

Local Review Body

2 February 2011

Planning Application for Review

**Mr J Morgan
Installation of Rear Roof Dormer:
93 Murdieston Street, Greenock (I0/0128/IC)**

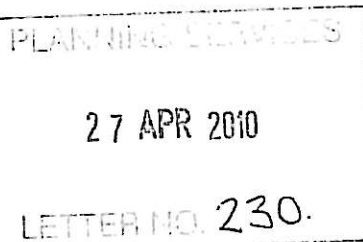
Contents

- Planning Application and plans (NB plans circulated separately)
- Site photographs
- Report of Handling dated 30 July 2010
- Consultation response
- Representation
- Decision Notice dated 30 July 2010
- Letter dated 25 October 2010 from Mr Morgan enclosing Notice of Review form, supporting statement and photographs
- Suggested condition should planning permission be granted on review

Regeneration and Planning
Development Control & Conservation

Inverclyde
council

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



FOR OFFICIAL USE ONLY

Reference No. 10/0128/1C
Date of Receipt 27/04/10
Fee Paid £160.00
Date Fee Received
Date Valid
Receipt No. 572

PLANNING APPLICATION

Town & Country Planning (Scotland) Acts

The undersigned applicant hereby makes application for Planning Permission for the development described on this form and the accompanying plans.

see note 1

1. Particulars of Applicant	Particulars of Agent (if any) acting on applicants behalf:
Name JOSEPH MORGAN	Name
Address 93 MURDIESTON STREET	Address
GREENOCK Postcode PA15 4HU	Postcode
Telephone Number	Telephone Number
	Profession

see note 2

2. Description of Development	
PROPOSED LOFT CONVERSION INCLUDING INSTALLATION OF ROOF DORMER	
Site Location 93 MURDIESTON STREET, GREENOCK	
Site Area (hectares) 0.029 Ha	Number of dwellinghouses proposed
	New gross floorspace (sq. metres) 22 sq.m

see note 3

3. Application Type (Tick appropriate box/es)	
(a) Permission In Principle <input type="checkbox"/>	(c) Detailed Permission <input checked="" type="checkbox"/>
(b) Approval of Matters specified by conditions <input type="checkbox"/>	(d) Change of Use of land/buildings <input type="checkbox"/>
(e) Other (please specify)	

see note 4

4. Applicants interest in site (Tick appropriate box)	
(a) Owner <input checked="" type="checkbox"/>	(c) Tenant <input type="checkbox"/>
(b) Lessee <input type="checkbox"/>	(d) Prospective Purchaser <input type="checkbox"/>
(e) Other (please specify)	



see note 5

5. Existing Uses

(a) Please state the existing use(s) of the land/buildings: DWELLING

(b) Was the original building erected before 1st July 1948? Yes / ~~No~~

Has the original building been altered or extended Yes / ~~No~~

If yes, please indicate nature of alteration / extension and if possible approximate dates.....
EXTENDED SEPT. 2004 TO REAR

If the land / buildings are vacant, please state last known use.....

see note 6

6. Access Arrangements and Parking (Tick appropriate box/es)

(a) Not Applicable ☐ (e) Number of existing on site parking places ☐

(b) New vehicular access proposed ☐ (f) Number of proposed on site parking places ☐

(c) Existing vehicular access to be altered / improved ☐ (g) Detail of any available off site parking ☒

(d) Separate pedestrian access proposed ☐

see note 7

7. Drainage Arrangements (Tick appropriate box/es)

(a) Not Applicable ☒ (c) Connection to existing public sewer ☐

(b) Public Sewer ☐ (d) Septic Tank ☐

If (d), indicate method of disposal of effluent (e.g. soakaway, watercourse etc).....

see note 8

8. Water Supply (Tick appropriate box/es)

(a) Not Applicable ☒ (c) Existing private supply ☐

(b) Public Main ☐ (d) Proposed private supply ☐

If (c) or (d), please specify nature of supply source and proposed storage arrangements.....

see note 9

9. Building Materials (Complete as appropriate)

(a) Not Applicable ☐

(b) Outside Walls Material SLATE

Colour GREY

(c) Roof Covering Material ROOFING FELT

Colour GREY

(d) Windows Material UPVC

Colour WHITE

(e) Boundary Treatment Material.....

Colour.....

(see note 10)

10. Landscaping

Is a landscaping/tree planting scheme proposed?

Yes ☐

No ☒

Are any trees/shrubs to be cleared on site?

Yes ☐

No ☒

If yes, please show details of scheme on a SITE PLAN

(see note 11)

11. Costings

What is the estimated costs of any works to be carried out?

£11,000

(see note 12)

12. Confirmation

Signature of applicant/agent...

on behalf of.....

Date 26/04/10

(see note 13)

**CERTIFICATES UNDER ARTICLE 15 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)(SCOTLAND) REGULATIONS 2008**

Either certificate A, B or C must be completed together with certificate E

CERTIFICATE A (To be completed where the applicant is owner of the whole application site including any access visibility splays and land required for drainage systems or water connections)

I hereby certify that:

No person other than * myself/the applicant was an owner (refer to note (a)) 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

CERTIFICATE B (To be completed where the applicant does not own the whole application site including any access visibility splays and land required for drainage systems or water connections)

I further certify that:

* I have/the applicant has given the requisite notice (Notice No.1) to all persons other than * myself / the applicant who at the beginning of the period of 21 days ending with the date of the accompanying application were (refer to note (a)) owners of any part of the land to which the application relates.

Name(s) of Owner

Address(es)

Date of Service
of Notice(s)

* Delete whichever is inappropriate

NOTE (a) Any person who in respect of any part of the land is the proprietor of the dominium utile or is the lessee under a lease thereof of which not less than 7 years remains unexpired.

CERTIFICATE C (To be completed in EVERY CASE)

I further certify that:

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

* (2) I have/the applicant has given the requisite notice to every person other than myself/himself who at the beginning of the period of 21 days ending with the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates

These persons are:

Name(s)

Address(es)

Date of Service
of Notice(s)

Name(s)	Address(es)	Date of Service of Notice(s)
.....
.....
.....

CERTIFICATED

I confirm that I have been unable to notify all parties under Certificates A, B and C

* Delete whichever is inappropriate

Signature of Applicant/Agent .

On behalf of

Date 26/04/10

see note 15

CHECKLIST - The following documentation should be submitted:

please tick all boxes



TWO APPLICATION FORMS



FOUR SETS OF PLANS



FEE (Where appropriate)



DESIGN & ACCESS STATEMENT
(National and Major applications only)



PRE-APPLICATION CONSULTATION REPORT
(National and Major applications only)

WARNING

If any person issues a certificate which purports to comply with the requirements of Section 35 of The Town and Country Planning (Scotland) Acts, and contains a statement which he knows to be false or misleading in a material particular or recklessly issues a certificate which purports to comply with those requirements and which contains a statement which is false or misleading in a material particular he shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 3 on the standard scale.

Revision 'A' - November 2008
Revision 'B' - December 2008
Revision 'C' - July 2009
Revision 'D' - October 2009







REPORT OF HANDLING

Report By: Mike Martin

Report No: 10/0128/IC

Local Application
Development

Contact
Officer: 01475 712412

Date: 30th July 2010

Subject: Installation of rear roof dormer at
93 Murdieston Street Greenock PA15 4HU

SITE DESCRIPTION

The application site comprises a two storey semi-detached house of traditional design and construction and lies on the east side of Murdieston Street, Greenock. The neighbouring properties are similar in terms of their scale, design and materials. The property has been the subject of recent alterations comprising the construction of a flat roofed rear extension measuring approximately 7.7 metres in length and 3.1 metres in width, which occupies almost the full width of the house and was constructed under householder permitted development rights. The walls are finished in render and painted to match the colour of the original house. In addition a paved driveway has been formed at the side of the house which enables the parking of one vehicle within the site.

PROPOSAL

The proposal is to install a flat roofed dormer which would occupy virtually the entire length of the rear elevation. This extension would be marginally below the ridge line of the ridge line and would be clad in slate to match the existing roof. The proposal would create a fourth bedroom together with an ensuite shower room.

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

Head Of Environmental And Commercial Services – recommends that permission be refused as the site cannot accommodate the required parking provision (3 spaces). This will lead to on – street parking close to a commercial access, to the detriment of road safety.

PUBLICITY

The application was advertised in the Greenock Telegraph on 11th June 2010 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

A letter of objection has been received from a neighbouring resident. The points of objection are:-

- 1) Adverse impact upon privacy due to a combination of overlooking by the rear extension and the current proposal.
- 2) Adverse impact upon the appearance of the house as it would result in it being out of proportion to the other properties within this part of Murdieston Street.
- 3) General concerns regarding compliance with statutory controls for works undertaken.

ASSESSMENT

The material considerations in the assessment of this application are the Local Plan, Planning Practice Advice Note (PPAN) no. 9 (Dormer Windows), residential amenity and the consultation response.

The property is of traditional design and is similar in character to the neighbouring properties. The house has a steep roof pitch and incorporates an original dormer on the front elevation, this being small in scale and traditional in style, featuring a pitched roof and positioned well below the ridgeline.

As the proposed roof extension would be flat roofed, occupy the almost the entire length of the building and extend almost to its ridgeline, its visual impact and impact upon the character of the

house would be considerable. It would not be subordinate to the existing roof in terms of its shape and size, nor would it respect the traditional design of the building. Whilst the dormer would be on the rear elevation it is highly visible from a number of neighbouring properties and public vantage points. In addition it would dominate the house and, owing to its scale, would create a sense of disproportion. Whilst I do not consider that the proposal will adversely affect privacy, I am of the opinion that it would not safeguard the character and amenity of this residential area, and would have an adverse impact upon the character of the existing house.

In conclusion I consider the proposal would have an adverse impact in terms of residential amenity and therefore is unacceptable in terms of Policies H1, H15 of the Local Plan and PPAN no.7. The consequential parking requirement, which cannot be met within the application site, will result in additional on – street parking to the detriment of road safety.

DECISION

That the application be refused

Reasons

1. As the proposal would adversely impact upon the existing streetscape it is contrary to Policy H15 of the Local Plan and the guidance contained within the Council's Planning Practice Advice Note no.9 (Dormer Windows). The proposal would consequently also be contrary to Policy H1 of the Local Plan.
2. The proposed development would generate an additional demand for on - street parking resulting in congestion and confrontation to the detriment of road safety.

Signed:

Case Officer: Mike Martin

Stuart Jamieson
Head of Regeneration and Planning

Your Ref...10/128/IC.....
Our Ref ...DAC/14/04/IC/10/128.....
Contact ...D A CHISHOLM.....
Tel: (01475) 714841.....

Planning Application No: IC/10/128..... Dated.....15/7/10..... Received... 16/7/10.....
 Applicant J Morgan.....
 Proposed Development. ...Loft conversion including roof dormer.....
 Location. ...93 Murdieston Street, Greenock.....
 Type of Consent: - Full/Outline/Reserved Matters/Express Consent/District Approval
 No. of drawings submitted. ...2No.....

[illegible]

CONSTRUCTION CONSENT (S21)*	Not Required/Required for all road works.....
ROAD BOND (S17)*	Not Required/Required if building works are to be undertaken before roads are completed
ROAD OPENING PERMIT (S56)*	Not Required/required for all works in the public road.....

Signed..... Date.....
HEAD OF ENVIRONMENTAL SERVICES

EXTRACT OF LETTER

*Mr & Mrs Adam McKenzie,
91 Murdieston Street,
Greenock
PA15 4HU*

11th June 2010

Inverclyde Council
Regeneration & Planning
Development Management
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS

Dear Sir/Madam

Planning Application 10/0128/IC

I wish to state my objection to the planning application as above for 93 Murdieston Street Greenock and advise the following reasons for my objection.

I regard the proposed loft conversion to be a further invasion of my privacy, as the proposed rear dormer window will overlook every part of my rear garden. At present, due to previous extensions to the rear of this property, I have now only one area of my rear garden I can call private or reasonably secluded. This proposed latest addition to the house next door will mean all of my rear garden will now be overlooked.

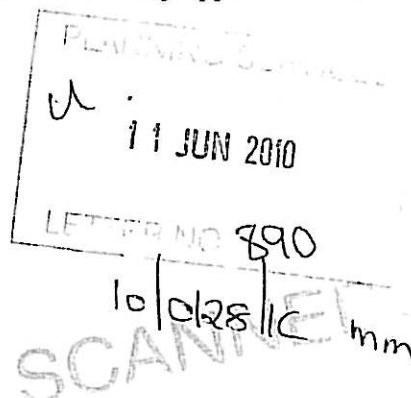
I would also like to object on the grounds that this latest structural change to the house next door will in essence greatly alter this house from all others in the street. The result being the house will be significantly out of proportion to the other properties in Murdieston Street. The continual expansion of this house is detrimental to the overall housing balance and out of context with the established traditional family home in Murdieston street.

I would also draw attention and have concerns to the applicants overall adherence to specification and standard of build if planning consent is granted. This house has recently established a driveway and dropped the kerb to the road. However, to my knowledge no planning permission was sought for this driveway.

I trust that these concerns will be taken into consideration when this planning application is being reviewed. I would urge the planning committee to pay a site visit to fully appreciate the extent of additional building work around this house.

Yours faithfully

Mr Adam McKenzie



DECISION NOTICE

Inverclyde
council

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning

6 Cathcart Square

Greenock PA15 1LS

10/0128/IC

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2008**

Joseph Morgan
93 Murdieston Street
GREENOCK
PA15 4HU

With reference to your application dated 27th April 2010 for planning permission under the above mentioned Act and Regulation for the following development:-

Installation of rear roof dormer at

93 Murdieston Street, Greenock, PA15 4HU,

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. As the proposal would adversely impact upon the existing streetscape it is contrary to Policy H15 of the Local Plan and the guidance contained within the Council's Planning Practice Advice Note no.9 (Dormer Windows). The proposal would consequently also be contrary to Policy H1 of the Local Plan.
2. The proposed development would generate an additional demand for on - street parking resulting in congestion and confrontation to the detriment of road safety.

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

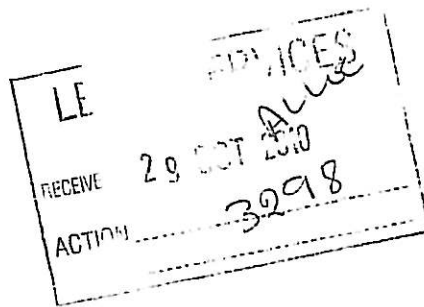
Dated this 30th day of July 2010

Head of Regeneration and Planning

- 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 from 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:

Drawing No:	Version:	Dated:
10/01-02A		20.04.2010
00199000	1	28.05.2010



Mr. J.Morgan
93 Murdleston Street
GREENOCK
PA15 4HU

Mobile:

The Head of Legal and Administration
Inverclyde Council
Municipal Buildings
GREENOCK
PA15 1LY

25 October 2010

Dear Sirs

**Proposed installation of rear Roof Dormer to existing Dwelling
93 Murdleston Street, Greenock
Refusal of Planning Permission – Ref: 10/0128/IC**

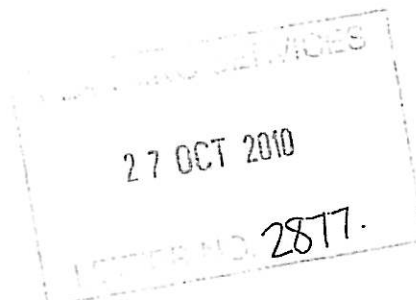
Following receipt of a Refusal of Planning Permission Notice for the above application dated 30th July 2010, please find enclosed completed Notice of Review form and Support Documents 01 & 02, for your consideration.

Please feel free to contact me if you require any further information or clarification or access to the Property.

I look forward to hearing from you in due course.

Yours sincerely

Joseph Morgan



NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name **JOSEPH MORGAN**

Address **93 MURDIESTON STREET
GREENOCK**

Postcode **PA15 4HU**

Contact Telephone 1

Contact Telephone 2

Fax No.

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No.

E-mail*

Mark this box to confirm all contact should be through this representative: ☐

* Do you agree to correspondence regarding your review being sent by e-mail? Yes ☐ No ☒

Planning authority

INVERCLYDE COUNCIL

Planning authority's application reference number

10/0128/1C

Site address

93 MURDIESTON STREET, GREENOCK

Description of proposed development

INSTALLATION OF REAR ROOF DORMER TO EXISTING DWELLING

Date of application

27.04.10

Date of decision (if any)

30.07.10

Note: This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions ☒
2. One or more hearing sessions ☒
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☐

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

VISUAL IMPACT OF DEVELOPMENT ON AREA & PROVISION OF PARKING. WRITE RESPONSE + SITE PHOTOGRAPHS ATTEMPT TO PROVE THAT THE DEVELOPMENT HAS MINIMAL IMPACT ON ITS SURROUNDING AREA.

Site inspection

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

- | | Yes | No |
|--|--------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

Inverclyde
council

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

WE FEEL THAT THE 2ND REASONS GIVEN FOR REFUSAL DO NOT ACCURATELY REPRESENT THE IMPACT OF THIS PROPOSED ALTERATION TO THE REAR OF AN EXISTING DWELLING. WE HAVE SOUGHT TO PROVE THIS BY PROVIDING ADDITIONAL STATEMENTS & SITE PHOTOGRAPHS. PLEASE REFER TO SUPPORT DOCUMENT 01 02

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

THE MATTER OF OFF-STREET PARKING IS BEING RAISED. NO OFF-STREET PARKING PROVISION WAS DECLARED IN THE ORIGINAL APPLICATION. IT WAS NOT INCLUDED AS ITS ~~IS~~ IMPORTANCE WAS NOT APPRECIATED AT TIME OF APPLICATION AND THERE WAS NO MENTION IN CONSULTATION BEFORE APPLICATION.

List of documents and evidence

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.

SUPPORT DOCUMENT 01 - WRITTEN RESPONSE TO
PLANNERS DECISION
NOTICE
SUPPORT DOCUMENT 02 - SITE PHOTOGRAPHS
01, 02 & 03

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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 from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date

25/10/10

SUPPORT DOCUMENT 01 – Written response to Planners decision

The reason for the Council's decision are :

- 1. As the proposal would adversely impact upon the existing streetscape it is contrary to Policy H15 of the Local Plan and the guidance contained within the Councils Planning Practice Advice Note no.09 (Dormer windows). The proposal would also be contrary to Policy H1 of the local plan.*
- 2. The proposed development would generate an additional demand for on street parking resulting in congestion and confrontation to the detriment of road safety.*

Response

1. Within the Inverclyde Council planning department report which accompanied the refusal notice, it states that the "proposal would adversely impact upon the existing streetscape". They also state that "the proposal whilst located at the rear elevation is highly visible from other properties and public vantage points".

We believe that the proposal has very little impact on the current streetscape, and in support of this view, please refer to Site Photograph 01. This has been taken from the Northern end of Murdieston Street and essentially, on the principle approach to the property. As can be seen in Site Photograph 01, there is no visual impact, as the entire proposed development cannot be seen.

Also refer to Site Photograph 02 which has been taken from the southern more elevated end of Murdieston Street. To assist we have super-imposed the extent of rear roof dormer and as can be seen has a minimal visual impact.

We feel that Photographs 01 & 02 as referenced above do not represent an "adverse impact on the existing streetscape".

With the issue of the proposed dormer design in relation to Policy H15 of the local plan and also Planning Practice Advice Notice No.9 (Dormer windows), we would confirm that whilst the rear dormer does not follow the existing "traditional" dormer design in terms of its flat roof and scale, the design does tie in with the current rear elevation including the single storey extension. We believe that the visual impact of this proposal, based on the evidential site photographs, is minimal and that this should be taken into account when appraising the design against planning policies and advice notices.

We would also like to comment on the issue of overlooking which has been raised as part of neighbour consultation. The rear of the property consists of enclosed, densely populated residential gardens and includes flatted dwellings situated at a higher level. This means a current high level of over looking. The proposed development does not significantly alter this existing situation.

2. Within the Inverclyde Council planning department report which accompanied the refusal notice, they have confirmed "current" parking requirements for 4No. bedrooms as "3No. off-street spaces required. We believe that this statement is mis-leading, as our proposal is a net gain of 1No. bedroom. This requires 1No. additional off-street parking space as confirmed in the Planning Handling report.

We would confirm that the property has had an additional driveway measuring 2.25 to 2.5m wide and 9.6m long constructed previously including a dropped kerb detail. We would confirm that this facility which can accommodate 2No. vehicles was not declared on the initial Planning application.

Within the planning department report it is stated that the newly created parking is substandard in terms of width and its gradient, but we would confirm that it is only a small section of driveway at the start which falls below the required standards. Please refer to Site Photograph 03 which indicates the existing driveway in use. This current parking provision is used most evenings therefore currently reducing on-street parking. With the current arrangement, the addition of a new bedroom at Attic level will not result in any additional on street parking.

SUPPORT DOCUMENT 02



SITE PHOTOGRAPH 01

Development Site:
No extent of proposed
development visible from
main approach to site

SUPPORT DOCUMENT 02



SITE PHOTOGRAPH 02

Minimal extent of proposed
roof dormer shown shaded
green

SUPPORT DOCUMENT 02



SITE PHOTOGRAPH 03

Existing newly created
driveway in use

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

Condition - No development commencing on site until a sample of the proposed slate to be used on the dormer has been submitted to and approved by the Planning Authority

Reason - In the interests of visual amenity.