

**Report To:** The Planning Board

**Date:** 3 September 2025

**Report By:** Interim Director - Regeneration

**Report No:** 25/0116/IC

**Local Application  
Development**

**Contact  
Officer:** David Sinclair

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**Subject:** Erection of covered canopy on rear elevation and two-storey garage extension to rear, formation of new entrance vestibule and installation of replacement windows, doors, roof tiles and trims at  
14-16 Bank Street, Greenock.



## SUMMARY

- The proposal is in accordance with the Development Plan, which comprises: National Planning Framework 4; the adopted 2019 Inverclyde Local Development Plan; and the proposed 2021 Inverclyde Local Development Plan.
- NINE representations including EIGHT objections have been received raising concerns over: scale, height and materials of the garage, noise and disturbance, and impacts on daylight, sunlight, views, wildlife and parking.
- Consultation responses present no impediment to development.
- The recommendation is to GRANT PLANNING PERMISSION subject to conditions.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=summary&keyVal=SZ2KW2IMJQ600>

## **SITE DESCRIPTION**

The application site comprises a two-storey Scout Hall located on the west side of Bank Street, Greenock, opposite the junction with Lyle Street. The building is finished with a grey ridged concrete tile roof, buff coloured brick walls, grey coated metal framed windows and doors, brown uPVC fascia trims and rainwater goods. The principal elevation contains two triangular shaped projecting bays which extend from ground level to part-way up the front roof plane. A metal extraction vent is located towards the top of the front roof plane at the south end of the roof, and 11 grey air conditioning units are located on the building, 8 on the rear elevation, 2 on the north side elevation and 1 on the south side elevation. The building contains a single storey 'lean to' glazed extension on the rear elevation, finished with the same materials as the rest of the building.

Vehicle access and parking is provided along the southern site boundary. A single storey, flat-roofed garage is located approximately 4.7m west of the rear elevation, with roughcast render walls and a blue painted garage door on the south elevation positioned in line with the south side elevation of the building. A low wall with gated access runs between the garage and main building. West of the garage, the parking area is separated from the rest of the external space by a blue painted timber fence around 1.2m in height. The rear space contains a mixture of paving and grass. The area on the north side of the building is gated off in line with the front and rear elevations. Boundary treatments comprise timber fencing around the north and west sides of the site and stone retaining walls between 0.5m and 1m in height along the south, topped with a mixture of hedging, stone walls and timber fencing to between 2.5m and 3.5m in height relative to the application site's off-street parking area.

The site adjoins one-and-a-half storey, semi-detached dwellings to the south which front Armadale Place, four storey, terraced residential flats to the south-west which front Armadale Place and Mearns Street, a three-storey, detached dwellinghouse to the north on Bank Street, with two-storey, flatted dwellings beyond. The rear curtilages of three storey, flatted dwellings are to the west of the site, and a social club and two-and-a-half storey flatted dwellings are to the east of the site across Bank Street.

## **PROPOSAL**

Planning permission is sought to replace the existing doors, roof tiles and trims, to erect a two-storey garage extension, to construct a covered canopy on the rear elevation of the building and to form a new entrance vestibule on the principal elevation of the building. The drawings submitted indicate the doors are to be replaced with black aluminium doors, the new roof will contain flat profile, grey concrete tiles, the upper section of glazing on the south elevation and the two-storey flat profile window on the principal elevation adjoining the main entrance are to be replaced with black composite cladding, the two projecting bay windows on the principal elevation are to have cladding added between floors and the replacement trims are to be black uPVC throughout.

The proposed garage extension is to be positioned in line with the south elevation of the existing building, measuring approximately 8.5m north-to-south, 12m east-to-west and contain a shallow pitched roof approximately 5.7m to eaves level and 6.4m to ridge height. The garage is proposed to be finished with cream render walls, two black roller shutter doors on the south elevation and one black roller shutter door on the north elevation. The garage is to be connected to the original building by a flat roof, single storey entrance corridor with black aluminium doors on the north and south ends of the corridor.

The covered canopy is to be positioned in line with the north side elevation, extending beyond the rear elevation wall by approximately 2.05m, measuring approximately 5.3m in width and 2.75m in height. It is to be constructed with black metal frame and a dark grey membrane roof.

The new entrance vestibule is to comprise an aluminium entrance door with fixed glazing on both sides, positioned roughly in line with the rest of the principal elevation wall approximately 1.8m forwards of the existing recessed entrance. The vestibule is to contain a mono-pitch roof with grey concrete roof tiles.

Additional works to replace all existing windows on the building are proposed to be carried out alongside the proposal. These works can be implemented as permitted development and require no further consideration as part of this application.

#### **NATIONAL PLANNING FRAMEWORK 4 (NPF4)**

NPF4 was adopted by the Scottish Ministers on 13<sup>th</sup> February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan Strategic Development Plan and associated supplementary guidance cease to have effect from 13<sup>th</sup> February 2023 and as such no longer form part of the development plan.

NPF4 contains 33 policies, and the following are considered relevant to this application.

#### **Policy 1**

When considering all development proposals significant weight will be given to the global climate and nature crises.

#### **Policy 2**

a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

#### **Policy 14**

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

**Healthy:** Supporting the prioritisation of women's safety and improving physical and mental health.

**Pleasant:** Supporting attractive natural and built spaces.

**Connected:** Supporting well connected networks that make moving around easy and reduce car dependency.

**Distinctive:** Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

**Sustainable:** Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

**Adaptable:** Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

#### **Policy 21**

d) Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.

## **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.

### **Policy 11 – Managing Impact of Development on the Transport Network**

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

### **Policy 22 – Network of Centres Strategy**

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

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

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

## **PROPOSED 2021 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 and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

### **Policy 12 – Managing Impact of Development on the Transport Network**

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

### **Policy 20 – Residential Areas**

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

## **Policy 22 – Community Facilities**

Proposals for the new community facilities identified in Schedule 4 will be supported. Community facilities in other locations will be supported where the location is appropriate in terms of avoiding adverse impact on the amenity and operation of existing and surrounding uses, and where it can be reached conveniently by walking, cycling or public transport by its proposed users.

Proposals that would result in the loss of a community facility (including cultural/performance venues) will need to demonstrate that the facility is no longer required for the existing or an alternative community use.

The Council will produce Supplementary Guidance setting out the circumstances under which it will seek financial contributions from the developers of new housing towards new or extended community infrastructure required as a result of that housing development.

## **Policy 23 – Network of Centres Strategy**

The preferred locations for the uses set out in Schedule 5 are within the network of town and local centres identified in Schedule 6. Proposals which accord with the role and function of the network of centres as set out in Schedule 6 and the opportunities identified in Schedule 7 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

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

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

## **CONSULTATIONS**

**Head of Service – Roads and Transportation** – Advises as follows:

- There are no changes to the inside of the building therefore no changes in parking requirements.
- All surface water should be managed within the site to prevent flooding to the public road network.

**Scottish Water** – No objection. Advise that all extensions that increase the hard-standing area within the property boundary must limit an increase to existing discharge rate and volume. Recommend alternative rainwater options and all reasonable attempts should be made to limit the flow. Also, no new connections will be permitted to the public infrastructure and additional surface water will discharge to the existing private pipework within the site boundary.

## **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. Nine representations were received, one in support and eight objecting to the proposal. Grounds for objection are summarised as follows:

#### Daylight concerns

- Overgrown bushes/trees on 14-16 side blocks sunlight to drying area of neighbouring rear garden. Will the new installation further block sunlight?
- Concerns about sunlight being further blocked from neighbouring drying and sitting out areas which are already compromised by overgrown trees on the site.
- The garage is too tall, blocking light and views.
- The garage would restrict light into neighbouring houses.
- The garage will obstruct natural light in and may pollute inward if fitted with security lights and alarms.

#### Amenity concerns

- No issues maintaining current building, however the two-storey garage will impact neighbouring outdoor spaces which are essential to the mental well-being of neighbours.
- The garage build would severely impact the garden space of neighbouring homes.
- Impacts on amenity.
- Light pollution if security lights are fitted.
- Noise pollution if alarms are fitted.
- The construction of the two-storey garage and further development will result in increased noise and disturbance in the area.
- Neighbouring privacy is already compromised by open railings. Wood panelling originally there has blown down and has not been repaired.
- Privacy issues as wood panelling on the boundary which was damaged has not been fixed.
- Loss of privacy to neighbouring conservatory.

#### Design concerns

- This is a residential environment, and neighbours do not wish to be faced with an intimidating large structure. Having a large structure like that will ruin the current environment.
- The two-storey garage within the line of sight of neighbouring properties is too much.
- One storey would be acceptable.
- This garage would be an eyesore as it looks like a big industrial unit. If it was one level that would not be an issue.
- There are older tenement and similar style buildings. Visually the garage would really stick out, the plans show it as an industrial style garage and would not be nice to look at.
- The garage, particularly height and construction will negatively impact neighbouring gardens and views from neighbouring homes.
- The design and layout is not compatible with the surrounding area. The design of the garage is industrial. Surrounding buildings are not of this type and will impact the streetscape.
- The proposed garage design is incompatible with the surrounding area. Its industrial design contrasts sharply with the character of surrounding buildings, which will detrimentally affect the streetscape.
- The proposed garage design is incongruous with the surrounding environment. Its industrial aesthetic starkly contrasts with the character of the existing buildings, thereby adversely affecting the streetscape.

#### Parking concerns

- Parking inconveniences during scout evenings when traffic is high.

#### Ecological concerns

- There are bird breeds in the space that are in decline and bats in the area that could be impacted by the disruption of the build and reduction of the green areas at the back.
- The construction would create dust and disruption to birds. There are thrush and blackbirds which would suffer.
- Loss of valued features. This area and surrounding streets have green space to the rear and historic surroundings that will be impacted.
- The development will negatively affect the green spaces in the area and surrounding streets, which serve as natural habitats for wildlife and contribute to the historic character of the neighbourhood.

#### Other concerns

- Concerns over the removal of the wall and side gate on the north side of the building.
- Impacts on property values.
- Impact on value of neighbouring home due to loss of views.
- Concerns about impact to value of neighbouring houses. The garage would affect the view, be noisy with use and reduce the peaceful lifestyle that comes with living here.
- The view from the back of neighbouring houses would be badly impacted.

### **ASSESSMENT**

The material considerations in determination of this application are the National Planning Framework 4 (NPF4); the adopted 2019 Inverclyde Local Development Plan (LDP); the proposed 2021 Inverclyde Local Development Plan (LDP); and the consultation responses received.

#### Location of Development and Policy Context

Both LDPs locate the application site within an established residential area where Policies 1, 2 and 14 of NPF4, Policy 1 of the adopted LDP and Policies 1 and 20 of the proposed LDP apply. The proposal includes the provision of a garage for the parking of vehicles and requires consideration under Policy 11 of the adopted LDP and Policy 12 of the proposed LDP. Policy 22 of the adopted LDP and Policies 22 and 23 of the proposed LDP are also of relevance as the proposal relates to a community facility which falls under Class 11. Assembly and Leisure use, which is a use directed to the network of centres in Schedule 6 of the adopted LDP and Schedule 5 of the proposed LDP.

In terms of the relevant policies in NPF4, Policy 1 requires consideration of the global climate and nature crises to be given to all development. Policy 2 requires proposals to be designed to minimise lifecycle greenhouse gas emissions. Policy 21 supports proposals likely to be used by children and young people which incorporate provision for play, recreation and relaxation.

Policy 14 of NPF4 and Policy 1 of both LDPs refer to qualities of successful places. The qualities in Policy 14 are: 'Healthy', designing for lifelong wellbeing and social connectivity; 'Pleasant', designing for positive social interactions, protection, variety and quality and enjoyment; 'Distinctive', designing for scale and sense of place; 'Sustainable', designing for transition to net-zero and community and local living; and 'Adaptable', designing for quality and function, longevity and resilience and long-term maintenance. These are reflected in the qualities of being 'Distinctive', 'Adaptable', 'Resource Efficient', 'Safe and Pleasant' and 'Welcoming' in Policy 1 of both LDPs. In the adopted LDP, the relevant factor to be considered 'Distinctive' is whether the proposal reflects local architecture and urban form. In the proposed LDP, the relevant factors are whether the proposal respects landscape setting and character, and urban form, and reflects local vernacular/architecture and materials. To be considered 'Adaptable', the proposal should avoid creating buildings or spaces that will become neglected or obsolete and to be considered 'Resource Efficient', the proposal should make use of existing buildings and previously developed land and utilise sustainable design and construction techniques. To be considered 'Safe and Pleasant', the proposal should avoid conflict with adjacent uses, avoid creating unsafe spaces, enable natural surveillance, incorporate appropriate lighting, and minimise the impact of traffic and parking on the street scene. To be considered 'Welcoming', the proposal should create attractive and active streets and make buildings legible and easy to access.

The proposal is for a two-storey extension, a covered shelter area and alterations to modernise the existing building to allow for its continued use and avoid creating a building which will become neglected or obsolete, meeting the 'Adaptable' quality in Policy 1 of both LDPs. It is not considered to significantly impact on the global climate and nature crises and can be supported under Policy 1 of NPF4.

The proposal is for alterations to and the extension of an existing community facility, which is accessible for use by local residents. The use of an established facility is sequentially preferable to any alternatives offered in nearby town and local centres (criterion (a) of adopted LDP Policy 22 and proposed LDP Policy 23). The nature of the building for local community groups is an expected use within a residential area and will not result in an unacceptable impact on the vibrancy, vitality or viability of nearby town and local centres (criterion (b) of adopted LDP Policy 22 and proposed LDP Policy 23). The proposal allows for the continued use of the community facility, offering clear community benefits that can be achieved at this location (criterion (c) of adopted LDP Policy 22 and proposed LDP Policy 23). The proposal ensures continued use of the community facility and can be considered to be designed for community and local living, as required in the 'Sustainable' quality in Policy 14 of NPF4. Although not in a town or local centre, the proposal can be supported under Policy 22 of the adopted LDP and Policy 23 of the proposed LDP. Furthermore, a condition will be attached to any consent granted, restricting the use of the garage extension to that associated with the community facility.

The works to improve and expand an existing community facility can be supported with regard to Policy 22 of the proposed LDP and offer benefits in terms of social connectivity and positive social interactions, as required in the 'Healthy' and 'Pleasant' qualities in Policy 14 of NPF4.

#### Design and Layout

The proposed garage extension and covered canopy are to be located to the rear of the building, with the garage having limited visual prominence on the streetscape due to its scale, and the canopy being obscured from view by the existing building. The alterations to the building comprise a front extension which will bring the recessed frontage in line with the rest of the front elevation. This can be considered to have an acceptable impact on the urban form of the area. The scale of the building is similar to the existing building and others in the surrounding area and would not create an unexpected or uncharacteristic feature on the streetscape. Further assessment is required to determine whether the scale of the building would be detrimental to neighbouring amenity.

In considering design, the proposal allows for level access to the garage, making the building easy to access as required under the 'Welcoming' quality in Policy 1 of both LDPs. The design makes use of physical safety measures to ensure buildings, spaces and routes are safe and welcoming, designing for lifelong wellbeing as required under the 'Healthy' quality in Policy 14 of NPF4. In considering the concerns raised over the siting of the proposal resulting in loss of green space and wildlife habitat, the proposal is to replace an existing garage, and the enlarged footprint will be primarily sited over existing hardstanding, with only a small section of lawn and two ornamental hedges being removed to accommodate. The proposal can be implemented without the removal of any trees and is not considered to impact on nesting birds or bats. The design and position of the proposal is not considered to have a detrimental impact on surrounding green spaces or result in any impacts on biodiversity.

Regarding materials, the concerns raised in the objections over the industrial design and aesthetic of the garage are noted. To address these concerns, the applicant has submitted updated drawings changing the wall finishes for the garage from cream profiled metal cladding to cream render. The use of cream render walls is an expected choice of finish for a building within a residential area and reflects the finishes in use on the rear walls of the dwellings to the south of the site. The use of black roller shutter doors are acceptable as garage doors and the black aluminium doors on the corridor will match the new doors proposed on the existing building, ensuring a consistent range of doors throughout the building. The use of metal sheeting for the roof will be somewhat industrial in nature, however, this allows for a shallower roof pitch to be provided, reducing the building's scale. The position and limited extent of this material reflects



similar non-residential buildings in the area, including the metal sheeting used on the upper sections of the social club located across Bank Street from the site. The exact finish of the roof material can be secured by condition to minimise visual impacts on the residential area. In terms of the changes to the existing building, the proposed roof tiles reflect the profile and finish of existing roofs in the area and can be considered compatible with the character of the area. It is noted that there are a range of finishing colours in use for features on nearby buildings. The use of the same finishing colour for features including windows, doors, new wall cladding and fascia trims presents a uniform appearance which can be considered visually compatible with the surrounding area.



View towards position of proposed garage part-way along rear curtilage facing south.

Based on the above assessment, the proposal can be considered to reflect local architecture and materials, meeting the 'Distinctive' quality in Policy 1 of both LDPs. The upgrading works aim to improve the building's energy efficiency, reducing greenhouse gas emissions from energy needed to run the building as required under Policy 2 of NPF4. The proposal meets the 'Resource Efficient' quality in Policy 1 of both LDPs through making use of an existing building and will use sustainable design and construction techniques. The proposal can also be considered to meet the 'Sustainable' quality in NPF4, Policy 14 through designing for transition to net-zero and the 'Adaptable' quality in NPF4, Policy 14 by designing for quality and function, longevity and resilience and long-term maintenance. The visual impacts of the proposal can be considered acceptable and will allow the proposal to meet the 'Welcoming' quality in Policy 1 of both LDPs through creating attractive and active streets.

#### Neighbouring amenity

In considering impacts on neighbouring amenity in terms of overshadowing, the concerns raised in the objections over the proximity of proposed buildings to existing residences and impacts on daylight are noted. In this regard, the impact of the proposal has been assessed against the BRE publication "Site layout planning for daylight and sunlight: a guide to good practice", measuring the existing and proposed vertical sky component (VSC). The VSC has been measured against the rear ground floor windows at 4, 6 and 8 Armadale Place, which face generally towards the south side of the proposal and existing building at distances between 13 and 18.5 metres. If the VSC is greater than 27% then enough skylight will reach the windows of the existing building. If the VSC, with the new development in place is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice a reduction in the amount of daylight. At present, the windows at 4 Armadale Place have an existing VSC of 38% for the rear window



on the main building and 37% for the rear window on the single storey rear section. The rear window at 6 Armadale Place has an existing VSC of 39.5%. The windows at 8 Armadale Place, have an existing VSC of 38.5% for the conservatory and 39.5% for the kitchen. With the proposal in place, the VSC levels will be 37% for the rear window on the main building at 4 Armadale Place, 36% for the rear window on the single storey rear section, 38.5% for the rear window at 6 Armadale Place, 39% for the kitchen window and 37.5% for the conservatory at 8 Armadale Place. All of these remain above the 27% VSC recommended. It stands that the proposal will not result in an unacceptable loss of light to any rooms in neighbouring houses.



View from Bank Street facing west. The garage is to be sited behind the side elevation shown.

Turning to the objections raised over loss of direct sunlight to neighbouring gardens, the proposal will be wholly due north of the garden areas on Armadale Place, therefore it will have no impact on direct sunlight to these garden areas. To determine whether the proposal results in an unacceptable loss of direct sunlight to garden areas north of the site, the impact of the proposal has been assessed by measuring the sun path over each month of the year, as recommended in the BRE publication "Site Layout Planning for daylight and sunlight: A guide to good practice" for the adjoining rear garden directly north of the site at 12 Bank Street. The guidance recommends that the centre of the area should receive at least two hours of sunlight during March. The sun path indicator identified that the proposal will have no impact on direct sunlight for 9 months of the year, inclusive of March, and on the 3 months where there is any impact, these will cover no more than an hour on any given day in January and November and no more than 1.5 hours on any given day in December, during winter months when gardens are less likely to be used. It stands that the proposal does not result in an unacceptable loss of direct sunlight to neighbouring garden areas.

In considering neighbouring privacy, the proposal does not include any raised platforms which would offer overlooked views of neighbouring garden areas. Although there is a mezzanine floor within the garage, no windows are proposed at this level and the proposal does not result in an invasion of neighbouring privacy, as required under the 'Safe and Pleasant' quality. The proposal can be considered to meet the 'Distinctive' quality in Policy 14 of NPF4 through designing for scale and sense of place and the 'Pleasant' quality through designing for protection and enjoyment.

Turning to objections raised over noise and disturbance, the proposal is for the provision of a garage to store vehicles and equipment in connection with the existing use and for upgrading works to the existing building. Although there is the potential for noise disturbance from occupants and security alarms, these are unlikely to vary significantly from existing levels. Sound insulation could be used to address noise from the garage and is a matter covered under Building Standards



Regulations and is more appropriately addressed as part of the Building Warrant process. Should there be any excessive noise or light pollution from external lighting, these should be reported to the Council's Public Protection Service to investigate. The proposal is not considered to raise significant concern in terms of increased noise and disturbance from the current situation.



Rear elevation facing east. The proposed canopy is to be located outside both doors shown.

Considering the above assessment, the proposal can be implemented without creating conflict with neighbouring uses in terms of noise, smell, vibration, dust, air quality, flooding, invasion of privacy, or overshadowing. The proposal is unlikely to create a space which is unsafe or encourages anti-social behaviour, will enable natural surveillance of spaces and buildings and is capable of incorporating appropriate lighting, as required to meet the 'Safe and Pleasant' quality in Policy 1 of both LDPs. The proposal can be considered to have acceptable regard to the amenity, character and appearance of the surrounding residential area, in accordance with Policy 20 of the proposed LDP.

#### Traffic, parking and road safety

In assessing impacts on traffic, parking and road safety, the objections raised over impacts on parking in the local area are noted. In this respect, the Head of Service – Roads and Transportation has been consulted on the proposals and raises no objections to the proposed development. The matters raised in the consultation response regarding surface water run-off can be addressed by a condition should planning permission be granted.

The proposal can be implemented without negatively impacting on the transport or active travel networks, in accordance with Policy 11 of the adopted LDP and Policy 12 of the proposed LDP. The proposal is considered to minimise the impact of traffic and parking on the street scene and therefore meets the 'Safe and Pleasant' quality in Policy 1 of both LDPs.

#### Consultation responses

Regarding the points raised in the consultation response from Scottish Water, these matters are to be resolved between the applicant and Scottish Water under other legislation. Advisory notes on these matters can be added should planning permission be granted.

### Representations

Turning to matters raised in the objections not yet addressed, the privacy issues raised in relation to the north boundary fence panels which have blown down are separate matters to be addressed and resolved between the parties involved. These can have no bearing on the outcome of this application. The drawings submitted indicate the wall and gate extending from the north side elevation of the building are to be retained. Impacts of development on neighbouring property values and loss of views are not material planning considerations and can have no bearing on the outcome of this application.

### Conclusion

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal is for alterations to and the extension of an existing building and allows for the continued use of the site as a place for children and young people to socialise and develop skills and lifelong connections. It therefore can be supported under Policy 21 of NPF4. The proposal also meets all qualities to be considered a successful place as required under Policy 14 of NPF4 and Policy 1 of both LDPs. Whilst the concerns raised in the objections are noted, the proposal is considered to be beneficial to the local community, and the positive benefits of the proposal can be considered to outweigh the concerns raised.

In conclusion, the proposal can be considered to constitute sustainable development and can be supported under Policies 1, 2, 14 and 21 of NPF4, Policies 1, 11 and 22 of the adopted LDP and Policies 1, 12, 20, 22 and 23 of the proposed LDP. The proposal has acceptable regard to all relevant Development Plan Policies and there are no material considerations which would warrant the refusal of planning permission. Approval should therefore be given to this application.

### **RECOMMENDATION**

That the application be granted subject to the following conditions:

1. The development to which this permission relates must be begun within 3 years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. For the avoidance of doubt, all surface water shall be contained and managed within the site both during construction and following completion of the development.

Reason: To ensure the development does not increase the risk of flooding to adjoining sites or the public road network.

3. Development shall not commence until full details of all external materials and finishes which are to be used on the development hereby permitted have been submitted to and approved in writing by the Planning Authority. Development shall then proceed in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.

Reason: In the interest of visual amenity and to ensure an appropriate range of finishing materials are provided reflecting the character and appearance of the surrounding residential area.

4. The garage extension hereby approved shall be used solely for the purposes of the community facility and at no time be utilised for any other uses, unless otherwise agreed in writing by the Planning Authority.

Reason: To safeguard the amenity of surrounding land uses.

Neale McIlvanney  
Interim Director – Regeneration

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact David Sinclair on 01475 712436.