

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 6 December 2011

DC11/231: Change of use of open space to private garden ground and erection of 1.8 metre high fence at 191 Nobleston, Bonhill by Mr Ian Robertson.

1. REASON FOR REPORT

- 1.1** This application has been made by an Elected Member of the Council. Under the terms of the approved scheme of delegation it therefore requires to be determined by the Planning Committee.

2. DEVELOPMENT DETAILS

- 2.1** The application site is a 2 storey, semi-detached house located within a residential area. The house is a 1970s style property with a monopitch roof, located within an area laid out in accordance with the 'Radburn' principle, with houses fronting footpaths and backing onto parking areas. The site is on a hillside, with an area of open space rising in front of the house and a car port at the rear at a lower level. To the side of the house is another area of open space bordering a road. Planning permission for a single storey rear extension to the house was granted by the Planning Committee on 6 September 2011 (DC11/147/HOU).
- 2.2** The applicant proposes to purchase part of the grassed area of open space at the side of their rear garden from the owners, Cube Housing Association, and to change its use into garden ground. The area of land to be purchased would measure 4 metres wide and 10.3 metres long. A 1.8 metre high timber fence would be erected around the edge of the area to encompass it into the existing rear garden.

3. CONSULTATIONS

- 3.1** None

4. REPRESENTATIONS

- 4.1** None.

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 5.1** The site lies within an Existing Residential Area, within which Policy H5 requires that development proposals take account of the character of the area and the need to retain open space, amongst other criteria. The proposal would result in the loss of a small part of the broad grass verge and would have little impact on the visual

amenity of the area. The proposal is acceptable in terms of the above policy as it will be used as private garden ground which is appropriate within a residential area.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Amenity

- 6.1** The grassed area to the side of the property provides space between the houses and the main road that runs through the estate. It contributes to the visual amenity of the area and therefore plays an important role in maintaining the character of the area. However, the applicant proposes to acquire only a small part of the open space and the new boundary fence would be erected approximately 11 metres away from the edge of the road. The proposed change of use would therefore have little impact on the area of open space and the appearance of the area. There would be no impact on any neighbouring properties and no parking/road safety implications.

7. CONCLUSION

- 7.1** It is considered that the change of use of open space to garden ground is acceptable. The proposed development is of a minor nature and would not have any detrimental impact on the amenity of the area or any adjacent houses and is acceptable in terms of local plan policies.

8. RECOMMENDATION

- 8.1** **Grant** full planning permission subject to conditions set out in Section 9 below.

9. CONDITIONS

- 01.** The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
- 02.** 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

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 21st November 2011

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Appendix: None

Background Papers:

1. Application forms and plans;
2. West Dunbartonshire Local Plan 2010.
3. Planning app no: DC11/147/HOU

Wards affected: Ward 2 (Leven)