

LOCAL REVIEW BODY

At a Meeting of the Local Review Body held in Committee Room 3 on Wednesday, 26 June 2013 at 3.00 p.m.

Present: Provost Douglas McAllister and Councillors Gail Casey, John Mooney, Lawrence O'Neill, Tommy Rainey and Hazel Sorrell.

Attending: Alan Williamson, Planning Adviser; Nigel Ettles, Legal Adviser; Alistair Gemmell, Planning Officer and Craig Stewart, Committee Officer, Legal, Democratic and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Councillors Jonathan McColl and Patrick McGlinchey.

Councillor Lawrence O'Neill in the Chair

DECLARATION OF INTEREST

It was noted that there was no declaration of interest in the item of business on the Agenda.

APPLICATION FOR REVIEW: DC13/011

Review papers were submitted for Planning Application DC13/011 - Proposed single storey side extension at 30A Tontine Park, Renton, Dumbarton.

The Planning Officer advised the Committee that the matter brought before the Local Review Body (LRB) related to a planning application submitted by Mr and Mrs Feasby. The Planning Officer was then heard in relation to the background and current position with regard to the matter and the Review documents and photographs of the site were considered by the LRB.

The Planning Adviser was also heard in relation to the matter. Prior to the determination of the Review, the Chair, Councillor O'Neill, thanked the Planning Officer and Adviser and invited the LRB to comment on whether they considered they had sufficient information to enable them to determine the review. Following discussion, Members indicated that they had sufficient information in this respect.

The LRB considered that Policies H5 and GD1 of the West Dunbartonshire Local Plan were relevant to the proposal. Policy H5 sets out criteria for assessing development within existing residential areas. The fourth criteria states that 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. Policy GD1 requires development to be appropriate to the local area in terms of land use, layout and design.

Having heard the Chair and having considered all of the information before them, the LRB were of the unanimous opinion that the proposal was acceptable with regard to Policies H5 and GD1 and that planning permission should be granted. Accordingly, the LRB agreed to reverse the determination of the appointed officer and to grant planning permission subject to the recommended conditions, as detailed in Appendix 1 hereto.

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

The meeting closed at 3.15 p.m.

**APPLICATION FOR REVIEW CONSIDERED BY THE LOCAL REVIEW BODY ON
26 JUNE 2013**

**Planning Application DC13/011 - Proposed single storey side extension at 30A
Tontine Park, Renton, Dumbarton.**

Permission GRANTED subject to the following conditions:-

1. The materials to be used on the development hereby approved shall be slates and render to match the materials on the existing building.

Reason In the interests of visual amenity.

Informatives

1. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.
2. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to 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); and
 - (b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. The plans referred to as part of this decision are:-

3088 AL(00)01 – Proposed Location & Site Plan;
3088 AL(00)03 – Proposed Plans & Elevations;
3088 AL(00)05 – Proposed Section.
4. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.