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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>1st April 2009</b>
<b>Report By:</b>	<b>Head of Planning and Housing</b>	<b>Report No:</b>	<b>09/0024/IC Plan 04/09</b>
<b>Contact Officer:</b>	<b>Guy Phillips</b>	<b>Contact No:</b>	<b>01475 712422</b>
<b>Subject:</b>	<b>Erection of side and rear extension and erection of timber fence at 33 Leapmoor Drive Wemyss Bay PA18 6BT</b>		

## **SITE DESCRIPTION**

The site comprises a four apartment bungalow at 33 Leapmoor Drive Wemyss Bay. The rear (west) garden boundary is the beach. To each side boundary of the bungalow are two storey houses.

## **PROPOSAL**

It is proposed to form two single storey, pitched roofed extensions. An ensuite bathroom with an approximate floor area of 11 square metres would be formed on the side (south) elevation and an approximately twenty three square metre sunroom would be formed at the rear. Also proposed is 1.8m high timber fencing parallel to and set back from the front elevation of the house to secure the rear garden.

## **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.

PPAN 7 "House Extensions" 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**

One letter of objection has been received and a copy is attached. The objector is concerned that they would lose the partial sea view from their house and that there would be noise and disturbance from site works.

### **ASSESSMENT**

The material considerations in the determination of this planning application are the Development Plan, Inverclyde Council's PPAN No 7 and the letter of objection.

In the Local Plan the site is covered by Policy H1 which seeks to safeguard and, where practicable, enhance the character and amenity of residential areas. Policy H9 is of assistance in determining whether or not the aim of Policy H1 is achieved in that it requires house extensions to be acceptable with reference to the amenity of neighbouring residents, impact on the existing streetscape, impact on the existing house in terms of shape, size and height and choice of materials and size, proportion, style and alignment of doors and windows.

The issues raised by Policy H15 are addressed in detail in the Council's PPAN No 7 "House Extensions". Policy DC1 advises that proposals which accord with the principles established in the PPANs will be supported.

PPAN 7 advises that in the case of side extensions:-

1. Side windows which overlook neighbouring gardens should be avoided. Where appropriate screen fencing along the side boundary may be considered to eliminate overlooking. No side windows are proposed.
2. Windows which are visible from public areas shall match the scale, proportions and materials of those in the existing house. No windows are proposed at the front of the proposed side extension.
3. Extensions should be pitched roofed to match the existing house. The submitted design satisfies this requirement.
4. Extensions should be set back at least 1.0m from the side boundary. The proposed side extension would be 900mm from the side boundary. Access between front and rear gardens would be achieved by a gate to be formed in the proposed fence on the north side of the house.

am satisfied that the 100mm discrepancy in the required 1m separation from the side boundary does not justify refusal of planning permission.

5. The off street parking requirements of the Council's Roads Development Guide 1995 shall be met. The property has a double garage and double width driveway, thus exceeding the requirements of the Guide.

In the case of rear extensions PPAN 7 advises that:-

1. Extensions should be designed so as not to cross a 45 degree line from the mid point of the nearest rear facing ground floor window of the adjoining house, or extend to a maximum of 3.5m from the rear wall of the existing house, whichever is the greater. The proposed rear extension would project out from the back of the house by approximately 4.7m, similar to a conservatory existing at the neighbouring house to the north. There is no breach of the 45 degree line.
2. An extension should not encroach within 5.5m of the rear garden boundary. This requirement is met.
3. Side windows which overlook neighbouring gardens should be avoided. Where appropriate, screen fencing along the side boundary may be considered to eliminate overlooking. An existing hedge in the neighbouring property to the north shall prevent intervisibility between the windows in its conservatory and a window in the side of the proposed rear extension.
4. The extension should be designed to match the materials of the existing house. This requirement is satisfied.

Overall I am satisfied that the proposal complies with the intent of PPAN7 and that it meets the requirements of Policy H15 in terms of neighbours amenity and impact on streetscape and policy H1 by safeguarding residential amenity.

While I note all of the issues raised by the objector, loss of view and disturbance from building works are not material Town Planning considerations.

## **RECOMMENDATION**

That the application be granted subject to conditions

### **Conditions**

1. That the development to which this permission relates must be begun within five years from the date of this permission.
2. No development shall commence until samples of all external materials have been submitted to and approved in writing by the Planning Authority: development thereafter shall proceed utilising the approved materials unless the Planning authority gives its prior written approval to any alternatives.

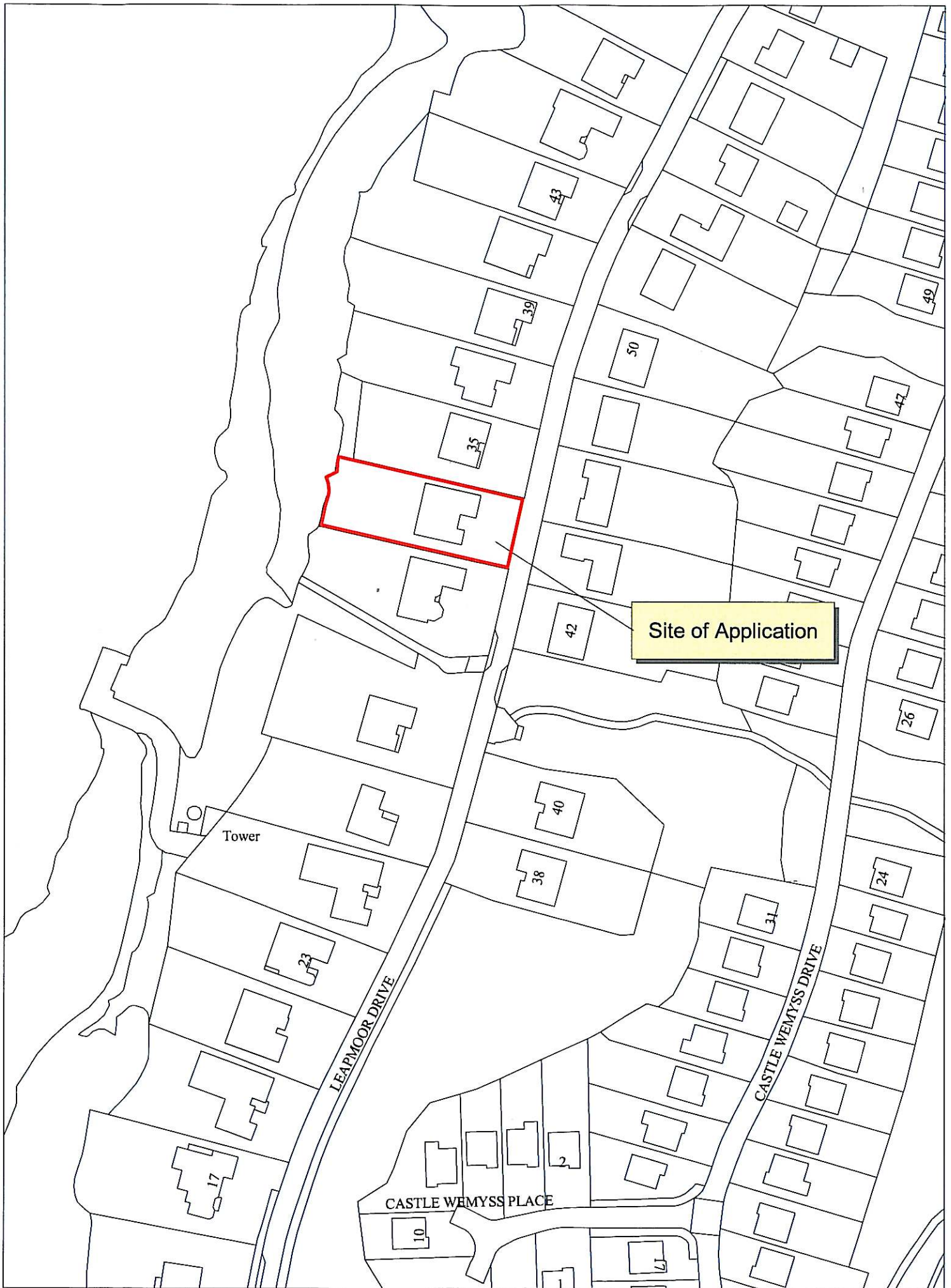
### **Reasons**

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. To ensure a continuity of materials with the existing house.

F. K WILLIAMSON  
Head of Planning and Housing

#### BACKGROUND PAPERS

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Inverclyde Council PPAN No 7
5. Letter of objection



Date: 12:03:09

Drawn: JML Drg. No. 09/0024/IC



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**Inverclyde**  
council  
planning and housing

4587  
M/G  
C/O 02/10

44 Leapmoor Drive  
Wemyss Bay  
Inverclyde PA18 6BT  
11<sup>th</sup> February 2009

Dear Sir or Madam,

I am owner and occupier of the above address and I live here with my wife and her father, who is almost 88 years of age. We have lived here for almost five years. When choosing our home, one of the main factors influencing us was the view from the front, looking across the Firth of Clyde to the Cowal Peninsula. Although our house does not benefit from a totally unobstructed panoramic view like that enjoyed by all our neighbours on the shore side of Leapmoor Drive, we were impressed by the fact that it had been built in a way that maximised the available view, being constructed in between the shore side properties. We did not envisage that, since the houses across the street had been built before ours, alterations to the properties would be allowed to be made and destroy the little bit of sea view we have.

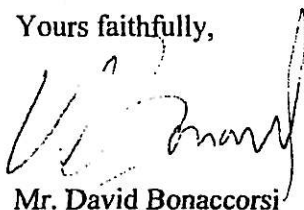
According to the side extension plans of No. 33, the gap would be all but closed and we would lose this partial sea view that means so much to us, from our front windows, seating area and entrance way. The plans show that, in place of the view that had encouraged us to buy our home, we would look out onto a 'brick wall' almost as tall as the side roof of the property in question. It is my belief that no other property along the shore side of Leapmoor Drive has been extended to the side, perhaps due the fact that it would block other neighbours' views, and, if this were to go ahead, it might start a precedent. While I realise that this extension work at No. 33 would enhance the property value for the owners, I am quite sure that it would have the opposite effect on my property.

In addition, this area of Wemyss Bay is particularly tranquil during the day and I am concerned that, if planning permission for this extensive work were to be granted, the peace and tranquillity that my elderly father-in-law enjoys would be ruined for a considerable period of time, during building and construction of both extensions.

I am enclosing photos taken from the ground floor and from an upper floor window of our property to show what impact the side extension will have for us from these areas.

For the above reasons, I wish to lodge an objection to the proposed extensions to No. 33 Leapmoor Drive.

Yours faithfully,



Mr. David Bonaccorsi