

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 13/00839/PP

Planning Hierarchy: Local

Applicant: Mr Thomas Malcolm

Proposal: Amendment to planning permission 11/00400/PP to increase height of roof of dwellinghouse by 0.4 metres (retrospective)

Site Address: 14 Kilmahew Avenue, Cardross

SUPPLEMENTARY REPORT NO. 1

INTRODUCTION

Members' attention is drawn to the report dated 4th June 2013 that is currently before them for consideration.

In the representations from the adjoining proprietor, Mr W J Major, 41 Hillside Road, Cardross, he states that although the application seeks approval for an additional height increase in 0.4 metres – some 25% higher than that originally approved – there appears to be no evidence that this is the true height of the ridge.

As a result Planning staff have revisited the site to measure the height of the ridge of the dwellinghouse as currently being built. On the plans approved under application 11/00400/PP, the ridge height of the dwellinghouse as extended should have been 6.1 metres. On site there was a slight difficulty as the gable wall nearest to 41 Hillside Road has scaffolding on it. Secondly, the ground level falls slightly over the length of the gable and the applicant has indicated that he may wish to build this level up at the end of the construction period. However, based on the current ground level, the ridge height is approximately 6.8 metres not 6.5 metres which is 0.7 metres higher than that approved under 11/00400/PP.

Irrespective of whether the applicant builds up the existing ground level, which will reduce the ridge height as subsequently measured, we have to assess the current application on the basis of a ridge height of 6.8 metres and its impact on the character and amenity of adjoining properties and the surrounding area.

As previously indicated the main roof runs away from the objector's property. The site sits at the end of a road in the middle of a hill and as such the house to the east (41 Hillside Road) side sits higher than the existing house. This means that the raising of the roof over that previously approved, even allowing for the 0.7 difference, will not seem overbearing or out of character with the existing streetscape even allowing for a slight change in ground level from east to west. The scale and design is considered to be acceptable and it is not considered that there will be any daylight, privacy or amenity issues. Consequently, on the basis of a

ridge height of 6.8 metres, it is considered that the proposal is acceptable and is recommended for approval.

RECOMMENDATION:

Members are asked to note the information above which does not affect the recommendation contained within the report dated 4th June 2013.

Author of Report: Howard Young

Date: 13th June 2013

Reviewing Officer: Richard Kerr

Date: 18th June 2013

Angus Gilmour
Head of Planning and Regulatory Services