

APPLICATION FOR REVIEW:

DC23/015/FUL



16 Church Street Dumbarton G82 1QL Tel: 0141 951 7930 Email: development.management@west-dunbarton.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100643318-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation: MH Planning Associates

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1
(Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Gary"/>	Building Number:	<input type="text" value="61"/>
Last Name: *	<input type="text" value="Sweeney"/>	Address 1 (Street): *	<input type="text" value="Bonhill Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Dumbarton"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G82 2DR"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="West Dunbartonshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="61 BONHILL ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="DUMBARTON"/>
Post Code:	<input type="text" value="G82 2DR"/>

Please identify/describe the location of the site or sites

Northings	<input type="text" value="675045"/>	Easting	<input type="text" value="240252"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposed coach house conversion to form new dwelling house

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See attached Grounds for Review

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Grounds for Review, Plans, Report of Handing and Decison Notice

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

DC23/015/FUL

What date was the application submitted to the planning authority? *

30/01/2023

What date was the decision issued by the planning authority? *

27/06/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

It is considered essential that the members of the LRB inspect the application site in order to be able to fully understand how little impact, from any public vantage point, the proposed development would have on the character and the appearance of the local area.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The applicants would need to be there in order provide access to the site.

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Michael Hyde

Declaration Date: 13/09/2023

**REQUEST FOR REVIEW IN RESPECT OF THE
REFUSAL OF AN APPLICATION FOR
PLANNING PERMISSION FOR PROPOSED
COACH HOUSE CONVERSION TO FORM
NEW DWELLING HOUSE, LAND AT 61
BONHILL ROAD, DUMBARTON, G82 2DR
(LPA REFERENCE DC23/015/FUL)**

GROUND S FOR REVIEW

Submitted on behalf of Mr G Sweeney



MH Planning
Associates

REQUEST FOR REVIEW IN RESPECT OF THE REFUSAL OF AN APPLICATION FOR PLANNING PERMISSION FOR PROPOSED COACH HOUSE CONVERSION TO FORM NEW DWELLING HOUSE, LAND AT 61 BONHILL ROAD, DUMBARTON, G82 2DR (LPA REFERENCE DC23/015/FUL)

GROUND'S FOR REVIEW

1. Site Description:

- 1.1 The site the subject of the refused application is located to the side and the rear of an existing detached villa that is located on Bonhill Road in Dunbarton. The existing villa is set back from the road and sits within substantial garden grounds (see **Figure 1** below).



Figure 1: 61 Bonhill Road, Dumbarton

- 1.2 The main building is not listed, and the review site is not within a Conservation Area.

2. Proposed Development:

- 2.1 The development proposed is the sub-division of the plot, the conversion and extension of an existing coach house to form a new dwelling, and also the formation of a new vehicular access from Bonhill Road. The proposed new access would serve the existing villa and the existing access would serve the converted and extended coach house.
- 2.2 The coach house that would be extended and converted appears to

have been erected at the same time as the main dwelling. It is built of a mixture of sandstone and brick and is under a slated roof. It is of 1½ storey construction and has a small mono-pitched extension to its east elevation. It is an attractive traditional building that is clearly worthy of retention (see **Figure 2** below).



Figure 2: The Existing Coach House

3. Reasons for Refusal:

3.1 The review application was refused on 27 June 2023 for the following two reasons:

- "1. The conversion and extension of the coach house does not demonstrate an understanding of the local context as the subdivision of the plots is not in keeping with depth and ratio of rear garden plots on this part of Bonhill Road. The proposal therefore does not accord with Policy 14 of the National Planning Framework 4, Policy CP1 of the proposed West Dunbartonshire Local Development Plan 2 and the Creating Places Planning Guidance 2022.
2. The conversion and extension of the coach house does not enhance the residential character and amenity of the existing residential area due to the boundary wall required to create the subdivision and the close proximity of garden spaces. The proposal therefore does not accord with Policy H5 of the adopted West Dunbartonshire Local Plan and H4 of the proposed West

4. Relevant Development Plan Policies:

- 4.1 Section 25 of the Town and County Planning (Scotland) Act 1997 states that "where in making any determination under the planning act regard is to be had to the Development Plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise".
- 4.2 The Development Plan relevant to the review application comprises the:
- The National Planning Framework (2023); and
 - The West Dunbartonshire Local Plan (2010).
- 4.3 Section 13 of the Planning (Scotland) Act 2019 is now in force. This alters Section 24 of the 1997 Act to state that in the event of 'any incompatibility' between a provision of the National Planning Framework ('the NPF') and a provision of a Local Development Plan ('the LDP'), whichever of them is the later in date is to prevail.
- 4.4 The following policies of the adopted Development Plan are referred to in the reasons for refusal:

The National Planning Framework (2023)

Policy 14 (Design, Quality and Place), which states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals will be supported where they are consistent with the six qualities of successful places:

- **Healthy:** Supporting the prioritisation of women's safety and improving physical and mental health.
- **Pleasant:** Supporting attractive natural and built spaces.
- **Connected:** Supporting well connected networks that make moving around easy and reduce car dependency
- **Distinctive:** Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.
- **Sustainable:** Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.
- **Adaptable:** Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so

that they can be changed quickly to accommodate different uses as well as maintained over time.

Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

West Dunbartonshire Local Plan (2010)

Policy H5 (Development within Existing Residential Areas), which states that the character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded and where possible enhanced. Development within existing residential areas will be considered against the following criteria:

- the need to reflect the character of the surrounding area in terms of scale, density, design and materials;
- the requirement to avoid over development which would have an adverse effect on local amenity, access and parking or would be out of scale with surrounding buildings;
- the need to retain trees, hedgerows, open space and other natural features;
- extensions to dwellings must complement the character of the existing building, particularly in terms of scale and materials, not dominate in terms of size or height, and not have a significantly adverse affect on neighbouring properties;
- the subdivision of the curtilage of a dwelling for a new house should ensure that the proposed plot can accommodate a house and garden; the new house and garden to be of a scale and character appropriate to the neighbourhood; sufficient garden ground should be retained for the existing house; the privacy of existing properties should not be adversely affected and separate vehicular accesses should be provided;
- with regard to non-residential uses, whether they can be considered ancillary or complementary to the residential area, and would not result in a significant loss of amenity to the surrounding properties. A significant loss of amenity might be expected
- to occur as a result of increased traffic, noise, vibration, smell, artificial light, litter, hours of operation and general disturbance; and
- the proposal conforms with other Local Plan policies.

Proposed West Dunbartonshire Local Development Plan 2

- 4.5 The following policies of the proposed West Dunbartonshire Local Development Plan 2 are also referred to in the reasons for refusal. Whilst

this plan has not been adopted its policies are nevertheless a material consideration.

Policy CP1 (Creating Places), which states that new development shall take a design led approach to creating sustainable places which put the needs of people first and demonstrate the six qualities of successful places. All new development is required to:

- a) Demonstrate an understanding of the local context and contribute positively towards the distinctive identity of West Dunbartonshire; retaining, reinforcing and responding to established patterns of development, natural features and the historic environment.
- b) Ensure that streets are safe, comfortable and attractive for all users; creating an accessible, inclusive and walkable network of streets and paths which consider the role of streets as places for people first.
- c) Green infrastructure must be an integral part of the design process for development from the outset; in line with the requirements set out in Policy CP2.
- d) Ensure that the layout and form of the development, including the relationship between the buildings, streets and spaces, protect and enhance the amenity of existing communities, future occupiers and neighbouring development sites.
- e) Ensure that the design and construction of new buildings and materials used are of a high quality, sustainable and suited to the climate and location;
- f) Provide sustainable design which supports waste reduction targets and reduce carbon emissions in the development's construction and end use.

All new development is also required to accord with the guidance set out within the Creating Places Supplementary Guidance.

Policy H4 (Residential Amenity), which states that the Council will protect, preserve and enhance the residential character and amenity of existing residential areas at all times. In this regard, there will be a general presumption against:

- a) Extensions to residential properties and/or outbuildings within the curtilage of the Plot, which would have adverse significant impacts upon neighbouring properties, including but not limited to, overshadowing, overlooking, overbearing, insufficient parking, and the character and appearance of the area;
- b) The establishment of non-residential uses within, or in close proximity to, residential areas which potentially have detrimental effects on

- local amenity or which cause unacceptable disturbance to local residents;
- c) The development for other uses on locally important areas of recreational or amenity open space, which are not safeguarded or covered by Policy GI1, but significantly contribute to the character and appearance of the residential area concerned, or which offer opportunities for informal outdoor sport and recreation;
 - d) The removal of play equipment from areas of recreational open space;
 - e) The closure or disruption of existing footpaths, which provide important links between housing areas and areas of public open space; local shops and other community facilities and transportation nodes etc.

New housing developments will not be permitted in locations where existing, established adjacent uses are likely to have an unacceptable impact on the amenity of future residents.

5. Grounds for Review:

- 5.1 The Scottish Government have stated that planning should take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources (former Scottish Planning Policy).
- 5.2 In this regard, whilst the following policies of the NPF were not referred to in either of the reasons for refusal, they all strongly support the proposed development:

Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings), which states that development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Policy 12 (Zero Waste), which states that development proposals will be supported where they reuse existing buildings and infrastructure.

Policy 15 (Local Living and 20 Minute Neighbourhoods), which states that development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- Sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- Shopping;
- Health and social care facilities;
- Childcare, schools and lifelong learning opportunities;
- Playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- Publicly accessible toilets;
- Affordable and accessible housing options, ability to age in place and housing diversity.

Policy 16 (Quality Homes), which states that development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:

- i. Self-provided homes;
- ii. Accessible, adaptable and wheelchair accessible homes;
- iii. Build to rent;
- iv. Affordable homes;
- v. A range of size of homes such as those for larger families;
- vi. Homes for older people, including supported accommodation, care homes and sheltered housing;
- vii. Homes for people undertaking further and higher education; and
- viii. Homes for other specialist groups such as service personnel.

5.3 Given the age of the Council's Local Plan (adopted in 2010), and on the basis of the provisions of Section 13 of the Planning (Scotland) Act 2019, these NPF policies must now be given significant weight.

5.4 With respect to the review application, having regard to the above, the following are the issues that need to be addressed by the Council's Local Review Body:

1. Would the proposal result in the beneficial reuse of an existing traditional building?
2. Is the proposed new dwelling in an appropriate location?
3. Is the subdivision of the plot in keeping with depth and ratio of other rear garden plots on this part of Bonhill Road.
4. Would the proposal, due to the boundary wall required to create the subdivision and the close proximity of garden spaces, affect the residential character and amenity of the existing residential area.

- 5.5 With respect to the first of these issues **Policy 9** and **Policy 12** of the NPF both state very clearly that development proposals for the reuse of existing buildings will be supported. As can be seen in **Figure 2** above, and also **Figure 3** below, the existing coach house is a unique and particularly attractive building. Every effort should therefore be taken to ensure that it can be retained and put to a new use.



Figure 3: The Existing Coach House

- 5.6 With respect to the second issue, **Policy 15** of the NPF states that development proposals should contribute to local living including, where relevant, 20 minute neighbourhoods. The intent of this policy is to encourage, promote and facilitate the application of the place principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.
- 5.7 In this context the review site is located less than 1 kilometre from the centre of Dumbarton, which provides for a range of services and employment and travel opportunities. Travel distances from the review site to the centre of Dumbarton are just 2 minutes by car or bicycle or 8 minutes on foot. The location of the proposed new dwelling is therefore strongly supported.
- 5.8 In addition to this, **Policy 16** of the NPF supports development proposals that improve affordability and choice by being adaptable to changing and diverse needs. This will include self-provided homes that deliver a

range of size of homes such as those for larger families. The applicants currently live in the existing villa, which is now too large for their requirements. Should the review application be approved they would move into the extended and converted coach house. The existing villa would then be able to provide a new family home for a larger family.

- 5.9 All of the above policies of the NPF lend their support to the application proposal. The only NPF policy that Officers have alleged a conflict with is **Policy 14**, which relates to design, quality and place. This is however merely a 'high level' generic policy that simply states that all new development proposal should be designed to improve the quality of an area, whether in urban or rural locations, and regardless of scale, and that proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.
- 5.10 The Officers concerns in this regard relate only to the subdivision of the plot, and the proximity of the proposed garden spaces. It is stated in the reasons for refusal that the subdivision would adversely affect the residential character and amenity of the existing residential area. Officers have stated that for this reason the application proposal also conflicts with **Policy H5** of the 2010 adopted Local Plan, and **Policy CP1** of the Proposed Local Development Plan 2.
- 5.11 These policies when taken together require proposals to demonstrate an understanding of the local context, retaining, reinforcing and responding to established patterns of development, natural features and the historic environment.
- 5.12 As can be seen from **Figure 1** the rear garden grounds of the of the existing villa are already enclosed by a 2 meter high wall/gate. There are therefore no public views into what would become the curtilage of the new house that would be created by the conversion of the coach house. Given this, it is not possible to say that the subdivision would adversely affect the residential character and amenity of the existing residential area; no member of the public would even know that the subdivision had taken place.
- 5.13 With respect to the subdivision of the curtilage of a dwelling for a new house **Policy H5** of the adopted Local Plan states that applicants should ensure that the proposed plot can accommodate a house and garden; the new house and garden to be of a scale and character appropriate to the neighbourhood; sufficient garden ground should be retained for the existing house; the privacy of existing properties should not be adversely affected, and separate vehicular accesses should be provided.

- 5.14 As can be seen from the submitted plans (see **Figure 4** below) the proposed new plot (shown edged in red) will be able to be provided with an appropriate amount of garden ground, whilst ensuring that the existing villa retains sufficient provision of amenity space to both the front and the rear (shown hatched in blue). With respect to the proposed plot ratio, it is considered that the new house and garden to be created would also be of a scale and character appropriate to the neighbourhood.



Figure 4: Proposed Site Plan © Clark Design

- 5.15 There would be no formal subdivision of the front garden grounds of the villa, i.e., there is no proposal to erect any kind of fence or wall that would physically separate the two plots. The only wall that is proposed (referred to in the second reason for refusal) would be to the rear of the existing wall/gate, so would not be visible from any public vantage point. It is also not considered that the subdivision would adversely affect the privacy of either the existing or the new dwelling.
- 5.16 Finally, the application proposal also includes the formation of a new vehicular access from Bonhill Road. The proposed new access would serve the existing villa and the existing access would serve the converted and extended coach house. Officers have no objections to this aspect of the application proposal, which is a requirement of **Policy H5** of the adopted Local Plan.

6. Conclusions:

- 6.1 In conclusion it is considered that the existing coach house is an attractive building that is of some historic importance. Both **Policy 9** and **Policy 12** of the recently adopted NPF both strongly support development proposals for the reuse of existing buildings, and both **Policy 15** and **Policy 16** of the NPF support proposals that would create new dwellings withing urban areas that are within walking and cycling distance of local services. Given the age of the Council's Local Plan the policies of the NPF should be given greater weight.
- 6.2 The Officer's primary concerns appear to be based on their view that the subdivision of the plot would somehow adversely affect the character and appearance of the area. These concerns cannot however be substantiated. As noted above there would be no physical subdivision of the front garden grounds of the existing villa, and there would be no public views into what would become the curtilage of the new house that would be created by the conversion of the coach house. From the public perspective, there would therefore be no change to the character and the appearance of the area. Given this, it is not considered that there would be any conflict with the provisions of **Policy 14** of the NPF, **Policy H5** of the adopted Local Plan, or **Policy CP1** or **Policy H4** of the Proposed Local Development Plan 2.

PLANNING APPLICATION:

DC23/015/FUL



16 Church Street Dumbarton G82 1QL Tel: 0141 951 7930 Email: development.management@west-dunbarton.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100615367-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed coach house conversion to form new dwelling house and formation of new driveway to existing house

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Clark Design Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Paul	Building Name:	Strathleven House
Last Name: *	Clark	Building Number:	
Telephone Number: *	01389756271	Address 1 (Street): *	Levenside Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Dumbarton
Fax Number:		Country: *	Scotland
		Postcode: *	G82 3PD
Email Address: *	paul@clark-design.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	G	Building Number:	61
Last Name: *	Sweeney	Address 1 (Street): *	Bonhill Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Dumbarton
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G82 2DR
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

West Dunbartonshire Council

Full postal address of the site (including postcode where available):

Address 1:

61 BONHILL ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

DUMBARTON

Post Code:

G82 2DR

Please identify/describe the location of the site or sites

Northing

675945

Easting

240252

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

190.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Coach house

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

<p>Are you proposing any change to public paths, public rights of way or affecting any public right of access? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.</p>	
<p>How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?</p>	<div style="border: 1px solid black; padding: 2px 10px;">2</div>
<p>How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *</p>	<div style="border: 1px solid black; padding: 2px 10px;">5</div>
<p>Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).</p>	
<h2 style="margin: 0;">Water Supply and Drainage Arrangements</h2>	
<p>Will your proposal require new or altered water supply or drainage arrangements? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *</p> <p><input checked="" type="checkbox"/> Yes – connecting to public drainage network</p> <p><input type="checkbox"/> No – proposing to make private drainage arrangements</p> <p><input type="checkbox"/> Not Applicable – only arrangements for water supply required</p>	
<p>Do your proposals make provision for sustainable drainage of surface water?? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (e.g. SUDS arrangements) *</p> <p>Note:-</p> <p>Please include details of SUDS arrangements on your plans</p> <p>Selecting 'No' to the above question means that you could be in breach of Environmental legislation.</p>	
<p>Are you proposing to connect to the public water supply network? *</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No, using a private water supply</p> <p><input type="checkbox"/> No connection required</p> <p>If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).</p>	
<h2 style="margin: 0;">Assessment of Flood Risk</h2>	
<p>Is the site within an area of known risk of flooding? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p> <p>If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.</p> <p>Do you think your proposal may increase the flood risk elsewhere? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know</p>	
<h2 style="margin: 0;">Trees</h2>	
<p>Are there any trees on or adjacent to the application site? * <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.</p>	
<h2 style="margin: 0;">Waste Storage and Collection</h2>	
<p>Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	

If Yes or No, please provide further details: * (Max 500 characters)

shown on plans

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☒ Yes ☐ No

How many units do you propose in total? *

2

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☐ No ☒ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Paul Clark

On behalf of: Mr G Sweeney

Date: 26/01/2023

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☐ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Paul Clark

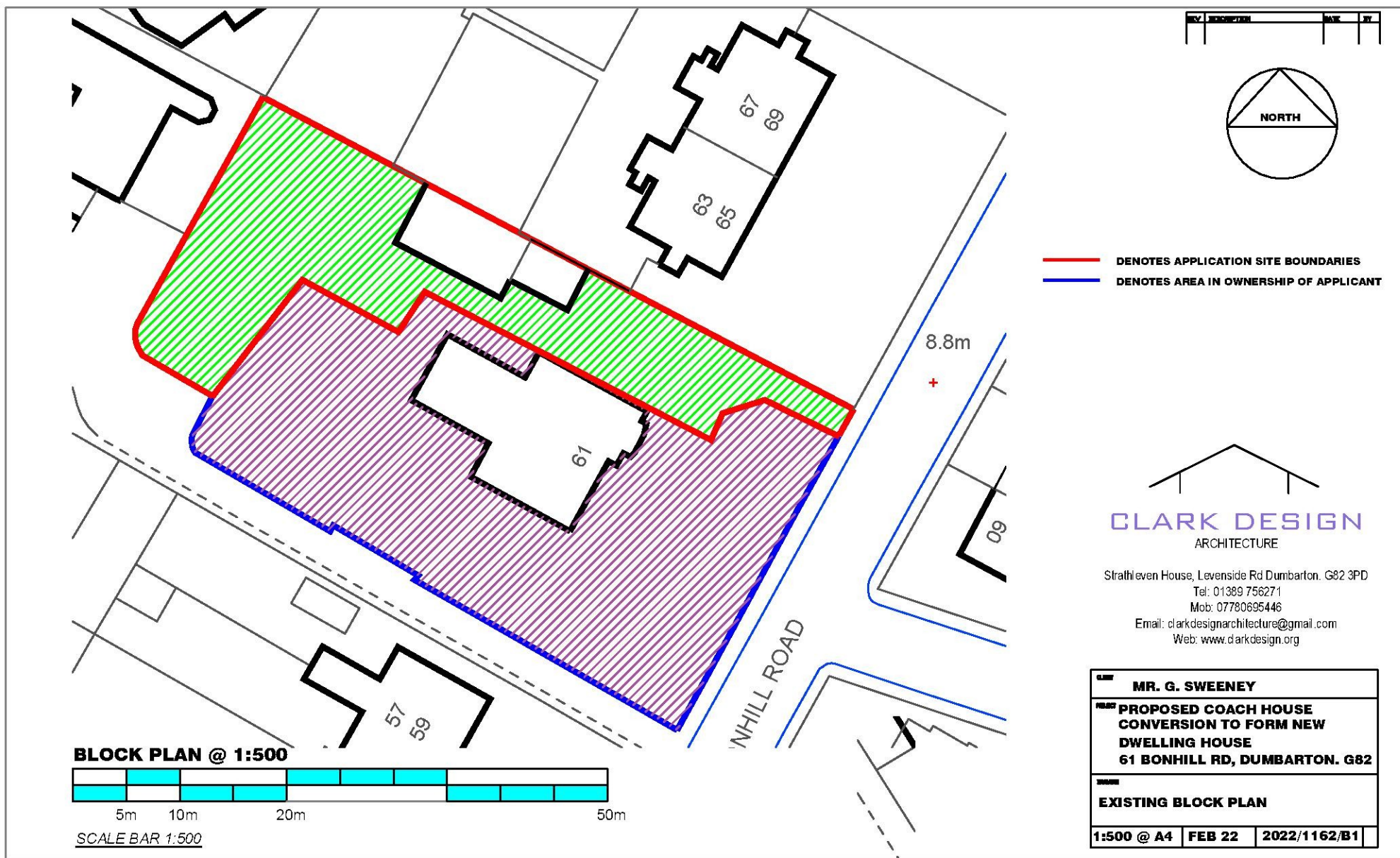
Declaration Date: 26/01/2023

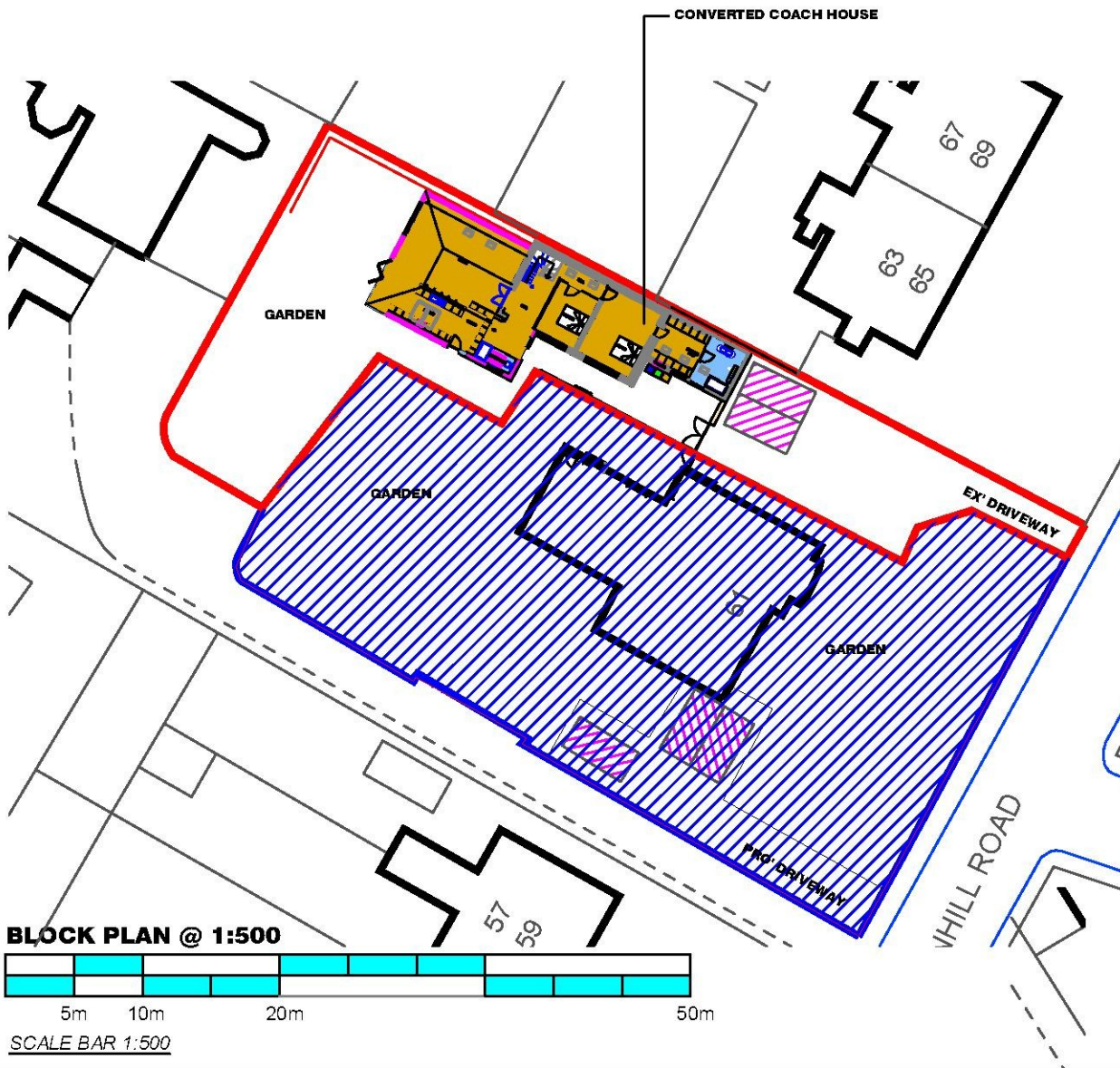
Payment Details

Online payment: 030928

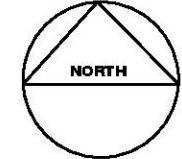
Payment date: 30/01/2023 10:56:12

Created: 30/01/2023 10:56





REV	DESCRIPTION	DATE	BY

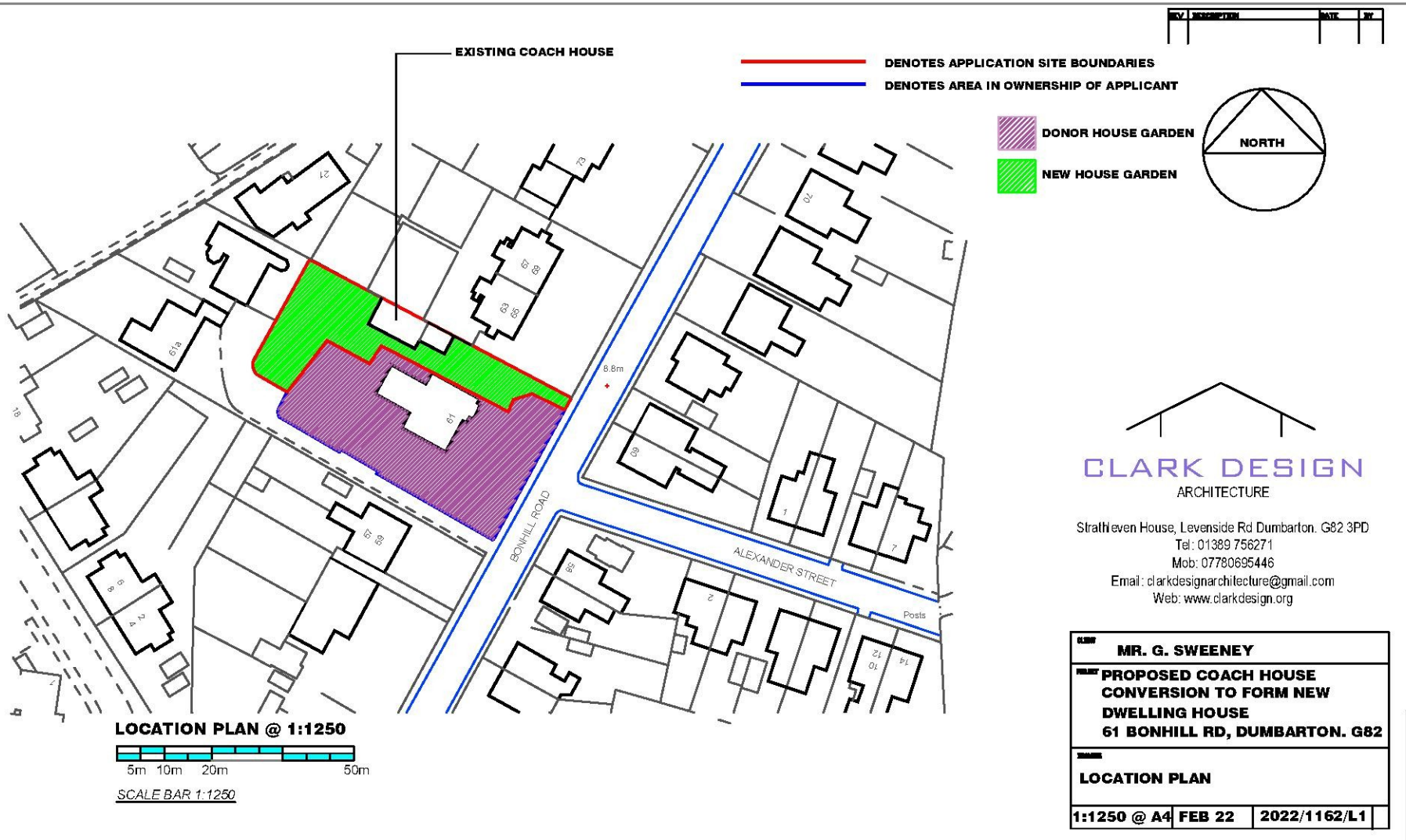


- DENOTES AREA TO BE RETAINED BY ORIGINAL HOME
- DENOTES AREA TO BE DONATED
- REFUSE STORAGE
- OFF STREET CAR PARKING SPACE (2.5 x 5.0m)

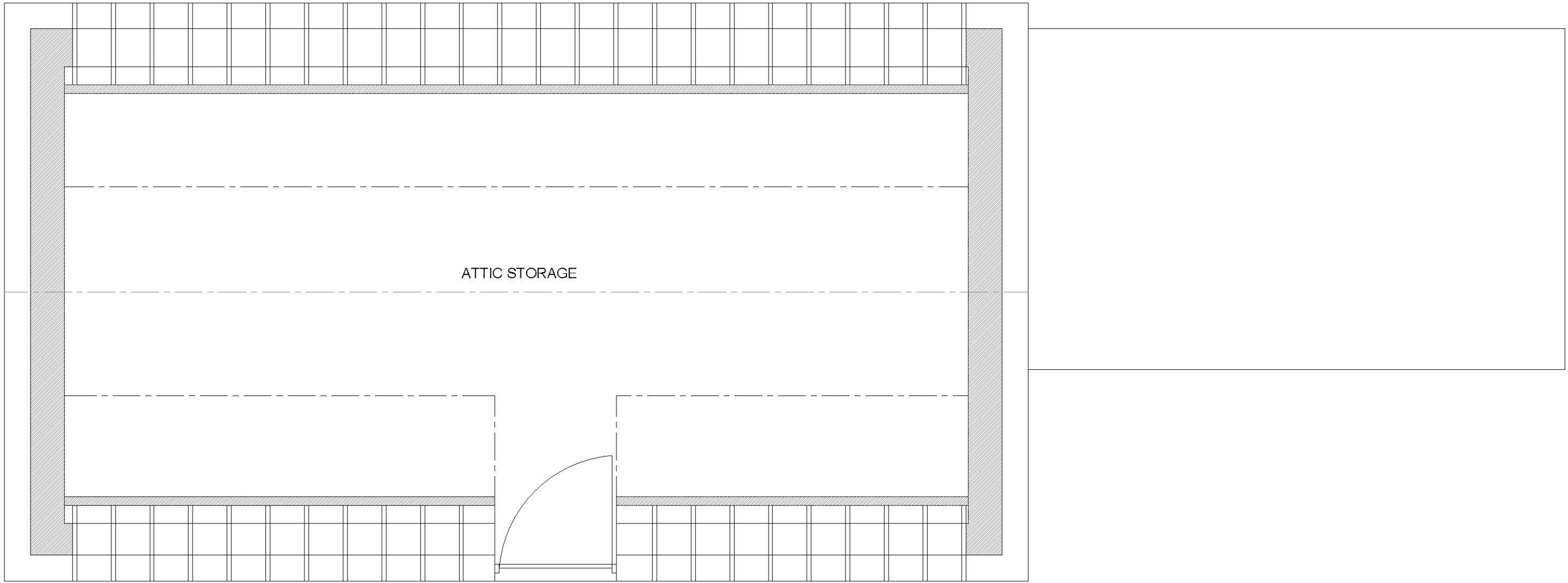
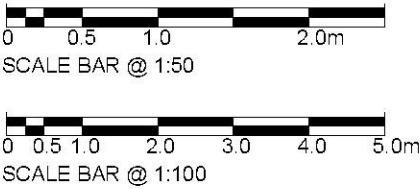
CLARK DESIGN
ARCHITECTURE

Strathleven House, Levenside Rd Dumbarton. G82 3PD
Tel: 01389 756271
Mob: 07780695446
Email: clarkdesignarchitecture@gmail.com
Web: www.clarkdesign.org

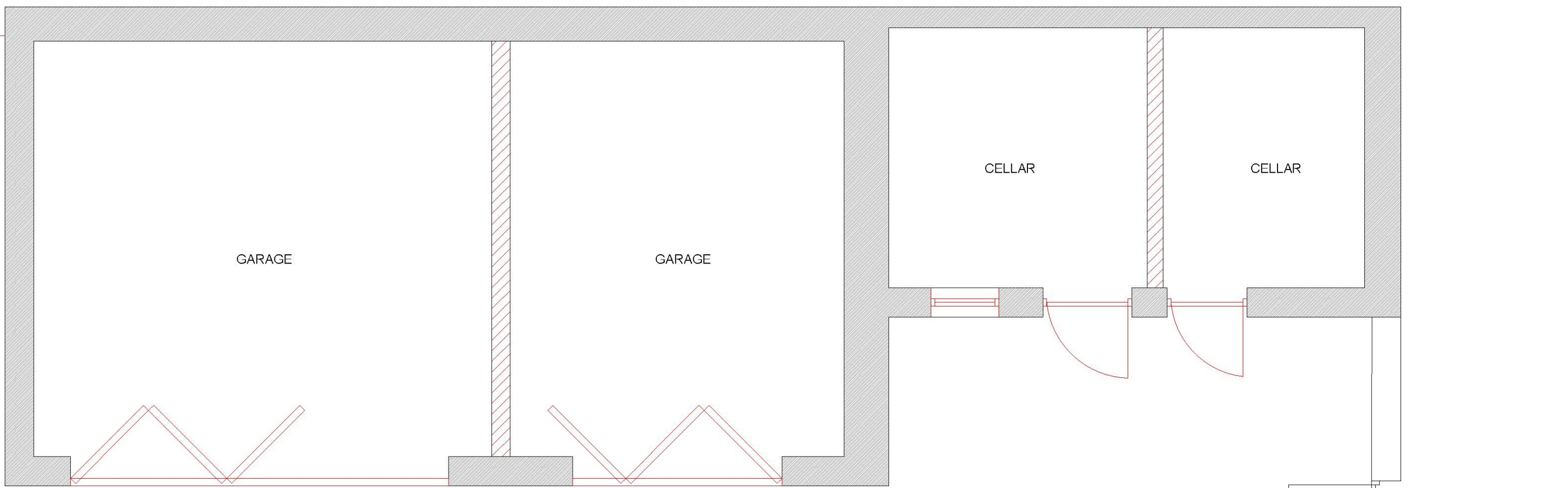
MR. G. SWEENEY		
PROPOSED COACH HOUSE CONVERSION TO FORM NEW DWELLING HOUSE 61 BONHILL RD, DUMBARTON. G82		
PROPOSED BLOCK PLAN		
1:500 @ A4	FEB 22	2022/1162/B3



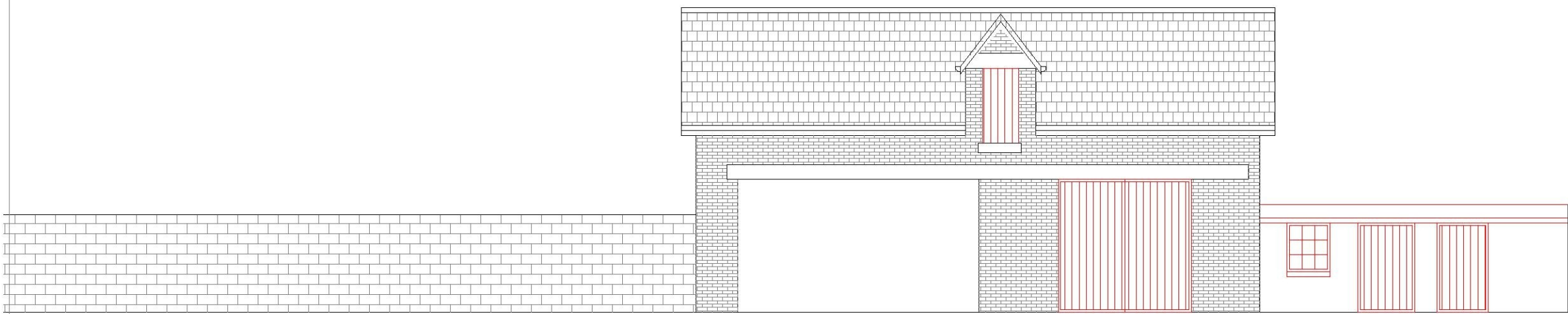
REV.	DESCRIPTION	DATE	BY



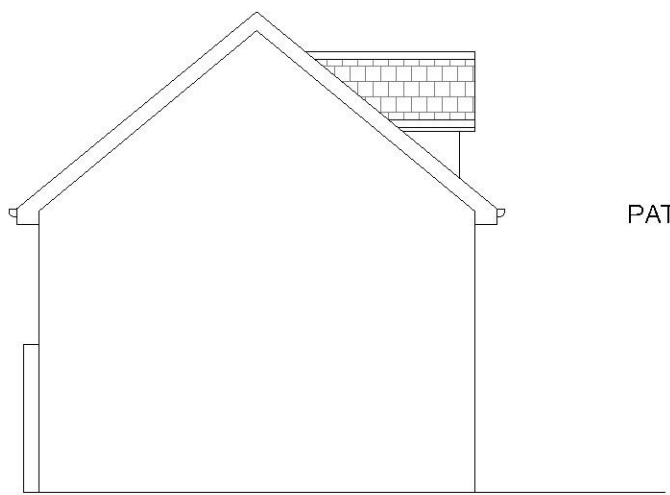
EXISTING FIRST FLOOR PLAN @ 1:50



EXISTING GROUND FLOOR PLAN @ 1:50



EXISTING FRONT ELEVATION @ 1:100



EXISTING GABLE ELEVATION @ 1:100

RED HATCHING DENOTES DOWNTAKINGS

This drawing must not be scaled, only written dimensions to be respected.

All dimensions are to be checked/confirmed on site prior to materials being ordered with special care given to items prefabricated off site.

This drawing is the copyright of Clark Design Architecture and must not be copied or reproduced without permission.

This drawing must be read in conjunction with the contract specification and all other architects, engineers, drawings and layouts, schedules and details.

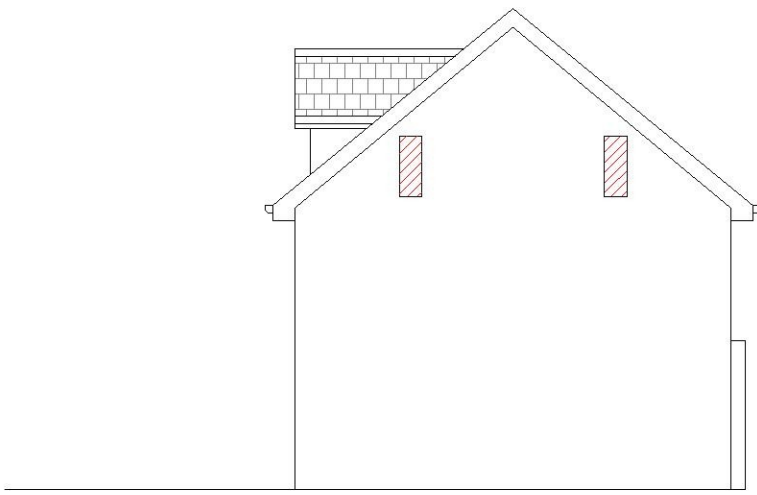
No changes to be made without consultation with Clark Design.

PLANNING

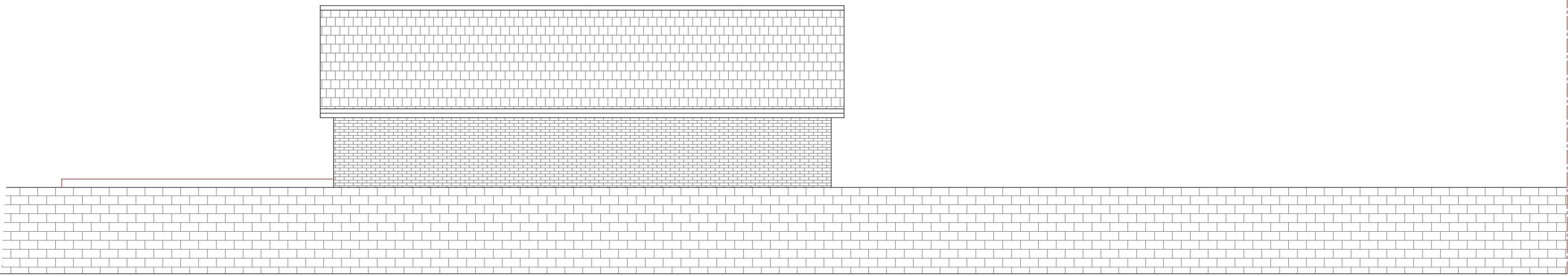
CLARK DESIGN
ARCHITECTURE

Strathleven House, Levenside Rd Dumbarton. G82 3PD
Tel: 01389 756271
Mob: 07780695446
Email: enquiries@clark-design.co.uk
Web: www.clarkdesign.org

CLIENT	MR. G. SWEENEY		
PROJECT	PROPOSED COACH HOUSE CONVERSION & ALTERATIONS 61 BONHILL ROAD DUMBARTON. G82 2DR		
DRAWING	EXISTING PLANS & ELEVATIONS		
	A1	NOV 22	2022/1252/01



EXISTING GABLE ELEVATION @ 1:100



EXISTING REAR ELEVATION @ 1:100

REV	DESCRIPTION	DATE	BY
A	ROOF DESIGN REVISED	12.12.22	PC



**GUTTERS/RAIN WATER PIPES/
SOFFITS/FASCIAS:
UPVC TO MATCH EXISTING**

No changes to be made without consultation with Clark Design.



PROPOSED PLANS & ELEVATIONS			
A1	NOV 22	2022/1252/02	A

**PLANNING APPLICATION CONSULTATION
RESPONSES**

DC23/015/FUL

From: [Development Management](#)
To: [planning scanindex](#)
Cc: [Amy Melkevik](#)
Subject: FW: Consultation Request DC23/015/FUL FUL 61 Bonhill Road Dumbarton G82 2DR
Date: 15 May 2023 17:36:53

From: Iain Hastings <Ian.Hastings@west-dunbarton.gov.uk>
Sent: 12 May 2023 15:09
To: Development Management <Development.Management@west-dunbarton.gov.uk>
Subject: Consultation Request DC23/015/FUL FUL 61 Bonhill Road Dumbarton G82 2DR

With regards to application DC23/015/FUL we have no objections on Flood Risk grounds.

Regards
Iain

Iain Hastings
Technical Assistant
Flood Risk Management
Roads & Transportation
West Dunbartonshire Council
Bridge Street Office
Dumbarton
G82 1NT

Do you know your responsibilities under the Flood Risk Management (Scotland) Act 2009?
It is your responsibility to manage your own flood risk and protect yourself, your family, property or business. Local authorities are responsible for producing the Local Flood Risk Management Plan and working in partnership with SEPA, Scottish Water and other responsible authorities to develop these.

For further information and independent advice on Flooding issues see
www.scottishfloodforum.org

Housing, Environment & Economic Development
Road Services
Observations on Planning Application

Planning Application No: DC23/015/FUL
 Applicant:
 Proposed Development: conversion of a coach house to form a new dwelling
 Location: 61 Bonhill Road in Dumbarton
 Type of Consent: -
 Ref. No(s) of drg(s) submitted:

Proposal Acceptable?	Y or N	Item Ref.
1. EXISTING ROADS		1a
(a) General Impact of Development	NOTE	
(b) Type of Connection(s) (road junction/footway crossing)		
(c) Location(s) of Connection(s)		
(d) Sightlines (.....)		
(e) Active Travel Provision		
2. NEW ROADS		
(a) Widths (.....)		
(b) Layout (horizontal/vertical alignment)		
(c) Junction details (location/s/radii/sightlines)		
(d) Turning Facilities		
(e) Traffic Calming		
(f) Active Travel Provision		
(g) Provision of Utilities		
3. SERVICING AND CAR PARKING		
(a) Servicing Arrangements/Driveways		
(b) Car and Cycle Parking Provision (.....)		
(c) Maximum Parking Standards		
(d) Layout of Parking Bays/Garages		

4. RECOMMENDATION	No objections
--------------------------	---------------

5. CONDITIONS/REASONS FOR REFUSAL/DEFERMENT:-

6. NOTES FOR INTIMATION TO APPLICANT

(i) Construction Consent (S21)*	Required for
(ii) Road Bonds (S17)*	

(iii) Road Opening Permit (S56)*	Required for
(iv) Transportation Statement / Assessment	
(V) Flood Risk Assessment	

* Relevant Section of the Roads (Scotland) Act 1984

** Relevant Section of National Roads Development Guide

*** Relevant Section of Traffic Signs Regulations and General Directions (TSRGD)

Signed

Date

Head of Land Services

Contact: Sarah Johnson
Tel:

[illegible]

Copies to:

From: [Development Management](#)
To: [planning scanindex](#)
Subject: FW: Re: DC23/015/FUL - 61 Bonhill Road Dumbarton G82 2DR
Date: 31 May 2023 17:20:27

From: Adeyemi Roland <Adeyemi.Roland@west-dunbarton.gov.uk>
Sent: 31 May 2023 17:15
To: Development Management <Development.Management@west-dunbarton.gov.uk>
Cc: Amy Melkevik <Amy.Melkevik@west-dunbarton.gov.uk>
Subject: Re: DC23/015/FUL - 61 Bonhill Road Dumbarton G82 2DR

Hi

With regards to the above planning application DC23/015/FUL EH (Environmental Health) have no comments make.

Regards

Adeyemi Roland

Environmental Health Officer
Environmental and Public Protection Group
Environmental Health
West Dunbartonshire Council
16 Church Street
Dumbarton
G82 1QL
Tel: 07500485147

APPOINTED OFFICER'S DECISION:

DC23/015/FUL

WEST DUNBARTONSHIRE COUNCIL

REPORT OF HANDLING (Delegated)

APP NO: DC23/015/FUL

CASE OFFICER: Amy Melkevik

ADDRESS/SITE: 61 Bonhill Road, Dumbarton, G82 2DR

PROPOSAL: Proposed coach house conversion to form new dwelling house and formation of new driveway to existing house

1. Site Description/Development Details

This is an application for planning permission to convert an existing coach house in order to form a new dwellinghouse as well as to create a new driveway to the existing dwellinghouse at 61 Bonhill Road in Dumbarton. 61 Bonhill Road is a large, detached, two storey, sandstone villa set within what is a large plot by modern standards. It has a large grassed front garden with a vehicle access from Bonhill Road and parking located at the front of the dwellinghouse. There is a double gate which separates the front and rear gardens. Within the rear curtilage there are areas of grass as well as paved areas which are located between the coach house and existing dwellinghouse, and from the rear extension to creating a patio area. The existing coach house which is currently being used for storage is also located within the rear garden. The coach house is of a similar time period as the villa and storey and a half in height with a lower, single storey, flat roofed side extension. There are two main openings within the main coach house, one of which is currently open and one with doors. There is an opening at the upper level which is currently blocked up. Within the single storey extension there are two doors as well as a window. The existing material finishes are a mix of sandstone and blonde bricks for the external walls, dark grey painted timber for the doors and a slate roof.

It is proposed that a new access is to be created for 61 Bonhill Road. This access would be located at the southernmost point of the plot and would lead to three newly created vehicle parking spaces, set to the side of the principal elevation of 61 Bonhill Road. The creation of the new access would allow the existing driveway, which is located at the most eastern point of the plot, to be used in order to access the proposed new dwellinghouse. A gate separating the front and rear gardens would remain however there would be a new configuration which would add a further single gate and 2m high wall separating the two dwellinghouses. The existing coach house would be added to in the way of a further extension to the west. This extension would be single storey in height with a hipped roof containing three roof lights. It is proposed to measure 12m at its longest point, extending the coach house by a total of 8.75m in total due to an overlap with the coach house. It would have a large window on the side elevation as well as a further section of glazing which is mostly on the side elevation but turns the corner onto the front elevation. The west extension section of the front elevation would include a door and high level window. The main door to the new dwelling would also be located within the new extension. The proposed material finishes are stone to match the existing for the external walls, anthracite uPVC windows and doors, and a slate roof, also to match what is existing. Moving to the main section of the coach house, the external alterations would include installing a window within an existing opening at the upper level as well as the addition of 8 roof lights within the roof. Within the existing two, lower level openings, similar style, fixed "doors" would remain with glazed sections at the top. The existing eastern extension alterations include the alteration of a section of flat roof to create a gable ended roof with three roof lights incorporated. What was two doors and a window is altered to

become one, high level bathroom window. It is proposed that the garden space will be divided in order to provide a delineated space for each dwellinghouse although no boundary details have been provided. The garden space for the new dwellinghouse would stretch the width of the plot at the rear, leaving the garden space for the existing dwellinghouse at its rear.

61 Bonhill Road has previously been extended to the rear under application DC14/078. The rear curtilage of 61 Bonhill has also, at some point in the past, already been subdivided in order to create 61a and 61b Bonhill Road as well as the access which serves both properties from Bonhill Road.

2. Consultations

West Dunbartonshire Council Roads

No objections

West Dunbartonshire Council Roads (Flooding)

No objections on Flood Risk grounds

West Dunbartonshire Council Environmental Health

No comments

3. Application Publicity

None required.

4. Representations

None received.

5. Relevant Policy

National Planning Framework 4

- Policy 1 - Tackling the climate and nature crisis
- Policy 2 - Climate mitigation and adaptation
- Policy 3 - Biodiversity
- Policy 14 - Design quality and place
- Policy 22 - Flood risk and water management
- Policy 23 – Health and safety

West Dunbartonshire Local Plan

- Policy GD 1 - Development Control
- Policy H5 - Development within Existing Residential Areas
- Policy R2 – Open Space Provision

West Dunbartonshire Local Development Plan Proposed Plan

On 15 March 2023, the Planning Committee took a decision that the Council would not adopt Local Development Plan 2. The Proposed Local Development Plan 2 (LDP2), incorporating the recommended modifications of the Examination Report received on 22 April 2020, which were accepted by the Planning Committee of 19 August 2020, remains the Council's most up to date spatial strategy and is therefore afforded significant weight in the assessment and

determination of planning applications. The Scottish Ministers' Direction relating to the adoption of LDP2, dated 18 December 2020, is also a material consideration.

- Policy CP1 Creating Places
- Policy H4 Residential Amenity
- Policy GI2 Open Space Standards
- Policy GI4 Developer Contributions

6. Appraisal

National Planning Framework 4 (NPF4) sets out the national planning policy position within the Development Plan with a range of policies applicable to this proposal. Policy 14 states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. The Policy goes on to require that development proposals take account of the six qualities of successful places and advises that development proposals that are poorly designed, detrimental to the amenity of the surrounding area will not be supported. Policy GD1 of the Local Plan (LP) and Policy CP1 of the Local Development Plan 2 (LDP2) relate to the quality, design, and character of an area. Policy CP1 states that new development shall take a design led approach to creating sustainable places which put the needs of people first and demonstrate the six qualities of successful places. Developments are required to demonstrate an understanding of the local context and contribute positively towards the distinctive identity of West Dunbartonshire retaining, reinforcing and responding to established patterns of development.

In assessing the proposal, it is noted that the existing pattern of development within this section of Bonhill Road comprises large, detached and semi-detached, sandstone dwellinghouses in a setting of private gardens with parking to the front. There remains a broad consistency in the depth and ratio of rear garden plots on this part of Bonhill Road. The proposal to create a new driveway, with vehicle parking to the front of the dwellinghouse would be in keeping with the pattern of development and therefore acceptable in terms of the policies. The Roads Service were consulted on the proposal and have no objections to the proposal but note that a Road Opening Permit would be required.

In relation to the proposed new dwellinghouse, whilst it is located to the rear of the existing dwellinghouse and any views of visual changes will be limited, the plot itself will be divided. Although the plot is large, it has already been divided in order to create 61a and 61b. The further subdivision of the plot would increase the overall density of development and alter the settlement pattern which would in turn not retain, reinforce or respond to the established pattern of development. As such given the concerns it is considered that the development is not supported by either Policy 14 of NPF4 or Policy CP1 of proposed LDP2. In addition, the Creating Places Planning Guidance 2022 advises that the redevelopment of existing buildings require to respond to their surroundings while ensuring amenity for residents. This includes respecting building lines and plot shapes. For the reasons above, it is not considered that the proposal accords with the Guidance.

In further assessing the proposal, Policy H5 of the LP and Policy H4 of proposed LDP2 focus on residential amenity. Policy H4 states that the Council will protect, preserve and enhance the residential character and amenity of existing residential areas at all times. The existing east extension has been designed in order to prevent overlooking towards the existing dwellinghouse, with the removal of windows and the use of part of the space as a bathroom. However, there is also a 2m high wall separating the two buildings and creating a passage way. This would change the character of the plot by altering what was once a wide opening into the garden space.

The proposed west extension has large sections of glazing on the side elevation. The distance between the side elevation and the boundary is 8.5m and the distance between the side elevation and the neighbouring property to the rear's glazed conservatory is 11.7m. There is however an existing 2m high brick, boundary wall. As such, it is considered that no unacceptable overlooking issues will be created between the new dwelling and the existing neighbouring properties. Whilst no overlooking issues will be created between the coach house and the properties to the rear, the garden grounds of the coach house and 61 Bonhill Road will be very close in nature. Whilst no details of boundary treatments have been noted, any sort of wall or fence that would provide privacy would be overbearing and create a division of the plot that is not characteristic of the area. As such it would not be possible to create appropriate amenity space for the new dwellinghouse and in turn the residential amenity of the area would not be preserved or enhanced. As such the proposal is not supported by Policy H5 of the LP and Policy H4 of proposed LDP2.

Policy R2 of the adopted Local Plan advises on open space standards for new development with Policies GI2 and GI4 of proposed LDP2 providing the up-to-date position. Any development of new dwellings, even if small scale will be expected to provide a contribution towards the cost of providing or improving green infrastructure in the area. Policy GI4 of proposed LDP2 advises that developer contributions will apply in a number of circumstances including smaller sites of less than 10 units where provision of green infrastructure is not possible. Further details are set out in the Council's Green Network and Green Infrastructure Planning Guidance 2022. In the event the proposal was otherwise acceptable, a contribution to open space would be expected.

No objections have been received in relation to the application and no objections have been received from the consultees to the application.

In conclusion, the conversion of the coach house to form a new dwellinghouse within the rear garden grounds of 61 Bonhill Road is not supported by National Planning Framework 4 Policy 14 together with adopted West Dunbartonshire Local Plan Policy H5 and GD1 and the West Dunbartonshire Local Development Plan 2 policies CP1 and H4. The dwellinghouse would not be in keeping with the character and settlement pattern of the immediate area and would have a detrimental impact to the amenity of the surrounding area and as such should a recommendation for refusal is made. Whilst the creation of a new driveway to the front of 61 Bonhill Road would in principle be acceptable, it is not possible to approve part of a planning application and refuse another.

7. Added Value

None

8. Recommendation

Planning permission be refused for the following reasons:

1. The conversion and extension of the coach house does not demonstrate an understanding of the local context as the subdivision of the plots is not in keeping with depth and ratio of rear garden plots on this part of Bonhill Road. The proposal therefore does not accord with Policy 14 of the National Planning Framework 4, Policy CP1 of the proposed West Dunbartonshire Local Development Plan 2 and the Creating Places Planning Guidance 2022.
2. The conversion and extension of the coach house does not enhance the residential character and amenity of the existing residential area due to the boundary wall required to create the subdivision and the close proximity of garden spaces. The proposal

therefore does not accord with Policy H5 of the adopted West Dunbartonshire Local Plan and H4 of the proposed West Dunbartonshire Local Development Plan 2.

FOR NOTING

1. The plans referred to as part of this decision are:
 - 2022/1162/B1 Existing Block Plan
 - 2022/1162/B3 Proposed Block Plan
 - 2022/1162/L1 Location Plan
 - 2022/1252/01 Existing plans and elevations
 - 2022/1252/02 Rev A Proposed plans and elevations

Refusal of Planning Permission

WEST DUNBARTONSHIRE COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (SCOTLAND) REGULATIONS

Proposal Proposed coach house conversion to form new dwelling house

Site 61 Bonhill Road
Dumbarton
G82 2DR

Applicant Mr G Sweeney

Agent Clark Design Architecture
Strathleven House
Levenside Road
Dumbarton
G82 3PD
F.A.O. Paul Clark

Class of Development Local Development

Decision Type Delegated

WEST DUNBARTONSHIRE COUNCIL, AS PLANNING AUTHORITY, IN EXERCISE OF THEIR POWERS UNDER THE ABOVE-MENTIONED ACTS AND ORDERS, AND HAVING CONSIDERED YOUR PROPOSED DEVELOPMENT, THE PLAN(S) DOCKETED AS RELATIVE THERETO AND THE PARTICULARS GIVEN IN THE ABOVE APPLICATION, HEREBY:-

**DECISION: REFUSE PLANNING PERMISSION FOR THE REASON(S)
CONTAINED IN THE ACCOMPANYING PAPER(S) APART.**

DATED THIS: 27th day of June 2023

Signature 
For West Dunbartonshire Council

Planning, Building Standards and Environmental Health Manager
16 Church Street
Dumbarton
G82 1QL

Reason for Refusal

1. The conversion and extension of the coach house does not demonstrate an understanding of the local context as the subdivision of the plots is not in keeping with depth and ratio of rear garden plots on this part of Bonhill Road. The proposal therefore does not accord with Policy 14 of the National Planning Framework 4, Policy CP1 of the proposed West Dunbartonshire Local Development Plan 2 and the Creating Places Planning Guidance 2022.
2. The conversion and extension of the coach house does not enhance the residential character and amenity of the existing residential area due to the boundary wall required to create the subdivision and the close proximity of garden spaces. The proposal therefore does not accord with Policy H5 of the adopted West Dunbartonshire Local Plan and H4 of the proposed West Dunbartonshire Local Development Plan 2.

FOR NOTING

1. The plans referred to as part of this decision are:
 - 2022/1162/B1 Existing Block Plan
 - 2022/1162/B3 Proposed Block Plan
 - 2022/1162/L1 Location Plan
 - 2022/1252/01 Existing plans and elevations
 - 2022/1252/02 Rev A Proposed plans and elevations

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
PLANNING ETC. (SCOTLAND) ACT 2006

RIGHTS OF AGGRIEVED APPLICANTS (DELEGATED DECISIONS)

1. If this decision involves a refusal of planning permission or the granting of permission subject to conditions, and if the applicant is aggrieved by this decision, they may seek a review of this decision with the Local Review Body within 3 months of the date of this notice.

Notice of Review forms and guidance can be obtained and submitted to us via the Scottish Government [ePlanning portal](#)

Alternatively the review forms may be submitted in writing* to:

West Dunbartonshire Council
Planning Local Review Body
16 Church Street
Dumbarton G82 1QL
0141 951 7930

*Please note that due to the Government guidance regarding Covid-19, all staff are working remotely therefore there will be delays in receiving any paper submissions. We would therefore encourage electronic submissions via the e-planning portal. If you require any assistance please contact us using the above contact telephone number or alternatively e-mail us – development.management@west-dunbarton.gov.uk

2. If permission to develop is refused or granted subject to conditions (whether by the Planning Authority or the Scottish Ministers), and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.

RELEVANT POLICIES:

DC23/015/FUL

National Planning Framework 4

Policy 1 – Tackling the climate and nature crisis

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2 – Climate mitigation and adaptation

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Policy 9 Brownfield, vacant and derelict land and empty buildings

- a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.
- b) Proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.
- c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.
- d) Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Policy 12 – Zero Waste

- a) Development proposals will seek to reduce, reuse, or recycle materials in line with the waste hierarchy.
- b) Development proposals will be supported where they: i. reuse existing buildings and infrastructure; ii. minimise demolition and salvage materials for reuse; iii. minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life; iv. use materials with the lowest forms of embodied emissions, such as recycled and natural construction materials; v. use materials that are suitable for reuse with minimal reprocessing.

- c) Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:
- i. provision to maximise waste reduction and waste separation at source, and
 - ii. measures to minimise the crosscontamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.
- d) Development proposals for waste infrastructure and facilities (except landfill and energy from waste facilities) will be only supported where:
- i. there are no unacceptable impacts (including cumulative) on the residential amenity of nearby dwellings, local communities; the transport network; and natural and historic environment assets;
 - ii. environmental (including cumulative) impacts relating to noise, dust, smells, pest control and pollution of land, air and water are acceptable;
 - iii. any greenhouse gas emissions resulting from the processing and transportation of waste to and from the facility are minimised;
 - iv. an adequate buffer zone between sites and sensitive uses such as homes is provided taking account of the various environmental effects likely to arise;
 - v. a restoration and aftercare scheme (including appropriate financial mechanisms) is provided and agreed to ensure the site is restored;
 - vi. consideration has been given to co-location with end users of outputs.
- e) Development proposals for new or extended landfill sites will only be supported if:
- i. there is demonstrable need for additional landfill capacity taking into account Scottish Government objectives on waste management; and
 - ii. waste heat and/or electricity generation is included. Where this is considered impractical, evidence and justification will require to be provided.
- f) Proposals for the capture, distribution or use of gases captured from landfill sites or waste water treatment plant will be supported.
- g) Development proposals for energy-from-waste facilities will not be supported except under limited circumstances where a national or local need has been sufficiently demonstrated (e.g. in terms of capacity need or carbon benefits) as part of a strategic approach to residual waste management and where the proposal:
- i. is consistent with climate change mitigation targets and in line with circular economy principles;
 - ii. can demonstrate that a functional heat network can be created and provided within the site for appropriate infrastructure to allow a heat network to be developed and potential local consumers have been identified;
 - iii. is supported by a heat and power plan, which demonstrates how energy recovered from the development would be used to provide electricity and heat and where consideration is given to methods to reduce carbon emissions of the facility (for example through carbon capture and storage)
 - iv. complies with relevant guidelines published by Scottish Environment Protection Agency (SEPA); and
 - v. has supplied an acceptable decarbonisation strategy aligned with Scottish Government decarbonisation goals.

Policy 14 - Design, Quality and Place

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

- Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.
- Pleasant: Supporting attractive natural and built spaces.
- Connected: Supporting well connected networks that make moving around easy and reduce car dependency
- Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.
- Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.
- Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 15 – Local living and 20 minute neighbourhoods

a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

Policy 16 – Quality Homes

- a) Development proposals for new homes on land allocated for housing in LDPs will be supported.
- b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to: i. meeting local housing requirements, including affordable homes; ii. providing or enhancing local infrastructure, facilities and services; and iii. improving the residential amenity of the surrounding area.
- c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: i. self-provided homes; ii. accessible, adaptable and wheelchair accessible homes; iii. build to rent; iv. affordable homes; v. a range of size of homes such as those for larger families; vi. homes for older people, including supported accommodation, care homes and sheltered housing; vii. homes for people undertaking further and higher education; and viii. homes for other specialist groups such as service personnel.
- d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.
- e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where: i. a higher contribution is justified by evidence of need, or ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes. The contribution is to be provided in accordance with local policy or guidance.
- f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where: i. the proposal is supported by an agreed timescale for build-out; and ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods; iii. and either: · delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or · the proposal is consistent with policy on rural homes; or · the proposal is for smaller scale opportunities within an existing settlement boundary; or · the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

g) Householder development proposals will be supported where they: i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

Policy 22 – Flood risk and water management

a) Development proposals at risk of flooding or in a flood risk area will only be supported if they are for:

- i. essential infrastructure where the location is required for operational reasons;
- ii. water compatible uses;
- iii. redevelopment of an existing building or site for an equal or less vulnerable use; or.
- iv. redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that longterm safety and resilience can be secured in accordance with relevant SEPA advice.

The protection offered by an existing formal flood protection scheme or one under construction can be taken into account when determining flood risk.

In such cases, it will be demonstrated by the applicant that:

- all risks of flooding are understood and addressed;
 - there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes;
 - the development remains safe and operational during floods;
 - flood resistant and resilient materials and construction methods are used; and
 - future adaptations can be made to accommodate the effects of climate change.
- Additionally, for development proposals meeting criteria part iv), where flood risk is managed at the site rather than avoided these will also require:
- the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and
 - that the proposal does not create an island of development and that safe access/ egress can be achieved.

b) Small scale extensions and alterations to existing buildings will only be supported where they will not significantly increase flood risk.

c) Development proposals will:

- i. not increase the risk of surface water flooding to others, or itself be at risk.
- ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing bluegreen infrastructure. All proposals should presume no surface water connection to the combined sewer;
- iii. seek to minimise the area of impermeable surface.

- d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.
- e) Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported.

Policy 23 – Health and safety

- a) Development proposals that will have positive effects on health will be supported. This could include, for example, proposals that incorporate opportunities for exercise, community food growing or allotments.
- b) Development proposals which are likely to have a significant adverse effect on health will not be supported. A Health Impact Assessment may be required.
- c) Development proposals for health and social care facilities and infrastructure will be supported.
- d) Development proposals that are likely to have significant adverse effects on air quality will not be supported. Development proposals will consider opportunities to improve air quality and reduce exposure to poor air quality. An air quality assessment may be required where the nature of the proposal or the air quality in the location suggest significant effects are likely.
- e) Development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.
- f) Development proposals will be designed to take into account suicide risk.
- g) Development proposals within the vicinity of a major accident hazard site or major accident hazard pipeline (because of the presence of toxic, highly reactive, explosive or inflammable substances) will consider the associated risks and potential impacts of the proposal and the major accident hazard site/pipeline of being located in proximity to one another.
- h) Applications for hazardous substances consent will consider the likely potential impacts on surrounding populations and the environment.
- i) Any advice from Health and Safety Executive, the Office of Nuclear Regulation or the Scottish Environment Protection Agency that planning permission or hazardous substances consent should be refused, or conditions to be attached to a grant of consent, should not be overridden by the decision maker without the most careful consideration.
- j) Similar considerations apply in respect of development proposals either for or near licensed explosive sites (including military explosive storage sites).

Adopted West Dunbartonshire Local Plan 2010

Policy GD 1: Development Control

All new development is expected to be of a high quality of design and to respect the character and amenity of the area in which it is located. Proposals will be required to:

- be appropriate to the local area in terms of land use, layout and design (including scale, density, massing, height, aspect, effect on daylighting, crime prevention measures and privacy); developers will be required to submit design statements where appropriate;
- be energy efficient, including considering options for micro-renewable technologies;
- ensure that landscaping is integral to the overall design, that important landscape features and valuable species and habitats are conserved and where possible enhanced, and that there is an emphasis on native planting;
- ensure that the value of the historic and natural environment is recognised, and is not devalued or threatened by the proposal;
- ensure that open space standards are met;
- assess and address any existing or potential increase in flood risk and/or environmental pollution, provide drainage consistent with Sustainable Urban Drainage Systems design guidance and ensure that suitable remediation measures are undertaken on contaminated sites;
- demonstrate, where appropriate, that the development will not result in a negative impact on the water environment;
- ensure that increases in traffic volumes and adverse impacts on air quality are avoided or minimised by including provision for public transport, pedestrian and cycling access, and considering the need for a Green Travel Plan;
- meet the roads, parking and access requirements of the Council (particularly for disabled people and the emergency services) reflecting national guidance where appropriate;
- consider the availability of infrastructure and the impact on existing community facilities;
- minimise waste, and provide for the storage, segregation and collection of recyclable and compostable material; a Site Waste Management Plan may be required; and
- be consistent with other Local Plan policies.

Policy H5 Development within Existing Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded and where possible enhanced. Development within existing residential areas will be considered against the following criteria:

- the need to reflect the character of the surrounding area in terms of scale, density, design and materials;
- the requirement to avoid over development which would have an adverse effect on local amenity, access and parking or would be out of scale with surrounding buildings;
- the need to retain trees, hedgerows, open space and other natural features;
- extensions to dwellings must complement the character of the existing building, particularly in terms of scale and materials, not dominate in terms of size or height, and not have a significantly adverse affect on neighbouring properties;
- the subdivision of the curtilage of a dwelling for a new house should ensure that the proposed plot can accommodate a house and garden; the new house and garden to be of a scale and character appropriate to the neighbourhood; sufficient garden ground should be retained for the existing house; the privacy of existing properties should not be adversely affected and separate vehicular accesses should be provided;
- with regard to non-residential uses, whether they can be considered ancillary or complementary to the residential area, and would not result in a significant loss of amenity to the surrounding properties. A significant loss of amenity might be expected to occur as a result of increased traffic, noise, vibration, smell, artificial light, litter, hours of operation and general disturbance; and
- the proposal conforms with other Local Plan policies

Policy R2 Open Space Provision

In determining planning applications the Council will have due regard to the provision of open space as an integral part of the proposal. The Council's aim is that there is a minimum provision of formal or maintained recreation and amenity open space of 2.4 ha per 1,000 population, of which 1.6 ha is for outdoor sport and 0.8 ha for children's play space and amenity open space. Developers will be expected to provide open space in accordance with the above targets, unless it can be shown that such provision would be inappropriate for the scale or type of development proposed. Flexibility regarding the location, need and extent of open space provision may be acceptable if existing areas of open space are readily accessible from the development site and developers contribute to the provision or improvement of facilities in these areas. The table below indicates the level of provision or contribution for guidance purposes. The requirement for each different type of provision should be added together to provide the overall minimum provision. For the provision or improvement outwith the development site, Section 75 Agreements may be sought.

In developments of less than 50 houses where it can be shown that the layout provides substantial garden areas or in developments of less than 10 houses where physical restrictions are such that open space cannot reasonably be provided on the site which is otherwise acceptable for residential development, then the Council may determine that the specifications may not apply in whole or

in part. Recreational open space areas may not be sought for sheltered/special needs housing.

Proposed West Dunbartonshire Local Development Plan (LDP2, as modified 2020)

Policy CP1 Creating Places

New development shall take a design led approach to creating sustainable places which put the needs of people first and demonstrate the six qualities of successful places. All new development is required to:

- a) Demonstrate an understanding of the local context and contribute positively towards the distinctive identity of West Dunbartonshire; retaining, reinforcing and responding to established patterns of development, natural features and the historic environment.
- b) Ensure that streets are safe, comfortable and attractive for all users; creating an accessible, inclusive and walkable network of streets and paths which consider the role of streets as places for people first.
- c) Green infrastructure must be an integral part of the design process for development from the outset; in line with the requirements set out in Policy CP2.
- d) Ensure that the layout and form of the development, including the relationship between the buildings, streets and spaces, protect and enhance the amenity of existing communities, future occupiers and neighbouring development sites.
- e) Ensure that the design and construction of new buildings and materials used are of a high quality, sustainable and suited to the climate and location;
- f) Provide sustainable design which supports waste reduction targets and reduce carbon emissions in the development's construction and end use.

All new development is also required to accord with the guidance set out within the Creating Places Supplementary Guidance.

Note: Until such times as the Creating Places Supplementary Guidance is adopted by the Council, the 'Residential Development: Principles for Good Design' Planning Guidance, which is non-statutory, should be referred to by landowners and/or developers.

Policy H4: Residential Amenity

The Council will protect, preserve and enhance the residential character and amenity of existing residential areas at all times. In this regard, there will be a general presumption against:

- a) Extensions to residential properties and/or outbuildings within the curtilage of the Plot, which would have adverse significant impacts upon neighbouring properties, including but not limited to, overshadowing, overlooking, overbearing, insufficient parking, and the character and appearance of the area;
- b) The establishment of non-residential uses within, or in close proximity to, residential areas which potentially have detrimental effects on local amenity or which cause unacceptable disturbance to local residents;

- c) The development for other uses on locally important areas of recreational or amenity open space, which are not safeguarded or covered by Policy G1, but significantly contribute to the character and appearance of the residential area concerned, or which offer opportunities for informal outdoor sport and recreation;
- d) The removal of play equipment from areas of recreational open space;
- e) The closure or disruption of existing footpaths, which provide important links between housing areas and areas of public open space; local shops and other community facilities and transportation nodes etc.

New housing developments will not be permitted in locations where existing, established adjacent uses are likely to have an unacceptable impact on the amenity of future residents.

Policy GI2 Open Space Standards

The Council will require new development to meet with the open space standards set out in Table 6 below. These standards should form part of the overall integrated green infrastructure design approach as required by Policy CP2: Green Infrastructure. Where a development has difficulty providing these standards on site, or where a relaxation of the standards can be justified, developers will require to accord with Policy G4 and provide a contribution towards the types of projects outlined within Table 7 and detailed in the Green Network and Green Infrastructure Supplementary Guidance.

Policy GI4 Developer Contributions

Where new residential development on its own, or in association with existing developments, will place additional demands on green infrastructure that would lead to a deficit in existing open space provision or necessitate new facilities, the Council will require the developer to meet or contribute towards the cost of providing or improving green infrastructure within the area.

Developer contributions in this instance will apply to:

- Smaller sites of less than 10 units where provision of on-site recreational green infrastructure is not possible;
- Developments where meeting the green infrastructure standards for on site provision is not appropriate, e.g high density urban areas;
- Where a development site is accessible to open spaces but those spaces are of a poor quality; and
- Where development sites are accessible to good quality open spaces but a contribution to the green network is required to enhance its provision to the Central Scotland Green Network.

Developer contributions will only be used for projects which relate to the development from which they were received, including in nature, scale and kind. The types of green infrastructure projects to be funded by developer

contributions can be found in Table 7 of the Plan, below, and within Supplementary Guidance on Green Network and Green Infrastructure. Contributions for Strategic Green Infrastructure Projects will only be used for projects within the Ward areas that they are collected. All other contributions will be used for projects within the Community Council areas in which they are collected.

Contributions sought under this policy will be waived or reduced only in exceptional circumstances – for example, where a developer demonstrates that their development would have exceptional development costs and/or overriding economic, social or other benefits.

Discussions should be held with the Planning and Building Standards Service at an early stage to discuss the most appropriate mechanism for making a contribution. In most instances, financial contributions are required prior to any planning consent being issued.

Note: In addition to any contributions made under Policy GI4, developers will require to meet the costs of providing the service infrastructure necessary for their development.