

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

REFUSAL OF PLANNING PERMISSION IN PRINCIPLE

REFERENCE NUMBER: 09/01417/PPP

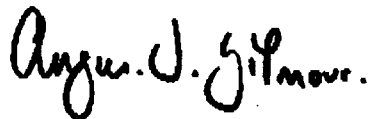
Mr G Burgess
JB Design Consult Limited
10 Kenilworth Avenue
Helensburgh
G84 7JR

I refer to your application dated 18th September 2009 for planning permission in principle under the above mentioned Act and Regulations in respect of the following development:

Outline Planning Permission for the erection of 5no dwellinghouses. at 112 West Princes Street Helensburgh Argyll And Bute G84 8XD

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby refuse planning permission in principle for the above development for the reason(s) contained in the attached appendix.

Dated: 18 February 2010



Angus J. Gilmour
Head of Planning

NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 09/01417/PPP

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. The notice of review should be addressed to the Director of Corporate Services, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT.
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 it cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the landowner's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

REASONS FOR REUSAL RELATIVE TO APPLICATION NUMBER 09/01417/PPP

1. The application site is located in a backland plot in the rear court area of properties fronting onto West Princes Street. It has traditionally been used as part of a painter and decorators and for the repair of motor vehicles. The site is constrained, overlooked and dominated by adjoining flatted properties particularly those to the west fronting onto John Street. The site extends to 415 square metres, 25 metres of which comprises the access. The proposal is for a terrace of three single storey dwellings together with a 2 storey block of 2 flats. On the rear elevation the development would be hard up against the boundary wall of the flats to the west. The dwellings will have no curtilage at the rear and a limited curtilage to the front, each comprising a small area measuring 4.5m by 7 (31.5 square metres) which is virtually all hard surface including bin stores. Each of the proposed dwellings is indicated to take up approximately 60% of the individual plots. The flatted development will also have a limited curtilage comprising a small area of garden ground measuring approximately 6.2 by 6.2 metres (38 square metres). On the basis of the flats to the west which dominate, constrain and overshadow the site, the size of the application site, the number of properties proposed, the limited outlook and amenity space of both the proposed dwellings and the flats and that in turn the proposed flats overlook the dwellings then this proposal constitutes over-development and its amenity would be severely undermined. The proposal is therefore contrary to Policies LP ENV1, LP ENV19 and Appendix A of the Argyll and Bute Local Plan which, inter alia, presume against development with poor quality or inappropriate layouts or densities including over-development and overshadowing of sites.

NOTE TO APPLICANT

For the purpose of clarity it is advised that this decision notice relates to the details specified on the application form dated 17/09/2009 and the refused drawing reference numbers GB/A/01 and GB/A/02.

APPENDIX TO DECISION REFUSAL NOTICE

Appendix relative to application 09/01417/PPP

- (A) Has the application been the subject of any "non-material" amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing.

Yes

If Yes: Enter a description of the "non" material changes.

Further information was submitted in the form of a supporting statement and indicative plans.

- (B) The reason why planning permission has been refused.

1. The application site is located in a backland plot in the rear court area of properties fronting onto West Princes Street. It has traditionally been used as part of a painter and decorators and for the repair of motor vehicles. The site is constrained, overlooked and dominated by adjoining flatted properties particularly those to the west fronting onto John Street. The site extends to 415 square metres, 25 metres of which comprises the access. The proposal is for a terrace of three single storey dwellings together with a 2 storey block of 2 flats. On the rear elevation the development would be hard up against the boundary wall of the flats to the west. The dwellings will have no curtilage at the rear and a limited curtilage to the front, each comprising a small area measuring 4.5m by 7 (31.5 square metres) which is virtually all hard surface including bin stores. Each of the proposed dwellings is indicated to take up approximately 60% of the individual plots. The flatted development will also have a limited curtilage comprising a small area of garden ground measuring approximately 6.2 by 6.2 metres (38 square metres). On the basis of the flats to the west which dominate, constrain and overshadow the site, the size of the application site, the number of properties proposed, the limited outlook and amenity space of both the proposed dwellings and the flats and that in turn the proposed flats overlook the dwellings then this proposal constitutes over-development and its amenity would be severely undermined. The proposal is therefore contrary to Policies LP ENV1, LP ENV19 and Appendix A of the Argyll and Bute Local Plan which, inter alia, presumes against development with poor quality or inappropriate layouts or densities including over-development and overshadowing of sites.

**STATEMENT OF CASE
FOR
ARGYLL & BUTE COUNCIL
LOCAL REVIEW BODY**

**REFUSAL OF PLANNING PERMISSION FOR THE
ERECTION OF 5NO DWELLINGHOUSES AT LAND TO
THE REAR OF 112 WEST PRINCES STREET,
HELENSBURGH**

**PLANNING PERMISSION IN PRINCIPLE APPLICATION
REFERENCE NUMBER 09/01417/PPP**

15 March 2010

INTRODUCTION

The Planning Authority is Argyll & Bute Council ('the Council'). The appellant is Mr Burgess ('the appellant').

The planning permission in principle application, reference number 09/01417/PPP, for the erection of 5 no dwellinghouses at land to the rear of 112 West Princes Street, Helensburgh ('the appeal site') was refused under delegated powers on 18 February 2010. The planning application has been appealed and is subject of referral to a Local Review Body.

DESCRIPTION OF SITE

The application site lies to the rear of an existing 2 storey building which has a retail unit at ground floor level and domestic accommodation at first floor level. It lies within the town centre and is surrounded by tenement buildings. It is currently used as a garage/workshop and as such has associated buildings. The site measures approximately 415 square metres, however 25 square metres of this is taken up with the access lane giving a useable area of approximately 390 square metres.

SITE HISTORY

03/01623/COU – Change of use of vacant storage building (Class 6) to car repair workshop (Class 5) – permitted 07/11/2005.

A pre-application enquiry was submitted to the Council and a site visit was conducted with the appellant. Various issues were discussed as the site raises a number of issues. The application under review was submitted before a formal reply was sent out. A subsequent site visit did take place where it was advised that the application was considered over development and would be recommended for refusal. It was advised at this stage to submit supporting information so that this was in place should the applicant wish to appeal our decision. It was and still is considered that the number of dwellings required by the applicant is not acceptable in this confined, backland area. It was also considered that further discussion was not merited and would prove unproductive since this is an application for Planning Permission in Principle and the principle of 5 houses is unacceptable, regardless of how they are designed.

STATUTORY BASIS ON WHICH THE APPEAL SHOULD BE DECIDED

Section 25 of the Town and Country Planning (Scotland) Act 1997 provides that where, in making any determination under the Planning Acts, regard is to be had to the Development Plan and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. This is the test for this application.

STATEMENT OF CASE

Argyll & Bute Council considers the determining issue in relation to the case are as follows:

- Whether the proposed development for the erection of 5 dwellings in this backland location accords with the Development Plan and Development Plan Policies and, if not, whether there are any material considerations which would overrule the reasons for refusal which have been stated by the Local Planning Authority.

The Report of Handling (Appendix 1) sets out the Council's assessment of the application in terms of Development Plan policy and other material considerations.

COMMENTS ON APPELLANT'S SUBMISSION

- BACKLAND DEVELOPMENT

The appellant states that there is an historical precedent for backland development in the Helensburgh area and recognises that some of these 'are not necessarily well located or designed' but are popular due to lower property values than street facing housing. Although there are three examples of backland development within close proximity to the development, these sites are not constrained on each side by flatted dwellings with as high a density as the proposal. The closest example at 90 West Princes Street has a play park to the rear which maintains an open outlook and the other examples have greater areas of open space associated with them. Each planning application is judged on its own merits and it is considered that in this instance historical precedent, especially of developments that are 'not necessarily well located or designed' should not outweigh the provisions of the development plan.

- PRIVACY/OVERLOOKING

The appellant's have stated that the Council's assessment in terms of privacy/overlook is not justified since they have shown that minimum window to window distances, as set out in Appendix A of the Local Plan, can be met. While the Council is not disputing that these minimum distances can be met, privacy and overlook must also be assessed on amenity grounds. The site will be overlooked by flatted dwellings from all elevations, thus compromising the privacy of the proposed residents. This will create a feeling of being dominated, constrained and overshadowed by these properties, adversely affecting the amenity and privacy of the prospective residents.

The appellant also disagrees with a comment within the Council's Report of Handling which states, 'the flats to the west which dominate, constrain and overshadow the site'. This statement has been misinterpreted by the appellant. This does not refer to the proposed dwellings, instead refers to the existing flats to the west of the site which the Council consider would dominate, constrain and overshadow the site. Indeed the proposed dwellings, as stated by the appellant do only have a ridge height of 3 metres, while the flatted dwellings to the west of the site, just 5 metres from the proposed development are 2 ½ storey tenement buildings with a ridge height much higher, which in turn would dominate, constrain and overshadow the site.

Policy LP ENV 1 states that development will be resisted that does not take into consideration the privacy of existing and proposed development, while Policy LP ENV 19 states that developments with poor quality layouts or densities including over-development and over-shadowing of sites shall be resisted. The proposal is therefore contrary to these policies.

OPEN SPACE/DENSITY

The appellants state that the proposed development has satisfactory amenity space and indeed a greater amount than a number of more modern developments within Helensburgh's town centre. This point is covered in the Report of Handling, however it must be highlighted that these modern developments referred to are flatted dwellings with direct road frontages as well as open outlooks from the rear elevation. This creates a sense of open space and contributes to their setting. These developments also pre-date the adopted Local Plan. By contrast, these single storey and 1 ½ storey dwellings will be constrained within their site with limited outlook and as limited useable amenity space. It is considered that these proposed dwellings and the more recent flatted developments cannot be compared to each other since they are very different in their siting, scale and design.

CONCLUSION

It is considered that the proposal is overdevelopment of the site. Although the footprint of the development will remain much the same as the existing garages, replacing this with dwellings is not an acceptable option. These dwellings would have flats and tenements surrounding all elevations and would feel enclosed and confined, adversely affecting the amenity of prospective residents. This is contrary to Policies LP ENV 1, LP ENV 19 and Appendix A of the adopted Local Plan which seeks to resist development that would constitute inappropriate densities and overdevelopment of sites as well as development that would adversely affect the amenity of residents. Taking account of the above it is respectfully requested that the appeal be dismissed.

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: 09/01417/PPP

Planning Hierarchy: Local Application

Applicant: Mr G Burgess

Proposal: Planning Permission in Principle for the erection of 5no dwellinghouses.

Site Address: 112 West Princes Street Helensburgh Argyll and Bute G84 8XD

DECISION ROUTE

(i) Sect 43 (A) of the Town and Country Planning (Scotland) Act 1997

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of 5 dwellings

(ii) Other specified operations

- Connection to existing public water supply
 - Connection to existing public sewer
-

(B) RECOMMENDATION:

It is recommended that planning permission be refused due to the reasons detailed overleaf.

(C) HISTORY:

09/01472/PP - Change of Use of ground floor shop (Class 1) to 1no. flat (Class 9) – permitted 07/12/2009

(D) CONSULTATIONS:

Roads Helensburgh & Lomond 12.10.2009 Recommend refusal

Environmental Health 15.10.2009 No objections subject to conditions

Scottish Water North 09.10.2009 No objections

(E) PUBLICITY: None

(F) REPRESENTATIONS:

Two letters of objection have been received as has one letter of support.

B and P McCallan 102A West Princes Street Helensburgh G84 8XD (SUPPORT)

Frank Rooney And Lucy Thompson Flat 3/1, 104 West Princes Street Helensburgh G84 8XD (email and letter dated 08/10/2209) (OBJECTION)

(i) Summary of issues raised in objection

The plans lack the necessary information and detail.

Comment: This is an application for planning permission in principle. Further plans are not required at this stage.

The plot does not seem adequate for the proposed building.

Comment: See my assessment.

There is the potential of motor vehicles for 5 new houses. Where will they park?

Comment: The Area Roads Manager has recommended refusal. See my assessment.

The existing vehicular access has bad visibility and is dangerous.

Comment: The Area Roads Manager has recommended refusal. See my assessment.

It is difficult for emergency vehicles to enter the site.

Comment: The Area Roads Manager has recommended refusal.

The close proximity to other buildings mean fire would spread easily.

Comment: This issue would be dealt with at building warrant stage.

To squeeze more households into this small already built up area can only contribute to noise levels and the increasingly threatening atmosphere on weekend evenings.

Comment: It is not considered that additional dwellings on this site would contribute to these factors.

The erection of a dwelling of any height at this location would render our drying green useless, thus affecting our standards of living.

Comment: See my assessment.

Is it in the interests of the community to allow another business to be disappear?

Comment: Planning cannot control market forces.

To shoehorn 5 new households into this area seems contrary to any sensible notion of town planning.

Comment:

(ii) Summary of issues raised in support

I am delighted to see such a well thought out development, it can only enhance the outlook of the area. At the moment the sheds are an eyesore.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- (i) Environmental Statement: N**
(If yes – free text area for summary of key issues raised)
- (ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: N**
(If yes – free text area for summary of main issues raised)
- (iii) A design or design/access statement: Y**
- The dwellings will be developed as genuine 'affordable housing.
 - The ground floor flats will have 'barrier free' access and internal requirements for wheelchair dependant people.
 - The scale and design of the dwellings produce low energy running cost which complies with targets for a low carbon footprint.
 - There are a number of similar backland developments in close proximity to the proposed site
 - The proposed site is significantly less developed than other recently approved sites within the town centre area.
 - The window to window distances are complied with therefore there are no concerns with regards to overlook.
 - The proposed development is designed so as to satisfy 'daylighting' and 'sunlight' requirements.
 - The amenity of neighbours will be improved since the existing garages will be removed. This will remove an eyesore and a noise nuisance.
 - The architectural design relates to the surrounding mix of traditional properties.
 - There will be high quality pavements and planting in the courtyard.
- (iv) A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc: N**
(If yes – list of assessments/reports)

N/A

Summary of main issues raised by each assessment/report

N/A

(H) PLANNING OBLIGATIONS

- (i) Is a Section 75 agreement required: N**
(If yes, Summary of the terms and heads of agreement)
- N/A
- (If agreement not completed in four months, grounds for refusal)**
- N/A

(l) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: N

(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 Structure Plan

STRAT DC1 - This policy details of the scale of development which is generally acceptable in the different sizes of settlements.

Argyll and Bute Local Plan

LP ENV 1 – This policy requires that the Council assesses applications for their impact on both the natural, human and built environment.

LP ENV19 – This policy requires a high standard of design and that consideration be given to setting, layout and density and design.

LP HOU 1 – This policy gives a general presumption in favour of certain categories of housing development unless there is an unacceptable environmental, servicing or access impact.

LP TRAN 6 – This policy sets out the parking provision required for developments which are set out in appendix C of the plan.

(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 4/2009.

The Council's Sustainable Design Guidance

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: N
(If yes, screening opinion as to why an Environmental Assessment is not required)

(L) Has the application been the subject of statutory pre-application consultation (PAC): N

(M) Has a sustainability check list been submitted: N

(N) Does the Council have an interest in the site: N

(O) Requirement for a hearing (PAN41 or other): N

N/A

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

A. Settlement Strategy

The site is located within the Settlement boundary of Helensburgh and within Helensburgh Town Centre as defined by the Argyll & Bute Local Plan. Policy STRAT DC1 of the Structure Plan is applicable as well as Policies LP ENV1, LP ENV 19, LP HOU1 and Appendix A of the Local Plan. These Policies give guidance on the scale of developments that are acceptable within the settlements and also the design principles including layout and density. It is considered that the proposed development does not accord with these policies.

B. Location, Nature and Design of Proposed Development

The proposal is to erect 3 dwellings and 2 flats on a site where there is an existing commercial garage and outbuildings. The site measures approximately 415 metres square. However 25 square metres of this is taken up with the access lane giving a useable area of approximately 390 square metres. The site lies to the rear of an existing 2 storey building which has a retail unit at ground floor level and domestic accommodation at first floor level. It is within the town centre and the site is surrounded by tenement buildings. The site is therefore considered to be backland development.

While this is an outline application, indicative plans have been provided to show how these dwellings would fit into the site. It is proposed to have a mews style development with the proposed dwellings using approximately the same footprint as the existing garages. This will have 3 dwellings to the west of the site where there are existing outbuildings and 2 flats to the rear of the site where the existing garages are. This would provide a courtyard area to the front of all of the dwellings. A patio and garden area would be available for 2 of the properties and this will be tucked into the north east of the site.

It is considered that the proposal is overdevelopment of the site, is backland development and out of keeping with the settlement pattern of the area, which is contrary to Policy LP ENV 19 of the adopted Local Plan. There are examples of backland development in close proximity to the development, the closest being the Flats at 90 West Princes Street which are just 27 metres from the application site. However, these buildings are located to the north boundary of the site and their rear elevation looks onto a play area which gives an open outlook. The proposed development will be enclosed and constrained by surrounding flatted properties. While minimum window to window distances may be met and the applicant has shown in the supporting statement that sunlight and daylight are not an issue, it is considered that the privacy and amenity of any prospective residents would be adversely affected.

Appendix A of the adopted local plan states that all developments should have some private open space, with courtyard style developments only occupying a maximum of 45% of their site. On the rear elevation the development would be hard up against the boundary wall of the flats to the west. The dwellings will have no curtilage at the rear and a limited curtilage to the front, each comprising a small area measuring

4.5m by 7 (31.5 square metres) which is virtually all hard surface including bin stores. Each of the proposed dwellings is indicated to take up approximately 61% of the individual plots. The flatted development will also have a limited curtilage comprising a small area of garden ground measuring approximately 6.2 by 6.2 metres (38 square metres). The applicant has shown that there are a number of modern flatted developments within Helensburgh that have less open space associated with them and most of this is given over to parking. However, these developments all have direct road frontages as well as open aspects to the rear which contribute to the feeling of open space and their setting.

On the basis of the flats to the west which dominate, constrain and overshadow the site, the size of the application site, the number of properties proposed, the limited outlook and amenity space of both the proposed dwellings and the flats and that in turn the proposed flats overlook the dwellings then this proposal constitutes overdevelopment and its amenity would be severely undermined. The site also has little amenity area associated with the development.

C. Road Network, Parking and Associated Transport Matters.

The site is accessed through a narrow lane measuring approximately 3 metres wide and 8.5 metres in length. The area roads Manager has recommended that the application be refused since the existing access sightlines are substandard and unacceptable. He has advised that in order to improve this, for vehicle and pedestrian safety, the access should be widened to 4.8 metres. However, this would involve demolishing part of one of the buildings on either side of the entrance, which is not a viable option.

Since the proposal is within the town centre, zero parking for one bedroom dwellings is acceptable. Since the indicative plans submitted show only one bedroom dwellings, no car parking is required. The Area Roads Engineer however is concerned that vehicles will still access the site and to stop this, the applicant will install a bollard at the entrance.

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

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

It is considered that the proposal is overdevelopment of the site. Although the footprint of the development will remain much the same as the existing garages, replacing this with dwellings is not an acceptable option. These dwellings will have flats and tenements surrounding all elevations and will feel enclosed and confined, adversely affecting the amenity of prospective residents. This is contrary to Policies LP ENV 1, LP ENV 19 and Appendix A of the adopted Local Plan which seeks to resist development that would constitute inappropriate densities and overdevelopment of sites as well as development that would adversely affect the amenity of residents.

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

N/A

(T) Need for notification to Scottish Ministers or Historic Scotland: N

Author of Report: Stephanie Glen

Date: 26/01/2010

Reviewing Officer: Howard Young

Date: 29/1/2010

**Angus Gilmour
Head of Planning**

GROUNDINGS OF REFUSAL RELATIVE TO APPLICATION REF. NO. 09/01417/PPP

1. The application site is located in a backland plot in the rear court area of properties fronting onto West Princes Street. It has traditionally been used as part of a painter and decorators and for the repair of motor vehicles. The site is constrained, overlooked and dominated by adjoining flatted properties particularly those to the west fronting onto John Street. The site extends to 415 square metres, 25 metres of which comprises the access. The proposal is for a terrace of three single storey dwellings together with a 2 storey block of 2 flats. On the rear elevation the development would be hard up against the boundary wall of the flats to the west. The dwellings will have no curtilage at the rear and a limited curtilage to the front, each comprising a small area measuring 4.5m by 7 (31.5 square metres) which is virtually all hard surface including bin stores. Each of the proposed dwellings is indicated to take up approximately 60% of the individual plots. The flatted development will also have a limited curtilage comprising a small area of garden ground measuring approximately 6.2 by 6.2 metres (38 square metres). On the basis of the flats to the west which dominate, constrain and overshadow the site, the size of the application site, the number of properties proposed, the limited outlook and amenity space of both the proposed dwellings and the flats and that in turn the proposed flats overlook the dwellings then this proposal constitutes over-development and its amenity would be severely undermined. The proposal is therefore contrary to Policies LP ENV1, LP ENV19 and Appendix A of the Argyll and Bute Local Plan which, inter alia, presume against development with poor quality or inappropriate layouts or densities including over-development and overshadowing of sites.

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Appendix relative to application 09/01417/PPP

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Yes

If Yes: Enter a description of the “non” material changes.

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- (B) The reason why planning permission has been refused.

1. The application site is located in a backland plot in the rear court area of properties fronting onto West Princes Street. It has traditionally been used as part of a painter and decorators and for the repair of motor vehicles. The site is constrained, overlooked and dominated by adjoining flatted properties particularly those to the west fronting onto John Street. The site extends to 415 square metres, 25 metres of which comprises the access. The proposal is for a terrace of three single storey dwellings together with a 2 storey block of 2 flats. On the rear elevation the development would be hard up against the boundary wall of the flats to the west. The dwellings will have no curtilage at the rear and a limited curtilage to the front, each comprising a small area measuring 4.5m by 7 (31.5 square metres) which is virtually all hard surface including bin stores. Each of the proposed dwellings is indicated to take up approximately 60% of the individual plots. The flatted development will also have a limited curtilage comprising a small area of garden ground measuring approximately 6.2 by 6.2 metres (38 square metres). On the basis of the flats to the west which dominate, constrain and overshadow the site, the size of the application site, the number of properties proposed, the limited outlook and amenity space of both the proposed dwellings and the flats and that in turn the proposed flats overlook the dwellings then this proposal constitutes over-development and its amenity would be severely undermined. The proposal is therefore contrary to Policies LP ENV1, LP ENV19 and Appendix A of the Argyll and Bute Local Plan which, inter alia, presumes against development with poor quality or inappropriate layouts or densities including over-development and overshadowing of sites.

McCallum, Fiona

From: Frapatroo@aol.com
Sent: 17 March 2010 16:06
To: localreviewprocess
Subject: Re Planning Appl. 09/01417/PPP

To whom it may concern,

Re Planning Appl. 09/01417/PPP, Review Ref. 10/0004/LRB

Not addressed in the response of the planners is the question of emergency access. As acknowledge, the entrance to the proposed court area is narrow, and is not easily accessible by a large vehicle. This was one of the objections we raised and which, we feel, has not been properly addressed. However, the proposal by the planners to erect a bollard before the entrance to prevent any resident of the proposed dwellings parking their car in the restrictive courtyard would mean that no vehicle, emergency or otherwise be able to gain access. Surely this is irresponsible.

Even was this bollard installed that it might be lowered in an emergency:-

1. Valuable time would be lost finding someone able to lower it
2. It would be easy to vandalise such a bollard, thus rendering its purpose pointless. Vandalism is a problem in this end of the town. Damaged shop windows are just part of the weekend; why would vandals stop at breaking the bollard? That residents ought not park their cars in this concrete stamp of a courtyard does not mean that they will not.

The problem of parking is a potent one. That the proposed dwellings have only one bedroom does not mean that the occupier will not possess a car. As there are 5 new residential properties proposed there will be potentially an minimum of 5 new motor vehicles requiring parking space on an already parking-saturated street.

The other point not properly addressed is the issue of noise. Five new household will mean more noise. The assertion that because the garage that presently stands on the plot will no longer be, that noise levels will be reduced during office hours is an irrelevance. What happens while we are out working does not matter. However, when people are home (i.e. outwith working/office hours) peripheral noise can be irritating. 5 new households will mean more people occupying an already, arguably, over-occupied area. 5 new households would, unarguably, mean a deterioration in the quality of life enjoyed by residents. 5 new households would increase the potential for anti-social incidents. The area is already densely populated ... why cram in more dwellings and more people? To do so would be reckless.

To dismiss this concern of anti-social behaviour is to be blind to the current problem existing. Smashed windows, drunken brawls, aggressive behaviour of some youths using the off-licence, smashed bottles, loud music from the pubs and the masonic hall (as well as from some of the flats), do not make this area particularly pleasant, not only a weekends, but often during the week also. To add 5 new households to this environment is not good social planning.

The proposed site is undeniably an overdevelopment. That a garage occupies the plot is not an issue. Nobody stays at the garage. As a place of business, it is locked an uninhabited when the working day is over, thus there is no noise when residents are at home, returned from work, in the surrounding homes.

As far as we are concerned, several issues have not been properly addressed, or, as in the instance of emergency access, ignored.

Please consider seriously these additional comments regarding the proposed development. We object strongly to this ill-conceived proposal.

Yours sincerely,

Frank Rooney & Lucy Thompson

17/03/2010