

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 11 January 2011

Subject: Planning appeal decision relating to the erection of a conservatory at 5 Parkhall Terrace, Clydebank (DC10/220/HOU).

1. Purpose

- 1.1** This report advises the Committee of the outcome of a planning appeal.

2. Background

- 2.1** An application for full planning permission for the erection of a conservatory was refused by Planning Committee on 7 September 2010. The application was refused on grounds that the proposal would detract from the amenity of neighbouring homes by reason of its scale, height, overlooking, overshadowing and impact upon servicing of neighbouring properties.

3. Main Issues

- 3.1** The appeal was dealt with by way of written submissions. The Reporter considered that in no way could the conservatory adversely affect the amenity of the area, including the flat directly above. In addition he noted that there were no planning grounds for resisting the ridged roof design of the conservatory. He fully endorsed the advice which planning officers put to the Planning Committee which recommended approval of the application. Overall, the Reporter was satisfied that the proposal complied with the local plan and was an acceptable form of development at this location. Accordingly the appeal was upheld and planning permission granted unconditionally.

4. People Implications

- 4.1** There are no personnel issues.

5. Financial Implications

- 5.1** There are no financial issues.

6. Risk Analysis

- 6.1** There are no known risk issues.

7. Equalities Impact

- 7.1** There are no known equalities issues.

8. Conclusions and Recommendations

8.1 It is recommended that the Committee notes the outcome of this appeal.

Elaine Melrose
Executive Director of Housing,
Environmental and Economic Development
Date: 21 December 2010

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Housing, Environmental & Economic Development,
Rosebery Place, Clydebank, G81 1TG.
Tel: 01389 78656
Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendices: None.

Background Papers: (a) Appeal decision letter from the Scottish
Government dated 22 November 2010.

Wards Affected: Ward 5 (Clydebank Central)