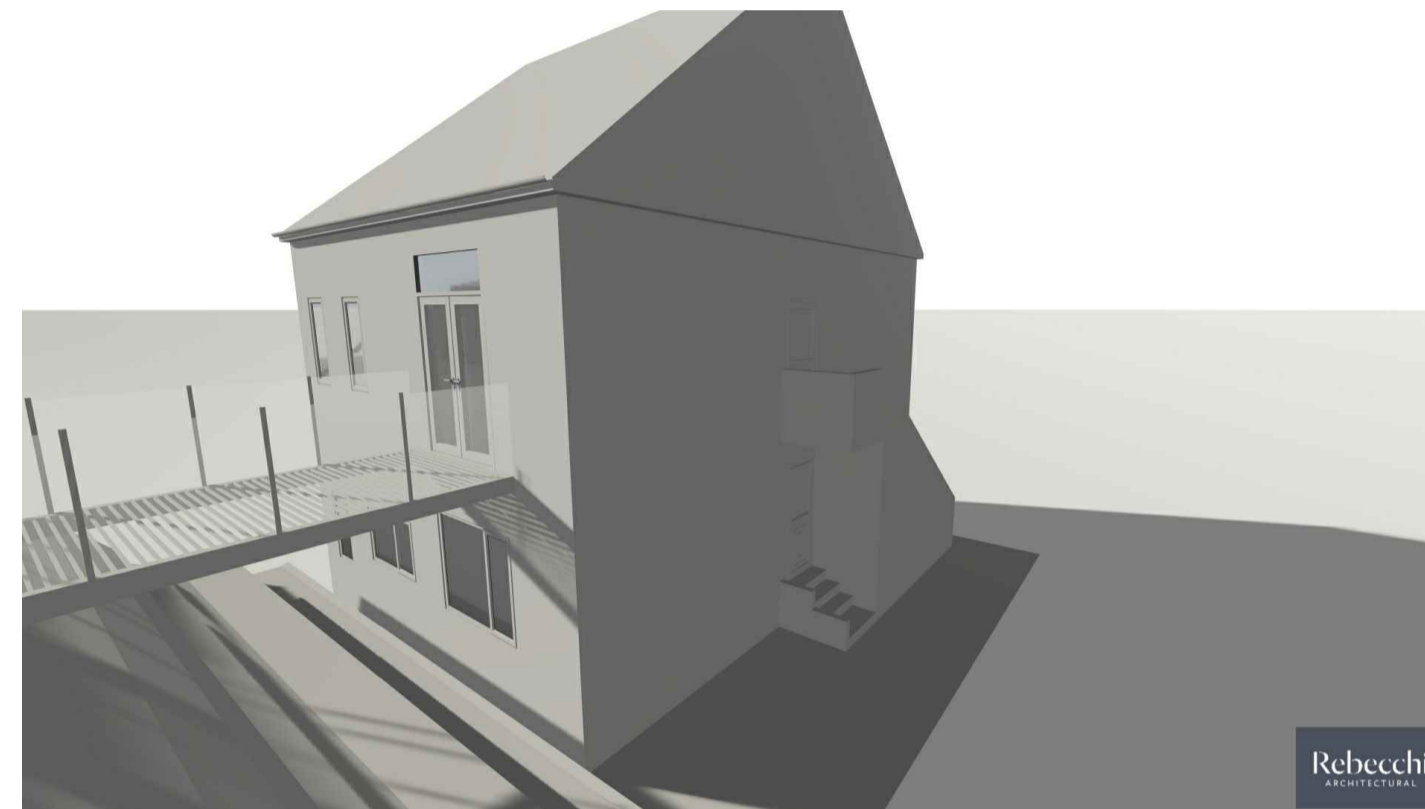
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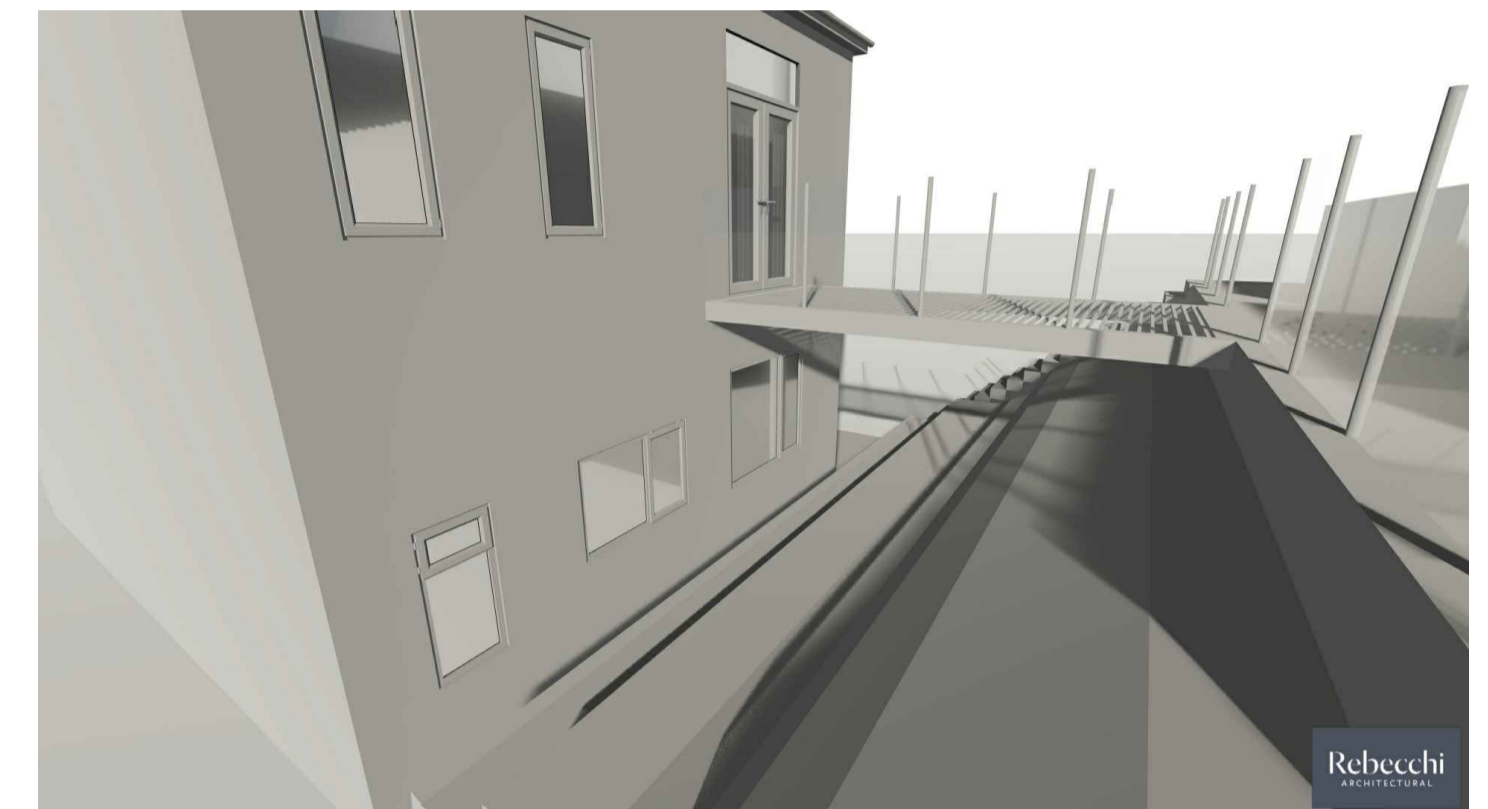
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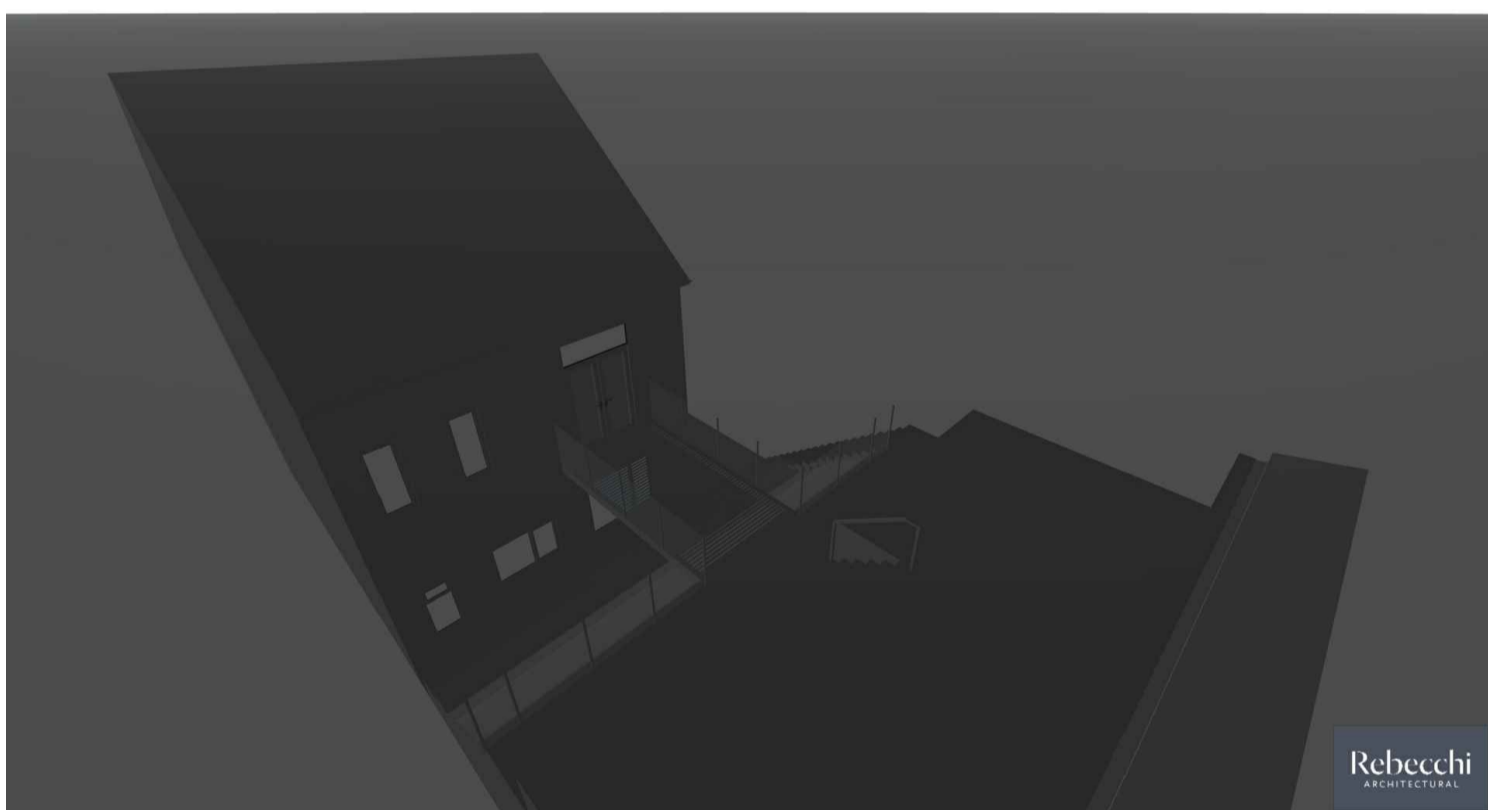
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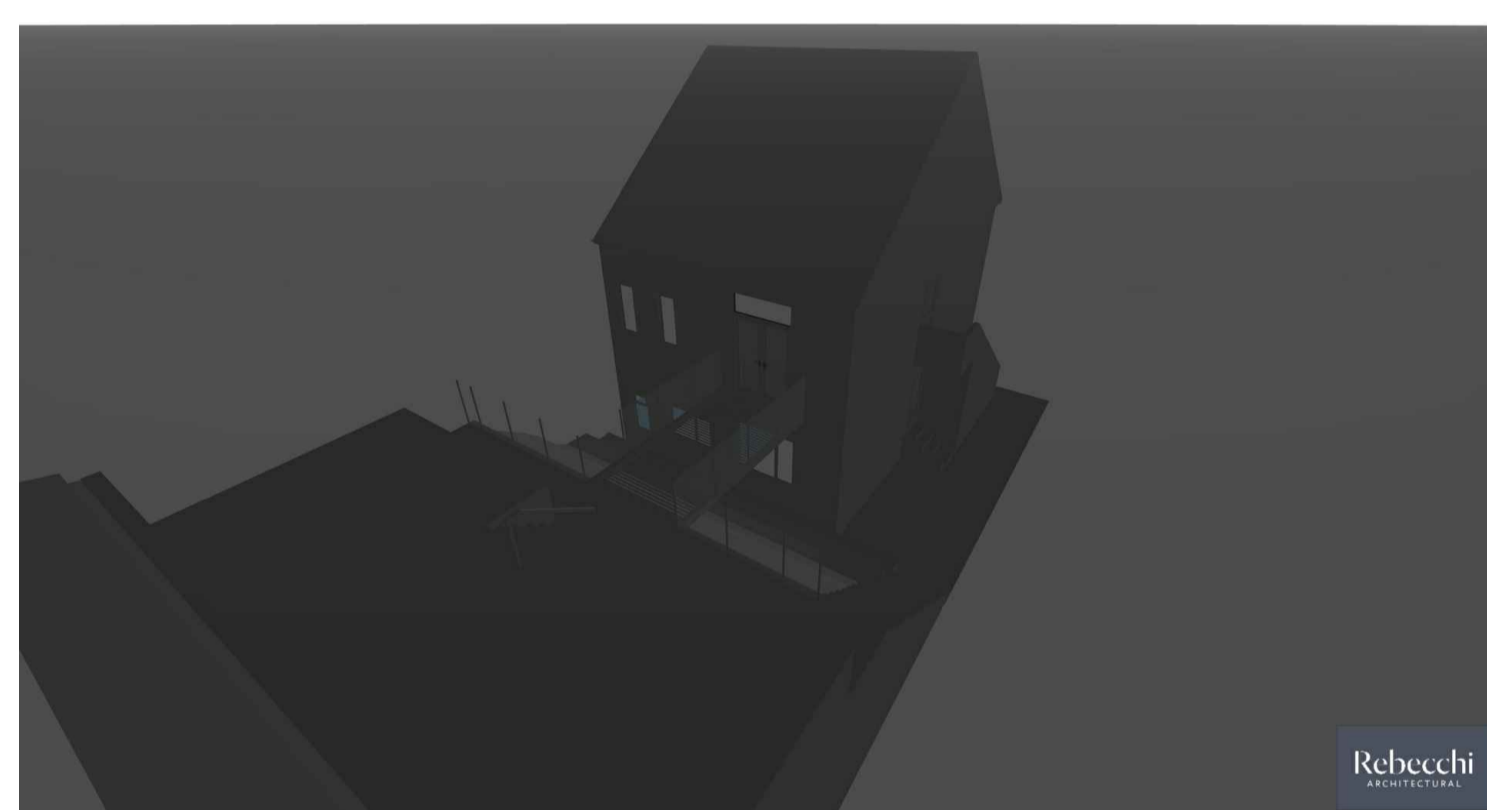
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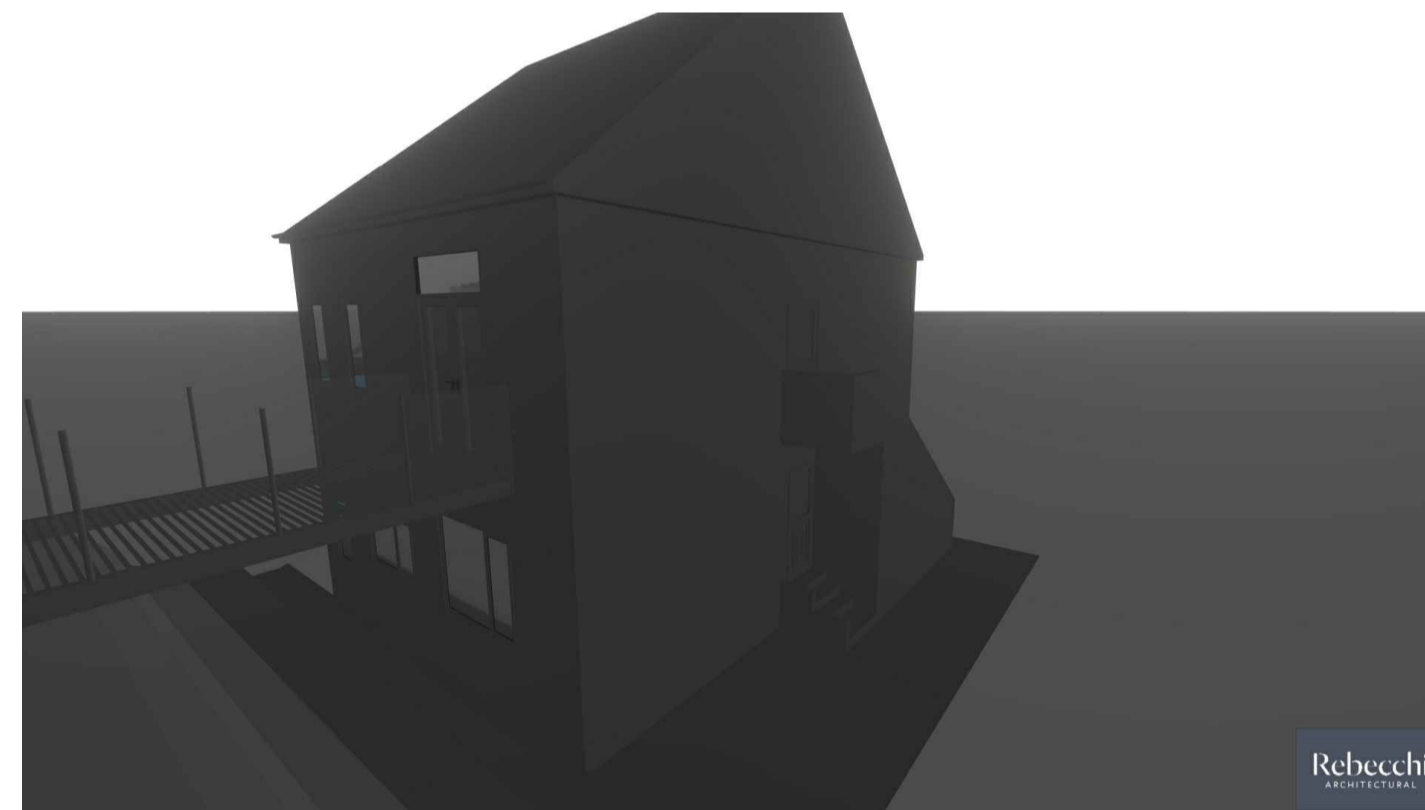
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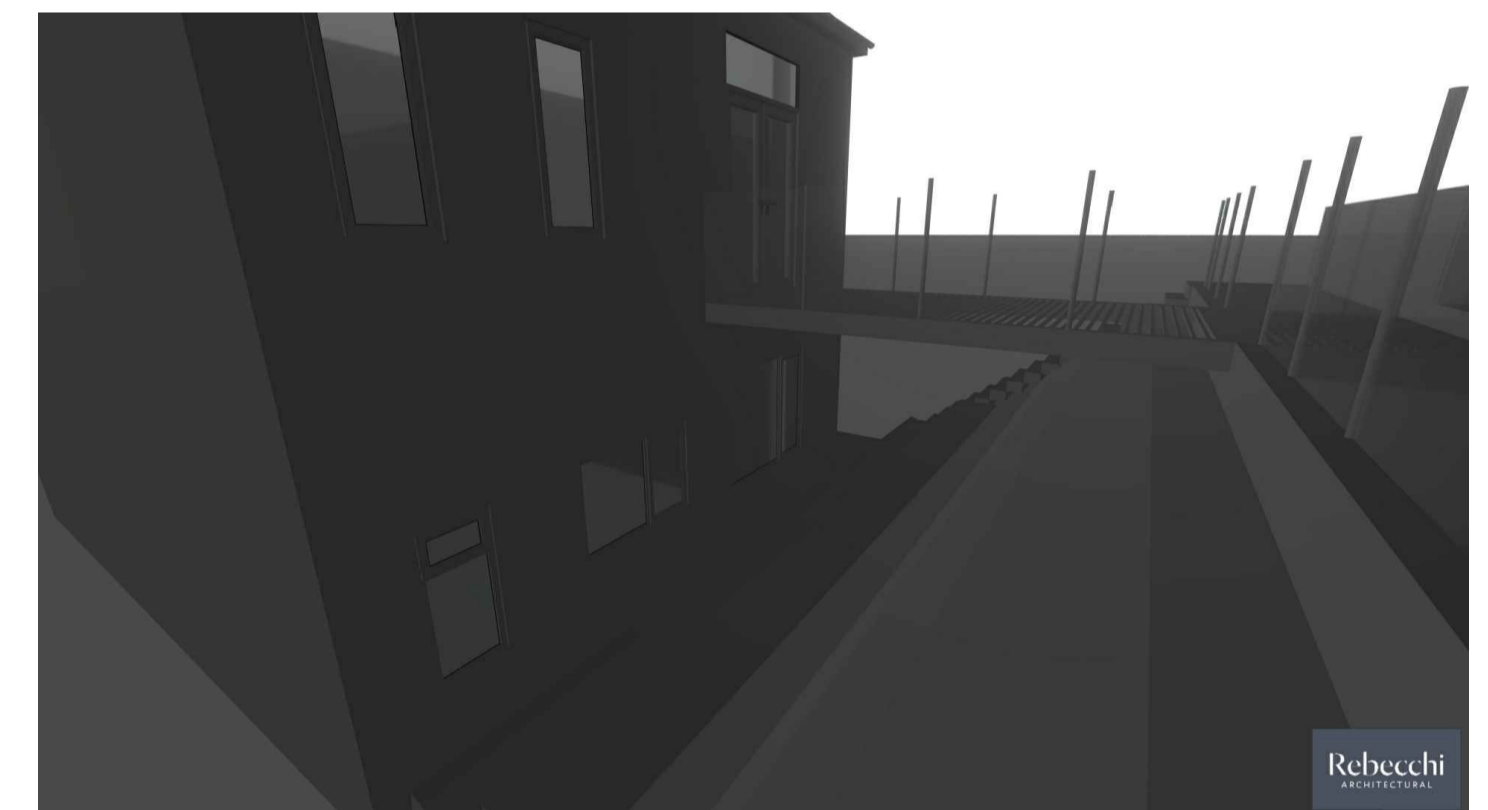
February 7pm



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Scale	Size	Date
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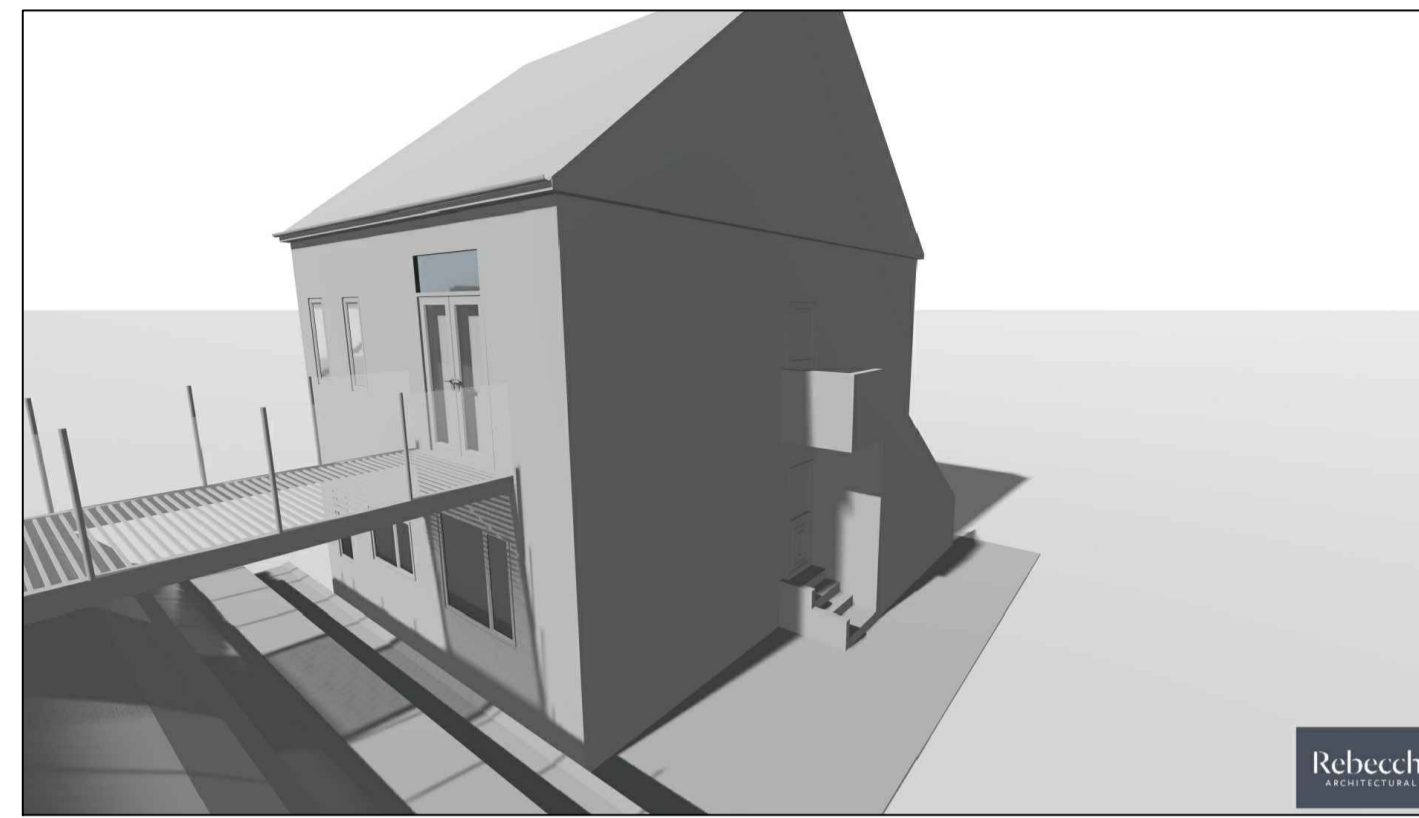
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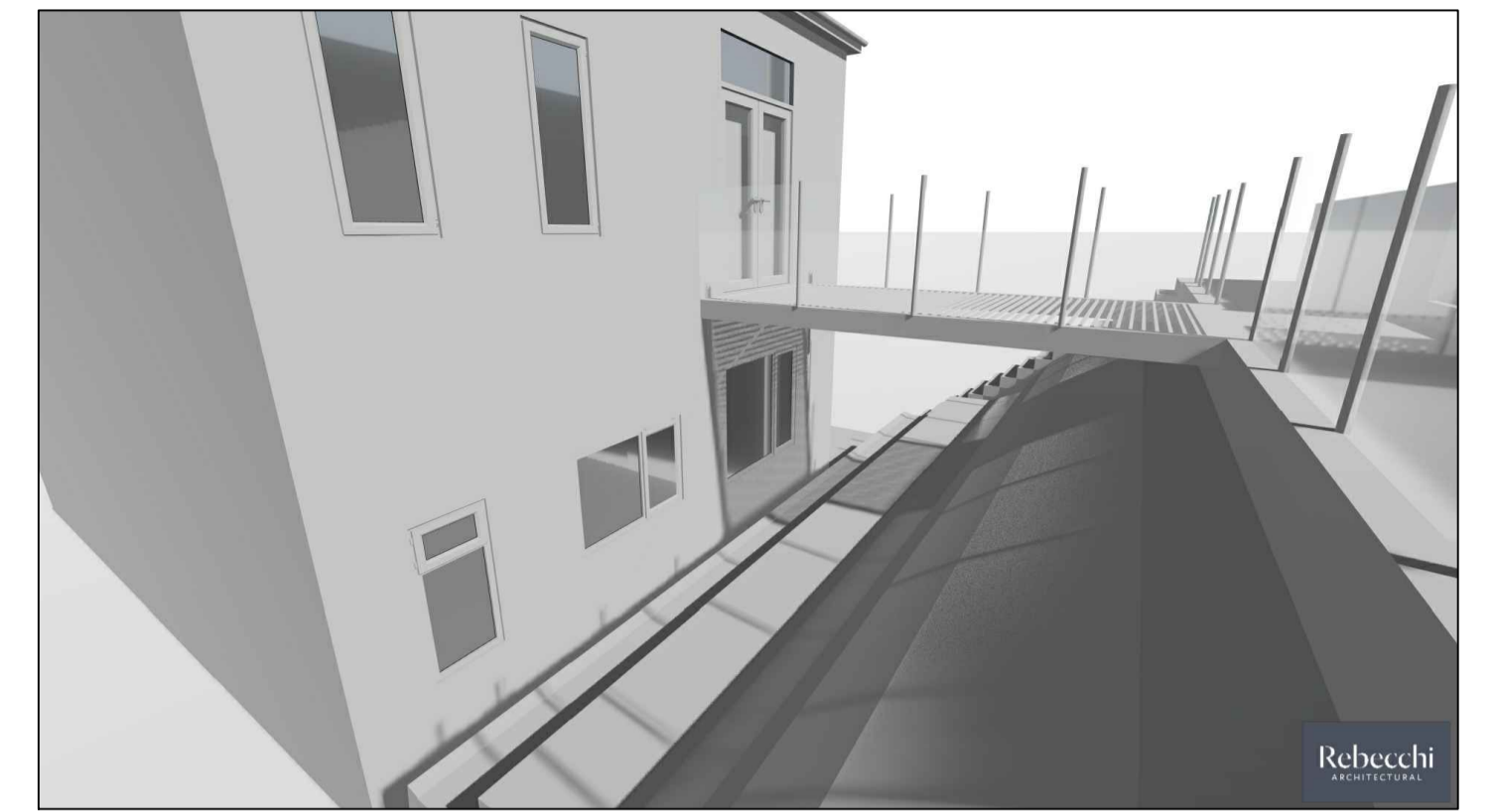
June 9am



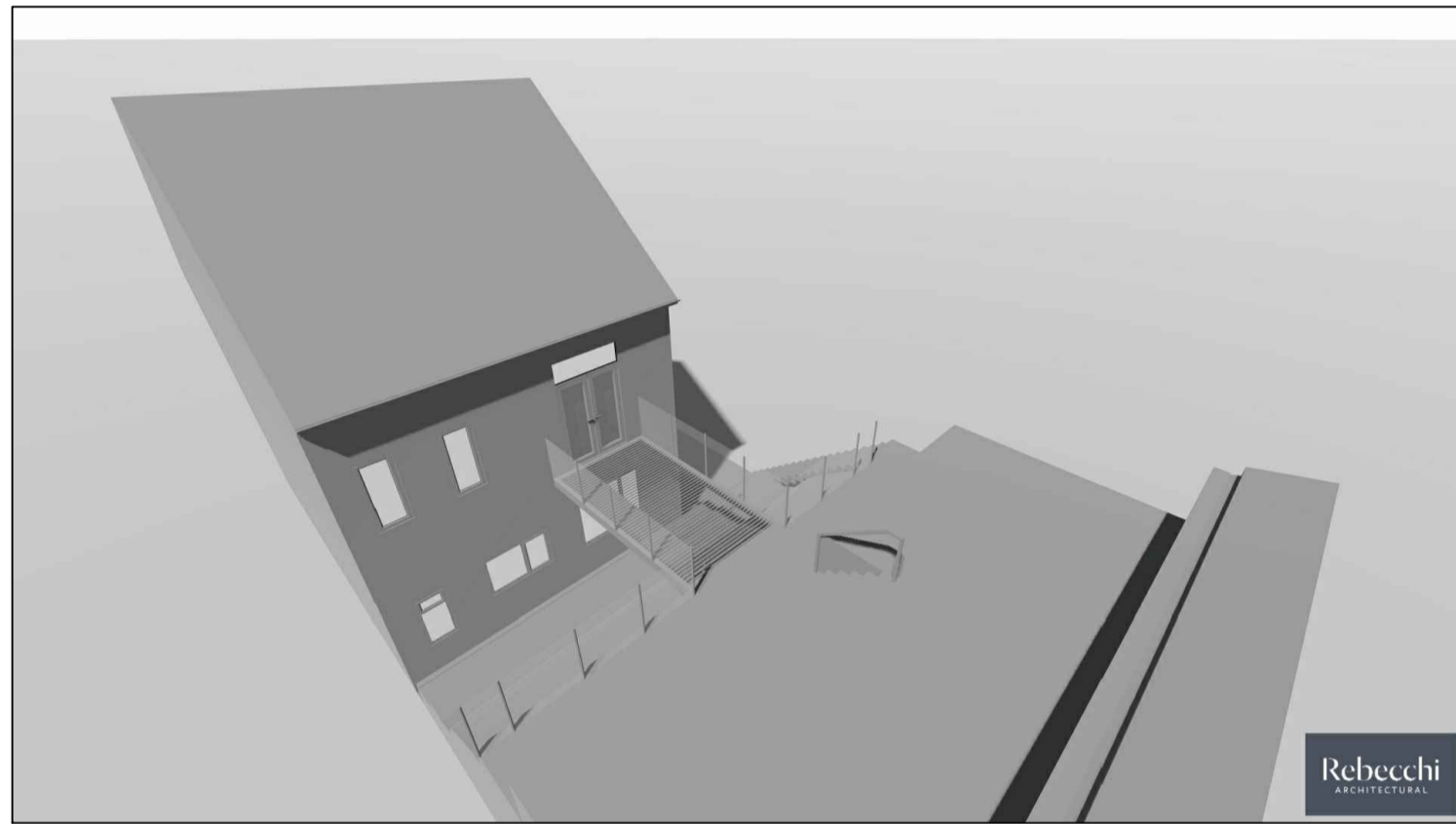
June 9am



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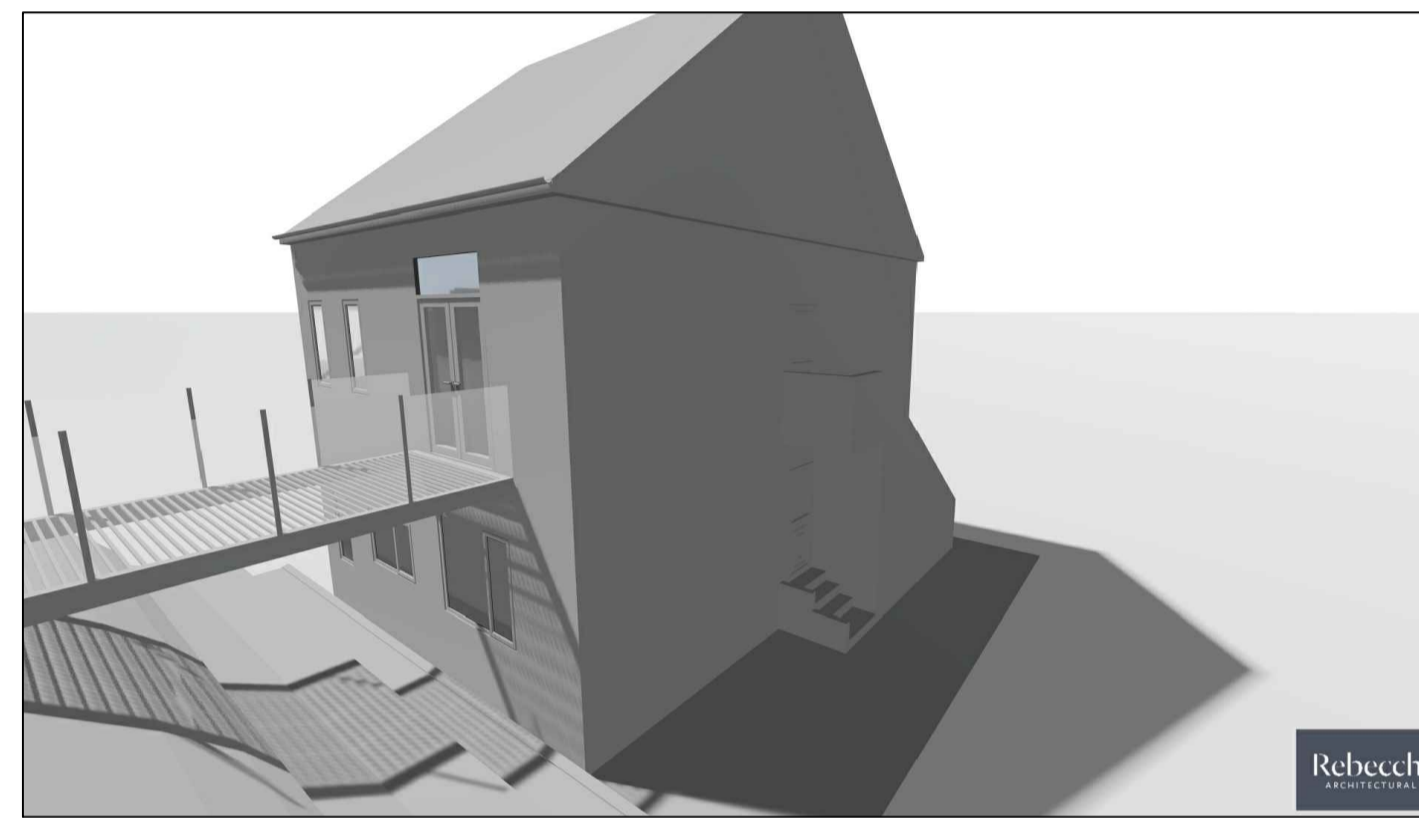
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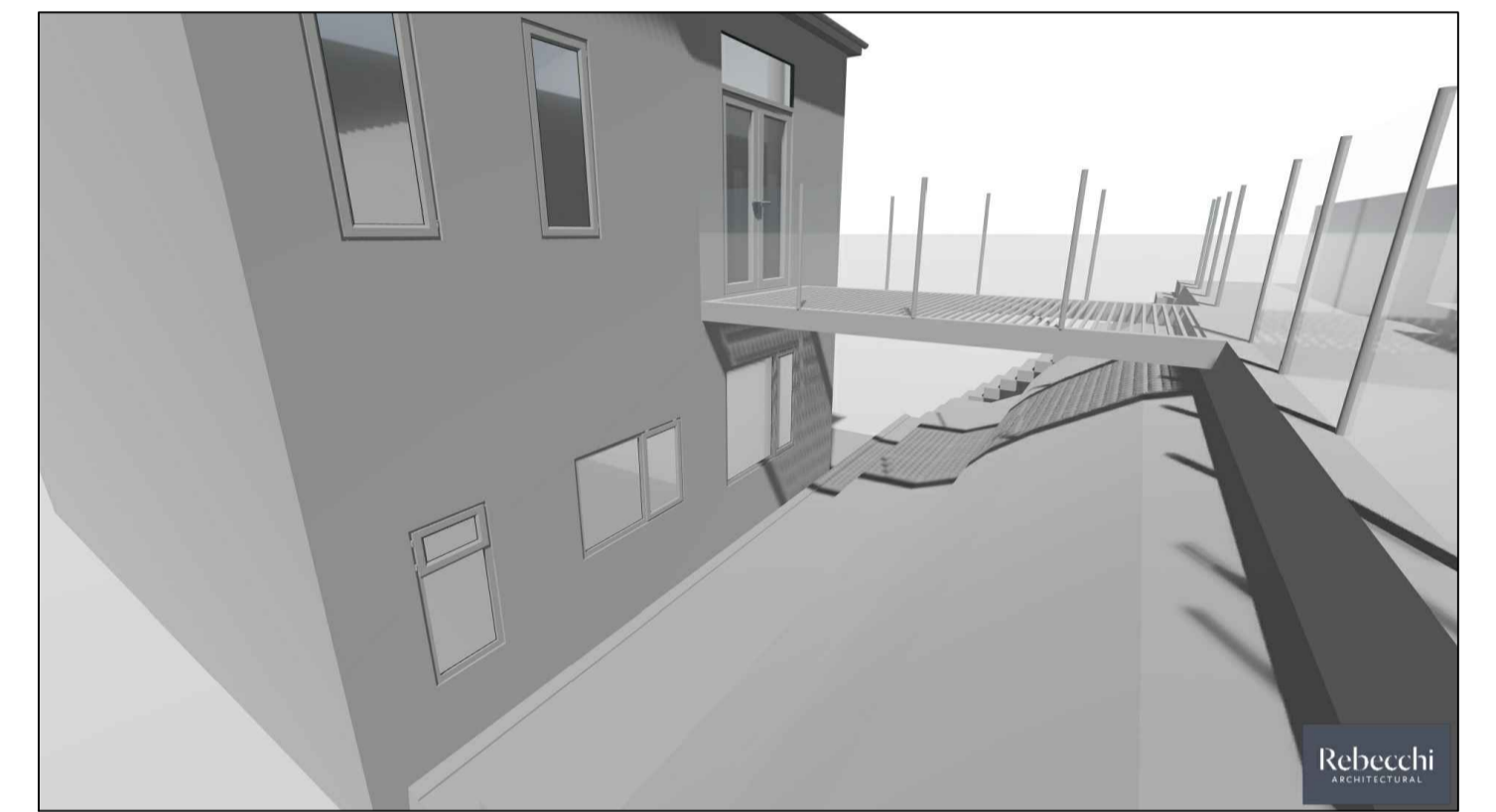
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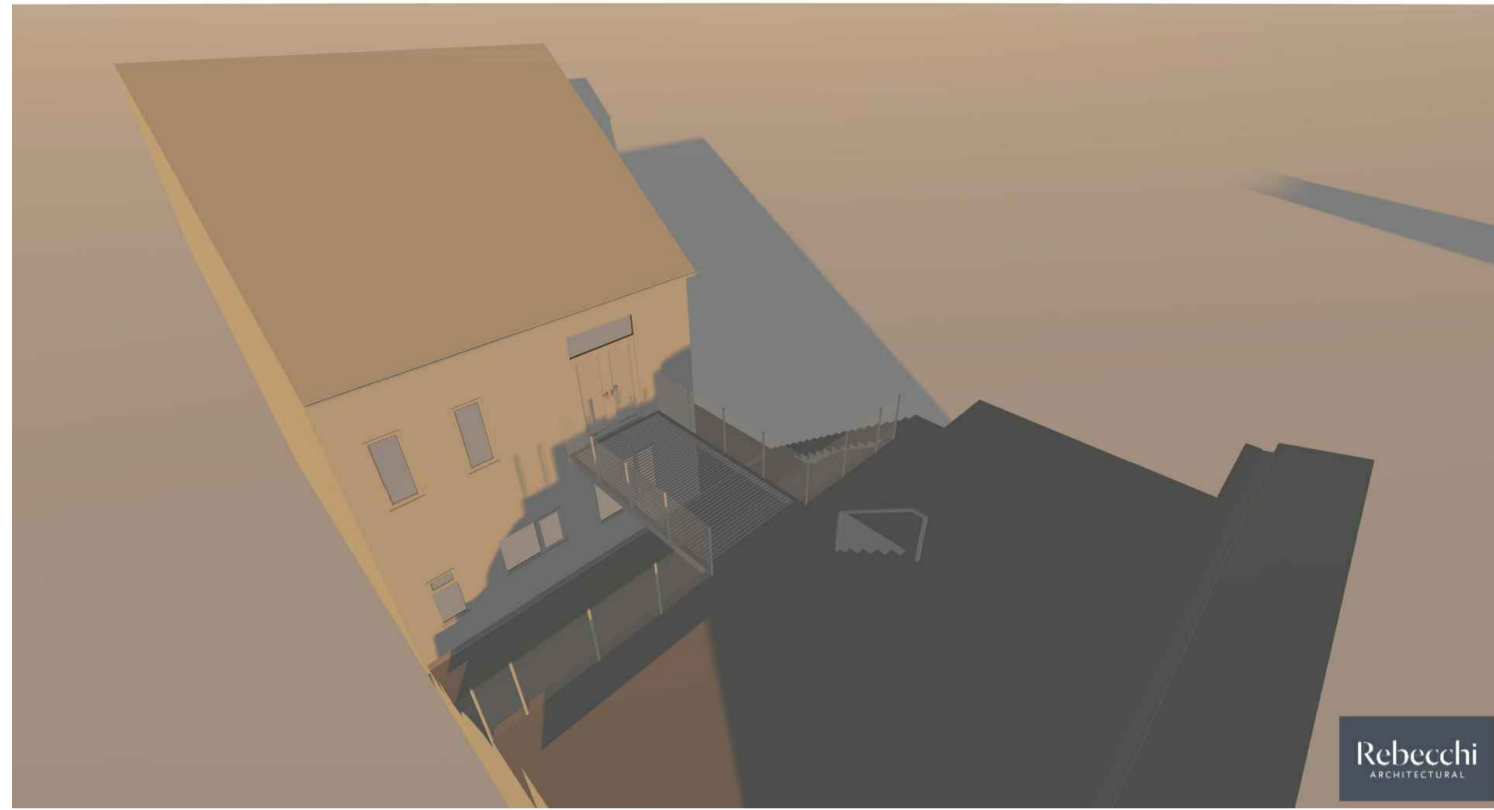
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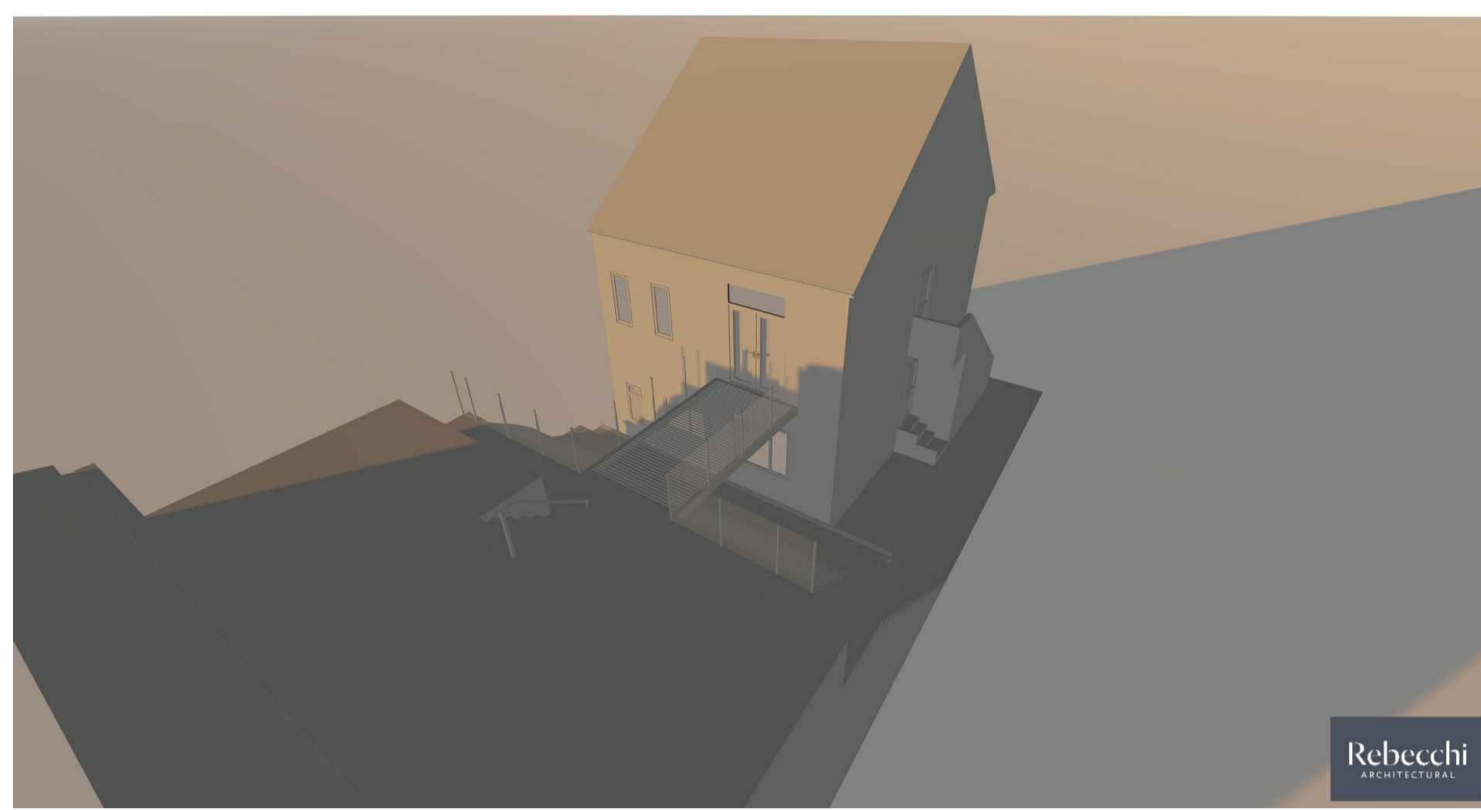
Drawing Title
Sun Study - June as Proposed

Scale	Size	Date
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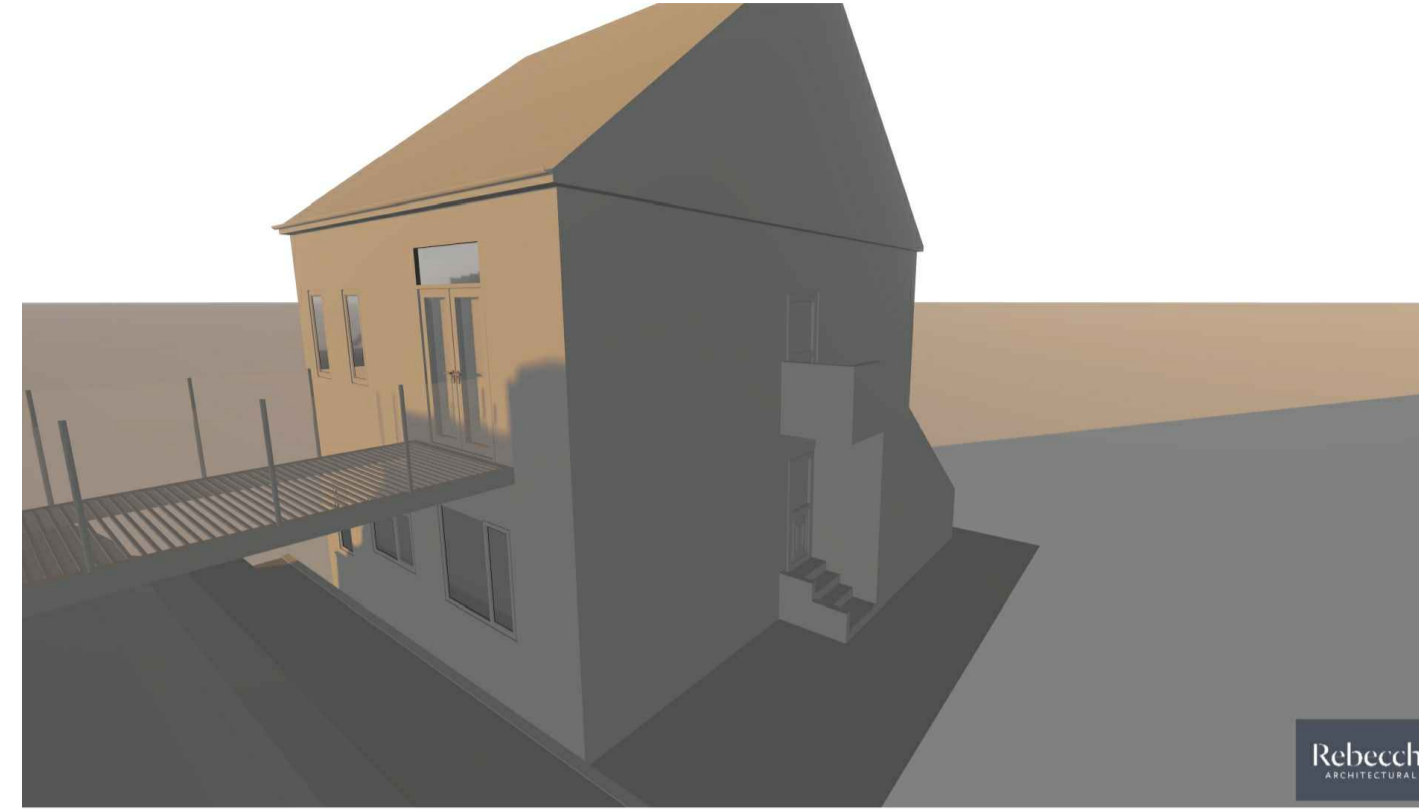
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21-014	PL-006	-



November 9am



November 9am



November 9am



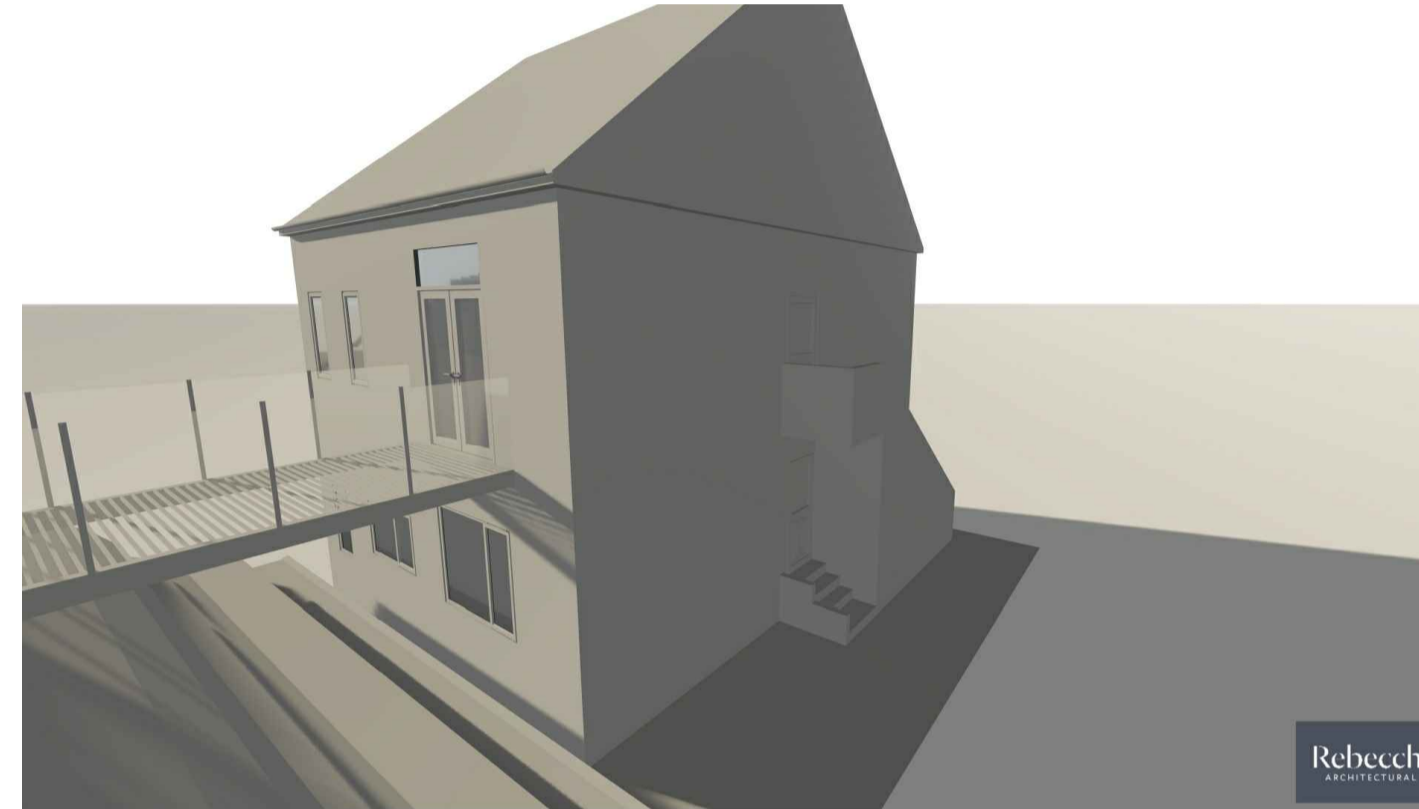
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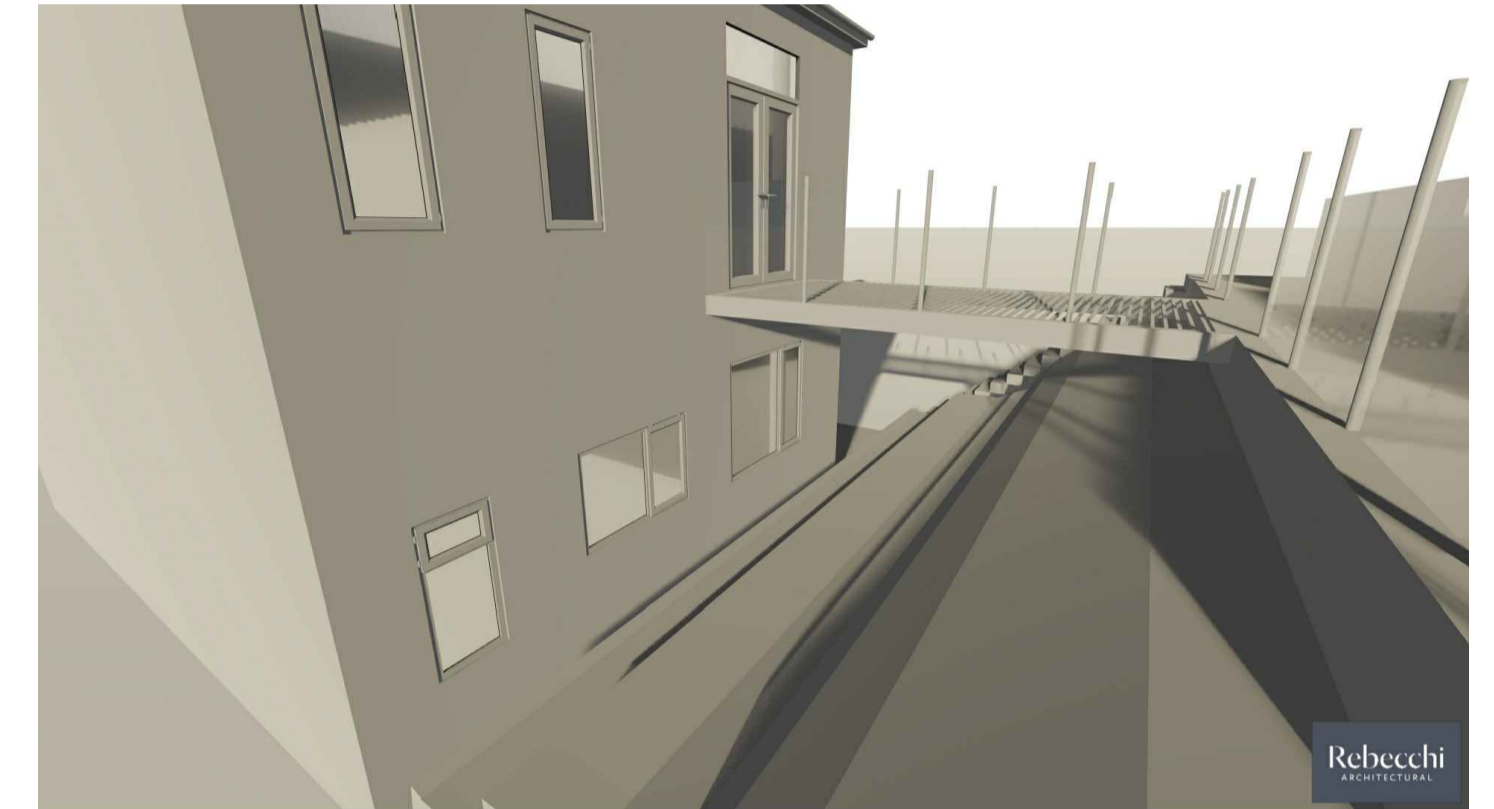
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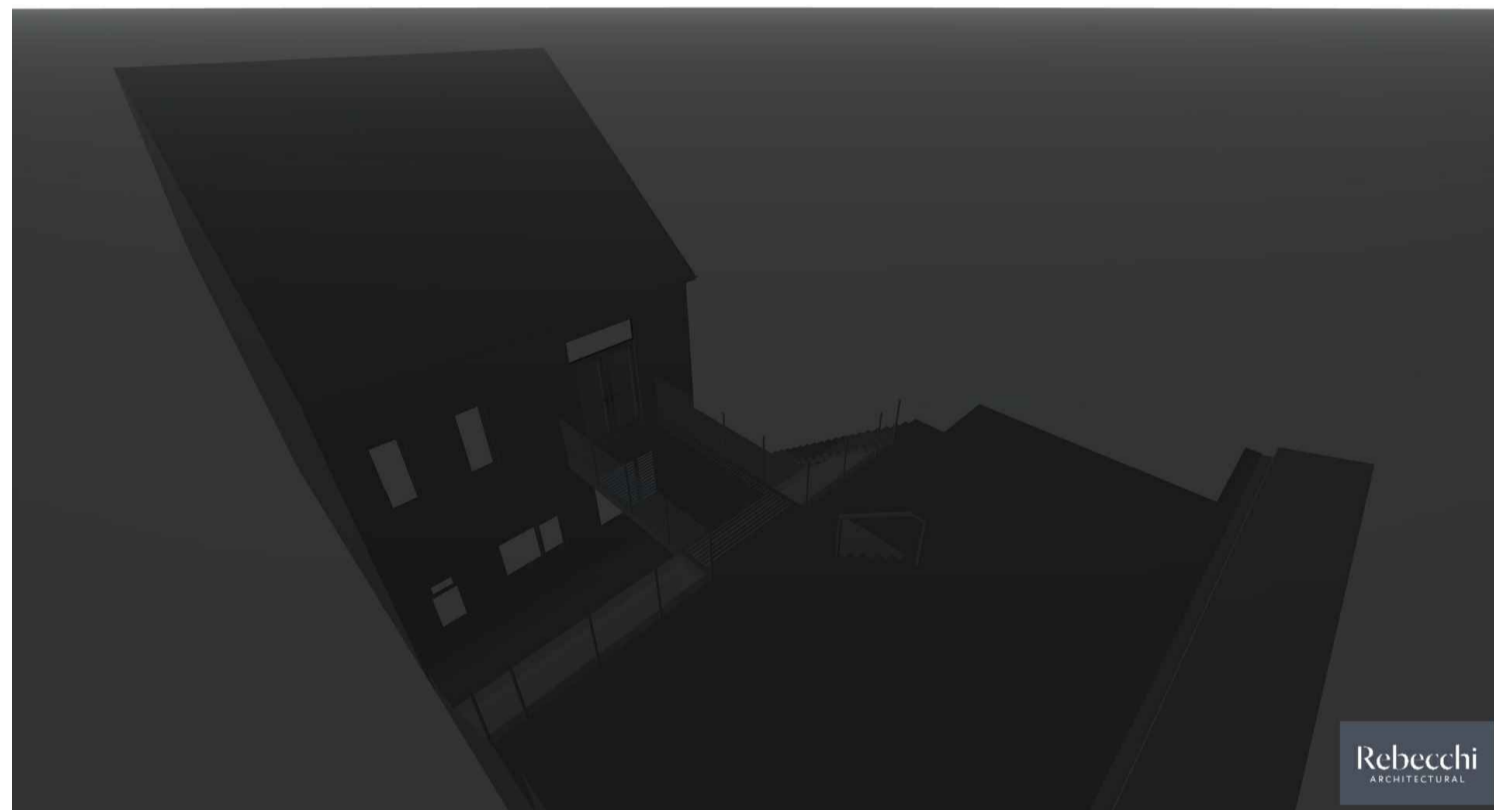
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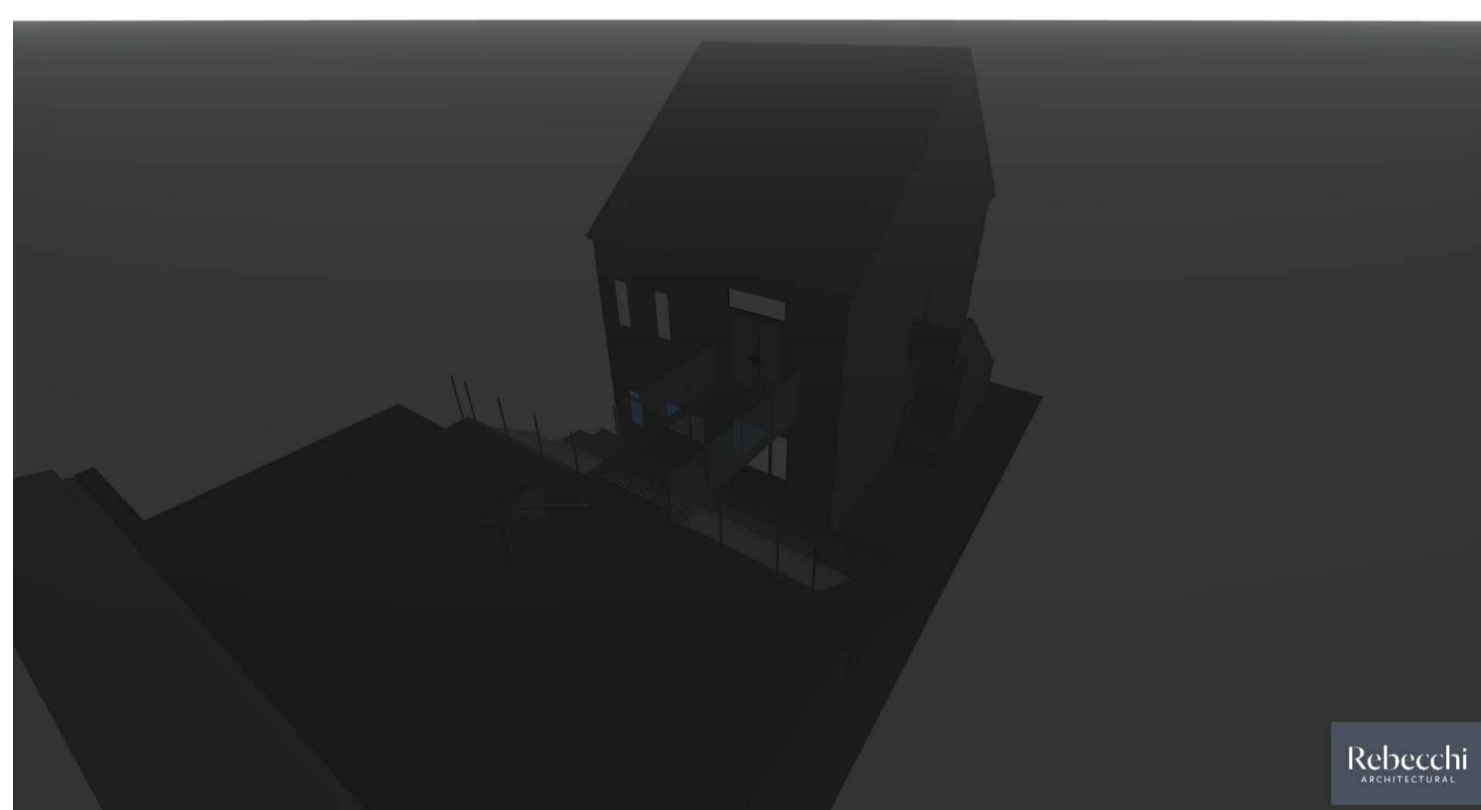
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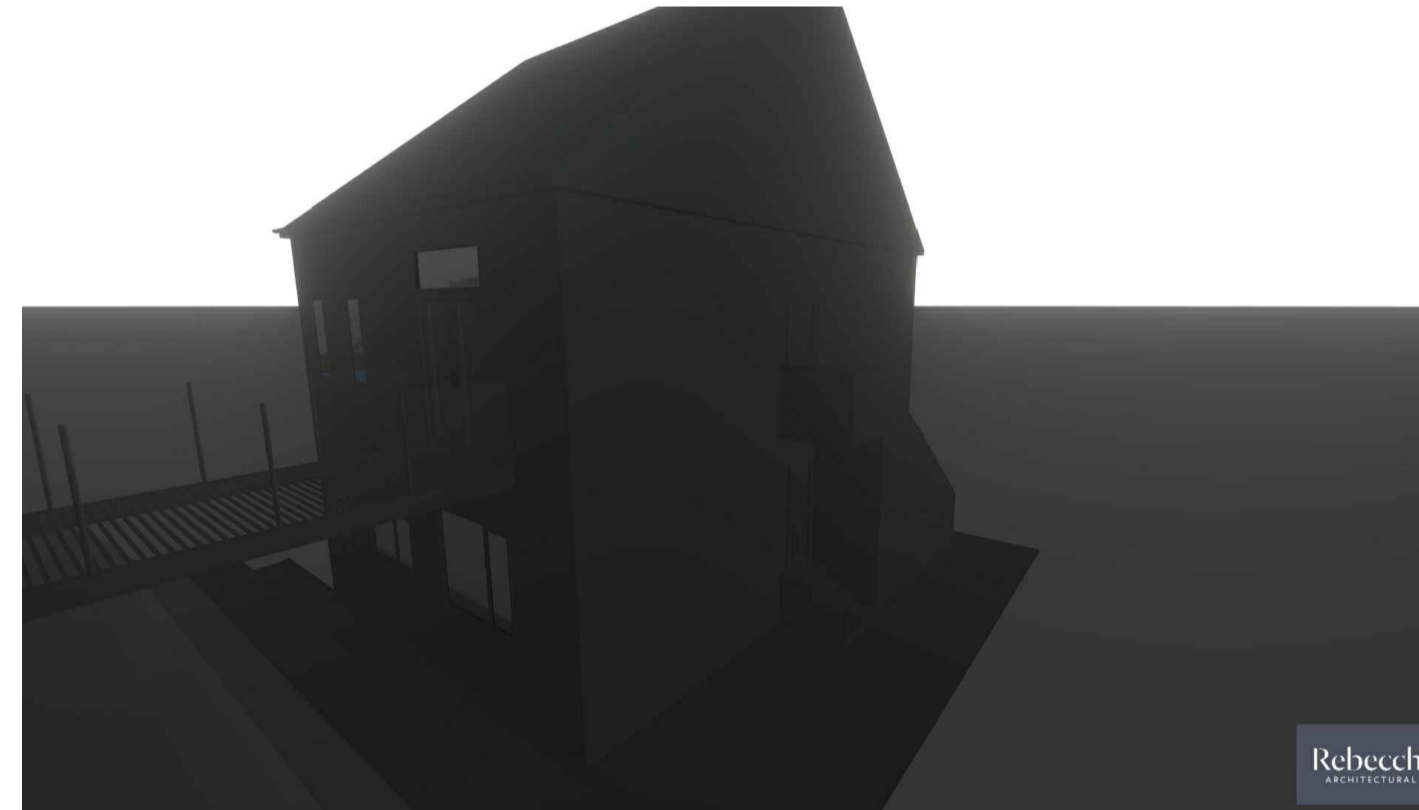
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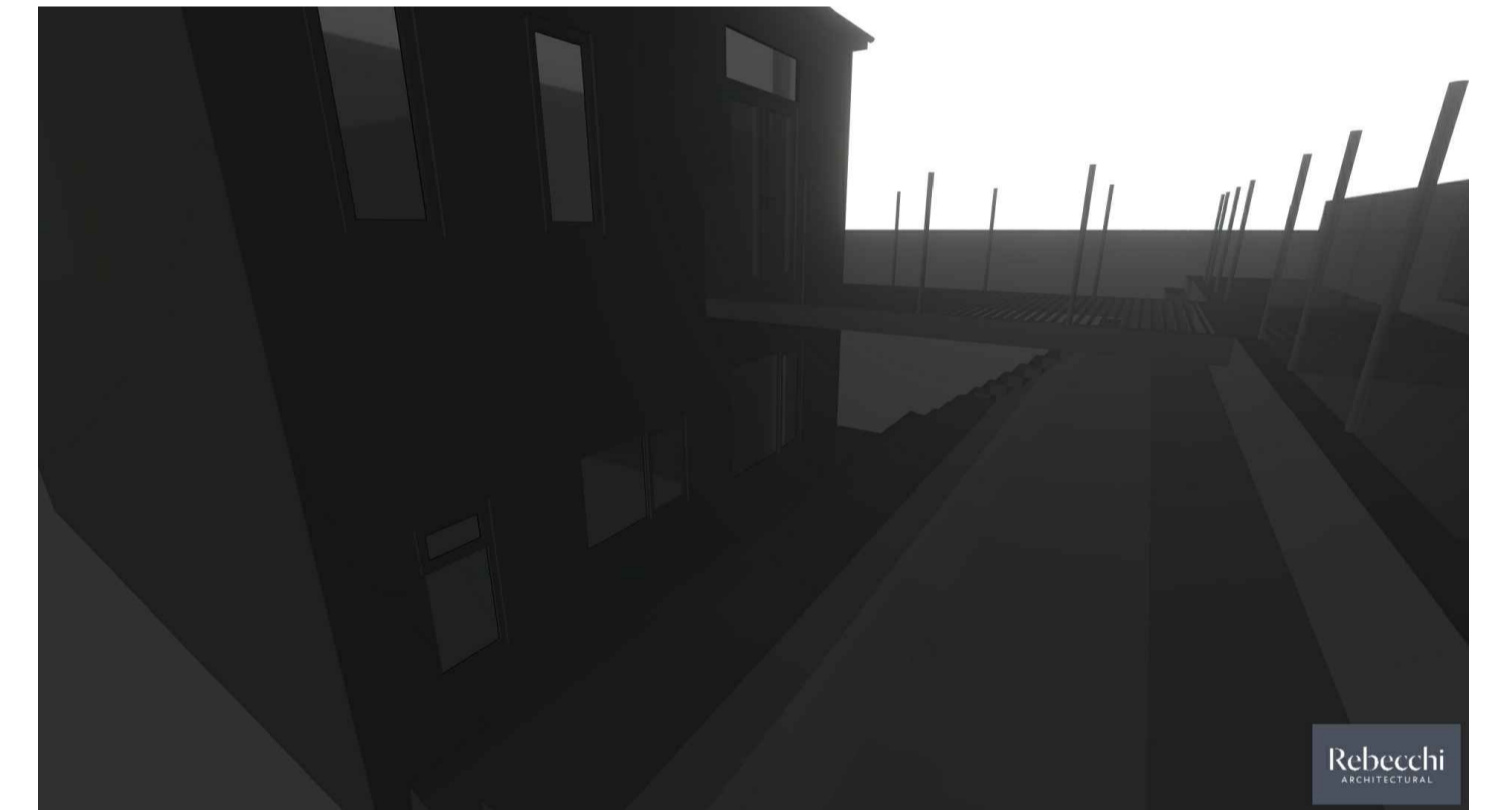
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Drawing Title
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Scale	Size	Date
1:50	A1	11-01-22

Job No.	Drawing No.	Revision
21-014	PL-007	-

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

21/0102/IC - Review - Suggested Condition

Should planning permission in principle be granted on review the following condition is suggested.

Condition:

1. That prior to their use, detailed specifications including samples of all materials shall be submitted to and approved in writing by the Planning Authority and shall, thereafter, be used unless any alternatives are agreed in writing by the Planning Authority.

Reason:

1. In the interests of visual amenity.