

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: 12/00628/PP
Planning Hierarchy: Local
Applicant: Mr J Walsh
Proposal: Alterations and extension to dwellinghouse.
Site Address: Victoria Villa, 34 Royal Crescent, Dunoon

DECISION ROUTE

Local Government (Scotland) Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Alterations and extension to dwellinghouse.

(ii) Other specified operations

- None
-

(B) RECOMMENDATION:

It is recommended planning permission be granted subject to conditions and reasons.

(C) CONSULTATIONS:

None

(D) HISTORY:

There is no relevant planning history.

(E) PUBLICITY:

Neighbour Notification (expiry 11th April 2012)

(F) REPRESENTATIONS:

No letters of representation have been received at the time of writing.

(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 | No |
-

(H) PLANNING OBLIGATIONS

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 Plan' 2009

LP ENV 1 – Impact on the General Environment

LP ENV14 Development in Conservation Areas and Special Built Environment Areas

LP ENV 19 – Development Setting, Layout and Design

LP HOU 5 – House Extensions

- (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.**

- N/A
-

- (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. However, the applicant is the Leader of the Council.

(O) Requirement for a hearing (PAN41 or other): No

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

Victoria Villa, 34 Royal Crescent is a semi-detached dwellinghouse which lies within a Special Built Environment Area adjacent to Dunoon Conservation Area.

The proposal involves the removal of the existing utility room, storage room, greenhouse, canopy and timber deck and the erection of a two storey extension which will include a kitchen, utility room and shower room on the ground floor and an en suite/dressing area on the upper floor. A sun lounge is to be erected to the south west elevation with a timber deck with associated steps leading onto the grassed area of the rear garden. The extensions will be finished with a wet dash render, slated roof and upvc windows to match the existing dwellinghouse.

Policy LP HOU 5 of the Local Plan specifically deals with proposals to extend dwellinghouses. The main requirements are as follows:

- Extensions should not dominate the original building by way of size, scale, proportion or design;
- External materials should be complementary to the existing property;
- Extensions should not have a significant adverse impact on the privacy of neighbours;
- Flat-roofed extensions will not be permitted where they do not complement the existing house style and design.

The proposed extensions fulfil all the above criteria. Whilst the sun lounge on the southwest elevation will have a partially flat roof, it is considered to be inconspicuous and complements the existing house style and design.

This proposal is not considered to have any detrimental impact on neighbouring properties or the Special Built Environment Area and, on the basis of all of the foregoing, the proposal is considered to be acceptable.

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

(R) Reasons why Planning Permission or Planning Permission in Principle Should be Granted:

The proposal accords with policies LP ENV 1, LP ENV 14, LP ENV 19 and LP HOU 5 of the Argyll and Bute Local Plan (2009) and the proposal raises no other material consideration which would justify refusal of permission.

(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: No

Author of Report: Lucy Mansey **Date:** 29 March 2012

Reviewing Officer: David Eaglesham **Date:** 29 March 2012

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 12/00628/PP

1. The development shall be implemented in accordance with the approved drawings as follows: Drawing Number 305-01 and Drawing Number 305-02 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.

NOTES TO APPLICANT

- 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).
- 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.
- 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.