

## **LOCAL REVIEW BODY**

At a Meeting of the Local Review Body held in Committee Room 2, Council Offices, Garshake Road, Dumbarton on Wednesday, 10 February 2016 at 11.03 a.m.

**Present:** Councillors Gail Casey, Jonathan McColl, John Mooney, Lawrence O'Neill and Tommy Rainey.

**Attending:** Alison O'Kane, Planning Adviser; Nigel Ettles, Legal Adviser; and Craig Stewart, Committee Officer, Legal, Democratic and Regulatory Services.

**Councillor Lawrence O'Neill in the Chair**

### **DECLARATIONS OF INTEREST**

It was noted that there were no declarations of interest in the item of business on the agenda.

### **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Local Review Body held on 27 January 2016 were submitted and approved as a correct record.

### **APPLICATION FOR REVIEW: DC15/137**

With reference to the Minutes of Meeting of the Local Review Body held on 27 January 2016, the LRB resumed consideration of review papers for Planning Application DC15/137 - Proposed change of use of existing building to business use (Retrospective) at Fisherwood House, Balloch.

Reference was also made to the recent site inspection which had taken place in connection with the application for review.

Following discussion, Members agreed that they now had sufficient information to enable them to determine the review. During the course of the discussion, the Legal Adviser was heard in clarification of certain matters.

Having heard the Chair and having considered all of the information before them, the LRB decided to maintain the determination of the Appointed Officer dated 9 September 2015 and to refuse to grant planning permission.

In coming to this decision, the LRB considered that Fisherwood House and its associated land had a complex layout, making it difficult to differentiate between the applicant's property and the neighbouring property. The LRB was of the view that this complex layout would make it difficult for the outbuilding to be used as holiday accommodation without causing disturbance to the residents of the neighbouring property, such as guests walking and driving around the neighbouring property and going to its door in error.

The LRB concluded that the proposal would have an unavoidable impact on the privacy and amenity of the neighbouring property. It was acknowledged that whilst appropriate guest signage could help, it would not be enough to alleviate the impact. The LRB therefore agreed with the conclusion of the Appointed Officer's Report of Handling, which determined that the impact on the neighbouring house would be unacceptable, making the proposal contrary to the Development Plan.

The Chair, Councillor O'Neill, then confirmed that a decision notice to this effect would be sent to the applicant.

The meeting closed at 11.23 a.m.