

WEST DUNBARTONSHIRE COUNCIL

Report by Director of Housing, Regeneration and Environmental Services

Planning Committee: 2 August 2006

Subject: Planning Appeals at:-

- i) Site bounded by Valeview Terrace and Stirling Road, Dumbarton (DC05-024);**
- ii) 1 Chapelton Avenue, Dumbarton (DC05-338).**

1. Purpose

- 1.1** To inform the Committee of the determination of two planning appeals.

2. Background

- 2.1** The Council has received notification of decisions in respect to two planning appeals.

3. Main Issues

Site bounded by Valeview Terrace and Stirling Road, Dumbarton (DC05-024)

- 3.1** An outline planning application for the erection of 26 dwellinghouses with associated roads and parking was refused by the Planning Committee on 7 September 2005 contrary to the advice of the Director of Development and Environmental Services. The reasons for refusal related to concerns about loss of open space, the amenities of nearby dwellings, loss of on-street parking and road safety.
- 3.2** The appeal against this decision was dealt with by way of written representations. The Reporter considered that the site was an undeveloped field which did not constitute open amenity space, and that the impact upon nearby dwellings would be acceptable. He also considered that the impact upon parking and road safety would be acceptable. As such, the appeal was upheld and outline planning permission was granted.

1 Chapelton Avenue, Dumbarton (DC05-338)

- 3.3** Planning permission for the subdivision and extension of an existing dwellinghouse to form two dwellings was refused by the Planning Committee on 1 February, 2006 contrary to the advice of the Director of Development and Environmental Services. It was refused on the grounds that the development would impact on the visual amenity of the street scene and result in an increase in vehicular traffic within the street to the detriment of highway safety.

3.4 The appeal was also dealt with by way of written representations. In his decision letter the Reporter concluded that although the proposal would maintain the character of the area and be appropriate in terms of scale, density, design and materials it fails to comply with local plan Policy H9 in terms of privacy. In addition, given the current unsatisfactory condition of the road and junction, the proposal would also be likely to cause further detriment to highway safety. The appeal was dismissed.

4. Financial Implications

4.1 There are no financial implications.

5. Personnel Issues

5.1 There are no personnel issues.

6. Conclusion

6.1 The decisions in respect of these appeals should be noted by the Committee.

7. Recommendation

7.1 The Committee is invited to note the outcome of the two appeals.

David McMillan

Director of Housing, Regeneration and Environmental Services

Date: 21 July 2006

Wards Affected: 13 (DC05-338) and 14 (DC05-024)

Appendix: Nil

Background Papers:

- i) letter from SEIRU giving decision of appeal in respect of application DC05-024; and
- ii) letter from SEIRU giving decision of appeal in respect of application DC05-338.

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