

Report To: The Planning Board

Date: 4th March 2009

Report By: Head of Planning and Housing

Report No:
08/0275/IC
Plan 03/09

**Contact
Officer:** James McColl

Contact No: 01475 712462

Subject: Formation of new roof incorporating front and rear dormer windows at
48 Douglichill Place
Port Glasgow
PA14 5DH

BACKGROUND

At the February meeting of the Planning Board, consideration of the above planning application was continued for a site visit to allow Members to consider the site and its environs. The site visit was undertaken on 23rd February 2009.

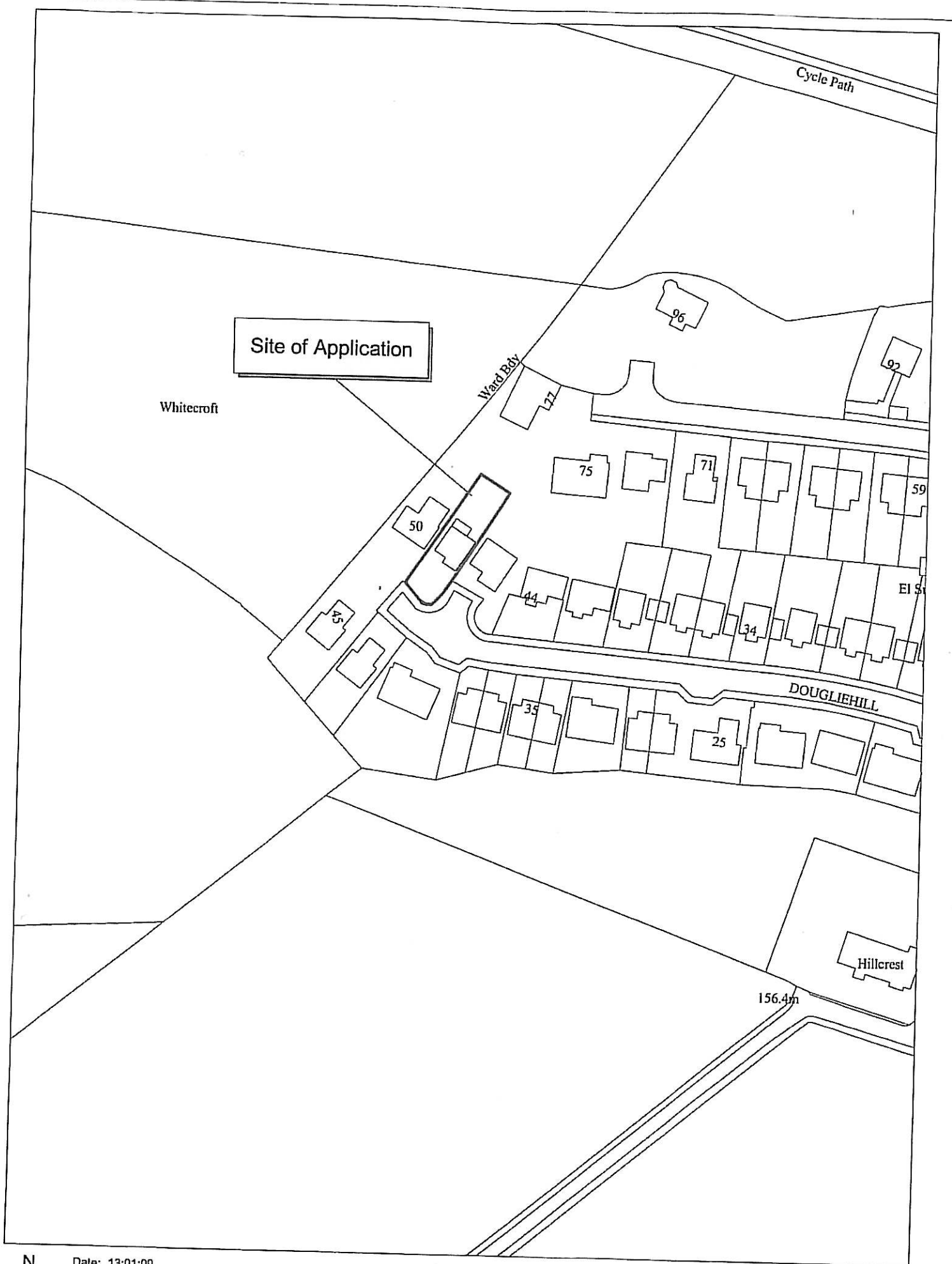
RECOMMENDATION

That the application be granted

F. K WILLIAMSON
Head of Planning and Housing

Background papers

1. Application Forms
2. Application Plans
3. Inverclyde Local Plan
4. PPAN 9
5. Letter of Objection.



Date: 13:01:09

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APPENDIX

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**Agenda Item
No.**

1 (c)

Report To:	The Planning Board	Date:	4th February 2009
Report By:	Head of Planning and Housing	Report No:	08/0275/IC Plan 02/09
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Formation of new roof incorporating front and rear dormer windows at 48 Douglichill Place Port Glasgow PA14 5DH		

SITE DESCRIPTION

The application relates to a two storey detached villa located on the northern side of Douglichill Place, Port Glasgow. The property is finished in brown facing brick, brown tiled roof and brown uPVC windows. Similar houses lie adjacent to the site on Douglichill Place. Houses located on Douglichill Terrace lie to the rear.

PROPOSAL

It is proposed to raise the ridge height of the house by approximately 1000mm and form two dormer windows to both the front and rear elevations, providing 4 in total.

LOCAL PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

Local Plan Policy H15 - Proposals for House Extensions

Proposals for extensions to existing residential units will be acceptable only where they are satisfactory in terms of the following criteria:

- (a) the amenity of neighbouring residents;
- (b) impact on the existing streetscape;
- (c) impact on the existing house in terms of shape, size and height, and choice of materials;
and

- (d) size, proportion, style and alignment of doors and windows.

Local Plan Policy DC1 - Development Control Advice

Inverclyde Council, as Planning Authority, will support applications for planning, listed building and advertisement consent, where applicable, which accord with the principles established in the Council's Planning Practice Advice Notes.

PPAN9 - Dormer Windows applies.

CONSULTATIONS

None

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 subject to neighbour notification. One letter of objection has been received from a neighbour at 43 Douglichill Place. The objector's concerns can be summarised as follows:

1. The dormer windows will allow views towards the lounge of properties opposite, to the detriment of the privacy of neighbouring residents.
2. The dormer windows would be out of keeping with the buildings on the rest of the street.
3. Parking will occur on the pavements.

I will address these concerns in my assessment.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Plan, PPAN 9, the impact of the proposed alterations on the house and wider streetscape, the impact on the amenity of neighbouring residents, and the letter of objection.

There is no conflict between the proposal and Policy H1 of the Local Plan. In assessing design, I consider that this proposal is best assessed against both the requirements of policy H15 of the Local Plan and the following guidance contained within PPAN 9 on the formation of dormer windows:

1. roof dormers should, preferably, be located at the rear of the house where they will be less conspicuous.
2. any new dormer should be subordinate to the existing roof in terms of its shape and size and should usually be set back from the wall head, be below the ridge line of the roof and be set back from the gable ends.

3. exposed fascia boarding on dormers should be used sparingly and should be painted to match the colour of the dormer faces rather than the window frames.
4. where practical the external cladding of the dormer should be similar to that of the original roof.
5. dormers on the hipped gable of a roof should be avoided.
6. the window openings of the dormer should follow the style, proportion and alignment of door and window openings in the existing house.
7. on a building of traditional design, a pitched or sloping roof over each dormer should reflect the architectural style of the building.

The house lies within a line of similar dwellings. Douglichill Place rises towards the head of the cul-de-sac and this results in the ridge of each house being higher than the preceding house within the street. There is no uniformity in this increase between ridge heights. Whilst it is proposed to increase the ridge height of the property by approximately 1000mm, I consider this to be acceptable when considered with reference to the appearance of the established streetscape.

In further considering the proposed dormer windows, I note that they are set back from the wall head, below the ridge and back from the gable ends. The proposed materials will match those within the existing roof. I do not consider that the proposed dormers will have a dominating effect on the roof or the appearance of the existing dwelling when viewed from both Douglichill Place and Douglichill Terrace to the rear. Whilst the dormers introduce a new feature into the streetscape, I consider the impact of these on the established streetscape to be acceptable. As such there is no conflict with the provisions of Policy H15 of the Inverclyde Local Plan or PPAN 9 on dormer windows.

I consider that the outstanding determining issue in the assessment of this application is the potential impact on the amenity of neighbouring residents. I note the concern regarding overlooking from the new dormer windows towards the neighbouring property across Douglichill Place. The distance between these windows is approximately 30 metres and thus exceeds the minimum standard. In any case, the new dormer windows are no closer to neighbouring property than the existing front windows. I therefore consider any impact on the amenity of neighbouring residents to be neutral.

In considering the outstanding points raised by the objector, I note the concern regarding parking. There is no proposed change to the existing parking provision on site which is adequate for a house of this size.

In conclusion, I have assessed the design, size and location of the proposed alterations and dormer windows. While I am mindful that a neighbour has objected I consider that the relationship between windows would result in the extension having an acceptable impact on the amenity of neighbouring residents. The dormer windows and increase in the ridge height have an acceptable impact on the streetscape. As such I find the application to be in accordance with the Inverclyde Local Plan and PPAN 9.

RECOMMENDATION

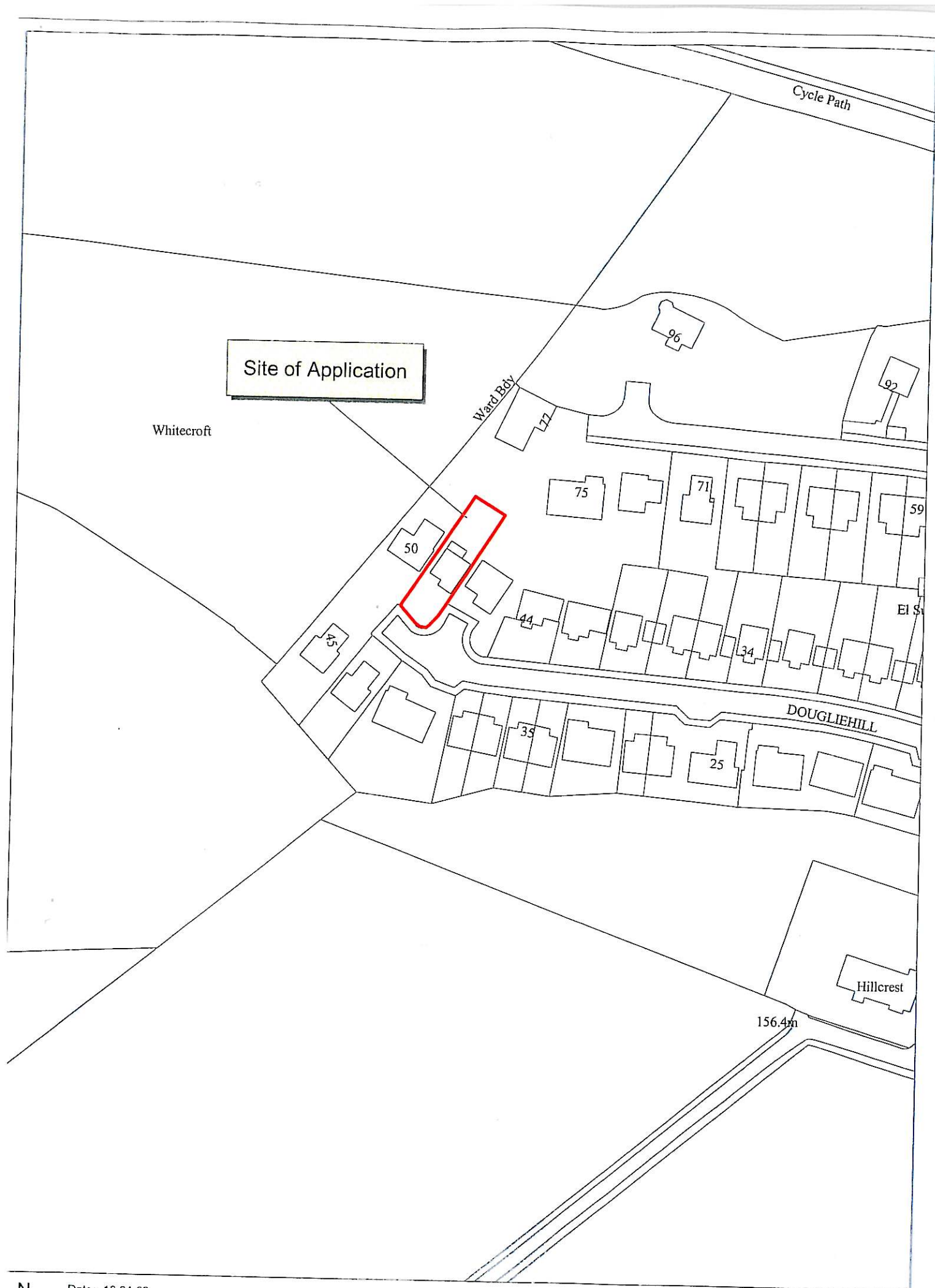
That the application be granted

NM^{lwr}

F. K WILLIAMSON
Head of Planning and Housing

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Site of Application

Whitecroft

Ward Bdy

Cycle Path

DOUGLIEHILL

Hillcrest

El St

156.4m



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John Morgan,
43 Douglichill Place,
Port Glasgow,
PA14 5DN.

Inverclyde Council,
Head of Planning Services,
6 Cathcart Street,
Greenock, PA15 1LS.

Date 10/12/08

Dear Sir. Madam.

I feel I have to object to Mr Mülholland's plans at 48 Douglichill Place, Port Glasgow as it would intrude on my families privacy the dormas would look straight down on our lounge which is our main public room and is used every day and night, as my nephew was tuned down for decking which would seldom have been used and looked in to a neighbours back bedroom that would not be used in daytime I do not think these plans should be passed. The dormer windows in the attic level would be out of keeping with the rest of the houses in the street and would look like a block of flats. Not to mention the parking situation as the only parking bay is always taken up by a parked car and can not be used by visitors, so they have to park on the pavements.

Yours Sincerely,


John Morgan,

10 DEC 2008

3693 Jm
08/02/15/lc

