

**ADDITIONAL INFORMATION REQUIRED
FOR
LOCAL REVIEW BODY**

**REFUSAL OF PLANNING PERMISSION FOR THE
ERECTION OF EXTENSION TO DWELLINGHOUSE
AT 29 STUCKLECKIE ROAD, HELENSBURGH**

PLANNING APPLICATION

REFERENCE NUMBER: 12/01405/PP

PLANNING APPEAL REFERENCE: 12/0014/LRB

1 November 2012

Local Review Body – Additional Information

- A.** Appendix A of the adopted Local Plan has a specific section on Open Space/Density. It states, inter alia, that all development should have some private open space. Terraced properties should only occupy a maximum of 45% of their site. The shed is ancillary to the use of the house but is a built form. It cannot be classed as amenity space or count as part of the open space requirement.
- B.** The house effectively has a mansard roof and includes flat roofed dormers at the rear. It would be for Members to decide whether the proposed extension compliments the mansard and dormers and whether putting a pitch on the roof of the extension would detrimentally impact on the upstairs bedroom windows.

C. MODEL CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 12/01405/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 20 June 2012 and the approved drawings reference numbers 1/7, 2/7, 3/7, 4/7, 5/7, 6/7 and 7/7, 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 works starting on site, details of two off-street car parking spaces shall be submitted to and agreed in writing by the Council as Planning Authority. Thereafter, the two off-street car parking spaces agreed should be constructed and available for use prior to the extension hereby approved being occupied or brought into use.

Reason: In the interests of road safety.

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.

- D.** Area Roads Manager was consulted regarding the additional information required and has advised the following:

This location was the subject of an earlier planning application (Reference No 12/00914/PP). My response dated 25th May 2013 to the planning officer noted that the current parking provision was one off street space. The number of bedrooms within the existing house layout is no more than three therefore in accordance with the current Local Plan Policy LP TRAN 6 would require two parking spaces. The proposals submitted would increase the number of bedrooms to more than three bedrooms therefore the number of parking spaces required should be three off street spaces. However, I made an assessment that the existing situation had a deficit of one parking space therefore because of the restricted area available along the house frontage (max 2 spaces) I requested that the applicant increase the off street parking provision to accommodate for two spaces therefore the status quo would remain. i.e. one space short.

In the current Planning Application (Ref No 12/01405) the applicant increased the parking proposal to accommodate for two spaces in line with my previous recommendation. Again I was accepting the one space below that required within the local plan as the existing parking provision was one less. In effect an instant shortfall in parking provision but no change to that of the existing situation. However, the proposed plans submitted illustrated the width for the two parking bays to be 4.60 metres. Normally car parking bays should be 2.5 metres wide; two spaces would equal 5.00 metres with road design guidance recommending the absolute minimum width of 2.4 metres therefore the two spaces would equal 4.80metres. This information regarding car park space widths had been intimated to the applicant's agent through the process from the previous application. As the applicant submitted a proposal showing only 4.60 metres I recommended refusal to the planning officer as this was insufficient width to accommodate two spaces.