

**APPLICATION FOR REVIEW:**

**DC11/080/FUL**

# NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)  
IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)  
(SCOTLAND) REGULATIONS 2008

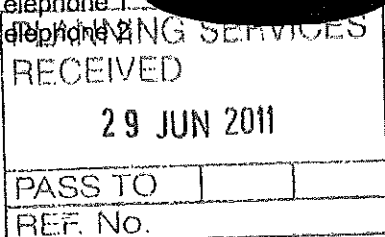
THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.**  
**Failure to supply all the relevant information could invalidate your notice of review.**

Use **BLOCK CAPITALS** if completing in manuscript

## Applicant(s)

Name Mr Stephen O'Neill  
Address 17 Glenhead road  
Parkhall  
Clydebank  
Postcode G81 3RX  
Contact Telephone 1 [REDACTED]  
Contact Telephone 2 [REDACTED]  
Fax No [REDACTED]  
E-mail\* [REDACTED]



## Agent (if any)

Name The Hay Lough Davis Partnership  
Address Glenfield House  
69 Glasgow Road  
Dumbarton  
Postcode G82 1RE  
Contact Telephone 1 01389 733 033  
Contact Telephone 2 01389 733 133  
Fax No [REDACTED]  
E-mail\* [REDACTED]

Mark this box to confirm all contact should be  
through this representative Yes ☒ No ☐

\* Do you agree to correspondence regarding your review being sent by e-mail? Yes ☒ No ☐

Planning authority

West Dunbartonshire Council

Planning authority's application reference number

DC11/080/FUL

Site address

17 Glenhead Road, Parkhall, Clydebank, G81 3RX

Description of proposed development

Sub-division of garden ground and erection of dwelling

Date of application

21<sup>st</sup> March 2011

Date of decision (if any) 3<sup>rd</sup> June 2011

Note. This notice must be served on the planning authority within three months of the date of the  
decision notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

1. Application for planning permission (including householder application) ☒
2. Application for planning permission in principle ☐
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

**Reasons for seeking review**

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

**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.

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

1. Further written submissions ☐
2. One or more hearing sessions ☐
3. Site inspection ☒
4. Assessment of review documents only, with no further procedure ☐

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

**Site inspection**

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

1. Can the site be viewed entirely from public land? Yes ☒ No. ☐
2. 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:

**Statement**

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Refer to attached statement

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

**List of documents and evidence**

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.

- a).      **REQUEST FOR REVIEW**

b).      **DRAWING NUMBER 01 Rev C**

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

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**Checklist**

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Full completion of all parts of this form  |
| <input checked="" type="checkbox"/> | Statement of your reasons for requiring a review   |
| <input checked="" type="checkbox"/> | All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review. |

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 from that earlier consent.

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**Declaration**

**I the agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.**

Signed

Date      28<sup>th</sup> June 2011

**APPLICANT'S INFORMATION:**

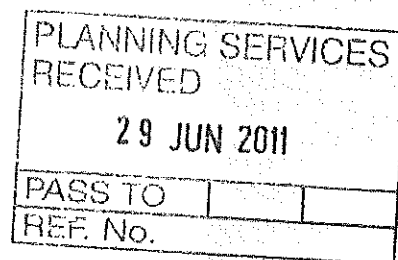
**DC11/080/FUL**

# **REQUEST FOR REVIEW**

## **PLANNING STATEMENT**

**Proposed Sub-Division of Garden Ground  
And Erection of Dwellinghouse  
(Revised Design)  
17 Glenhead Road, Clydebank, G81 3RX**

**Mr Stephen O'Neill**



This Request for a Review relates to the Refusal of Planning Permission by West Dunbartonshire Council for the above Planning application. The application was processed under Ref: DC11/080/FUL with the date of registration being 5<sup>th</sup> April 2011 and the Decision Notice being dated 03<sup>rd</sup> June 2011.

This application is a revision to a previous application, which was processed under reference 10/249/FUL but refused in October 2010, and takes on board the experience gained from that process.

In summary, and as before, the new application sought Planning Permission to sub-divide part of the side garden ground belonging to the flatted property (4 in a block) owned by the applicant Mr Stephen O'Neill and to thereafter introduce a detached dwellinghouse. A similar development had recently taken place on the side garden of the neighbouring property and Mr O'Neill therefore hoped to undertake a similar project, which would allow him to remain within the same locality but would result in him having a house with all the benefits of the latest Building Standards.

The close proximity of a similar recent development and the comments made by the Planning Case Officer led us to believe that type of development could be acceptable in Planning terms. It was on this basis that detailed plans were prepared and the Design Brief for the new house defined by HLD required that it reflect the scale, character and materials of the neighbouring properties, that it should in effect complement the streetscene and not look out of place. It should also adopt the same building lines as exhibited by the properties on Glenhead Road and Elm Road and if possible include provision for off-street car parking (although on-street parking is common place throughout this residential area).

A footprint for the new house was identified from the foregoing criteria and thereafter an external appearance, the window and door (fenestration) arrangement and a hipped roof profile were all combined to develop the house design. As is normally the case, it was considered preferable to illustrate by means of a Full rather than Outline (Planning Permission in Principle)

application how the proposed house would look and relate to the neighbouring properties.

From this initial design exercise it was evident that a four apartment, two-bedroomed house could be created within a two-storey detached building, albeit having to be within a narrower depth of building than the adjacent properties. By incorporating a rear projection a third bedroom was formed above a utility room/downstairs toilet. To complement the new house at No 15A a full height front porch was also included, which adds to the visual interest of the proposed house.

During the processing of the first Planning application it was agreed with the Case Officer that the adopted design criteria and the resultant appearance of the proposed house was indeed appropriate and in keeping with the overall scale and character of the surrounding properties. Discussions with the Case Officer regarding the requirements of the Roads Section were also positive in that an acceptable off-street car parking provision was retained for the existing property whilst an acceptable extra off-street provision for two cars was also confirmed for the new house.

It is accepted by the Planning Department that the principle of sub-dividing garden ground to provide a new dwelling is acceptable and can be supported in principle provided *other criteria are met*. In this instance the proposed development site is surrounded by a mix of detached, semi-detached and flatted dwellings within a variety of garden sizes and garden shapes.

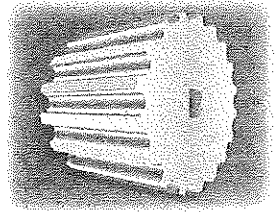
Therefore whilst wishing to maintain the overall appearance and character of the proposed house, which was previously deemed appropriate, but in order to ensure these *other criteria* are met, the proposal was revised within the second application whereby the house footprint was reduced, the number of bedrooms reduced from three to two, as a result the remaining garden ground has increased, and finally the distance off the rear boundary has benefited. Nevertheless the revised Application was also refused on the same grounds as before, albeit the reference to an unacceptable parking arrangement has been dropped.

This Request for a Review therefore challenges this second Refusal for the following reasons.

It is stated in the Reason for Refusal that the application would result in over-development. We have to disagree, as indeed does the Case Officer's Report where it is accepted that the size of the plot of ground for the proposed dwelling is comparable with that of other surrounding properties. In fact it is larger than others nearby.

It is only because 17 Glenhead Road has a larger garden than other corner sites in the estate that the proposed dwelling is possible. This modestly proportioned house could not be accommodated on most of the other corner sites and therefore there is little or no danger of an undesirable precedent being set.

The Planning Department have also stated (i) newly-constructed dwellings are likely to have smaller gardens than older dwellings and (ii) the older



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surrounding dwellings have smaller gardens than are to be provided by this proposed development.

Previous investigation by the applicant and HLD revealed that the garden ground being allocated to the existing flat at No17 compared favourably with the surrounding properties. Similarly the area of proposed garden for the proposed house was also found to be greater than that of neighbouring properties. Although not included in or referred to in the Case Officer's report HLD's e-mail of 4<sup>th</sup> October'10, the accompanying plan and HLD's letter of 14<sup>th</sup> October'10 (see attached copies) gave full details of these findings and during a subsequent site meeting the Case Officer accepted these.

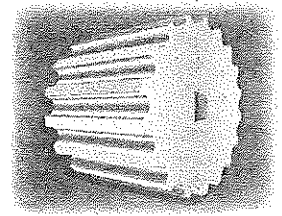
The new house on the opposite side of Elm Road, 15a Glenhead Road, is by comparison to the current proposal very large and appears to have been designed and built to maximise the building size. It extends to the limits of the existing building lines in both Glenhead Road and Elm Road and the Planning Department has stated that 15a Glenhead Road fits in with the established building lines. The current proposal for No.17 is much more modest and is intended to sit on the building line of Glenhead Road, but is in fact set back from the building line of Elm Road.

Notwithstanding it will be a new house the proposed development will actually have a larger garden than some of the neighbours. As such over-development is not a sound Reason for Refusal and as it complies with these aspects nor is the suggestion that it does not fit in with the pattern of development in the area.

We believe the crux of the matter is that Planning consider the shape of the rear garden to be 'problematic'. The shape of the garden is no more problematic than any other corner garden. It is neither unusual nor problematic and in fact is typical of the surrounding pattern of gardens. It can clearly be seen that a pinch point occurs at the corners of buildings on corner sites throughout the estate - the proposed development is not significantly different to many of the existing older properties in the estate.

The garden size in the original application was greater than most of the surrounding dwellings. The Planning Department has acknowledged that the garden ground in this revised application has been increased. It is also acknowledged that the size of the proposed dwelling has been reduced. Although the Planning report refers to 'a small projecting element' the section removed is in fact quite significant in that it has resulted in the loss of a utility room and a bedroom. The reduction in the number of bedrooms by 1/3<sup>rd</sup> is a significant revision and not just a minor amendment.

Furthermore, the applicant currently lives in a two-bedroom, flatted dwelling with a *normal* extent of garden vis-à-vis neighbours. The proposal is to build a detached dwelling with the same number of rooms as the flat but to have a larger garden than his existing and other surrounding 2 bedroomed dwellings. This cannot reasonably be construed as a downgrade with regard to his standard of accommodation or to constitute an unacceptable level of garden provision for a 2 bedroom dwelling.



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Moving on to the suggestion of a reduction in the privacy of neighbouring homes, as specified within the Design Statement submitted with the Revised Application there is no lack of privacy to the proposed or any existing property. It was clearly indicated that the relationship of gable windows on neighbouring properties, and the distances involved, does not introduce any significant loss of privacy between the windows of habitable rooms. During discussions it was agreed with the Case Officer that due to the gable of No's 47 and 49 Elm Road facing the application site being blank i.e. with no windows serving habitable rooms, there would be no direct loss of privacy between the existing and proposed *houses*.

It is accepted there will be some overlooking of a neighbouring *garden*. However any possible impact in terms of a loss of privacy resulting from the proposed house could really only be upon the side garden of the flats at No's 47 and 49 Elm Road. In the applicant's opinion any such loss of amenity would be minimal. It is evident that almost all houses and flats within this locality have gardens that are overlooked by a number of surrounding properties and none have total privacy.

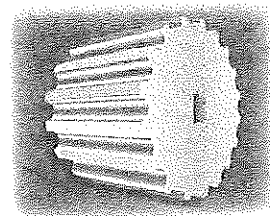
The situation being created by the proposed house is therefore no different from every other corner-sited house in the estate in terms of overlooking of adjacent gardens. Furthermore, any overlooking from the proposed house, in particular from the room closest to the site boundary, will be restricted by the presence of an existing timber garage within the neighbouring garden (not shown on the OS extract). As such at ground floor level the views over the neighbouring gardens will be obscured and therefore be no actual impact upon the amenity of the side or rear gardens.

The rear outlook from the proposed lounge is not contentious since the depth of the garden increases and at this point the distance to the boundary fence is comparable with surrounding properties.

## SUMMARY

Taking all of the foregoing into account it is believed that the majority of Planning considerations for an application of this nature have been adequately addressed by the Revised Application. As the Case Officer's Report states, the principle of the development is appropriate within a residential area, the proposed house would follow the established building lines and the house appearance and external materials would match those of the surrounding area. It is in keeping with its surroundings and offers a better standard of accommodation, car parking and private amenity space than its neighbours. The front and side gardens are without question of acceptable proportions. Furthermore there are no objections from the Roads and Environmental Health Sections nor from Scottish Water.

The two deciding factors, which appear to have tipped the balance away from a favourable decision, are (i) the proximity of the rear corner of the proposed house to a short section of the angled side boundary of Elm Road, and (ii) the angular nature of the rear garden which results in an alleged unusually shaped / restricted rear garden. Siting a house close to the boundary on a corner plot is far from being a unique situation in West Dunbartonshire and as such it would



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not constitute a unique situation worthy of a Refusal. Furthermore, as explained above, its impact upon the neighbouring side garden is not so significant as to justify a Refusal.

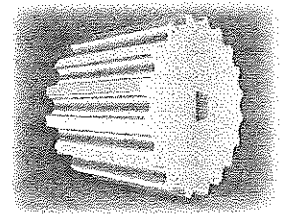
The Council's Report confirms that the size of the garden is in keeping with other gardens in the locality. In the original application it was made clear that the proposed rear garden was to be larger than currently existing for most of the surrounding properties. This revised proposal gives a further increase to the size of the garden whilst also reducing the number of apartments in the proposed house. It is therefore doubtful whether this is sufficient reason for a Refusal.

Overall it is believed the proposed house in its revised format would sit quite comfortably within the streetscene, it would not look out of place, all services are readily available and it would not lead to traffic congestion etc. The suggested downfall of the proposal, being the proximity of the house to the rear boundary, would be of negligible impact upon the side garden of the adjacent flats on Elm Road and not evident at all to the general public.

For these reasons it is the applicant's belief that the Reasons for Refusal are not robust, the proposal does in fact meet and comply with all of the relevant Planning Policies and considerations and as such the application ought to be approved.

June 2011

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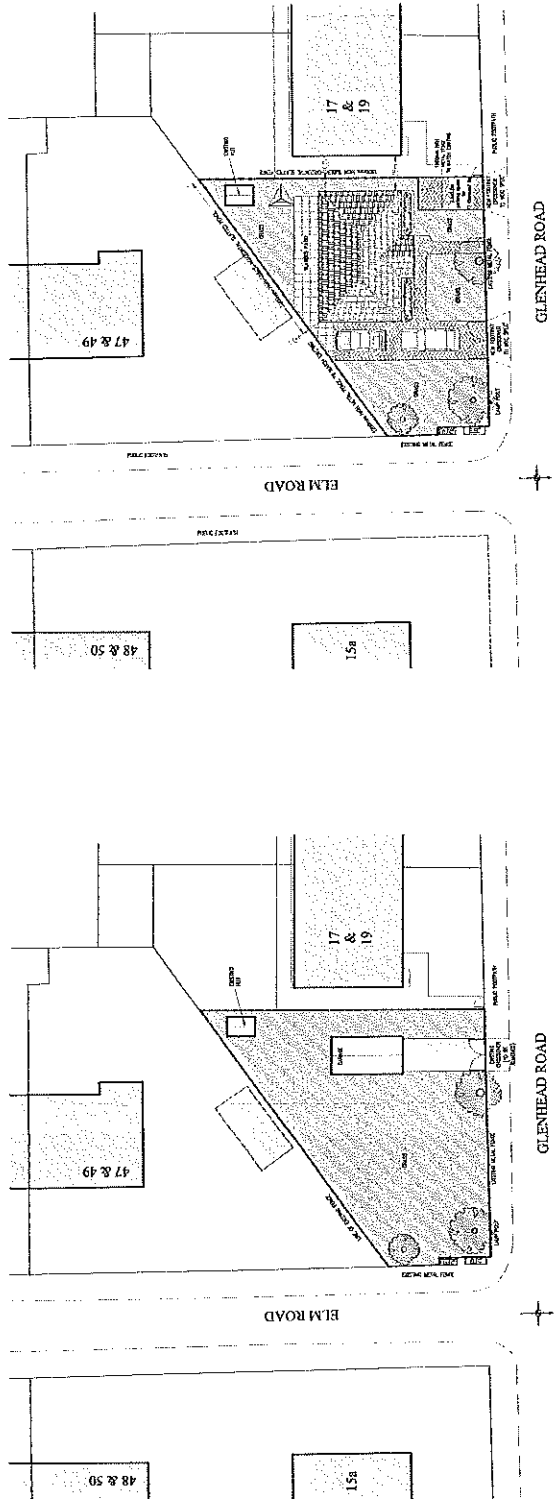


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( All areas measured from OS map only )

Average size of back gardens for corner properties  
on Glenhead Rd / Elm Rd / Betula Dr  
= 31m<sup>2</sup>  
Average size of back gardens of 45-50 Elm Rd = 55m<sup>2</sup>  
Back garden of 17 Glenhead Rd to be reduced  
from 61 to 49m<sup>2</sup>  
Back garden for proposed new house  
= 70m<sup>2</sup>

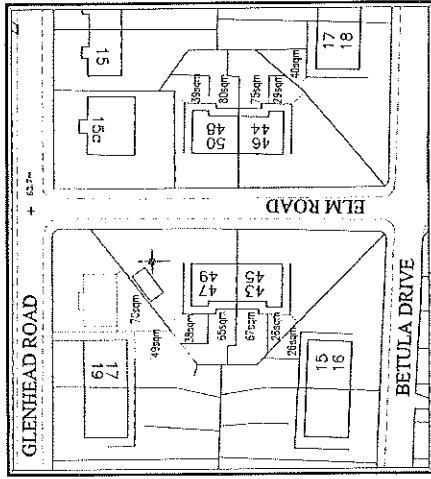
Application Site edged in red  
Other land owned by applicant edged in blue  
Land common to Nos 17 & 19 shaded yellow



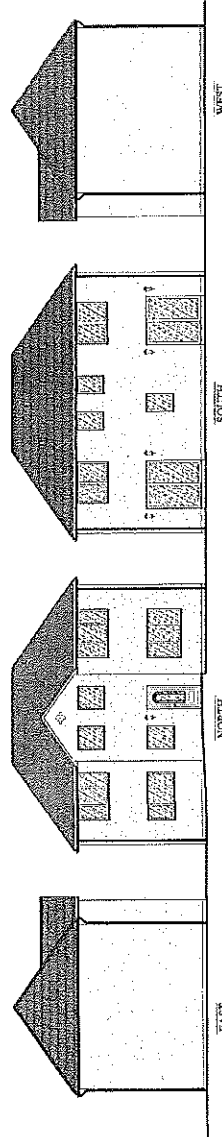
EXISTING SITE PLAN - 1:200

PROPOSED SITE PLAN - 1:200

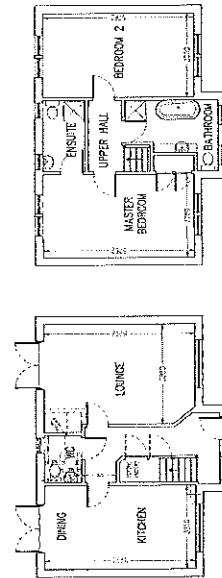
BLOCK PLAN 1:1500



APPLICATION SITE EDGED IN RED  
OTHER LAND OWNED BY APPLICANT  
EDGED IN BLUE  
LAND COMMON TO NOS 17 & 19  
SHADED YELLOW

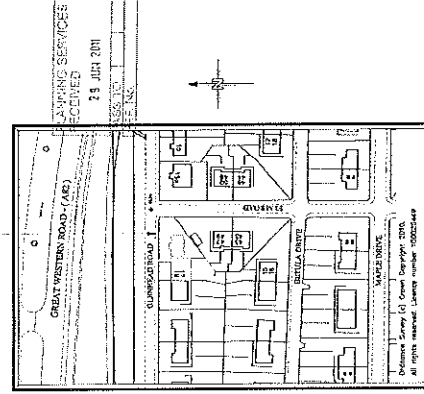


PROPOSED ELEVATIONS - 1:100



PROPOSED FLOOR PLANS - 1:100

FINISHES:	
ROOF	Master Modern
WALLS	Blue grey concrete (lvs)
WINDOWS & DOORS	Dry dash woodwork, off-white
DRAINAGE	Off-white
DRIVEWAY & PATIO	Marble grey tiles
	Black paving and concrete slabs



LOCATION PLAN 1:1250

See C 1502/11: 1:2500 scale aerial for planning application  
See B 1502/11: 2:500 scale aerial for planning application  
See A 1502/11: 1:500 scale aerial for planning application

99 GLASGOW ROAD GLASGOW G12 8LE TEL 0141 733033 FAX 0141 733115 1706/2010 10/03/05 61	ALL SIZES TO BE CHECKED ON SITE ALL SIZES TO BE CHECKED ON SITE ALL SIZES TO BE CHECKED ON SITE	ALL SIZES TO BE CHECKED ON SITE ALL SIZES TO BE CHECKED ON SITE ALL SIZES TO BE CHECKED ON SITE	ALL SIZES TO BE CHECKED ON SITE ALL SIZES TO BE CHECKED ON SITE ALL SIZES TO BE CHECKED ON SITE	ALL SIZES TO BE CHECKED ON SITE ALL SIZES TO BE CHECKED ON SITE ALL SIZES TO BE CHECKED ON SITE
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**PLANNING APPLICATION:**

**DC11/080/FUL**

# WEST DUNBARTONSHIRE COUNCIL

## PLANNING APPLICATION FORM

### TOWN & COUNTRY PLANNING (SCOTLAND) ACTS

Please read the notes for guidance before completing this form.

It is important that this form is completed correctly to avoid delays in processing

Receipt No. ....  
Reference No. ....



#### 1. DESCRIPTION OF DEVELOPMENT

SUB-DIVISION OF GARDEN GROUND  
AND ERECTION OF DWELLINGHOUSE  
(AMENDED APPLICATION).

#### 2. ADDRESS OR LOCATION OF PROPOSED DEVELOPMENT

17 GLENHEAD ROAD, PARKHALL, CLYDEBANK.  
G81 3RX.

#### 3. TYPE OF APPLICATION.

I/We apply to the council for:

Full Planning Permission (FPP)

Planning permission in principle (PPP)

Approval of matters specified in conditions (AMC)

PLANNING SERVICES RECEIVED	
- 5 APR 2011	
PASS TO	
REF. No.	DC10/080

Please tick

☒  
☐  
☐

Reference number(s) of previous permission(s) (if known)

Reference number(s) of Proposal of Application Notice(s) (if applicable)

DC10/249/FUL  
(REFUSAL)

Have there been any pre-application discussions with Planning?

Yes ☒ No ☐

If yes, what type:

Telephone ☒ Letter ☒ Meeting ☒

Pre-application officer's name

MR. B. DARROCH.

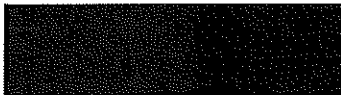
The application is considered to be a:

National Development ☐

Major Development ☐

Local Development ☒

4. APPLICANT'S DETAILS  
Name MR. S. O'NEILL. Tel. ....  
Address 17 GLENHEAD ROAD Mobile Tel. ....  
PARKHALL Fax. ....  
CLYDEBANK. E-mail. ....  
Postcode G81 3RX.

5. AGENT'S DETAILS  
(if applicable)  
Name HAY. LOUGH. DAVIS. Tel. 01389-733033.  
Address GLENFIELD HOUSE Mobile Tel. ....  
69 GLASGOW ROAD Fax. 01389-733133.  
DUMBARTON. E-mail.   
Postcode G82 1RE.

6. EXISTING USE OF LAND AND OR BUILDINGS Please give details  
GARDEN GROUND ASSOCIATED TO A FOUR-IN-  
A - BLOCK RESIDENTIAL FLAT.

7. RESIDENTIAL DEVELOPMENT.

Number of dwellinghouses proposed ONE.  
Site Area (hectares) 300m<sup>2</sup> / 0.0003 ha.

8. COMMERCIAL / INDUSTRIAL DEVELOPMENT.

	Existing	Proposed
(a) Site Area (gross)	<u>N/A</u> ha	_____ ha
(b) Total new floorspace	<u>N/A.</u> sq. m	_____ sq. m

9. PROPOSED ACCESS ARRANGEMENTS.

Please tick relevant boxes

Do you intend to:

improve an existing access ☐

use an existing access ☐

form a new access from a public road ☒

## 10. PARKING.

Number of existing parking spaces on site 2.  
Total number of proposed parking spaces 3.

(The above information should be shown on a scale plan)

## 11. PROPOSED EXTERNAL BUILDING MATERIALS

Please give details

Outside walls DRY DASH ROUGHCAST OVER A SMOOTH  
BASECOURSE. (OFF-WHITE IN COLOUR)  
Roof covering MARLEY MODERN CONCRETE TILES  
(SLATE GREY IN COLOUR)  
Boundary walls (fences, walls etc) EXISTING METAL FENCING RETAINED  
+ LINKED TO NEW 1800MM HIGH TIMBER FENCING.

## CHECKLIST

Please tick all boxes

For Official Use

I enclose two copies of this form	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I enclose two sets of the necessary plans, documentation and drawings (e.g. Location plan, block plan, elevations)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
pre-application consultation report	<input type="checkbox"/>	<input type="checkbox"/>
design statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
access statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I enclose the completed land ownership certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I enclose the necessary fee of (£ <u>EXEMPT.</u> )	<input checked="" type="checkbox"/> (refer to fee schedule)	<input type="checkbox"/>

Your application will not be registered until all these documents and the fee are received.

Failure to submit a pre-application consultation report when necessary will result in the application being Returned.

### Plans

- For all applications, 2 copies of a location/site plan must be submitted.
- They should preferably be Ordnance Survey based of scale 1:1250, and include a north point.
- The land to which the application relates must be outlined in red and any other adjoining land you own in blue.
- For full planning applications you also require 2 sets of detailed building drawings drawn accurately, preferably to the scale of 1:50 or 1:100, and including a north point. A proposed off street parking plan should also be supplied.



## DECLARATION

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Please check that you have completed questions 1-11 and the land ownership certificates correctly. You must now sign the declaration below:

**I HEREBY CERTIFY THAT THE INFORMATION GIVEN BY ME IN THIS FORM IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.**

.....  
Signature



(HAY . LOUGH . DAVIS.)

.....  
(delete as appropriate)

21/03/2011

.....  
Date

**IMPORTANT: ANYONE WHO KNOWINGLY OR RECKLESSLY MAKES A FALSE DECLARATION IS LIABLE, ON CONVICTION, TO A FINE OF CURRENTLY UP TO £2,000**

## SUBMIT APPLICATION TO.

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You should submit the completed application forms (2 copies), together with the necessary plans, drawings (2 copies) and fee to:

**West Dunbartonshire Council**  
**Housing, Environmental and Economic Development**  
**Development Management**  
**Council Offices**  
**Rosebery Place**  
**Clydebank**  
**G81 1TG**  
**Tel. 01389 738575**  
**Fax. 01389 738584**

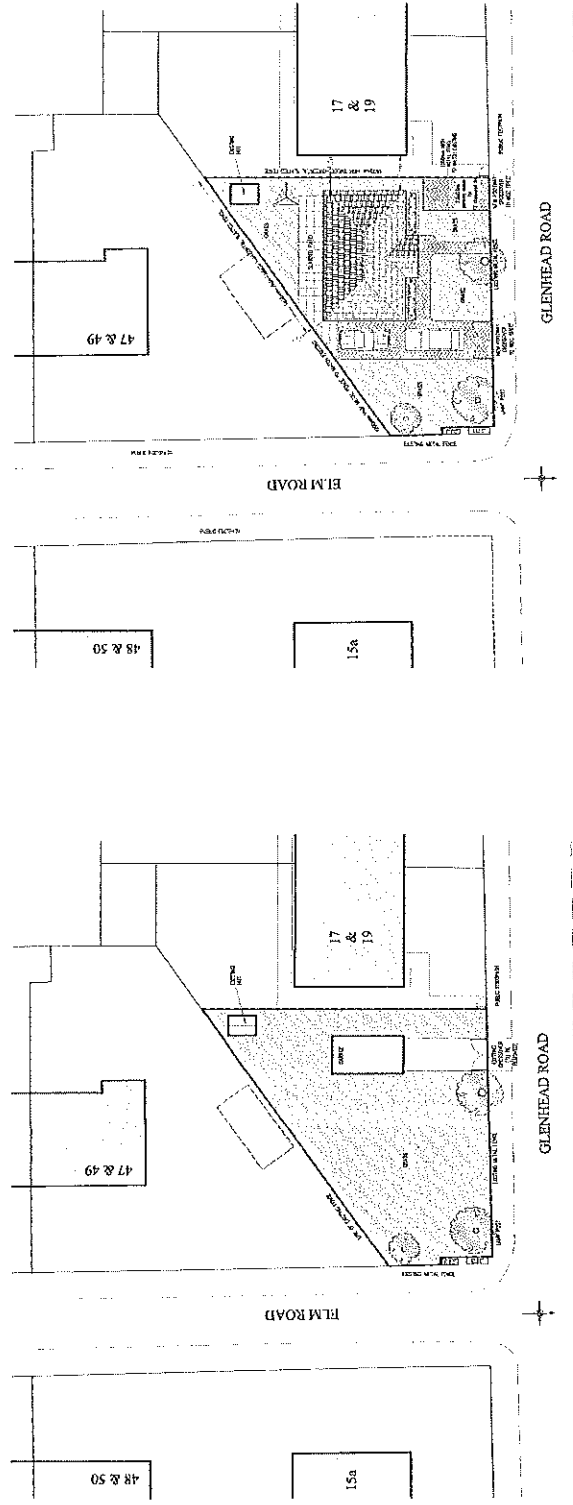
Or alternatively, electronically to [Development.Management@west-dunbarton.gov.uk](mailto:Development.Management@west-dunbarton.gov.uk)  
For details of how to pay online please see the Council's web page at [www.wdcweb.info/welcome/](http://www.wdcweb.info/welcome/)  
Cheques should be made payable to "West Dunbartonshire Council".



(All areas measured from OS map only)

- Average size of back gardens for corner properties on Glenhead Rd / Elm Rd / Betula Cr ~ 53m<sup>2</sup>
- Average size of back gardens of 43-50 Elm Rd ~ 52m<sup>2</sup>
- Back garden of 17 Glenhead Rd to be reduced from 61 to 49m<sup>2</sup>
- Back garden for proposed new house ~ 70m<sup>2</sup>

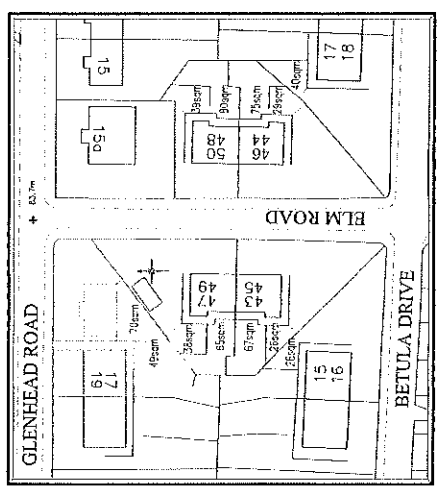
Application Site edged in red  
Other land owned by applicant edged in blue  
Land common to Nos 17&19 shaded yellow



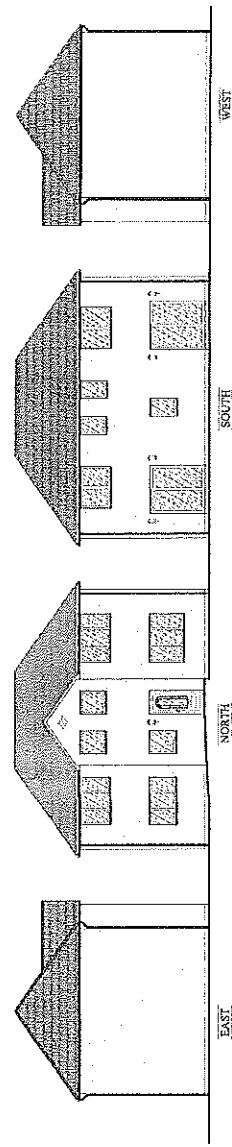
EXISTING SITE PLAN - 1:200

PROPOSED SITE PLAN - 1:200

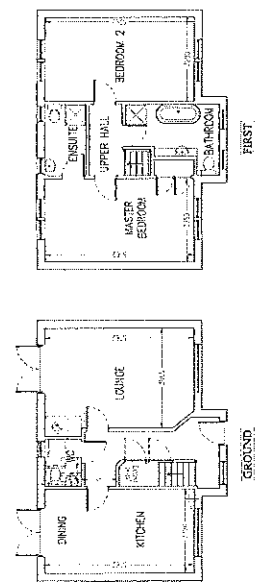
BLOCK PLAN 1:1500



APPLICATION SITE EDGED IN RED  
OTHER LAND OWNED BY APPLICANT  
EDGED IN BLUE  
LAND COMMON TO NOS 17 & 19  
SHADED YELLOW

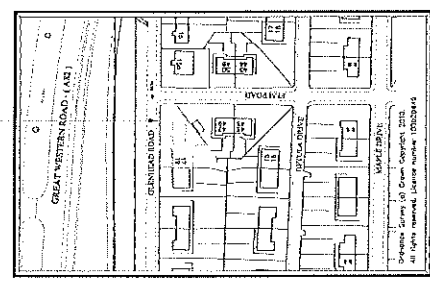


PROPOSED ELEVATIONS - 1:100



PROPOSED FLOOR PLANS - 1:100

FINISHES :	
ROOF	Machine Modern slate grey concrete tiles
WALLS	Dark brown wood paneling over smooth plasterwork
WINDOWS & DOORS	Multi-pane effect uPVC double glazed units
DRAINAGE	Brown uPVC pipe and square downpipes
DRIVEWAY & PATIO	Black engine and concrete slabs



LOCATION PLAN 1:1250

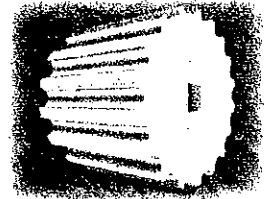
Ref: C 1402011 - Extra notes added for planning application  
Ref: B 12/01/11 - Same project as submitted  
Ref: A 12/01/11 - Additional parking space shown and enlarged OS plan added to show parking space

66 GLENHEAD ROAD  
DUNDEE  
SCotland  
DD1 1JN  
TEL: 01897 711111  
FAX: 01897 711111  
ALL SITES TO BE CHECKED ON SITE

HAILEIGH DAVIS  
ARCHITECT  
11/05/2011  
JSD/CL  
C

Mr S O'Dell  
17 Glenhead Road, Dundee  
City of Dundee, DD1 1JN  
Ref: C 1402011  
Proposed Plan & Elevation  
in black

4 April 2011

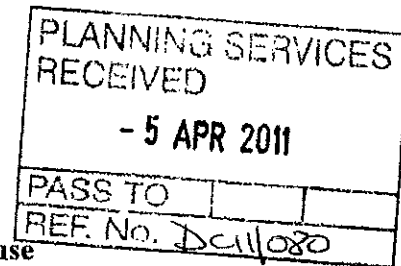


THE  
**HAY LOUGH DAVIS**  
PARTNERSHIP

WEST DUNBARTONSHIRE COUNCIL  
HOUSING, ENVIRONMENTAL & ECONOMIC DEVELOPMENT  
COUNCIL OFFICES  
ROSEBERY PLACE  
CLYDEBANK. G81 1TG

Fao Mr Bernard Darroch, Development Management Section

Dear Bernard



**Proposed Sub-Division of Feu and Erection of Dwellinghouse  
(Amended Application)**  
17 Glenhead Road, Parkhall, Clydebank. G81 3RX  
**Mr. S. O'Neill**

Following on from our previous correspondence and discussions regarding the above project can we now enclose a fresh Planning application for your consideration.

You will see we have revised the format of the proposed house, primarily reducing it's scale and therefore likely impact upon neighbouring properties, in the belief that the amended proposal should now meet all of the aspects that were previously deemed to be shortcomings in the original proposal.

Three sets of application forms, three sets of drawings and a Supporting Statement are now enclosed and we believe that the application is exempt from another fee.

I trust you will find everything to be in order to validate the application and thereafter that you will find it to offer a more appropriate format of development that will ultimately enable you to offer a Committee Report recommending approval. Should you require any further information or discussion, however, please do not hesitate to give me a call.

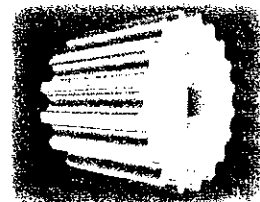
I will therefore look forward to hearing from you again soon.

Yours sincerely

**James B Lough**

Enc. Planning Application (3 sets) and Supporting Statement  
Drawing No.01 Rev.C (4 sets)

Cc Client



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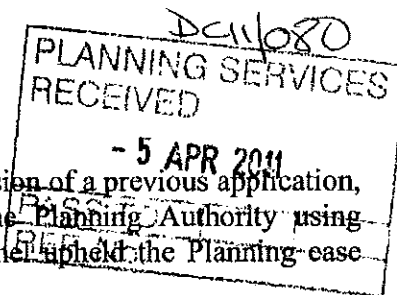
## **SUPPORTING STATEMENT**

**Proposed Sub-Division of Garden Ground  
And Erection of Dwellinghouse  
(Amended Application)  
17 Glenhead Road, Clydebank, G81 3RX**

**Mr Stephen O'Neill**

### **BACKGROUND**

This application for Planning Permission is a revision of a previous application, Ref: DC10/249/FUL, which was refused by the Planning Authority using delegated powers. A subsequent local review panel upheld the Planning case officer's report and recommendations.



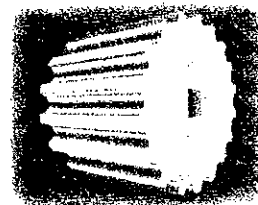
In summary the application sought Planning Permission to sub-divide garden ground belonging to the applicant Mr Stephen O'Neill and to thereafter introduce a detached dwellinghouse.

### **DESIGN CRITERIA AND PLANNING CONSIDERATIONS**

The Design Brief for the new house required that the proposed development:-

- reflect the scale, character and materials of the neighbouring properties,
- should complement the streetscene and not look out of place
- adopt the established building lines as exhibited by the properties on Glenhead Road and Elm Road and
- if possible include provision for off-street car parking (although on-street parking is common place throughout this residential area).

The foregoing criteria quickly identified a buildable footprint for the new house. The resultant footprint is slightly larger than that of the semi-detached houses located throughout the scheme and like the semi-detached houses provides two-bedrooms. However by incorporating a rear projection we were also able to provide a utility room, downstairs toilet, now a requirement of the Building Regulations, and a third bedroom above. The semi-detached houses in the area include an entrance porch feature to the front elevation. This was incorporated in the original design and later extended vertically to complement the mini gable feature of new house at No 15A. Thereafter a fenestration was developed with windows and doors providing a strong sense of symmetry, and a hipped roof profile all to complement the design principles of the original surrounding properties.



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## **REASONS FOR REFUSAL OF PREVIOUS APPLICATION**

Although there were no objections to the application the Case Officer was of the opinion that although not wholly unsuitable there were aspects of the proposal which fell short of what the Planning Authority considered would be suitable, namely:

1. the proposed house would detract from the character and amenity of the area,
2. would not reflect the pattern of development in the area,
3. it would detract from the privacy of existing houses and
4. it would constitute over development

### **1. DETRACTING FROM CHARACTER & AMENITY OF THE AREA**

#### **Sub-Division of Plot**

The Officer's Appraisal confirms that the principle of subdividing an existing garden in an existing residential area to create a plot for a new house is acceptable.

#### **Building Type**

The Officer's appraisal stated that the surrounding area contains a mixture of semi-detached houses and flats and an immediately adjacent detached house built on a corner site, which although "perhaps not an ideal arrangement" was considered acceptable.

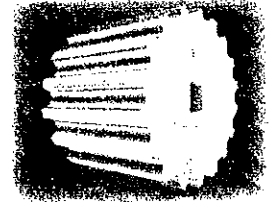
#### **Parking**

The Case Officer's report referred to the unfavourable arrangement for the provision of off-street parking for the existing flat, all caused by the shape of the plot. This is not the case.

Within the flatted properties in most of Parkhall the garden in front of the building generally belongs to the upper flat and where off-street parking is provided it usually results in the upper flat's parking place being immediately adjacent to/adjoining the front of building.

Off-street parking within Parkhall, particularly for flatted properties, is not normally available and did not form part of the original proposal. It was only incorporated to comply with a request following discussions with the Council's Planning and Roads Sections.

In this instance the parking space is to be separated from the new house by a strip of garden ground and offset from the window to protect the applicant's privacy.



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### **Design & Finishes**

During the processing of the previous Planning application it was agreed with the Case Officer that the adopted design criteria, the proposed external finishes and the resultant appearance of the proposed house was indeed appropriate and in keeping with the overall scale and character of the surrounding properties.

### **Garden Retained by Existing Flat.**

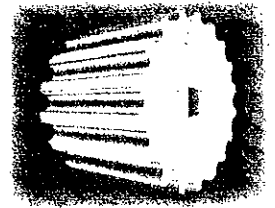
The Planning Case Officer's report also confirms that the garden ground to be retained by the existing flat, being greater than the existing garden grounds to the adjacent properties in Elm Road, is adequate and would not be justification for grounds for refusal.

### **Comparison With Adjacent Development**

A development similar to the current proposal has recently been completed, the detached house at 15a Glenhead Road, immediately to the East on the opposite side of Elm Street. A significant difference between number 15a and the current proposal identified by the Case Officer's report was that 15a was built using the garden ground from 2 properties not 1. What was not included in the comparison were the sizes of the respective projects. Number 15a had to acquire garden ground from 50 Elm Road as the footprint of the proposed building was too great to be accommodated within the space available from one garden only. The difference in scale and footprint is instantly apparent by visual inspection or examination of the Location Plan. 15a Glenhead Road has been developed to the absolute limits of the building lines of both Glenhead Road and Elm Road and is a much larger and significantly more imposing family home than that proposed by Mr O'Neill. The proposed house in this application is a much smaller building and will sit on the building line in Glenhead Road but will be set back from the building line of Elm Road

This application site is unusual for the area in that the mutual boundary does not project to the corner of the streets but much further round in to Elm Road resulting in a significantly larger than usual corner site for the property in Greenhead Road. This coupled with the fact that the existing building on Glenhead Road is set well back from the junction of Elm Road results in a greater sized building plot than is typical in the area.

We do not consider the subdivision of the plot, the resultant garden grounds for both the existing and proposed houses, the detached nature of the property, the materials and detailing of the proposed building or the provision of the parking space for the existing flat to detract from the character or amenity or to be inconsistent with other properties within the area



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## **2. NOT REFLECTIVE OF DEVELOPMENT IN THE AREA,**

As has been explained in the Case Officer's original report and in the previous section of this submission the principle of introducing a house in this locality is acceptable vis-à-vis current Local Plan Policies, the proposed house design is in keeping with those in the neighbourhood and an appropriate off-street car parking provision can be achieved.

It is accepted that one rear corner of the proposed house will be close to the boundary but this is far from being a unique situation in West Dunbartonshire where there are many unusually shaped / restricted rear gardens. In reality the minimal distance only relates to one corner and with the removal of the previously proposed rear projection this should no longer constitute a unique situation worthy of a refusal. Furthermore, as explained in the following section, its impact upon the neighbouring side garden in Elm Road is not so significant as to justify a refusal.

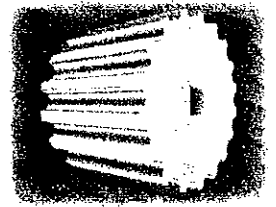
## **3. DETRACT FROM THE PRIVACY OF EXISTING HOUSES**

The proposed house has no significant impact on the privacy of any neighbouring property. It was agreed with the Case Officer that due to the gable of No's 47 and 49 Elm Road facing the application site being blank i.e. with no windows serving habitable rooms, there would be no direct loss of privacy between the existing and proposed houses.

In the original application Report it was stated that the bedroom windows of the proposed house would be overlooking the garden of the Elm Road flats and that their privacy would be compromised. In the current application we have made 2 amendments to the plans. We have deleted the originally proposed rear projection, which included a bedroom window on the upper level, and on the Proposed Site Plan we have shown the existing garage in the adjacent garden, not shown on the Ordnance Survey Map. With the omission of the rear projection it can now be seen that the distance from the proposed bedroom windows to virtually any point in the rear gardens of Elm Road is equal to or greater than the distance from the windows of the existing flats in Glenhead Road.

The side gardens of all properties in the area are exposed to the public roads and footpaths and are therefore not considered to have any reasonable degree of privacy. In addition the side garden of the flats in Elm Road is also protected by their own garage.

All/....



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All houses and flats within this locality have gardens that are overlooked by a number of surrounding properties and none have total privacy. The situation being created by the proposed house is therefore no different from every other corner sited house in the estate in terms of overlooking of adjacent gardens, albeit two of the rear windows of the proposed house will be slightly closer than in other situations.

We believe that consideration should also be taken of the fact that the garden ground to be protected is not private in that they are directly overlooked by the other flats in the building.

As there are no totally private gardens in the area and as the proposed development will not create or worsen an existing situation we feel that the amended design should now be considered to be satisfactory and acceptable with respect to any previously existing privacy concerns.

#### **4. OVER-DEVELOPMENT**

The original Case Officer's report stated that the overall size of the plot and the area of rear garden ground for the proposed house were comparable with that of other surrounding properties. The original 1:500 Block Plan confirmed that the area of rear garden ground proposed was comparable with the adjacent garden grounds and was bigger than most. The shape of the proposed rear garden was described as "problematic" owing to its triangular shape. At the Review Hearing it was confirmed that the WDC do not have any policies relating to either the size or shape of garden ground.

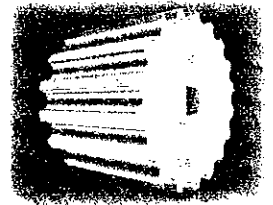
The application has since been amended to remove the rear projection from the proposed building, thereby reducing the building footprint and number of bedrooms and increasing the garden ground. Accordingly it is considered that the useable 70m<sup>2</sup> rear garden ground for the proposed 2 bedroom house compares very favourable to the average approx 50m<sup>2</sup> gardens of surrounding 2 bedroom flats.

#### **CONCLUSION.**

Taking all of the foregoing into account it is believed that all of the Planning considerations for an application of this nature have now been adequately addressed.

Overall it is believed the amended format for the proposed house will sit quite comfortably within the streetscene, it will not look out of place and the Amended Design overcomes the previous reasons for refusal and is considered to comply with Planning Policy H5 in that:





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- The character and amenity of the an Existing Residential Area will not be detrimentally affected,
- The proposal will reflect the scale, density, design and use of materials prevalent in the area.
- The existing dwelling will retain sufficient garden ground
- The existing properties will have no loss in privacy or access and
- Adequate access will be provided to the proposed house,

The revised proposal meets with all of the requirements of the relevant Planning Policies and considerations and as such it is believed the new application ought to now be approved.

22 March 2011

**APPOINTED OFFICER'S DECISION:**

**DC11/080/FUL**

COPY

Ref No – DC11/080/FUL

## Refusal of Planning Consent

# WEST DUNBARTONSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT)  
(SCOTLAND) ORDERS

<u>Proposal</u>	Sub-division of garden ground and erection of dwellinghouse
<u>Site</u>	17 Glenhead Road Clydebank West Dunbartonshire G81 3RX
<u>Applicant</u>	Mr S O'Neill
<u>Agent</u>	Hay Lough Davis Glenfield House 69 Glasgow Road Dumbarton G82 1RE

<u>Class of Development</u>	Local Development
<u>Decision Type</u>	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) DOCQUETTED AS RELATIVE THERETO AND THE PARTICULARS GIVEN IN THE ABOVE APPLICATION, HEREBY:-

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

DATED THIS: 3rd day of June 2011

EXECUTIVE DIRECTOR of HOUSING, ENVIRONMENTAL  
AND ECONOMIC DEVELOPMENT  
COUNCIL OFFICES,  
CLYDEBANK G81 1TG

SIGNED   
for WEST DUNBARTONSHIRE COUNCIL

**Reason** The proposed development is contrary to Policy H5 (Development Within Existing Residential Areas) of the West Dunbartonshire Local Plan 2010, as it would detract from the character and amenity of the area. The proposal does not reflect the pattern of development in the area, it would detract from the privacy of neighbouring homes, it would constitute overdevelopment of the site and would result in the creation of an unacceptable parking arrangement.

**FOR NOTING**

*Informatives*

01. The plans referred to as part of this decision are Drawing No. 01 Rev. C.

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.

The review may be submitted in writing to:

**West Dunbartonshire Council  
Planning Local Review Body  
Council Offices  
Garshake Road  
Dumbarton G82 3PU**

Telephone                      01389 737210

Review forms can be obtained on request from the above address or can be downloaded from the Council's website:

<http://www.west-dunbarton.gov.uk/building-and-planning/planning-permission/application-forms/appeals-and-reviews/>

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.

WEST DUNBARTONSHIRE COUNCIL  
REPORT OF HANDLING (Delegated)

**APP NO:** DC11/080/FUL

**CASE OFFICER:** Mr Bernard Darroch

**ADDRESS/SITE:** 17 Glenhead Road, Clydebank, West Dunbartonshire, G81 3RX

**PROPOSAL:** Sub-division of garden ground and erection of dwellinghouse

**1.0 Site Description/Development Details**

Planning permission is sought for the erection of a detached dwellinghouse in the side garden of an upper cottage flat located at 17 Glenhead Road, Clydebank. The area of garden concerned is approximately 300m<sup>2</sup> and triangular in shape, being located on the street corner. It is currently occupied by a shed, garage and driveway which provide off street parking for the upper flat. The site fronts onto Glenhead Road and open ground beyond. The site is level with the surrounding garden areas and sits slightly above the level of Glenhead Road. A new house has recently been built on the opposite corner of Elm Road, using parts of the garden ground of the two corner properties.

The current proposal seeks permission for a two bedroom, two storey house finished with a hipped roof. Two off street parking spaces would be provided for the new house and a third space would be provided as a replacement space for the existing upper flat. The rear garden would extend to approximately 70 square metres, with the existing garden shed being retained. The property would follow the established building line on Glenhead Road and would be finished in materials to match the surrounding area. The rear garden would be enclosed by a 1.8m high timber fence, with a 1.2m high metal fence to the side. The remainder of the plot would be grassed, with the exception of a patio at the rear.

A previous planning application for a new house on the application site (DC10/249) was refused due to concerns that the proposal did not reflect the pattern of development in the area, it would detract from the privacy of neighbouring homes and it would constitute overdevelopment of the site. That decision was subject to a local review, which was dismissed. The current proposal is very similar to the previous application, but a small projecting element at the rear has been deleted in order to give a marginally larger rear garden. Internally, this change necessitated the deletion of a small third bedroom and a utility room.

**2.Consultations**

West Dunbartonshire Council Roads Services has no objection to the proposal subject to the single parking space for the existing flatted property being increased in size to allow proper use.

West Dunbartonshire Council Environmental Health has no objection to the proposal subject to conditions relating to construction noise.

Scottish Water has no objection to the proposal.

### **3. Application Publicity**

N/A

### **4. Representations**

None.

### **5. Relevant Policy**

West Dunbartonshire Local Plan

H5 - Housing within Existing Residential Area

### **6. Appraisal**

In principle, the subdivision of an existing garden to create a plot for a new house can be supported, subject to it complying with Policy H5. In this case, the surrounding area contains a mixture of semi-detached houses and four-in-a-block flats. Some of the flats have relatively small gardens, but by modern standards most of the gardens are reasonably large relative to the size of the homes. The corner plots on Elm Road originally all featured generous side gardens, but the corner opposite has been developed as a detached house (15a Glenhead Road). That house fits in with the established building lines, although the development of its site has resulted in the loss of one of the open corners which characterise the estate, and in that respect it is perhaps not an ideal arrangement.

The current proposal is similar to number 15a, except in the important respect that the new plot would be formed from part of only one of the two corner gardens. Whilst the overall size of the plot is comparable with that of other surrounding properties, its shape is problematic. The plot is roughly triangular in shape and in order to follow existing building lines the proposed house would have to be located very close to the rear boundary of the plot, which leaves very little back garden. This amended application has a slightly larger back garden than the previous application due to the deletion of a small projecting element of the house, but the improvement is minor. The proposal would provide a reasonable front/side garden but whilst the rear garden, at 70m<sup>2</sup>, would be comparable with some of the smaller gardens in the vicinity, these relate to flats and not detached houses. There would be very limited usable private garden space for a house of this type.

Also as a result of the shape of the site, the house would be positioned towards the rear of its plot, which raises problems with privacy for the adjacent garden. In particular, the two rear bedroom windows would overlook the garden of the property to the south, one of them being within about 2m of the boundary. The existing flat would retain a small but adequate rear garden, but its replacement car parking space would be located in front of the lounge of the new house, which is not an ideal arrangement and is another of the problems caused by the shape of the plot (i.e. there is not enough room to push the new house further away from the flats to leave space for a driveway at the side).

Overall, whilst it is possible that the site could accommodate a new house if it were combined with part of the neighbouring garden (as per 15a), it is considered that the proposal as it stands would detract from the character and amenity of the area, and would therefore be contrary to policy H5. The proposal would also detract from the privacy of neighbouring homes and would constitute overdevelopment of the site. Whilst the reduction in size of the house relative to the previous proposal is an improvement, its overall effect is slight.

#### **7. Added Value**

None.

#### **8. Recommendation**

Refuse planning permission.

#### **9. Conditions**

<b>Reason</b>	The proposed development is contrary to Policy H5 (Development Within Existing Residential Areas) of the West Dunbartonshire Local Plan 2010, as it would detract from the character and amenity of the area. The proposal does not reflect the pattern of development in the area, it would detract from the privacy of neighbouring homes, it would constitute overdevelopment of the site and would result in the creation of an unacceptable parking arrangement.
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#### **FOR NOTING**

##### ***Informatives***

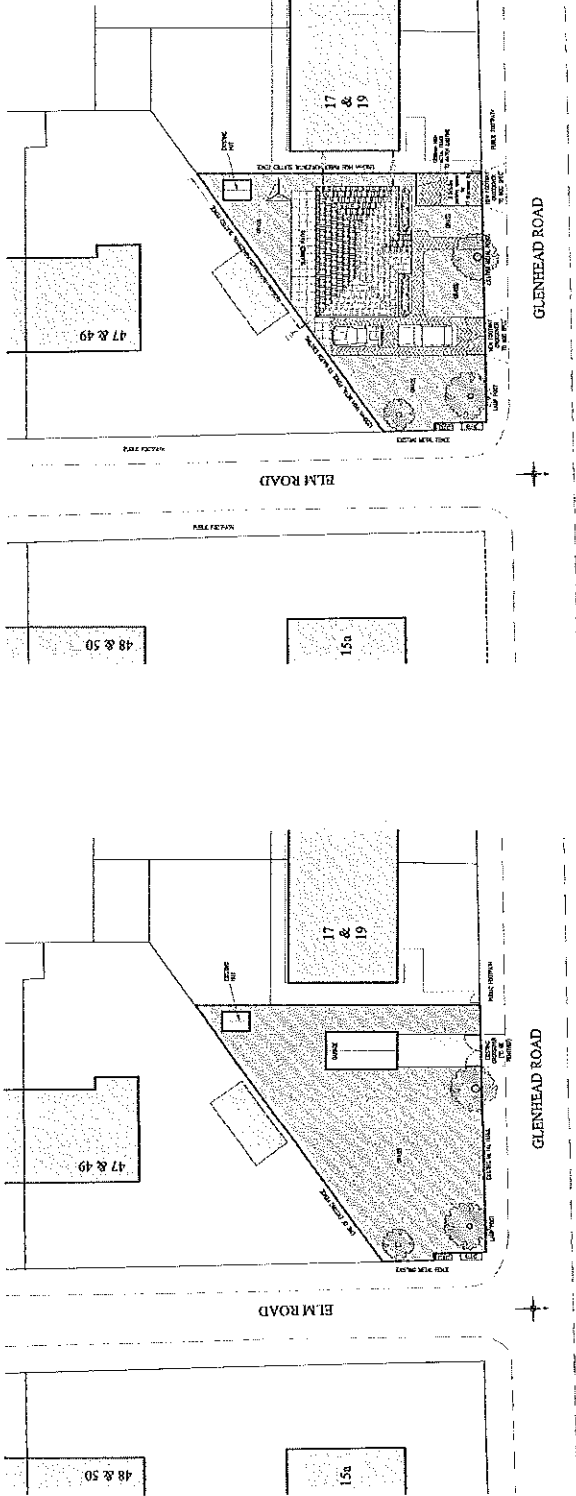
- 01.**                    *The plans referred to as part of this decision are Drawing No. 01 Rev. C.*



(All areas measured from OS map only)

Average size of back gardens for corner properties on Glenhead Rd / Elm Rd / Betula Dr = 33m<sup>2</sup>  
 Average size of back gardens of 43-50 Elm Rd = 52m<sup>2</sup>  
 Back garden of 17 Glenhead Rd to be reduced from 61 to 49m<sup>2</sup>  
 Back garden of 17 Glenhead Rd to be reduced from 61 to 49m<sup>2</sup>  
 Back garden for proposed new house = 70m<sup>2</sup>

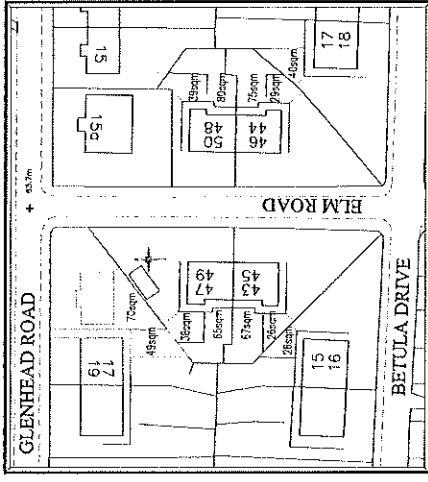
Application Site edged in red  
 Other land owned by applicant edged in blue  
 Land common to Nos 17 & 19 shaded yellow



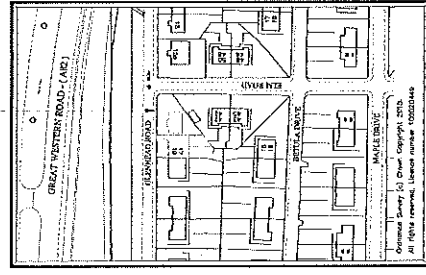
EXISTING SITE PLAN - 1:200

PROPOSED SITE PLAN - 1:200

BLOCK PLAN 1:1500



APPLICATION SITE EDGED IN RED  
 OTHER LAND OWNED BY APPLICANT  
 LAND COMMON TO NOS 17 & 19  
 SHADDED YELLOW



LOCATION PLAN 1:1250

Rev C (16/07) - Extra road added for residential application  
 Rev B (15/07) - Some typographic changes  
 Rev A (15/07) - Additional parking space shown and enlarged OS plan added to show existing site

5 APR 2011

RECEIVED

PLANNING SERVICES

40 GLENHEAD ROAD

GLASGOW

RG 01495 73403

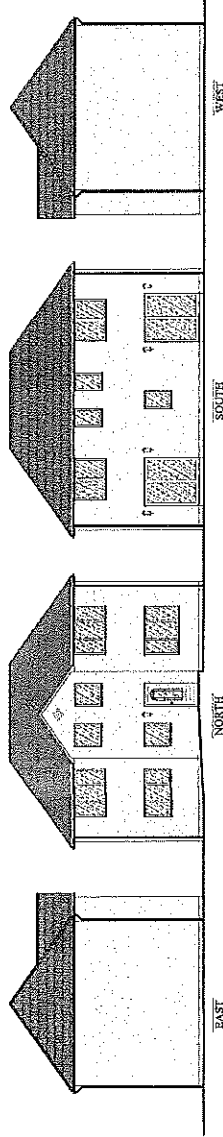
RG 01390 73113

ALL SITES TO BE CHECKED ON SITE

DATE: 15/07/10

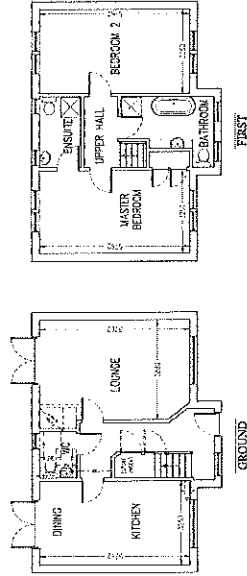
BY: J. DAVIES

1:1250



PROPOSED ELEVATIONS - 1:100

FINISHES:	
ROOF	Marley Modern blue grey concrete tiles
WALLS	dry laid roughcast, off-white on brickwork and concrete on masonry walls
WINDOWS & DOORS	Mahogany effect double glazed units
DRAINAGE	Brown grey concrete and square downpipes
DRIVEWAY & PATIO	Black pebbles and concrete slabs



PROPOSED FLOOR PLANS - 1:100

**RELEVANT POLICIES:**

**DC11/080/FUL**

### **Development within Existing Residential Areas**

6.34 As well as ensuring that new residential development reaches the highest standard, it is also vital that the character and amenity of existing residential areas is protected and enhanced by any new development which is proposed. This is particularly important when, as a matter of policy, development is being actively promoted within the existing built up area.

### **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

### **Reasoned Justification**

6.35 This policy seeks to ensure that the character of existing residential areas is protected and that all development proposals within these areas will maintain or enhance their amenity. It is considered that using sympathetic design, avoiding over-development and retaining existing landscape features is the best way of achieving this. It is particularly important that the development of infill and gap sites should not be at the expense of open space which makes an important contribution to the quality of local environments.

6.36 The introduction of small-scale non-residential uses to existing residential areas may be acceptable, but their impact on the residential environment will be the overriding consideration. Policy H 5 indicates the factors which might lead to a loss of amenity in an existing area. However, there may be benefits in encouraging some other suitable uses into existing residential areas, for example nursing homes, children's nurseries and offices, which could provide small-scale local services and employment opportunities.

**SUGGESTED CONDITIONS:**

**DC11/080/FUL**

**DC11/080/FUL**

**17 Glenhead Road, Clydebank**

**Proposed Conditions/Reasons**

1. The development hereby approved shall commence within a period of 3 years from the date of this consent.

**Reason** To comply with the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. Exact details and specifications of all proposed external materials 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.

**Reason** To ensure that the materials are appropriate to the character of the area and sympathetic to established finishing materials in the area.

3. Prior to the occupation of the dwelling hereby approved, the car parking spaces shown on drawing no. 01 Rev. A shall be completed to their finished standard. Thereafter, these spaces shall be retained for the parking of vehicles.

**Reason** To facilitate the orderly parking of vehicles on the site and to minimise the incidence of roadside parking which could be a danger to other road users.

4. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, and any subsequent orders amending, revoking or re-enacting that order, no gates capable of being opened outwards over the public road or footpath shall be installed across the driveway.

**Reason** In the interests of road safety.

5. 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 shall thereafter be implemented within a timescale agreed with the Planning Authority.

**Reason** In the interests of visual amenity and to ensure that the materials to be used are appropriate to the character of the area.

6. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall thereafter be implemented within a timescale agreed with the Planning Authority.

**Reason** To ensure that the boundary treatments are appropriate to the character of the area and sympathetic to established finishing materials in the area.

7. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority shall be carried out between 8am and 6pm Mondays to Fridays, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.

**Reason** In order to avoid disturbance to nearby residential properties.

8. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out.

**Reason** In the interests of public health and to ensure that the site is suitable for the proposed end use.

9. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:

- a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
- b) A Notice of Completion of Development as soon as practicable once the development has been completed.

**Reason** In accordance with the terms of Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

10. Prior to the commencement of use of the development hereby approved, the kerb shall be lowered and the footpath regarded across the full width of the driveway to West Dunbartonshire Council Roads Services specifications.

**Reason** In the interests of roads and public safety.