

**Local Review Body**

**4 May 2011**

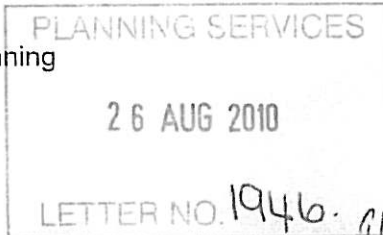
**Planning Application for Review**

**Mrs L McClymont  
Erection of single storey extension:  
8 Whitelea Crescent, Kilmacolm (10/0278/IC)**

**Contents**

- Planning Application and plans (NB plans circulated separately)
- Site photographs
- Report of Handling dated 4 February 2011
- Consultation response
- Representation
- Decision Notice dated 8 February 2011
- Notice of Review form, supporting documents and plans (NB plans circulated separately)
- Suggested conditions should planning permission be granted on review

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



FOR OFFICIAL USE ONLY	
Reference No.	10/0278/IC
Date of Receipt	26/8/10
Fee Paid	-
Date Fee Received	-
Date Valid	
Receipt No.	-

## 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 <u>MRS LINDSEY MCCLYMONT</u>	Name <u>CONNELL ASSOCIATES</u>
Address <u>8 WHITELEA CRESCENT</u>	Address <u>65 BRISBANE ROAD</u>
<u>KILMACOLM</u> Postcode <u>PA13 4JP</u>	<u>LARGS</u> Postcode <u>KA30 9NW</u>
Telephone Number <u>[REDACTED]</u>	Telephone Number <u>01475 674902</u>
	Profession <u>ARCHITECT</u>

see note 2

2. Description of Development	
<u>DISABILITY ADAPTATION TO PROVIDE A SINGLE STOREY</u>	
<u>BEDROOM, ENSUITE BATHROOM AND UTILITY/DINING AREA EXTENSION.</u>	
Site Location .....	
Site Area (hectares) .....	Number of dwellinghouses proposed .....
	New gross floorspace (sq. metres) .....

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: DOMESTIC DWELLINGHOUSE

(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.....

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	<input checked="" type="checkbox"/>	(e) Number of existing on site parking places	<input type="text" value="1"/>
(b) New vehicular access proposed	<input type="checkbox"/>	(f) Number of proposed on site parking places	<input type="text" value="1"/>
(c) Existing vehicular access to be altered / improved	<input type="checkbox"/>	(g) Detail of any available off site parking	<input type="text"/>
(d) Separate pedestrian access proposed	<input type="checkbox"/>		

see note 7

7. Drainage Arrangements (Tick appropriate box/es)

(a) Not Applicable	<input type="checkbox"/>	(c) Connection to existing public sewer	<input checked="" type="checkbox"/>
(b) Public Sewer	<input type="checkbox"/>	(d) Septic Tank	<input type="checkbox"/>

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	<input type="checkbox"/>	(c) Existing private supply	<input type="checkbox"/>
(b) Public Main	<input checked="" type="checkbox"/>	(d) Proposed private supply	<input type="checkbox"/>

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	<input type="checkbox"/>	
(b) Outside Walls		Material <u>FACING BRICK</u> Colour <u>RED TO MATCH EXISTING ROOF</u>
(c) Roof Covering		Material <u>CONCRETE INTERLOCKING TILES</u> Colour <u>BROWN TO MATCH EXISTING ROOF</u>
(d) Windows		Material <u>UPVC</u> Colour <u>BROWN WOODGRAIN FINISH</u>
(e) Boundary Treatment		Material <u>N/A</u> 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?

£ 38,000

see note 12

**12. Confirmation**

Signature of applicant/agent.....

on behalf of..... MRS LINDSEY MCOLYHONT..... Date 24/09/10.....

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)
.....	.....	.....
.....	.....	.....
.....	.....	.....

**CERTIFICATE D**

~~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 ... [REDACTED] .....

On behalf of ..... MRS LINDSEY MCCLYMONT .....

Date ..... 24/03/10 .....

see note 15

**CHECKLIST - The following documentation should be submitted:**

please tick all boxes

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> TWO APPLICATION FORMS | <input type="checkbox"/> DESIGN & ACCESS STATEMENT<br>(National and Major applications only)           |
| <input checked="" type="checkbox"/> FOUR SETS OF PLANS    | <input type="checkbox"/> PRE-APPLICATION CONSULTATION REPORT<br>(National and Major applications only) |
| <input type="checkbox"/> FEE (Where appropriate)          |  |

**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

















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**REPORT OF HANDLING**

**Report By:** James McColl

**Report No:** 10/0278/IC

**Local Application  
Development**

**Contact  
Officer:** 01475 712462

**Date:** 4<sup>th</sup> February 2011

**Subject:** Erection of single storey extension at  
8 Whitelea Crescent, Kilmacolm

**SITE DESCRIPTION**

The application relates to a two storey detached property finished primarily in brown facing brick and a brown tiled roof, located on the eastern side of Whitelea Crescent, Kilmacolm. A variety of detached properties lie adjacent, with Willow Drive to the rear.

**PROPOSAL**

It is proposed to erect a single storey wrap-a-round extension to the side and rear of the property. To the rear, the extension will project 4 metres from the rear wall of the house and be within 4.4 metres of the rear boundary. To the side, the extension will project approximately 2.75 metres and encroach within 150 mm of the side boundary. The total floor area of the extension will be 37 square metres. It will be finished in materials to match the existing house, and the garage within the rear garden will be removed to accommodate the extension.

**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 And Commercial Services** – Three off street parking spaces are required for a four bedroom house and this is not being achieved. A drive to the side of the house of 7.5 metres may result in the householder trying to park two vehicles in it causing one to overhang the footway forcing pedestrians into the roadway to the detriment of their safety. Parking in the front garden will result in a vehicle crossing the footway diagonally, prejudicing pedestrian and road safety. On street parking may also result from the failure to provide the correct number of off street spaces in close proximity to the junction with Whitelea Avenue, creating conflict between vehicles to the detriment of road safety.

## 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.

A letter of support was received from Inverclyde Care and Repair noting that the extension is required for a disabled child and the additional living space afforded will be beneficial to the whole family.

## ASSESSMENT

The material considerations in the assessment of this application are the Inverclyde Local Plan, PPAN 7, the impact on the existing property and wider streetscape, the impact on the amenity of neighbouring residents, the consultation response and letter of support.

This householder extension presents no direct conflict with 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.

Considering the rear aspect of the extension, the guidance within PPAN 7 advises that rear extensions should be set back from the rear boundary by 5.5 metres. This is to ensure adequate garden ground remains following the extension to the property and that the amenity of neighbouring residents to the rear is protected. The proposed extension encroaches to within approximately 4.4 metres of the rear boundary. Departures from this guidance can only be justified where there is no impact on neighbouring amenity and mitigating circumstances exist. In this instance, the existing garage within the rear garden will be removed, thus mitigating in part against the large rear extension. I am further mindful of the planning history of the site which saw planning permission granted in 2006 for a modest rear extension, with a floor area of 14 square metres. The

extension was set back 5.5 metres from the rear boundary and it was considered that the reduction of rear garden ground was acceptable and over development of the rear garden did not occur.

With the removal of the existing garage to accommodate the proposed extension, the resulting built proportion of the rear garden would be less than that which would have resulted if the 2006 extension had been constructed in addition to the garage. It is therefore not considered that it would be appropriate to refuse permission on the basis of over development of the rear garden area. As the proposed extension would not adversely impact on neighbouring amenity despite encroaching 4.4 metres from the rear boundary, it would not be appropriate to refuse permission solely on this basis.

In considering the side aspect of the extension with reference to PPAN 7, the guidance seeks to ensure that side extensions are set off the boundary by at least 1 metre. This is to ensure that a terracing effect where all properties extend to the boundary, effectively joining up to create the illusion of a terrace, is avoided and to ensure that the property does not dominate the plot frontage, to the detriment of the streetscape. It further ensures that access to the rear garden is maintained thus encouraging residents to store items such as bins to the rear of the property. Whilst I note the proposed extension extends to within 150 mm of the side boundary to number 6, it is set back from the front elevation by approximately 3.3 metres and a terracing effect would not be created in this instance. Additionally, access to the rear garden remains to the opposite side of the property and the property as extended will not dominate the plot frontage. A departure from the guidance can therefore be justified in this instance.

With regard to Policy H15 of the Local Plan, I am satisfied that all the relevant criteria are addressed.

The outstanding material consideration in the assessment of this application is the consultation response from the Head of Environmental and Commercial Services. In this respect the Head of Environmental and Commercial Services notes that the house currently has three bedrooms and a drive capable of accommodating two off street parking spaces, together with a third space within the garage. The proposed extension would result in the garage being removed, the drive reduced from 14 metres to 7.5 metres in length and a fourth bedroom being provided. Three off street parking spaces are required for a four bedroom house and this is not being achieved. A drive of 7.5 metres may result in the householder trying to park two vehicles in it causing one to overhang the footway forcing pedestrians into the roadway to the detriment of their safety. On street parking may also result from the failure to provide the correct number of off street spaces in close proximity to the junction with Whitelea Avenue, creating conflict between vehicles to the detriment of road safety.

The applicant was afforded the opportunity to amend the proposal to achieve the required parking but instead sought to achieve an additional, largely parallel space, within the front garden area. The Head of Environmental and Commercial Services advises however, that any vehicle should be able to approach the road at right angles. This proposed layout will result in a vehicle crossing the footway diagonally, prejudicing pedestrian and road safety. Additionally, I further consider that such a parking arrangement will result in vehicles dominating the frontage of the property, to the detriment of the streetscape. As parking provision cannot be provided in accordance with the Council's Roads Development Guidelines, the proposal does not comply with PPAN 7 and thus cannot be supported.

Considering the letter of support submitted, the personal circumstances of the applicant are not a material planning consideration and can have no bearing on the assessment of the application.

In conclusion, it is considered that the extension will not have any unacceptable impact on the amenity of neighbouring residents. However, the proposed parking space within the front garden area will result in vehicles being parked across the frontage of the property, to the detriment of the wider streetscape. Additionally, this parking arrangement is not in accordance with the Council's

Roads Development Guide and thus the proposal is therefore not in accordance with the requirements of PPAN 7. The application should therefore be refused.

## **DECISION**

That the application be refused

### **Reasons**

1. Adequate off street parking cannot be provided. Vehicles will potentially overhang the footway forcing pedestrians into the roadway to the detriment of their safety. Vehicles using the proposed parking space within the front garden will cross the footway at an angle, also prejudicing pedestrian and road safety. On street parking may also result in close proximity to the junction with Whitelea Avenue, creating conflict between vehicles to the detriment of road safety.
2. The proposed parking space within the front garden area will result in vehicles being parked across the frontage of the property, to the detriment of the wider streetscape.

Signed:

Case Officer: James McColl

Stuart Jamieson  
Head of Regeneration and Planning



## James McColl

---

**From:** Donald Chisholm  
**Sent:** 09 December 2010 14:01  
**To:** James McColl  
**Cc:** David Greenslade  
**Subject:** RE: Planning application 10/0278/IC

The layout is not acceptable, the vehicle should be able to approach the road at right angles.  
This layout means a vehicle crosses the footway diagonally, prejudicing pedestrian and road safety.

---

**From:** James McColl  
**Sent:** 09 December 2010 09:59  
**To:** Donald Chisholm  
**Subject:** RE: Planning application 10/0278/IC

Donald,

Further to discussions re the above application, can you have a look at the applicant's new parking arrangement. It is for two spaces rather than three but specifically, can you comment on the suitability of the parking arrangement shown and whether you would find the principle of that acceptable?

<http://planning.inverclyde.gov.uk/Online/caseFile.do?category=application&caseNo=10%2F0278%2FIC>

Regards


James McColl BSc (Hons) MRTPI  
Planner

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

Direct Line: 01475 712462  
Email replies to: [devcont@inverclyde.gov.uk](mailto:devcont@inverclyde.gov.uk)

Web: [www.inverclyde.gov.uk](http://www.inverclyde.gov.uk)

**Inverclyde... An Ambitious, Confident Council.**

 SAVE PAPER - Do you really need to print this email?

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**From:** Donald Chisholm  
**Sent:** 18 November 2010 14:01  
**To:** James McColl

## James McColl

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**From:** Donald Chisholm  
**Sent:** 18 November 2010 14:01  
**To:** James McColl  
**Cc:** David Greenslade  
**Subject:** RE: Planning application 10/0278/IC

Agree with your conclusion, 3 No off road parking spaces should be provided, or the application refused.

---

**From:** James McColl  
**Sent:** 18 November 2010 09:42  
**To:** Donald Chisholm  
**Subject:** Planning application 10/0278/IC

Donald,

As discussed, this application should have been sent to you but was never sent due to an error on our part.

The house is currently 3 beds and has a drive to the side of the house 14 metres in length plus a garage (3 spaces).

A wrap around extension is proposed which will see the garage removed and the drive reduced to 7.5 metres in length. The house as extended will feature 4 bedrooms.

On the phone you advised that 3 spaces are required for a 4 bed house and this is not being achieved. A drive of 7.5 metres may result in the householder trying to park two vehicles in it causing one to overhang the footway forcing pedestrians into the roadway to the detriment of their safety. On street parking may also result from the failure to provide the correct number of off street spaces in close proximity to the junction with Whitelea Avenue, creating conflict between vehicles to the detriment of road safety.

Are you happy for me to take that as the response for this application? The link is below should you wish to review it.

<http://planning.inverclyde.gov.uk/Online/simpleSearchResults.do;jsessionid=A1F3D1305CA16E8C1C08DAB29D61D2C9?action=firstPage>

Regards

James McColl BSc (Hons) MRTPI  
Planner

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

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Web: [www.inverclyde.gov.uk](http://www.inverclyde.gov.uk)

EXTRACT OF LETTER



James McColl  
Planning Services  
Inverclyde Council  
Cathcart House  
6 Cathcart Square  
Greenock  
PA15 1LS

21<sup>st</sup> December 2010

Dear Mr McColl

8 Whitelea Crescent, Kilmacolm

I am writing on behalf of Mr and Mrs McClymont and their planning application submitted to you for the proposed bedroom, ensuite bathroom and utility extension at their home. I have been advised by their architect, Robert Connell, that there has been an issue raised by you in regards to parking provision at my client's home.

Mr and Mrs McClymont require this extension urgently as [redacted] has severe disabilities and it is not safe now for Mrs McClymont to carry [redacted] up and down the stairs. The bedroom and specially adapted bathroom will make a huge difference to both [redacted] and [redacted] parents. The proposed utility space/dining space is also an essential part of the proposals, given the fact that [redacted] wheelchairs and other equipment take up a lot of space in the house and given that tracking provision is needed in the bedroom the family will be limited in how much can be stored there. The McClymonts also have [redacted] so as you can imagine, the additional space will be extremely beneficial to all the family.

I understand that adequate provision for cars is important however, Mr Connell's proposal for hardstanding the front would allow space for a second car, with space to spare. By getting them to alter the position of the extension and losing the utility/dining area, would mean a reduction in their current living standards by making their kitchen internal, and would mean that [redacted] bedroom would likely be needed to provide the access in and out of the extension, which is not ideal for any [redacted] in terms of security.

I would ask that given the fact that a second car can be parked at the front if it was made suitable and more importantly the detrimental impact that the proposed changes would make to [redacted] quality of life and [redacted] family's that you would be willing to reconsider your decision.

Yours sincerely

Kathryn Cooper  
Project Manager

3543 W 10278/1c

6 Regent Street  
Greenock PA15 4PL

Tel: 01475 787975

# DECISION NOTICE

## *Refusal of Planning Permission*

Issued under Delegated Powers

Inverclyde  
council

Regeneration and Planning  
6 Cathcart Square  
Greenock PA15 1LS

10/0278/IC

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

Mrs Lindsey McClymont  
8 Whitelea Crescent  
Kilmacolm  
PA13 4JP

Connell Associates  
65 Brisbane Road  
LARGS  
KA30 8NW

With reference to your application dated 26th August 2010 for planning permission under the above mentioned Act and Regulation for the following development:-

**Erection of single storey extension at**

**8 Whitelea Crescent, Kilmacolm, PA13 4JP,**

**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. Adequate off street parking cannot be provided. Vehicles will potentially overhang the footway forcing pedestrians into the roadway to the detriment of their safety. Vehicles using the proposed parking space within the front garden will cross the footway at an angle, also prejudicing pedestrian and road safety. On street parking may also result in close proximity to the junction with Whitelea Avenue, creating conflict between vehicles to the detriment of road safety.
2. The proposed parking space within the front garden area will result in vehicles being parked across the frontage of the property, to the detriment of the wider streetscape.

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

Dated this 8th day of February 2011

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:**

<b>Drawing No:</b>	<b>Version:</b>	<b>Dated:</b>
S1000/Z72		24.08.2010
01		24.08.2010
03		24.08.2010
04		24.08.2010
02A		01.10.2010

# 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: Mrs Lindsay McClymont

Address: 8 Whitelea Crescent,  
Kilmacolm

Postcode: PA13 4JP

Contact Telephone 1:

Contact Telephone 2

Fax No

E-mail\*

**Agent (if any)**

Name: Connell Associates

Address: 65 Brisbane Road,  
Largs

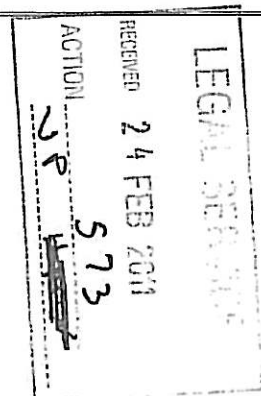
Postcode: KA30 8NW

Contact Telephone 1: 01475 674802

Contact Telephone 2: 07985 323433

Fax No

E-mail\*: connell@mail.com



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

10/0278/IC

Site address

8 Whitelea Crescent,  
Kilmacolm PA13 4JP

Description of proposed development

Disability adaptation to provide a single storey bedroom, ensuite bathroom and utility/dining area extension.

Date of application

24<sup>th</sup> August 2010

Date of decision (if any)

8<sup>th</sup> February 2011

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.

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**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:

**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 checked="" type="checkbox"/> | <input 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**

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.

This extension is required to provide bedroom, bathroom and storage accommodation at ground floor level for [redacted] with severe physical disabilities, who is a wheelchair user. [redacted] mother is no longer able to lift [redacted] up the stairs to the first floor bedroom and bathroom.

The Occupational Therapist has rated the necessary adaptations as high priority and Inverclyde Council has recognised the urgent need for this extension by providing significant grant assistance.

Planning Permission has been refused solely because of a parking issue in relation to the second car parking space. The Planning Officer required two spaces to be provided. The original proposals included retaining a driveway capable of parking one car (Mr & Mrs McClymont have only one car and only require one space). The additional space was achieved by providing a hardstanding to the front of the property capable of accommodating a parking space. However this proved unacceptable to the Planning Officer because a car parked in the additional space would be parked at an angle to the road and could not approach the road at right angles.

Providing two parking spaces able to approach the road at right angles would require nose to tail parking and a driveway of at least 10 metres. This would prevent any extension to the side of the property and effectively deny any design solution to the disability accommodation necessary.

Whitelea Crescent is a quiet residential access road with no through traffic. The proposals do achieve the two parking spaces required by the Planning Officer, albeit with the second parking space being at an angle of twenty degrees to the road.

Given the urgent need for these disability adaptations to be carried out we would ask that you review the Application and supporting documentation and grant Planning Permission.

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.

**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.

Letter from Connell Associates dated 14<sup>th</sup> January 2011.  
 Letter from Inverclyde Care and Repair dated 16<sup>th</sup> December 2010.  
 Occupational Therapist referral form dated 22<sup>nd</sup> July 2010.

1:1250 location plan  
 Drg No. 01 Ground floor plan as existing  
 Drg No. 02A Ground floor plan as proposed  
 Drg No. 03 Elevations  
 Drg No. 04 Cross section through extension

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

21<sup>st</sup> February 2011

14<sup>th</sup> January 2011

Mr James McColl  
Inverclyde Council  
Planning Department  
Cathcart House  
6 Cathcart Square  
Greenock  
PA15 1LS

Dear Mr McColl

**Proposed bedroom, ensuite shower room and dining area extension at 8 Whitelea Crescent, Kilmacolm for Mr & Mrs McClymont  
Planning Application Ref: 10/0278/IC**

Further to our recent telephone conversation, and your letter of 23<sup>rd</sup> December 2010 regarding the parking provision at 8 Whitelea Crescent, I have again reviewed the proposals and discussed the matter with Inverclyde Care and Repair.

Unfortunately achieving two parking bays at right angles to the road would involve nose to tail parking and remove the option of a side extension, effectively preventing any possibility of the disability adaptations necessary.

While I appreciate the importance of adequate parking, I would have hoped that the requirement for both spaces to be at right angles to the road could be relaxed given the urgent need for these adaptations to be carried out. Whitelea Crescent is a quiet residential access road with no through traffic. Reversing on to any road requires some care, but no more so reversing diagonally across the pavement than reversing at right angles. Indeed nose to tail parking would involve more frequent reversing as the rear car would always have to be reversed to allow the front car to be moved.

Mr & Mrs McClymont have indicated that they only have one car and have no intention of using the second space. They have also pointed out that there are other instances of side extensions in Whitelea Crescent having been built.

As previously stated there is an urgent need to build this extension and provide the adaptations \_\_\_\_\_ requires. The Occupational Therapist has advised this is a high priority adaptation and Inverclyde Council have recognised the need for this adaptation by providing significant grant assistance.

In all of the circumstances I would ask you to review whether you may be able to exercise discretion with regard to the right angled parking requirement for the second space and grant Planning Permission.

Yours sincerely

Robert Connell

*Enc.*

*Cc Mr & Mrs McClymont  
Kathryn Cooper*

*• Inverclyde Care and Repair*

James McColl  
Planning Services  
Inverclyde Council  
Cathcart House  
6 Cathcart Square  
Greenock  
PA15 1LS

21<sup>st</sup> December 2010

Dear Mr McColl

**8 Whitelea Crescent, Kilmacolm**

I am writing on behalf of Mr and Mrs McClymont and their planning application submitted to you for the proposed bedroom, ensuite bathroom and utility extension at their home. I have been advised by their architect, Robert Connell, that there has been an issue raised by you in regards to parking provision at my client's home.

Mr and Mrs McClymont require this extension urgently as [redacted] has severe disabilities and it is not safe now for Mrs McClymont to carry [redacted] up and down the stairs. The bedroom and specially adapted bathroom will make a huge difference to both [redacted] and [redacted] parents. The proposed utility space/dining space is also an essential part of the proposals, given the fact that [redacted] wheelchairs and other equipment take up a lot of space in the house and given that tracking provision is needed in the bedroom the family will be limited in how much can be stored there. The McClymonts also have [redacted] so as you can imagine, the additional space will be extremely beneficial to all the family.

I understand that adequate provision for cars is important however, Mr Connell's proposal for hardstanding the front would allow space for a second car, with space to spare. By getting them to alter the position of the extension and losing the utility/dining area, would mean a reduction in their current living standards by making their kitchen internal, and would mean that [redacted] bedroom would likely to be needed to provide the access in and out of the extension, which is not ideal for any [redacted] in terms of security.

I would ask that given the fact that a second car can be parked at the front if it was made suitable and more importantly the detrimental impact that the proposed changes would make to [redacted] quality of life and [redacted] family's that you would be willing to reconsider your decision.

Yours sincerely

Kathryn Cooper  
Project Manager

**INVERCLYDE COUNCIL**  
**SOCIAL WORK SERVICES - OCCUPATIONAL THERAPY**  
**REFERRAL FOR PERMANENT ADAPTATIONS**

<b>SEND TO: INVERCLYDE CARE &amp; REPAIR</b> 6 REGENT STREET GREENOCK PA15 4PL	<b>DATE: 22-JUL-10</b>
<b>CLIENT DETAILS</b> <b>NAME:</b> _____	<b>PRIORITY RATING</b> <input checked="" type="checkbox"/> <b>HIGH</b> <input type="checkbox"/> <b>MEDIUM</b>
<b>ADDRESS:</b> 8 Whitelea Crescent Kilmacolm PA134JP	<b>HOUSE TYPE: DETACHED VILLA</b>  <b>DATE OF ASSESSMENT: 31.8.09</b>
<b>TELEPHONE NUMBER:</b> _____	<b>DATE OF BIRTH:</b> _____
<b>NAME OF TENANT: McCLYMONT</b>	<b>SWIFT NO:</b> _____
<p><b>I WOULD CONFIRM THAT THE ABOVE NAMED CLIENT HAS BEEN VISITED RECENTLY AND AN ASSESSMENT OF NEED CARRIED OUT. I RECOMMEND THAT THEY MAY BE CONSIDERED FOR AN IMPROVEMENT GRANT FOR THE FOLLOWING ITEMS:</b></p> <p><b>Revised request following change in guidelines 2010</b></p> <p>Bedroom bathroom extension with enough storage space for her medical and equipment needs.</p> <p>Bathroom to have wet area</p> <p>Tracking hoist between bedroom and bathroom</p> <p>All wheelchair accessible</p> <p>Provide wheelchair access into the house</p>	
<b>MEDICAL PROBLEMS:</b> _____	
<b>THE CLIENT IS IN RECEIPT OF</b> <input type="checkbox"/> <b>INCOME SUPPORT</b> <input type="checkbox"/> <b>SEEKERS ALLOWANCE</b> <input type="checkbox"/> <b>GUARANTEE ELEMENT OF PENSION CREDIT</b>	
<b>IF YOU REQUIRE FURTHER INFORMATION, PLEASE DO NOT HESITATE TO CONTACT ME</b>	
Kate Stone  <div style="text-align: center;">(Signature)</div>	Paediatric occupational therapist (Senior Practitioner)  <div style="text-align: center;">(Designation)</div>
Work Location: Inverclyde Centre for Independent Living, 10-16 Gibshill Road, Greenock Telephone Number: 714350	

**Suggested conditions:**

1. That the development to which this permission relates must be begun within five years from the date of this permission.
2. That prior to the commencement of works on site, samples of all external materials to be used in construction are submitted to and approved in writing by the planning authority. Works shall then proceed utilising the approved materials or any alternative agreed in writing by the planning authority.

**Reasons:**

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. To ensure the materials are appropriate for the existing house, in the interests of visual amenity.