

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: 10/01578/PP
Planning Hierarchy: Local Application
Applicant: Mr H Hood
Proposal: Erection of dwellinghouse
Site Address: Land West of 15 Loch Drive, Helensburgh

SUPPLEMENTARY REPORT 1

1.0 SUMMARY

The purpose of this supplementary report is to advise Members of a late representation.

Correspondence has been received from Iain Martin, 17 Loch Drive, Helensburgh (e-mail dated 10 February 2011):

1. After reading the recommendation from the planning department I am really concerned to see that the measurement stated from gable to gable is wrong. The plans submitted show a rectangular shaped site (if the access is excluded) measuring 14 metres by 32 metres approximately. The distance from the gable of number 17 to the gable at number 15 is 18.5 metres. The width of the application site and the remainder of the curtilage at number 15 is 23 metres. The plans submitted show a two storey property whilst the daylight assessment shows single and one and a half storey. These are however for indicative purposes only. The gable to gable is only 17 metres as I and others have stated in objections.

Comment: In terms of the plans submitted, the site plan at 1:500 scale shows the gable to gable distance to be 18.5 metres. On the 1:200 elevation plan the distance is 18.3 metres. Following the late representation the gable to gable distance was measured on site. This distance was approximately 17.3 metres. Consequently, the applicant's agent has been contacted and accurate amended plans requested. Despite this 1 to 1.2 metre discrepancy, it is still considered that an appropriately designed dwellinghouse can be accommodated on this site without a detrimental impact on the amenity of adjoining properties or the surrounding area. As such it doesn't affect the recommendation that planning permission be approved as per the original report.

2.0 RECOMMENDATION

It is recommended that the contents of this report are noted but that it doesn't affect the recommendation that planning permission be approved as per the original planning report.

Angus J Gilmour
Head of Planning & Regulatory Services
14 February 2011

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