
Report To:	The Planning Board	Date:	1st April 2009
Report By:	Head of Planning and Housing	Report No:	08/0317/IC PLAN 04/09
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Alterations and extension to dwellinghouse at 2 Carsemeadow Quarriers Village Bridge Of Weir		

SITE DESCRIPTION

The property comprises a single storey semi detached cottage finished in cream render with a grey slate roof. It is located within a courtyard grouping of traditional residential properties at the head of Torr Road, Quarriers Village. To the rear lies a modern detached dwellinghouse and to the side the garden bounds adjoining farmland. The dwelling and its attached neighbour have been the subject of extensions to the rear, planning permission for which was granted in 1989.

PROPOSAL

It is proposed to erect a large side and rear extension with a floor area of approximately 82.5 square metres. The materials to be used in construction will match that found on the existing property. The existing garage will be reduced in length by 3 metres to accommodate the new extension to the house.

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.

PPAN7 - House Extensions applies.

CONSULTATIONS

Head Of Environmental Services – No objections to the proposal

PUBLICITY

The application was advertised in the Paisley & Renfrew Gazette on 18th February 2009 as there were no premises on neighbouring land to which notification could be sent.

SITE NOTICES

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

PUBLIC PARTICIPATION

The application was subject to neighbour notification and a press advert. Six letters of objection were received from and on behalf of neighbouring residents.

The objectors' concerns can be summarized as follows:

1. The extension comprises overdevelopment.
2. The symmetry of both the existing building and wider courtyard would be unacceptably affected.
3. A smaller extension to the neighbouring property was refused on the grounds of overdevelopment of the plot.
4. The development is out of character with the surrounding area and will be harmful to the amenity and enjoyment of the adjacent dwellinghouse.
5. The extension does not satisfy the criteria of policy H8 or H15 of the local plan or PPAN 7 on house extensions.
6. The rear windows will be located 4 metres from the common boundary resulting in loss of privacy to neighbouring property.
7. The extension will reduce sunlight to the windows of neighbouring houses reducing the amenity of the residents and increasing heating costs due to the reduction in solar gain.
8. The new garage will not be suitable for accommodating a car, increasing parking demand within the courtyard.

9. The application form is incorrect as the description does not include the extension to the garage or new gazebo.
10. The drawings do not indicate ownership control over the communal parking area, which should be outlined in blue.
11. There is insufficient space for the storage of materials during works resulting in the courtyard being used for this purpose.
12. Access restrictions will preclude the development of the extension.
13. Previous works at the property have been of poor quality.

I will consider these concerns in my assessment.

ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Plan, PPAN 7, the impact of the proposed extension on the existing dwelling and wider courtyard, the impact on the amenity of neighbouring residents, the consultations responses and the letters of objection.

There is no direct 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 guidance contained within PPAN 7. The dwelling is situated in the left hand rear corner of the courtyard behind the front building line of numbers 3 and 4 Carsemeadow. I additionally note the courtyard itself is not completely symmetrical. In assessing the proposed extension, I note that planning permission was refused for a smaller extension at 1 Carsemeadow in May 2008. This property is situated on a very small plot and the extension, whilst small, would have significantly reduced the useable garden area and resulted in the overdevelopment of the plot. The garden of the property subject of this application is significantly larger and I consider that despite the large extension, adequate usable garden ground will remain and as such, proposal would not lead to the overdevelopment of the plot.

In further considering the proposed extension, I note that the materials will match the existing dwellinghouse. The roof is no higher than that which currently exists. Whilst a flat section is proposed to the rear, this is largely unseen from any public vantage point. The extension is approximately 4 metres from the rear boundary, but is no closer to the rear boundary than the existing dwelling. The property was previously extended in 1989, increasing the floor area from approximately 73 square metres to approximately 103 square metres. The proposed new extension will increase the floor area by a further 82.5 square metres. The two extensions combine to create a resulting increase of the original floor area of 154%. Clearly the existing dwelling would become subordinate to the new extensions and the extensions would combine to dominate the existing dwelling. I consider that the proposed extension would have an unacceptable impact on the character and appearance of the existing dwelling, to the detriment of the appearance of the existing house and wider courtyard.

In further assessing the proposal, I note concern that the proximity of the rear windows to the boundary will result in a loss of privacy for the residents at Meadow Rise. An 1800 high timber boundary fence currently exists between the two properties and this, together with the slight increase in the ground level of Meadow Rise and the previous existence of windows at both 1 and 2 Carsemeadow within 4 metres of the boundary results in the new extension having an acceptable impact on neighbouring residents in terms of privacy.

Considering the amenity of neighbours further, concerns are raised that the extension will reduce available sunlight to the windows of number 3 Carsemeadow. Assessing the location of the new extension relative to the windows of neighbouring property and the projection of the sun, I note that whilst the level of sunlight to adjacent windows may be reduced early in the morning. I do not consider that this reduction is unacceptable or sufficient to warrant the refusal of permission. I note concern that the reduction in solar gain will increase heating demand, however any impact will be negligible at worst.

Whilst the existing garage is being reduced in size, it remains of a size which can accommodate a car. I note that the communal courtyard offers an abundance of parking for the quadrangle of houses. The Head of Environmental Services offers no objections to the proposal. I am therefore satisfied that adequate parking is available from the house as extended, even without the use of the existing garage. It would therefore be inappropriate to refuse permission on this basis.

In considering the outstanding concerns of the objectors, the gazebo and previous extension to the garage were built during 2008 under the householders permitted development rights. Whilst the applicant has provided details for information, it is correct that these are not included within the application. The applicant does not hold control over the communal courtyard and it is therefore also correct that he does not highlight this area in blue. It is possible that the courtyard may be used for access of vehicles and storage of building materials during the works, but this would be a temporary measure and would not justify the refusal of planning permission. Any issues relating to the communality of the courtyard are a civil matter which can have no bearing on the determination of the planning application. Quality of work is similarly not a planning matter. Policy H8 of the Local Plan relates to new residential development and the appropriate policy assessment of a house extension is policy H15 together with PPAN 7.

In conclusion, I have assessed the design, size and location of the proposed extensions. The existing dwelling would become subordinate to the new extensions and the extensions would combine to dominate the property thus having an unacceptable impact on the character and appearance of the existing dwelling. This would be to the detriment of the appearance of the existing house and wider courtyard. As such the proposal is not in accordance with the advice contained within policy H15 of the Inverclyde Local Plan. I am therefore unable to support the application.

RECOMMENDATION

That the application be refused

Reasons

1. The original dwelling would become subordinate to the new extension and the extension dominate the property thus having an unacceptable impact on the character and appearance of the existing dwelling, to the detriment of the appearance of the existing house and wider courtyard contrary to policy H15 of the Inverclyde Local Plan.

F. K WILLIAMSON
Head of Planning and Housing

BACKGROUND PAPERS

1. Application forms
2. Application plans
3. Inverclyde Local Plan
4. PPAN 7
5. Consultation response
6. Letters of Objection

ROBERT POTTER & PARTNERS

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17 FEB 2009

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Inverclyde Council
Head of Planning, Housing & Transportation
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS

4648
08/05/09
RJP/MP
08/03/11C
16th February 2009

Dear Sirs,

Planning Application in Relation to Extension of No. 2 Carsmeadow, Quarriers Village, Bridge of Weir

Mrs M Taylor, resident at No. 3 Carsmeadow, has asked us to lodge an objection to the above Planning application on her behalf.

We have reviewed the proposals and have a number of concerns.

Restricted Access

While access for construction purposes is not in normal circumstances a Planning consideration, in this instance we believe it should be taken into account.

The proposed extension will in itself curtail the delivery of construction materials to the site and prevent access for construction purposes, as it comes very close to the existing garage.

Access to No. 2 Carsmeadow is by means of a courtyard which is in common ownership, and a narrow driveway. The ownership of the driveway is divided between Mrs Taylor and No.2 Carsmeadow. The owner of No.2 has a right of access over Mrs Taylor's portion of the driveway but this must remain unobstructed.

The common courtyard, shared by Nos. 1-6 Carsmeadow, cannot be used for storage of construction materials as this would prevent the enjoyment of the courtyard by the other proprietors.

There is also a Title Burden which states "The parking or storing of ... commercial motor vehicles is expressly prohibited in the said private road and the courtyard". This precludes vehicles related to construction or delivery of construction materials parking within the common areas or access.

Given the severe restrictions on site access we submit that Planning Permission should be refused.

Loss of Sunlight

The kitchen to No. 3 Carsmeadow has enjoyed direct light from the sunrise and particularly from low winter sun throughout the 200 year period since the group of buildings was constructed. The proposed extension will infill the gap between the house and garage at No. 2 Carsmeadow, shutting out this direct light. This will unduly reduce the amenity of Mrs Taylor's kitchen, and the loss of direct early morning sunlight will also reduce passive solar gain and increase heating costs, against the principles of sustainability.

We submit that the application should be refused on the grounds of loss of amenity.



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1 Carsemeadow
Quarriers Village
Bridge of Weir
PA11 3SX

5 January, 2009

Inverclyde Council Head of Planning
Housing and Transportation
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS

To Whom It May Concern:

I would hereby notify you of my objection to the planning application submitted for 2 Carsemeadow, Quarrier Village.

The application would completely alter the frontage of these historic buildings. They can be dated to 1800. Alterations to the rear or side would not affect the layout of these buildings but the proposed application would destroy the symmetry between number 1 and number 2. It will look ridiculous to have what is obviously a semi detached bungalow, with 1 side extended into what would look like an army barracks.

As I previously stated I would have no objection to developments at the rear of the property but in my own application which was considerably smaller than this I was rejected on the grounds over development of the site, more than 40% of footprint. Therefore if this larger application is not rejected on the same grounds I will be making representation to a higher authority.

Sincerely,



Craig Cracknell

05 JAN 2009
3975
HJ/MC
08/05/10

Inverclyde Council
Head of Planning, Housing, Transportation
Cathcart House
6 Cathcart Sq
Greenock

Meadow Rise
Quarriers Village
Bridge of Weir
PA11 3SX

5.01.09

Re Proposed Development at 2 Carsemeadow, Quarriers Village

Dear Sir,

As we were away for the Christmas Holiday we did not receive our letter from Mr & Dr Milne until Monday Dec 29'08. Without seeing the proposed development plan we would at this stage wish to object any further building work to be carried out which would increase the existing length of the building, which would take away a large part of our view, also spoil the appearance of the courtyard at Carsemeadow.

Once we have a copy of the proposed plan, and a chance to study its implications we will provide you with a more detailed objection.

Yours faithfully

A Elliott
F P Elliott MBE

TRANSCRIBED FROM ORIGINAL LETTER

Inverclyde Council
Head of Planning
Housing and Transportation
Cathcart House
Greenock
PA15 ILS

3 Carsemeadow
Quarriers Village
Bridge of Weir
PA11 3SX

Dear sirs

Proposed Development at
2 Carsemeadow Quarriers Village PA11 3SX

As the plans for the proposed alteration and extension to Nos2 Carsemeadow only landed on Mr McColl's desk this morning Monday 5th January 2009 I was informed that the 14 days notice of objection should be from this date.

On viewing the plans it was noted that the drawings as the house exists had not been received by the planning Department.

Once all the correct information is available I will then be in a position to comment further.

I object to the planning application to alter and extend Nos2 Carsemeadow, Quarriers Village, PA18 3SX by Dr Lesley Milne wife of Tony Milne.

Cottages Nos3 and 4 are the original Carsemeadow farmhouse.

Cottages 1 and 2 and also 5 and 6 were the steadings. All surrounding a common courtyard.

The footprint for the above group laid down at least prior to 1800 must not be altered adjoining the courtyard. The length of cottage 2 must not be extended to the southern end of the property.

Cottage Nos2 should not even be considered as a development opportunity as it would be completely out of character within the group surrounding the courtyard and definitely no development to lengthen footprint to the southern end should be allowed.

The quality of workmanship carried out last summer to work done in the garden is appalling and in particular the work on the garage extension.

Yours faithfully

Marion Taylor
5th January 2009

TRANSCRIBED FROM ORIGINAL LETTER

Inverclyde Planning Dept

6 Carsemeadow
Quarriers Village
PA11 3SX

To whom this may concern

The planning proposal put forward by husband and wife namely Tony and Lesley Milne seeks to alter a very long time structure of character being there as part of the farm of Carsemeadow originating to before 1800. Carsemeadow farm and steading was part of the estate of J Douglas and rentals were shown for Craigbet and Duchal farms as well in a revised book printed in 1715 and up dated in 1815. It is clear from the construction of those buildings now no1, 2, 5, 6, 7, 8, Carsemeadows being whinstone and lime 14" walls that they date very well back and still have most of their original frontal character, the no3 and no4 Carsemeadow are in the original farmhouse with the same construction. The frontals of no1, 2, 3, 4, 5, 6 face all in to a jointly owned square. I am not against a small modest extension to the rear of any of these buildings but to alter the length of the original north to south length would destroy the age character of these homes. When Quarriers homes was developed Carsemeadow farm became part of their footprint and these homes were developed for estate staff, from farm and steading leaving the original character. Number 6 Carsemeadow differs a little because of a fire in no5 when part of no5 joined no6, but original walls are still in place.

I am totally against any planning proposal that will in any way alter the length or marked by the footprint area of no2 Carsemeadow.

Some work was done at no2 in summer 2008 that lacks quality and character that leaves me very worried about those new proposals.

Robert J Carruth
No6 Carsemeadow

TRANSCRIBED FROM ORIGINAL LETTER

Meadow Rise, Carsemeadow, Quarriers Village PA11 3SX

26 February 2009

Your Ref: 08/0317/IC

Head of Planning
Housing and Transportation
Inverclyde Council
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS

04 MAR 2009

4955

Dear Sir

APPLICATION FOR PLANNING PERMISSION AT 2 CARSEMEADOW, QUARRIERS VILLAGE

I refer to your letter dated 10th February 2009 and now object to this application to alter and extend the dwellinghouse adjacent to my home. I would be grateful to receive your acknowledgement of this objection.

The application form appears incorrect : (1) the description of the proposal is to alter and extend the dwellinghouse, whereas the drawings indicate that the proposal includes an extension to the house, and the formation of a hot tub within a gazebo to the rear and the erection of a replacement garage; (2) in terms of history, there is no reference to the previous garage extension; and (3) the parking area is stated as communal courtyard parking, but the submitted drawings do not indicate ownership control of this area. The site is outlined in red and if the parking courtyard is in the applicant's control, the courtyard should be outlined in blue.

The application form states that the existing floor area of the dwellinghouse is 94 sq.m, and the proposed extension would measure 68 sq.m, giving a proposed floor area of 162 sq.m. In principle, the scale of extension is considered excessive. The plot measures approx. 24 metres by 16 metres. The existing rear garden area of approx. 210 sq.m would be reduced to 110 sq.m, with a narrow strip of approx. 4 metres depth separating the extension from my common boundary. Development of this scale would be out of character with the surrounding area, where properties are located within generous curtilage. The proposed extension would be harmful to the amenity and enjoyment of the adjacent dwelling and represents overdevelopment of the plot.

The Town and Country Planning (Scotland) Act 1997 Section 25 states that "Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."



The development plan for this location is the Inverclyde Local Plan adopted in January 2006. No. 2 Carsemeadow is within a Housing Policy Area, which is subject to Policies H8 and H15 of the adopted Local Plan. Planning advice note PPAN No. 7 is also relevant to the consideration of this application.

A key aim of the Plan is to protect and, where possible, enhance the character and amenity of existing and proposed housing areas. Policy H8 lists criteria against which proposals for residential development have to satisfy, including compatibility with the character and amenity of the area in terms of density, visual impact of the development on the site and its surroundings, assessment against the Council's Roads Development Guidelines 1995, and provision of adequate services.

It is considered that the proposal does not satisfy the criteria within Policy H8. The resultant density of the extended dwellinghouse with limited curtilage is out of character with the surrounding area to the detriment of the setting of the area and the residential amenity of the adjoining residents. The existing simple 2 bedroom house with lounge/kitchen area would be extended to a 5 apartment dwellinghouse. There would be inadequate parking provision for a house of this scale. The unusual design of the replacement garage is not suitable for garaging a vehicle and would simply be used as a tool shed/store. There would be demand for added car parking within the courtyard, where spaces are limited.

There is concern that the services for these traditional 350 years old properties, is inadequate to accommodate the drainage requirements of the proposed development. It is noted that the extended dwellinghouse would have 3 bathrooms. For these reasons it is considered that the proposal is contrary to Policy H8 in terms of the area's character, amenity, parking and service provision.

Policy H15 states that proposals for house extensions are acceptable only where they are satisfactory in terms of (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 (d) size and style of windows. The Local Plan states that the main issues of house extensions are the visual impact of the proposal and their impact on the amenity of neighbouring residents.

The rear windows serving the dining room and one of the bedrooms would be located some 4 metres from the common boundary, resulting in a significant loss of amenity and privacy to the neighbouring property. In addition the proposed raising of ground levels would provide further overlook of the adjacent private rear gardens to the detriment of the dwellinghouse. The scale of the extension represents overdevelopment of the property to the detriment of the setting and character of the area. The open nature of the rear gardens looking onto open fields, would be significantly compromised by the projection of the extension to encompass much of the rear garden of the property. For these reasons it is considered that the proposed development is contrary to Policy H15.

Finally PPAN No. 7 provides the Council's guidance on house extensions. The advice notes that side windows should avoid overlooking neighbouring gardens. As noted above, the proximity of the windows within the extension to the common boundary would result in unacceptable overlooking of the neighbouring garden. The advice also states that extensions should have pitched roofs. The proposed extension roof is partly flat. For

March 2, 2009

these reasons it is considered that the proposed development is contrary to PPAN No. 7.

Other matters for consideration include the lack of space within the curtilage for the storage of building materials and site compound. In these circumstances, it is likely that the courtyard would be used for this purpose and for parking construction vehicles. Whilst this disruption would be for a limited period, it can be noted that the applicant took approx. 6 months to complete the extension to the garage at the property, which caused considerable loss of amenity to the neighbouring properties.

It is respectfully requested that the application for the extension of the dwellinghouse, the garage replacement and the insertion of the hot tub within the gazebo should be refused. The application would be contrary to the Local Plan and Council guidance. There are no material considerations that would indicate otherwise.

Yours Sincerely,



Mr. F.J.Elliott MBE



ROBERT POTTER & PARTNERS

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08/03/09/C
16th February 2009.

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We submit that the application should be refused on the grounds of loss of amenity.

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Historic Grouping

The historic rental records indicate that the group dates to before 1800, having been part of the Estate of J Douglas. The pairing of numbers 1 & 2 and 5 & 6 form a balanced composition with the centrally-placed original farmhouse. The proposed elongation of No. 2 will disturb this historic grouping.

Given the age and symmetrical nature of the historic grouping we submit that Planning Permission should be refused on the grounds that the elongation of one wing will imbalance the 200 year old composition.

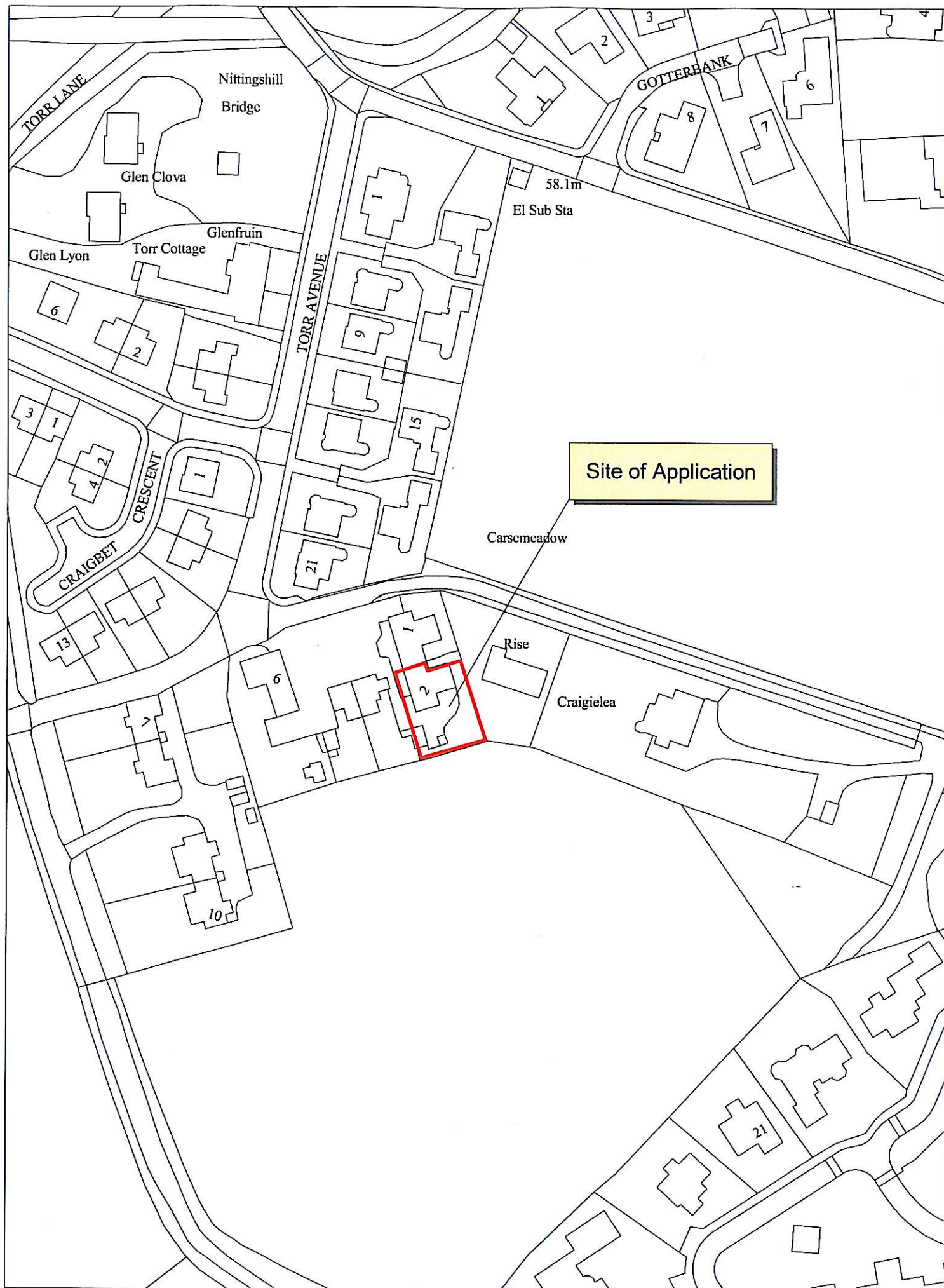
We trust that these representations are of assistance. Should you have any queries or comments thereon please contact our client, Mrs Taylor, directly at 3 Carsmeadow, Bridge of Weir PA11 3SX.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'R Potter', written over a dotted line.

For and on behalf of Robert Potter & Partners LLP

cc. Mrs M Taylor - Client



Date: 12:03:09

Drawn: JML Drg. No. 08/0317/IC



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Inverclyde
council
planning and housing