

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 5 February 2008

DC07/318 Erection of replacement dwellinghouse at Priestyard Cottage, Dumbarton by P & M Martin

1. Development Details

- 1.1** Permission is sought for the erection of a replacement single storey dwelling at Priestyard Cottage. The application site is a derelict cottage located within Maryland Farm. To the east of the site is the farmhouse for Maryland Farm, a derelict cottage and former farm buildings. An access road runs through the site from north to south, which separates Priestyard Cottage from the other farm dwellings.
- 1.2** The property has not been occupied for some time and is currently in a state of disrepair. The cottage is of a traditional style and is constructed of stone, has a slate roof with chimney and traditional sash and casement timber windows.
- 1.3** The applicant wishes to demolish the cottage and rebuild a larger cottage upon the same footprint but move it west by a few metres to improve the segregation from any passing traffic on the access road. The house will be an L shape and will be of a traditional scale, form and character similar to that of the existing. It will remain single storey with external finishes of smooth white wet dash render with natural stone gables and porch. The house will also have a slate roof covering and timber sash and casement appearance windows. After demolition the applicant intends to reuse the stone and slate in the new house.

2. Consultations

- 2.1** West Dunbartonshire Roads Services and SEPA have no objections to the proposed development.
- 2.2** West of Scotland Archaeology Service have no objections to make regarding the proposed development.

3. Representations

- 3.1** None

4. Assessment Against The Development Plan

Dumbarton District, District Wide Local Plan

- 4.1** The application site is located in the Green Belt. Policy DC2 states that within the Greenbelt, favourable consideration will only be given to development which is directly associated with a recognised countryside use, e.g. agriculture, forestry or outdoor recreation. The proposal must be justified against the following criteria: specific locational need; economic benefit; infrastructure implications; environmental impact and beneficial effect through the renovation of buildings of good vernacular design.
- 4.2** The proposal does not accord with Policy DC2 as the dwelling is not directly associated with a recognised countryside use nor is it in the national interest or an essential public service.

5. Assessment Against Material Considerations

West Dunbartonshire Local Plan Finalised Draft

- 5.1** Policy GB 1 of the WDLP Finalised Draft reflects Scottish Executive guidance on Green Belts contained in SPP 21: Greenbelts. Policy GB 1 outlines a general presumption against development in the Green Belt other than for agriculture and forestry; outdoor recreation, leisure or tourist proposals which are appropriate for the countryside; or where there is a specific locational requirement that cannot be accommodated on an alternative site. The policy states that proposals for new buildings will have to pay particular regard to design, siting, landscaping, nature conservation and the protection of habitats and that development should not adversely affect the landscape character of the area.

- 5.2** The principle of the proposed development does not comply with Policy GB1, although the design of the house is compatible to its rural surroundings.

SPP 15: Planning for Rural Development and PAN 72: Housing in the Countryside

- 5.3** This is the Scottish Government's most recent policy statement and focuses on more sustainable rural development. In general terms it advocates a more supportive attitude towards 'appropriate' development and advises that opportunities to replace run down housing in the countryside with designs using new materials should be embraced and that local planning authorities should not unreasonably constrain such modernisation within the original footprint or height limit unless there are compelling design or conservation reasons for doing so.

- 5.4** PAN 72 advocates high standards of design in development for rural areas. It gives advice on location, layout and design. It encourages designs which are distinctive and respond to their setting. The overall aim should be to ensure that new housing is carefully located and worthy of its setting. The greater use of local materials will help to reflect the local character and add to local identity. It also highlights the use of detailed aspects of rural house design such as window size and setbacks, eaves and verges, chimney stacks and porches.
- 5.5** The proposed development is acceptable under SPP15 as it involves replacing a derelict cottage with a new house with a slightly larger footprint than the existing house. The proposed house is appropriate to the rural setting in terms of scale, proportions, fenestration and external finishes. Planning permission has been granted for an extension to the existing cottage and the house under consideration is very similar in effect to the scale and footprint to the development previously approved. The new house is single storey with architectural features of overhanging eaves with exposed rafter ends, stepped ridges and timber sash and casement windows setbacks and random natural stone gables and porch, all in accordance with PAN 72. It is also intended to reuse the existing slate and stone in the new build. Appropriate landscaping will ensure that the development is compatible to its rural surroundings.

Consultation/Representations

- 5.6** The consultees have not raised any adverse comments. Comments of Roads Services can be addressed through the imposition of condition.

6. Conclusion

- 6.1** The proposed house meets the terms of SPP15 and PAN 72 as it replaces an existing derelict house with a house using materials from the former house. Although the proposal is contrary to the development plan and the Finalised West Dunbartonshire Local Plan, in this instance greater weight should be attached to government policy in terms of SPP15 and PAN72. It is of a similar scale to the existing property and makes appropriate reuse of existing materials.
- 6.2** It is considered that the new house will not look out of place when viewed in the context of its countryside surroundings.

7. Recommendation

- 7.1** **Grant** full planning permission subject to the conditions set out in Section 8 below.

8 Conditions

- 1.** The development hereby approved shall commence within a period of 5 years from the date of this consent.

2. A methodology for the re-use of existing stonework and slate shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
3. A landscaping scheme for the boundary of the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after the occupation of the house. The landscaping shall thereafter be maintained in accordance with these details.
4. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.
5. Prior to the occupation of the development hereby approved four car parking spaces shall be constructed, surfaced and delineated within the site.
6. Notwithstanding the submitted details, the mullions between the windows shall be of brick construction and rendered to match the surrounding wall.
7. The roof of the house shall be covered in natural slate.
8. Notwithstanding the submitted plans, details and a sample of the colour of the wet dash render shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented as approved.
9. This permission relates to the erection of one house only and the further permission of the Planning Authority shall be required for any further houses within the application site.

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 22 January 2008

Person to Contact: Pamela Clifford
Section Head, Development Management
Tel. 01389 738656
E-mail: Pamela.clifford@west-dunbarton.gov.uk

Appendix: None.

Background Papers:

1. Planning application form and plan
2. Consultation Responses
3. Dumbarton District District Wide Local Plan
4. West Dunbartonshire Local Plan Finalised Draft
5. SPP15: Planning for Rural Development
6. PAN 72: Housing in the Countryside

Wards Affected: Ward 2 – Leven.