

**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**

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**Reference No:** 12/01688/PP

**Planning Hierarchy:** Local Application

**Applicant:** Mrs Rosemary Noon

**Proposal:** Erection of dwellinghouse

**Site Address:** Garden ground of 9 Stafford Street West, Helensburgh

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**DECISION ROUTE**

Local Government Scotland Act 1973

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**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Erection of dwellinghouse

**(ii) Other specified operations**

- Connection to existing public water supply
  - Connection to existing public sewer
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**(B) RECOMMENDATION:**

It is recommended that planning permission be approved subject to the conditions and reasons set out overleaf and subject to a discretionary local hearing being convened in response to the number of third party representations received.

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**(C) HISTORY:** None

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**(D) CONSULTATIONS:**

Scottish Water	(14.08.12)	No objections.
Roads Helensburgh And Lomond	(31.10.2012)	No objections.

Helensburgh Community Council (20.08.2012) Object. It is a large building on a small plot and totally dominates the total area of 540 square metres. Its close proximity to its neighbours to the east, west and south will tend to dominate their properties. It does not reflect its position in the Conservation Area and works against the green, open aspect of the surrounding area.

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**(E) PUBLICITY:** Setting of listed building/Conservation Advert (expiry date 06.09.2012)

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**(F) REPRESENTATIONS:**

Eighteen e-mail objections and an 11 signature petition have been received from the following:

Arthur Wylie, 30 Suffolk Street, Helensburgh e-mails dated 19/08/12 and 20/08/12)

Ms Bonnie Gilmour, 29 Glasgow Street, Helensburgh (e-mails dated 20/08/12 and 18/09/12)

Mr Sam Lindsay, Strathculm, 30 Stafford Street, Helensburgh (e-mail dated 22/08/12)

Mrs Zena Lindsay, Strathculm, 30 Stafford Street, Helensburgh (e-mail dated 22/08/12)

Mrs Gloria Syme, 54 James Street, Helensburgh (e-mail dated 26/08/12)

Mr Michael Logan, 31 Glasgow Street, Helensburgh (e-mail dated 26/08/12)

Mrs Gillian Logan, 31 Glasgow Street, Helensburgh (e-mail dated 26/08/12)

Mr Malcolm Garrity, West Winds, 41 Campbell Street, Helensburgh (e-mail dated 26/08/12)

Mrs Barbara Croft, 47 William Street, Helensburgh (e-mail dated 27/08/2012)

Mr Malcolm MacLeod, 50b Glasgow Street, Helensburgh (e-mail dated 27/08/12)

Mrs Louise Chapuis, 5a Edward Drive, Colquhoun Square, Helensburgh (e-mail dated 27/08/12)

Mr Simon Mills, 8 Millig Street, Helensburgh (e-mail dated 28/08/12)

Mr John Lawn, 4 Ferniegair Avenue, Helensburgh (e-mail dated 29/08/12)

Mrs Karen Smith, 34 West Montrose Street, Helensburgh (e-mail dated 29/08/12)

Mrs Lucy Swigciski, Heathfield, 20A West Montrose Street, Helensburgh (e-mail dated 30/08/12)

Clive and Judith Petrovski, 32 West Montrose Street, Helensburgh (e-mail dated 30/08/12)

Ms Bonnie Gilmour, 29 Glasgow Street, Helensburgh (enclosing 11 signature petition dated 27/08/12)

**(i) Summary of issues raised**

- The garden of 9 Stafford Street is inappropriate for development due to its location within the conservation area. Scottish Historic Environment Policy (SHEP) aims to protect the character or historic interest of an area created by individual dwellings and open spaces and their relationship with one another. By proposing to build on what is currently open space, this is clearly in conflict with policy.
- The applicant has stated that their garden is a vast plot. However, the existing house is built hard against Glasgow Street and Stafford Street and therefore has only one area of garden ground, which is insufficient to be divided between the two properties. The proposal would result in a dense, over-developed corner within a block which is a fine example of town planning.
- The proposal is contrary to national guidance, local plan policy and the Council's design guidance. The massing, scale, materials, orientation and overall design are out of keeping with adjoining properties and the surrounding area. In addition, outlook from listed buildings at 29 Glasgow Street and 30 and 32 West Montrose Street, would be negatively affected by development as would 30 Suffolk Street.
- Other houses have been built in the gardens of houses in the surrounding area, but these were all on much larger plots with large front and rear gardens, which following development maintained a very generous open space/density ratio for both the new and original houses.
- The design statement states that *"there are two large houses on the other side of the block and in plan the new house mirrors the adjacent house, number 30 Suffolk Street."* It is inappropriate to mirror the footprint of the large house which sits comfortably on a large plot and apply that to an extremely small plot. Thus resulting in over-development contrary to Local Plan Policies LP ENV 1 and LP ENV 14 which require that development should preserve or enhance the character of conservation areas.
- The Design Statement states that the gable of the new house abuts the back of the garden wall, facing out towards the street – which is consistent with the other three houses on the block, all of which sit in line. Therefore the main massing of the proposed house actually sits in front of the existing building line. However, there is no adherence to the building line of the adjacent houses. The true building line of the adjacent houses is set by the original 2 storey houses.

*Comment on the above points: See my assessment below.*

- The accessible bedroom does have east facing glazing, but this is screened from 9 Stafford Street by a 2 metre high timber fence. Planning policy insists that there should be no apartments overlooking those of adjacent properties within 18 metres. The erection of a 2 metre fence will result in a high degree of overshadowing to the garden.

*Comment: Planning policy does seek to maintain an 18 metre separation between habitable rooms of different properties set at an angle of 90 degrees. However, this distance can reduce if there is intervening screening although this only applies with ground floor windows. See also my assessment.*

- The intention is to use the existing double gates as the vehicular access to the new house and to form a dynamic new entrance through the Victorian wall. This vehicular access was created 7 years ago and no neighbours were notified at the time. Neighbours wish to question whether permission was granted from Argyll and Bute Council and Luss Estates who own the grass verge. The access is at the most remote location to the house and we now suspect that this was created with a long term development plan in mind.

*Comment: I can find no record of planning permission being granted. The consent of Luss Estates is a separate matter for them. The applicant's agent has indicated that the second access was added by the previous owner in 1996. In either case, whether the access was created in 1996 or 7 years ago as specified, then it would be exempt from enforcement action, the limit for which in the case of this form of development would be 4 years from substantial completion.*

- The proposed changes to the parking provision will not comply with Policy LP TRAN 6. The only parking provision will be a single integral garage on Glasgow Street. Integral garages do not count as parking provision as permitted development allows owners to change the garage to a room. At the moment the car parked at the existing house blocks pedestrian pavements on Glasgow Street and has no parking even as it stands.

*Comment: The amended plans show 3 parking spaces plus the garage. The Area Roads Manager has no objections.*

- On the planning application form the question on whether there are any trees on or adjacent to the application site has been ticked "No". Several trees had been felled in recent months and we would again question whether the appropriate permissions had been granted for this work.

*Comment: There are trees on the site. They are not covered by a Tree Preservation Order (TPO). However, as the site is within the Conservation Area the trees are protected and would have needed permission to be removed. The applicant contacted the Department in January 2012 concerning the removal of a Leylandi Hedge. She was advised that as it was a hedge, consent was not required. It is also understood that a damaged Cherry tree was removed and a replacement replanted. See also my assessment.*

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

## **Summary of main issues raised by each assessment/report**

### Design/Access Statement

The application site is fairly unusual in that the coach house is set within a full half block i.e. 42m width, but has been built squarely up against the boundary of Glasgow Street. This gives it a unique advantage in that most of the 42m width is garden ground, and therefore easier to divide without tight spacing between buildings.

The starting point for the plot was the open space requirement of the local plan. The existing garden is 42m across and the existing house is tucked against Glasgow Street and linear in design, which therefore frees up more than 35m of the plot - unique in the area. The plot was divided mindful of the 33% open space requirement in the Local Plan.

One of the main objectives of the design was to make it completely DDA accessible with all day space and accessible bedroom and bathroom at ground level since the applicant wishes to live here in old age. The footprint is therefore large on account of achieving this objective as well as including an integral garage.

Proposed New House:  
Footprint of New Build  
(including garage) = 159m<sup>2</sup>  
Amenity = 393  
Total area = 159 + 393m<sup>2</sup> = 552m<sup>2</sup>

Therefore comfortably meets the criteria of the Local Plan

Two sections and one street elevation have been produced to show more clearly the massing and scale of the proposed house, which it can be seen is in keeping with the street that it sits in. Most of the building is hidden completely by the existing Victorian Boundary wall.

In terms of the width of the plot it can also be seen on the drawing showing the Stafford Street West street elevation, that the widths of the plot are exactly as the other two houses on the South of the street-one at 23m and one 19m. Therefore the spacing's of the plots is not something which sets any new precedent.

Having established the principle of developing the site in the pre-application discussions with planning, it was important that any building should be designed with the scale of the other houses in mind. Therefore, a ridge height in keeping with both No. 9 and No. 30 was chosen. It can clearly be seen from the drawings that the scale of the proposal fits in very well with the two adjacent buildings.

Not only is the ridge height set closely to the two adjacent buildings, but the eaves height also closely matches both the main roof of No.30 and roof of No.9. This is in contrast to proposing a bungalow or a full two storey height building on the site, and matches the adjacent buildings by proposing something in-between.

Access to the coach house and parking for the coach house of No. 9 was always from Glasgow Street, which was why the coach house was built in its current position. It was only in 1996 that the previous owner of the coach house added a second vehicular access to allow for parking for large vehicles such as his motor-

home/caravan. The Coach house has a right of access to its garage, and will retain its historic use of Glasgow Street for access.

The design for the new house allows for turning in the courtyard created in front of the garage by the L-shaped plan. Not only is street parking not required, but the existing access doors, once closed will prevent even the sight of cars from the street- a neat and tidy solution for parking.

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**(H) PLANNING OBLIGATIONS**

**Is a Section 75 agreement required:** No

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

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**(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' 2002

STRAT DC 1 – Development within the Settlements  
STRAT DC 9 – Historic Environment and Development Control  
STRAT FW 2 – Development Impact on Woodland

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment  
LP ENV 7 – Impact on Tree/Woodland  
LP ENV 13(a) – Development Impact on Listed Buildings  
LP ENV 14 – Conservation Areas and Special Built Environment Areas  
LP ENV 19 – Development Setting, Layout and Design

LP HOU 1 – General Housing Development

LP TRAN 4 – New and Existing Public Roads and Private Access Regimes  
LP TRAN 6 – Vehicle Parking Provision

Appendix A – Sustainable Siting and Design Principles

**(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.**

Argyll & Bute Sustainable Design Guidance (2006)  
Scottish Historic Environment Policy

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

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

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

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

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**(O) Requirement for a hearing (PAN41 or other):** Eighteen letters of representation and a petition have been submitted, objection has been raised by the community council and the plans have been amended but have not been re-advertised. As such, it is considered that a discretionary local hearing would be justified in this instance.

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

Planning permission is sought for the erection of an L-shaped dwellinghouse within the garden ground of 9 Stafford Street West, Helensburgh. The proposal is to sub-divide the plot with the western part being used for the new dwellinghouse which will sit gable end on to the road. An existing access onto Stafford Street will serve the proposed house.

The plot is large enough to accommodate a new dwellinghouse and the design, which has been amended, is considered acceptable. It will not have a detrimental impact on the amenity of adjoining properties, the wider Conservation Area or undermine the setting of the adjoining listed building to the north. As such the proposal accords with Structure Plan Policy STRAT DC 9 and adopted Local Plan Policies LP ENV 1, LP ENV 13(a), LP ENV 14, LP ENV 19, LP TRAN 6, Appendix A and the Council's Design Guidance.

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

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

It is considered that the scale, design and choice of materials of the proposed dwellinghouse are acceptable. The application site is large enough to accommodate a dwelling and a new house will not appear as overdevelopment or undermine the character of the Conservation Area. To the north at 29 Glasgow Street is a Category C(s) listed building. However, given the position of the plot a new house would not impact on its setting. A listed building to the south of the proposed plot on Montrose Street will be similarly unaffected. It is considered that the application site is large enough to accommodate a dwelling and the development will not create any amenity issues to neighbours or the surrounding area by way of overlooking, overshadowing or loss of daylight. It will complement the existing Victorian architecture and in terms of the Council's Sustainable Design Guidance the building would fit with the suggested approach to urban infill. Whilst the building would have a different architectural style from surrounding properties, it is acceptable within this part of the conservation area which already has a mix of architectural styles.

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**(S) Reasoned justification for a departure to the provisions of the Development Plan**  
N/A

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

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**Author of Report:** Howard Young

**Date:** 01/11/2012

**Reviewing Officer:** Ross McLaughlin

**Date:** 05/11/2012

**Angus Gilmour**  
**Head of Planning & Regulatory Services**

## CONDITIONS AND REASONS RELATIVE TO APPLICATION 12/01688/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 03/08/2012 and the approved drawing reference numbers D001, Location Plan, D003, Ground Floor Plan (Amended), D004 (Amended), First Floor Plan, D005 (Amended), Elevations, D006 (Amended), Sections and 3D, D007 (Amended), Additional Information and D008, Design Statement 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. Development shall not begin until samples of materials to be use (on external surfaces of the buildings and/or in constriction of hard standings/walls/fences) have been submitted to and approved in writing by the Planning Authority. Development shall thereafter be carried out using the approved materials or such alternatives as may be agreed in writing with the Planning Authority.

*Reason: In order to integrate the development into its surroundings.*

3. All surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual for Scotland and Northern Ireland (2000) unless otherwise agreed with the planning authority. Details and specifications of the treatment of surface water shall be submitted for the written approval of the planning authority prior to the commencement of works which shall be implemented in accordance with the duly approved details.

*Reason: To ensure that an acceptable scheme of surface water drainage is implemented.*

4. Prior to the commencement of development the developer shall submit written evidence to the Planning Authority that an agreement with Scottish Water is in place for the connection of the proposed development to the public water supply (and/or public sewer).

*Reason: In the interests of public health and to ensure the availability of an adequate water supply (and/or drainage system) to serve the proposed development.*

5. Prior to commencement of development a scheme of boundary treatment, surface treatment and landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall include details of:
  - i) Location, design and materials of proposed walls, fences and gates;
  - ii) Surface treatment of proposed means of access and hardstanding areas;
  - iii) Any proposed re-contouring of the site by means of existing and proposed ground levels.
  - iv) Proposed hard and soft landscape works.

The development shall not be occupied until such time as the boundary treatment, surface treatment and any re-contouring works have been completed in accordance with the duly approved scheme.

All of the hard and soft landscaping works shall be carried out in accordance with the approved scheme during the first planting season following the commencement of the development, unless otherwise agreed in writing by the Planning Authority.

*Reason: To assist with the integration of the proposal with its surroundings in the interest of amenity.*

## **NOTES TO APPLICANT**

1. **The length of the 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 – RELATIVE TO APPLICATION NUMBER: 12/01688/PP

### PLANNING LAND USE AND POLICY ASSESSMENT

#### A. Settlement Strategy

The site is within the 'settlement' boundary of Helensburgh as defined by the adopted Local Plan. The site is also within the Upper Helensburgh Conservation Area. Within the settlement boundary there is a presumption in favour of development subject to site specific criteria being met. In this instance, the development must also preserve or enhance the character and appearance of the Conservation Area. Policy LP STRAT DC 9 of the Structure Plan and Policies LP ENV 1, LP ENV 13(a), LP ENV 14, LP ENV 19, LP HOU 1, LP TRAN 6 and Appendix A of the adopted Local Plan are applicable together with the Council's Design Guidance.

#### B. Location, Nature and Design of Proposed Development

The application site is located on the south side of Stafford Street West within the curtilage of 9 Stafford Street West in the Upper Helensburgh Conservation Area. Number 9 is a traditional Coach House with some modern features. The site as a whole measures approximately 960 square metres of which the area of the proposed building plot is approximately 540 square metres. It appears as an extended garden area and contributes little if anything to the setting of number 9 or the wider Conservation Area. Therefore, it is considered that the application site is large enough to accommodate a dwelling and that a new house will not appear as overdevelopment or undermine the character of the Conservation Area. To the north at 29 Glasgow Street is a Category C(s) listed building. However, given the position of the plot a new house would not impact on its setting. A listed building to the south of the proposed plot on Montrose Street will be similarly unaffected.

Legislation specifically provides that in determining an application for development in a conservation area there is a statutory duty *'to pay special attention to the desirability of preserving or enhancing the character of a conservation area'*. Case law has established that this amounts to a duty to only approve those developments which either enhance or which have a neutral effect upon the designated area. Proposals which erode the character of a conservation area by being detrimental in terms of scale, siting, design or materials should be refused. This position is reflected in local plan policy LP ENV 14, whilst policy LP ENV 13a augments this by requiring consideration as to the implications of development for the setting of adjoining listed buildings.

In assessing the impact of the proposal it is firstly important to highlight that the site sits within a larger development block running along Stafford Street West from Glasgow Street in the east, Suffolk Street in the west with Montrose Street to the south. It is characterised by traditional properties although in the next blocks to the north there is a mix of traditional and more modern dwellings. Both the immediate properties to the west sit up against the boundary with Stafford Street West. The modern infill is less successful architecturally but pre-dates the designation of the conservation area.

From the majority of publically accessible viewpoints within the Conservation Area the development shall be largely screened by the existing 3.3m Victorian stone boundary wall and No 9 Stafford Street with its hipped ridge at first storey being the most visible feature. Gable end protrusions juxtaposed to the boundary wall and extending above it are relatively common place in Stafford Street and elsewhere in the Conservation Area as they have historically been the location for ancillary buildings / coach houses associated with the larger feu plot and main house. The Victorian boundary wall is an important feature of this part of the Conservation Area and shall be retained with a new pedestrian access being made not dissimilar to the existing provisions of No9. The site

as an extended garden and contributes little if anything to the setting of number 9 or the wider Conservation Area so the introduction of an appropriate development should enhance the locale. The streetscape of Stafford Street is characterised by buildings attached to or close to the Victorian boundary wall and the introduction of a well designed building will at least be of neutral effect if not enhance the Conservation Area.

The Council's 'Sustainable Design Guidance' gives advice on how to approach sustainable urban infill. It offers three possible solutions. The first is contemporary landmark which is sensitive design of a high architectural quality which is essentially of a different architectural style to the buildings surrounding it. The second option is a design which more obviously is based on the architecture of the buildings adjacent. Finally, there is traditional design.

Original plans plus amended plans have been submitted. Under the original plans, the proposed dwellinghouse is shown to be a combination of 1½ storey and single storey with an L-shaped footprint and a zinc roof. Following discussions a number of amendments have been made. The overall footprint of the house has been reduced by 10% to take account of concerns from Helensburgh Community Council. The open space ratio which was 31% is now under 29%. The distance to the neighbour on the west boundary wall has been increased by 1m to 2.5m (the width of a car) and the depth of the living room has been reduced by 1m in the west wing in the North-South dimension. The roof over the living room has been lowered by 600mm to minimise impact and the roof finish has been changed from zinc to more traditional slate, responding to concerns that materials were too modern. A zinc extrusion at the front entrance has been removed and the new entrance in the wall has been reduced by 70% to 2m which is enough to allow a wheel chair to stop under the porch. Finally, the width of the bedroom window in the North gable has been reduced.

As amended, it is considered that the proposed design is acceptable. The applicant's existing property and curtilage, which includes the application site, has a frontage with Stafford Street West of 42 metres. The adjoining properties to the west have frontages of 19 metres and 22 metres respectively. If the new house is approved the amended frontages will be 19 metres for the existing house and 23 metres for the new one. This is compatible with other frontages in the adjoining development blocks.

The proposed house would be just over 14 metres from the applicant's existing property. There are two windows proposed at ground floor level but these would be obscured by bathroom windows and a 2.2 metre high fence is also proposed along the boundary. On the other side the new house would be some 7 metres away from number 30 Stafford Street West at the nearest point. This nearest section is the garage and is single storey with a hipped roof. It is considered that it would not have a detrimental impact on adjoining properties in terms of loss of amenity either in terms of loss of privacy or daylight/sunlight. There will be a degree of overlook from both adjoining properties but this is within acceptable limits and meets the appropriate window to window distances. It will complement the existing Victorian architecture and in terms of the Council's Sustainable Design Guidance the building would fit with the suggested approach to urban infill. It is considered that the proposed dwelling would maintain the character and appearance of the conservation area. Although it is modern in design, it uses traditional materials which help integrate it with the area and the design also uses hints of traditional architecture. While the building would have a different architectural style from surrounding properties, it is acceptable within this part of the conservation area in which there is a mix of architectural styles. As such it is considered that it accords with policy.

**C. Impact on Woodland/Access to Countryside.**

Policy LP ENV 7 of the adopted Local Plan states that the Council will protect trees and resist development which is likely to have an adverse impact on them. The proposed application site has a number of small trees and bushes on it which do not contribute to the wider Conservation Area. As such their loss will have little or no impact.

**D. Road Network, Parking and Associated Transport Matters.**

Access is proposed from the existing one onto Stafford Street West whilst the other access onto Glasgow Street will be retained for the existing dwelling. The Area Roads Manager has advised that as the existing dwellinghouse retains the parking facility onto Glasgow Road the loss of the vehicular access on Stafford Street is not a concern. The existing vehicular access has good visibility sightlines in both directions and the width is suitable to serve the proposed dwellinghouse. The parking and turning is in accordance with Policy LP TRAN 6 and therefore the Area Roads Manager has no objections.

**E. Infrastructure**

Scottish Water has no objections to the proposal.

**F. Conclusion.**

Policy LP STRAT DC 9 of the Structure Plan and Policies LP ENV 13(a) and LP ENV 14 of the adopted Local Plan require that all development must maintain or enhance the conservation area and not undermine the setting of any adjoining listed buildings. In accordance with Policies LP ENV 1, LP ENV 19 and Appendix A of the adopted Local Plan, the proposed new dwelling should be sited so as to pay regard to the context in which it is located, should be of a density compatible with the surrounding area and be designed to be compatible with its surroundings. It is considered that the scale, design and choice of materials of the proposed dwellinghouse are acceptable. The application site is large enough to accommodate a dwelling and a new house will not appear as overdevelopment or undermine the character of the Conservation Area. To the north at 29 Glasgow Street is a Category C(s) listed building. However, given the position of the plot a new house would not impact on its setting. A listed building to the south of the proposed plot on Montrose Street will be similarly unaffected. It is considered that the application site is large enough to accommodate a dwelling and the development will not create any amenity issues to neighbours or the surrounding area by way of overlooking, overshadowing or loss of daylight. As such it accords with policy and is recommended for approval.