

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 2013 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 20/02200/PP

Planning Hierarchy: Local

Applicant: Mr Gary Mulvaney

Proposal: Alterations and extensions to dwellinghouse and erection of detached games room

Site Address: 91D East Princes Street, Helensburgh, Argyll and Bute

DECISION ROUTE

(i) Local Government Scotland Act 1973

The planning application relates to a householder scale and nature of development which would normally be determined under the local delegated powers, however a report has been presented to Committee for determination in this instance as the applicant is an Argyll and Bute Elected Member.

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Alterations and extensions to dwellinghouse
- Erection of detached games room.

(ii) Other specified operations

- Demolish detached garage
 - Remove shed and greenhouse
 - Demolish chimney
 - Remove and replace all windows
 - Remove all render and replace
 - Internal alterations
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(B) RECOMMENDATION:

That planning permission be approved subject to the conditions set out in this report.

(C) HISTORY:

None.

(D) CONSULTATIONS:

Network Rail (letter dated 5th January 2021) – Proposal will have no impact on railway infrastructure

Roads (e-mail dated 6th January 2021) - The provision for car parking and turning within the curtilage of the dwelling shall be in accordance with the Council's Local Development Plan supplementary guidance SG LDP TRAN 6: 2 spaces for 3 bed, 3 spaces for 4+ bed.

(E) PUBLICITY:

None.

(F) REPRESENTATIONS:

(i) Representations received from:

None

(ii) Summary of issues raised:

Not applicable

(G) SUPPORTING INFORMATION

Has the application been the subject of:

(i) Environmental Statement: No

(ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: No

(iii) A design or design/access statement: No

(iv) A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc: No

(H) PLANNING OBLIGATIONS

(i) Is a Section 75 agreement required: No

(I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No

(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application

(i) List of all Development Plan Policy considerations taken into account in assessment of the application.

Argyll and Bute Local Development Plan adopted March 2015

LDP STRAT 1 – Sustainable Development

LDP DM1 – Development within the Development Management Zones

LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment

LDP 9 – Development Setting, Layout and Design

Supplementary Guidance

Sustainable Siting and Design Principles

SG LDP TRAN 6 –Vehicle Parking Provision

(ii) List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 3/2013.

Argyll and Bute Council Sustainable Design Guide, 2006;

Argyll and Bute Proposed Local Development Plan 2 November 2019.

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: No

(O) Requirement for a hearing: No

(P) Assessment and summary of determining issues and material considerations

The site comprises a single storey detached dwellinghouse with a detached garage within the settlement boundary of Helensburgh, outwith the Conservation Area. The proposal involves the demolition of the detached garage and the erection of an extension on the east gable comprising a single storey garage attached to a two storey extension. The single storey garage projects beyond the front (south) elevation/building line while the two storey element extends beyond the existing building line of the rear (north) elevation. The entire property will be re-rendered in a smooth buttermilk render. All the windows will also be replaced with new uPVC windows in anthracite grey. A detached single storey games room measuring 8m x 5m is proposed in the rear curtilage where a shed and greenhouse will be removed.

The proposed extension and games room is considered to be acceptable in terms of scale and design. The design and materials would complement the existing dwellinghouse. There is ample separation to the properties to the east and the extension presents a blank gable to adjacent gardens to the south with two small windows on the east elevation comprising a utility and shower room. The proposals raise no scale, design, privacy or overlooking issues and are considered to be acceptable. This is consistent with policies LDP 3, LDP 9 and Supplementary Guidance on Sustainable Siting and Design Principles. No representations have been received. As such it is recommended that the application be approved.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why planning permission or a Planning Permission in Principle should be granted

The proposed development is considered to be acceptable with regard to all relevant material considerations including national and local planning policy and all other guidance and should be approved in the absence of any other material land-use considerations which would warrant refusal of development otherwise fully in accordance with the Local Development Plan.

(S) Reasoned justification for a departure to the provisions of the Development Plan

Not applicable.

(T) Need for notification to Scottish Ministers or Historic Environment Scotland: No

Author of Report: Howard Young

Date: 29.01.2021

Reviewing Officer: Peter Bain

Date: 03.02.2021

Fergus Murray

Head of Development and Economic Growth

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 20/02200/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 24th November 2020 and the approved drawing reference numbers 1 – Location Plan, 2 – Existing Site Plan, 3 – Existing Elevations, 5 – Down takings, 6 – Proposed Site Plan Rev. E, 7 – Proposed Elevation, 8 – Proposed Elevations of Games Room and stamped approved by the planning authority unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Prior to the completion of the dwelling hereby approved 2 no. car parking spaces shall be provided in the location shown on plan 06 Rev E and retained thereafter to the satisfaction of the Planning Authority.

Reason: In order to ensure that off street car parking is provided in accordance with policy SG LDP 6.

1. **The length of this planning permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
2. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
3. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.

APPENDIX A – PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The application site comprises an existing residential property located within the settlement boundary of Helensburgh (outwith the Conservation Area) wherein policy LDP DM 1 gives encouragement to sustainable forms of development from small to large scale on appropriate sites subject to assessment against all other material policy considerations. In terms of settlement strategy, the proposal to extend and improve the internal layout and external appearance of the building for domestic purposes together with a games room is considered to be a redevelopment of an existing residential building and consistent with the settlement strategy.

B. Location, Nature and Design of Proposed Development

The site comprises a single storey detached dwellinghouse with a detached garage in front and at right angles to the house. It sits to the east of and within the grounds of a separate two storey detached property of more traditional design. On the other side of the two storey property is a separate single storey detached dwellinghouse. The proposal involves the demolition of the detached garage and the erection of an extension on the east gable comprising a single storey garage attached to a two storey extension. The single storey garage projects beyond the front (south) elevation/building line by 3.5 metres while the two storey element extends beyond the existing building line of the rear (north) elevation by the same 3.5 metres. The two storey element adds a further 2 metres to the overall height of the dwellinghouse. The entire property will be re-rendered in a smooth buttermilk render. All the windows will also be replaced with new uPVC windows in anthracite grey. As the site is not within a conservation area these other operations are permitted development. A detached single storey games room measuring 8.5m x 5.8m x 4.3m is proposed in the rear curtilage where a shed and greenhouse will be removed.

The existing property has three small bedrooms and the extension will provide a large en-suite master suite, study, dressing room and toilet at ground floor level. On the same level will be a larger kitchen, lounge and utility room. At first floor level there will be two bedrooms and shower room.

Assessment

Supplementary Guidance on Sustainable Siting and Design Principles of the LDP states that:

“Alterations and extensions should be in scale and designed to reflect the character of the original dwelling house or building, so that the appearance of the building and the amenity of the surrounding area are not adversely affected. Approval will not be granted where the siting and scale of the extension significantly affects the amenity enjoyed by the occupants of adjoining properties, taking into account sunlight, daylight and privacy. Care should be taken not to over-develop the site (see paragraph 4.2 on Open Space/Density). The following criteria will also be taken into account when considering house extensions:-

- (a) *Extensions should not dominate the original existing building by way of size, scale, proportion or design;*
- (b) *External materials should be complementary to the existing property;*

- (c) *Extensions should not have a significant adverse impact on the privacy of neighbours, particularly in private rear gardens.*
- (d) *Flat-roofed extensions, and multiple dormer window extensions, which give the appearance of a flat roof will not be permitted where they do not complement the existing house style and design.”*

The proposed extension and games room is considered to be acceptable in terms of scale and design and would complement the existing dwellinghouse. There is ample separation to the properties to the east and the extension presents a blank gable to adjacent gardens to the south with two small windows on the east elevation comprising a utility and shower room. The wider built environment comprises a cluster of buildings of mixed age and design. Material finishes in the area are varied including a mix of dry and wet dash render and slate. The proposed development raises no scale, design, privacy, daylighting or overlooking issues and is consistent with the existing character of built development. As such it accords with policies LDP 3, LDP 9 and Supplementary Guidance on Sustainable Siting and Design Principles.

C. Road Network, Parking and Associated Transport Matters.

The dwellinghouse is accessed from an existing access on to East Princes Street which also serves both adjoining properties. These access arrangements won't change. The Area Roads Manager was consulted and has advised no objections subject to conditions that the provision for car parking and turning within the curtilage of the dwelling should be in accordance with the Council's Local Development Plan supplementary guidance SG LDP TRAN 6: 2 spaces for 3 beds, 3 spaces for 4+ beds. The dwellinghouse already has three bedrooms and the property as extended will still have three bedrooms albeit larger. In addition, a turning area is shown on the plans. A condition requiring the creation and retention of two car parking spaces is proposed. On this basis officers are satisfied that the proposed development can be implemented without impact upon the local road network and without an intensification of associated traffic or demand for off-road parking consistent with LDP 11 and SG LDP TRAN 4 & TRAN 6.