

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 5 June 2013

DC13/095: Erection of detached dwellinghouse on land to the south of the Water Works, Garshake Road, Dumbarton by Mr Raymond Quinn.

1. REASON FOR REPORT

- 1.1** This application relates to a proposal which raises issues of local significance. Under the approved scheme of delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** That the Committee indicate that it is **Minded to Grant** full planning permission, and to delegate authority to issue the decision to the Planning and Building Standards Manager subject to the conclusion of consultations with the Environmental Health Service, to the conditions set out in Section 9, and to any such additional conditions as may arise from the outstanding consultation.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to a redundant part of the former waterworks facility situated at the top of Garshake Road, to the north of Dumbarton. The site is the southernmost part of the old water works on the western side of Garshake Road. It is bordered by the site for a proposed care home to the north (application DC12/229 which is subject to a separate report to this Committee), and by a field to the south and west (rear) which is earmarked in the local plan as a possible cemetery. On the opposite side of the road are residential properties on Campbell Avenue which form the edge of the Dumbarton settlement boundary. The site is generally overgrown and is partially enclosed by fencing although this is in some disrepair. Although the land rises to the north, other than some minor slopes and level changes, the site itself is relatively flat. The site extends to approximately 950m²
- 3.2** Full planning permission is sought for the erection of a detached dwellinghouse. The application proposes a 1½ storey detached house with its own driveway fronting Garshake Road. The property would have four bedrooms on the upper level, with a fifth bedroom being located on the ground floor. The ground floor would also accommodate a lounge, kitchen, study, sitting room, utility and a shower room. Externally, the property would have a traditional pitched roof with a front and rear gable feature and a small dormer window on both the front and rear elevations. The proposed finishing materials would include natural slate and wet dash render combined with

stone. The driveway and turning area would have space for more than three cars.

- 3.3** A previous permission (DC09/186) granted planning permission for various developments within parts of the former water works, including permission in principle for a house on this site, however that permission has since lapsed. A subsequent application for a care home on the part of the water works to the north of the site (DC11/044) showed the current application site as a house plot, but that did not form part of that application.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service has no objection, subject to any gates that are to be installed being set back a minimum of 5m from the road.
- 4.2** The applicant has submitted a contaminated land site investigation. Comments from the Council's Environmental Health Service were awaited at the time of writing.

5. REPRESENTATIONS

- 5.1** None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site lies within the defined green belt and Policy GB1 states that there will be a general presumption against development other than development which is directly associated with a recognised countryside use such as agriculture, forestry, horticulture, outdoor recreation, or includes the re-use of vacant buildings. Development is also allowed where there is a specific locational requirement and established need for the development and it cannot be accommodated on an alternative site.
- 6.2** In addition to the green belt designation, the local plan also identifies the whole of the former waterworks site as an Environmental Improvement Opportunity. Policy E8 encourages rejuvenation and restoration of such sites, which have been identified as having become vacant, derelict or underused and which present an opportunity for environmental improvements. The waterworks site is in serious dereliction and has become a target for fly-tipping. Schedule E8 lists the site as having potential for very low density development and/or the re-use of vacant buildings. The plan recognises that ownership of the waterworks has become fragmented at this location and expresses a preference for the comprehensive, rather than piecemeal, redevelopment and restoration of the whole waterworks site.
- 6.3** It is considered that the proposed single large dwellinghouse represents a relatively low density of development, particularly in relation to the much more substantial developments for which permission in principle has previously been granted on adjacent parts of the water works site. At the time of the

lapsed outline permission the application site was shown as accommodating one dwellinghouse, and that density of development was considered to be consistent with the local plan designation. There are concurrent planning applications for a care home and supported living accommodation on other parts of the water works land (applications DC12/229 and DC13/084, which are the subject of separate reports to this Committee). Collectively these developments would result in the comprehensive redevelopment of the western part of the former waterworks facility, as desired by the policy. It is therefore considered that the proposal is consistent with policy E8.

- 6.4** Policy H4 sets out criteria for assessing new housing developments which encourages high quality design in terms of scale, form, layout and materials. It is considered that the design of the house and the layout of the plot are appropriate, and that the development would comply with policy H4.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Principle of Development

- 7.1** The site has historically been used for public utility infrastructure purposes, although it has been vacant for a considerable period of time. Several neighbouring sites are also lying vacant and are subject to separate applications for residential institution uses. These proposals represent an opportunity to redevelop an area of land which has become unsightly and which detracts from the appearance of the Green Belt, and whose development is supported by the local plan. Whilst the previous planning permission in principle which allowed a house on the application site has lapsed, the only significant change in circumstances since the time of that permission is that planning permission in principle has been granted for a significantly more intensive use of the land immediately to the north of the site. The plot would extend to 950m² which is a large plot by modern standards. It is therefore considered that the site remains suitable for a single new house, and that such a development would be consistent with the local plan Environmental Improvement Opportunity designation.

Design and Appearance

- 7.2** The proposed house would be 1½ storeys in height, and would be of relatively traditional proportions. The materials to be used would include a natural slate roof, stone and render, which are all considered to be appropriate for this semi-rural location. The house would be well set back from the road and will not be unduly prominent in the landscape. It is considered that the design is attractive and that the proposal would not have any adverse impact upon the appearance or character of the surrounding area. The house would also have no adverse impact upon the amenities of the nearest neighbouring houses (on Campbell Avenue) in terms of overshadowing or overlooking.
- 7.3** At present there are no other buildings directly to the north or south of the proposed plot. However, as already noted there is a current application for a care home immediately to the north, and the land to the south is designated in the local plan as a Public Service Opportunity site for a new cemetery. It is not considered that the proposed house would adversely impact upon either

proposed use, or that these uses would unacceptably impact upon the proposed house. The care home proposed by application DC12/229 would be elevated in relation to the proposed house, but as it would lie to the north it would not overshadow the house and its impact is not considered overbearing. Should the land to the south and west ever be developed as a cemetery it may be appropriate to have screen planting along the boundary with the new house, but any such requirement would be addressed as part of a future application for the cemetery use itself.

- 7.4** The site currently contains some self seeded trees and scrub, primarily along the eastern perimeter of the site next to Garshake Road. These trees are not subject to any tree preservation order, and whilst it is generally desirable to retain trees, these particular trees are of no particular landscape value and their removal is considered to be acceptable. There will be sufficient garden ground to permit appropriate new landscaping to soften the development. Given the semi-rural location it is considered that the boundary with the road should be marked by a hedge or new tree planting rather than a suburban style wall or fence. Conditions are therefore proposed requiring submission and approval of a detailed landscaping plan and of the proposed boundary treatment, and preventing the construction of a solid front boundary fence or wall.

8. CONCLUSION

- 8.1** The disused grounds of the former water works are currently vacant and have fallen into a state of disrepair. Whilst the site is located in the green belt, the proposal complies with policy E8 as it represents an opportunity to permit appropriate development which will improve the amenity of the area and form part of a potentially comprehensive redevelopment of the western side of the former water works. The proposed development would contribute to enhancing the amenity of the surrounding area and is therefore acceptable.

9. CONDITIONS

- 01. Exact details of all proposed external materials including the natural slate 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.**
- 02. 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 and any matters arising from the investigation shall be implemented as agreed with the Planning Authority.**
- 03. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority and shall be**

implemented as approved. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design and thereafter implemented as approved.

04. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented prior to the occupation of the house.
05. 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 be implemented as approved. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, no wall or fence other than a simple post and wire fence shall be formed along the frontage of the site adjacent to Garshake Road without an express grant of planning permission.
06. 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 implemented as approved.
07. A landscaping scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after the occupation of the house. The scheme shall include details of suitable replacement planting for any trees that are required to be removed to accommodate the new house or any associated works, and shall include a hedgerow or tree planting along the front boundary of the site.
08. 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 with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.

Informatives

01. *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.*

- 02. *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);***
- b) *A Notice of Completion of Development as soon as practicable once the development has been completed***
- 03. *The plans referred to as part of this decision are Drawing No(s). Loc., 01 Rev. B, 02 Rev. C & 03.***
- 04. *A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.***

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 17 May 2013

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Appendix: None.

Background Papers: 1. Application forms and plans;
2. Consultation responses; and
3. West Dunbartonshire Local Plan 2010.

Wards affected: 2 (Leven)