

APPLICATION FOR REVIEW:**DC14/013**

2

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|-------------------------------|--|
| PLANNING SERVICES RECEIVED | |
| 13 JUN 2014 | |
| PASS TO | |
| REF. No. | |

Notice of Review

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 **KDC PROPERTIES**

Address **11 DUMBARTON ROAD
BOWLIN**

Postcode **G60 5AG**

Contact Telephone 1 **07851 231443**

Contact Telephone 2

Fax No

E-mail* **j7hec@hotmail.com**

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be
through this representative: ☐

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes ☒ No ☐

Planning authority

WEST DUNGARTONSHIRE COUNCIL

Planning authority's application reference number

DC14/013

Site address

**LAND TO SOUTH OF FERNE NICH
MANSE ROAD, BOWLING**

Description of proposed
development

ERECTION OF DWELLING

Date of application

27/01/14

Date of decision (if any)

12/03/14

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.

Notice of Review

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:

- | | Yes | No |
|--------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Notice of Review

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.

SEE 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.

Notice of 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.

① THIS NOTICE OF REVIEW.
 ② PLANNING REFUSAL NOTICE
 ③ DRAWING AS SUBMITTED.

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.

Checklist

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

- ☒ Full completion of all parts of this form
- ☒ Statement of your reasons for requiring a review
- ☒ 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.

Declaration

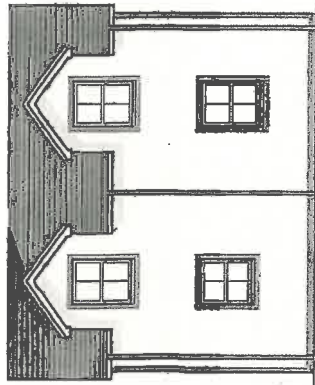
I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

A. _____

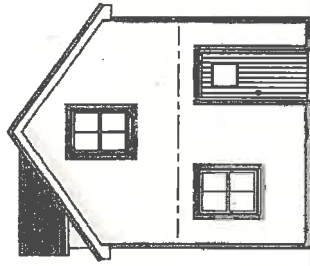
Date

11/06/14



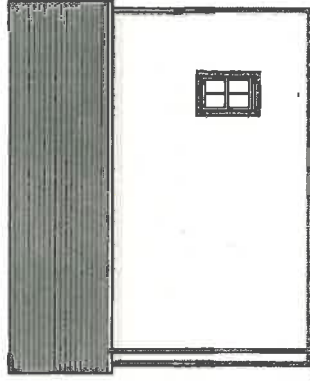
South Scale 1:100 @ A3

el.
sub.
sta.



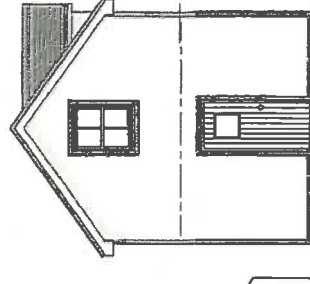
East Scale 1:100 @ A3

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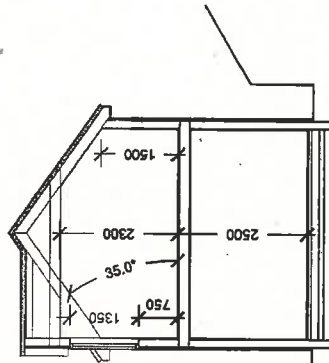


North Scale 1:100 @ A3

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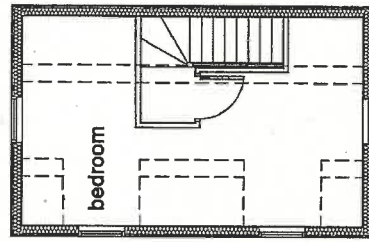


West Scale 1:100 @ A3

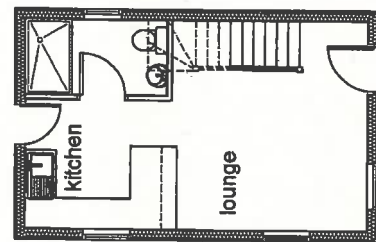


Section Scale 1:100 @ A3

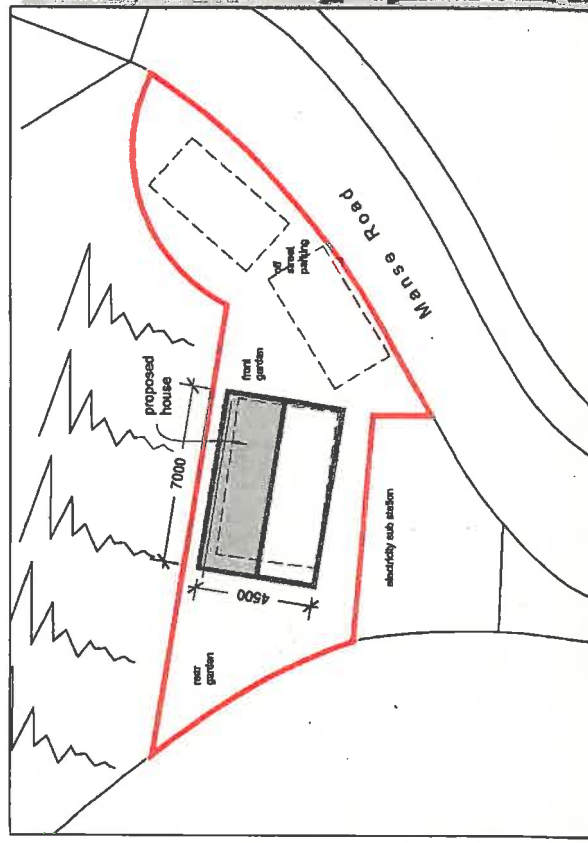
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Upper Floor Scale 1:100 @ A3

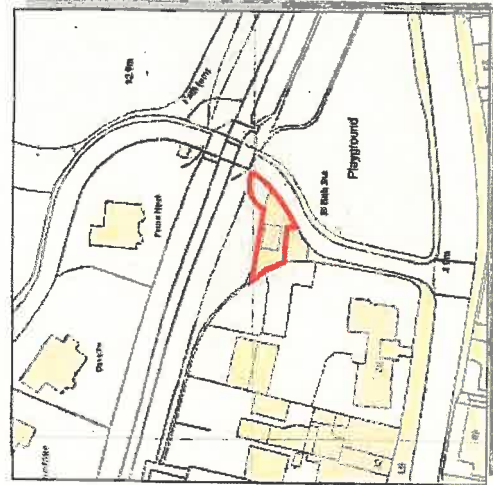


Ground Floor Scale 1:100 @ A3



Block Plan Scale 1:200 @ A3

6



Block Plan Scale 1:1250 @ A3

| | | |
|-------------------------------|--------------------|----------------------------|
| Planning application Ref: | 11 JUN 2014 | 11 JUN 2014 |
| Project: | Craig Residence | Manse Road |
| Job No: | MANSE | AL001A |
| Drawn & Rev: | MANSE | AL001A |
| Design & Build: | david findlay | design and build |
| 8 Manse Drive, Finty, G83 0YG | tel: 0141 951 8800 | email: dfindlay@live.co.uk |

Statement to be read in conjunction with Notice of Review and accompanying documents for:

DC14/013 - Land to South of Ferne Neuk, Manse Road, Bowling

Reason for refusal 1

The subject site, whilst on Manse Road, is divorced from the remainder of the street by means of the embankment on top of which is the Glasgow to Loch Lomond cycle path. The proposed house is very small and the design but is however complimentary to those further up the street on the other side of the said embankment.


Reason for refusal 2

There is no current adopted policy for what size a private garden should be. The proposed house has only one bedroom and it is considered the amenity / garden space provided is adequate for a property this size. The proposed footprint is only marginally larger than the existing garage which currently occupies the site. Reference could also be made to previous planning permission DC10/252/FUL, former Anbarda, Old Dalnottar Road, Old Kilpatrick which was initially refused on garden ground size but subsequently approved by the Planning Local Review Body on the basis of no current adopted policy for garden size. Also, the proposed property is elevated above the level of the adjacent electrical substation. Accordingly, the proposed house would in fact enjoy a very pleasant outlook over the River Clyde.

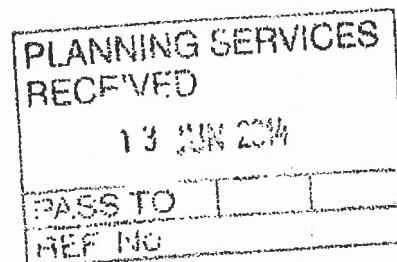
Reason for refusal 3

The site currently houses a large domestic garage. The current vehicular access and egress arrangements do not differ from the existing arrangement and therefore do not fail to comply to a greater degree than at present. Also, notwithstanding the indicative potential parking arrangement shown on the submitted drawing (a copy of which accompanies this submission), perpendicular parking for a car would indeed be possible. However, the currently indicative arrangement would allow cars to enter and leave the site in forward gear.

Signed:

H. 
11/6/14

Date:



PLANNING APPLICATION:**DC14/013**



Council Offices Rosebery Place Clydebank G81 1TG

Tel: 01389 738 575

Fax: 01389 738 584

Email: development.management@west-dunbarton.gov.uk

Applications cannot be validated until all necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 000081128-001

The online ref number is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the Planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

We strongly recommend that you refer to the help text before you complete this section.

- ☒ Application for Planning Permission (including changes of use and surface mineral working)
- ☐ Application for Planning Permission in Principle
- ☐ Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Erection of dwelling

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Have the works already been started or completed? *

☒ No ☐ Yes - Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant, or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

| | |
|-----------------------|--------------------------------|
| Company/Organisation: | David Findlay Design and Build |
| Ref. Number: | |
| First Name: * | David |
| Last Name: * | Findlay |
| Telephone Number: * | 0141 951 8800 |
| Extension Number: | |
| Mobile Number: | |
| Fax Number: | |
| Email Address: * | dfdesignandbuild@live.co.uk |

You must enter a Building Name or Number, or both: *

| | |
|-----------------------|---------------|
| Building Name: | |
| Building Number: | 8 |
| Address 1 (Street): * | Menzies Drive |
| Address 2: | |
| Town/City: * | Fintry |
| Country: * | UK |
| Postcode: * | G63 0YG |

Is the applicant an individual or an organisation/corporate entity? *

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

| | |
|-------------------------|---------------------------|
| Title: | |
| Other Title: | |
| First Name: | |
| Last Name: | |
| Company/Organisation: * | KDC (Scotland) Properties |
| Telephone Number: | |
| Extension Number: | |
| Mobile Number: | |
| Fax Number: | |
| Email Address: | |

You must enter a Building Name or Number, or both: *

| | |
|-----------------------|----------------|
| Building Name: | |
| Building Number: | 11 |
| Address 1 (Street): * | Dumbarton Road |
| Address 2: | |
| Town/City: * | Bowling |
| Country: * | Scotland |
| Postcode: * | G60 5AG |

Site Address Details

Planning Authority:

West Dunbartonshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Northing

673695

Easting

244849

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No**Pre-Application Discussion Details**

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement (note 1) is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (Max 500 characters)

Pre-application consultation. Officer had concerns with proposal. This application is for a reduced scheme.

Title:

Mr

Other title:

First Name:

Stewart

Last Name:

McCallum

Correspondence Reference Number:

Date (dd/mm/yyyy):

02/09/13

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

150.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use; (Max 500 characters)

Domestic

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? *

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site? *

2

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the total of existing and any new spaces or a reduced number of spaces)? *

2

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycle spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- ☒ Yes – connecting to public drainage network
- ☐ No – proposing to make private drainage arrangements
- ☐ Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water? (e.g. SUDS arrangements) *

☐ Yes ☒ No

Note: -

Please include details of SUDS arrangements on your plans.

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- ☒ Yes
- ☐ No, using a private water supply
- ☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☐ No ☒ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☒ Yes ☐ No

If Yes or No, please provide further details: (Max 500 characters)

Rear of house

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☒ Yes ☐ No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development - Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) – No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired,) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) – None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: David Findlay

On behalf of: KDC (Scotland) Properties

Date: 27/01/2014

☒ Please tick here to certify this Certificate. *

Checklist - Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
- ☒ Elevations.
- ☒ Floor plans.
- ☒ Cross sections.
- ☐ Roof plan.
- ☐ Master Plan/Framework Plan.
- ☐ Landscape plan.
- ☐ Photographs and/or photomontages.
- ☐ Other.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan. *

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement *

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Declare - For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying plans/drawings and additional information are provided as a part of this application.

Declaration Name: David Findlay

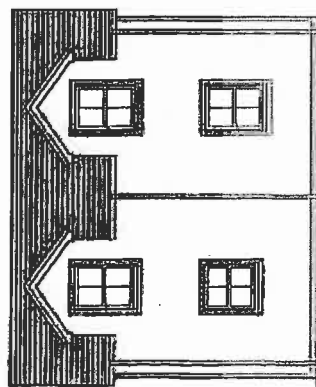
Declaration Date: 27/01/2014

Submission Date: 27/01/2014

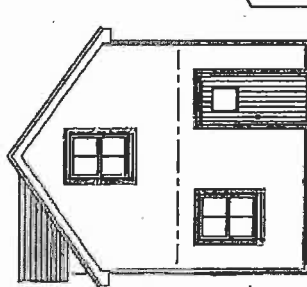
Payment Details

Cheque: KOC (Scotland) Properties, 000003

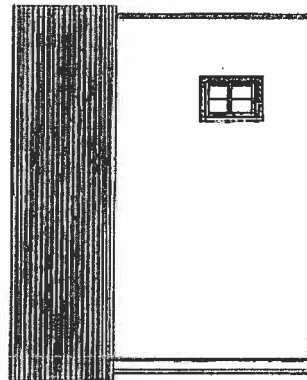
Created: 27/01/2014 17:43



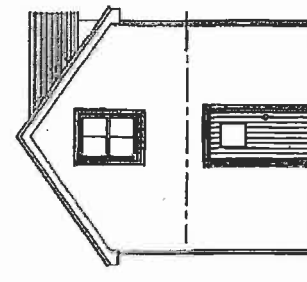
South Scale 1:100 @ A3



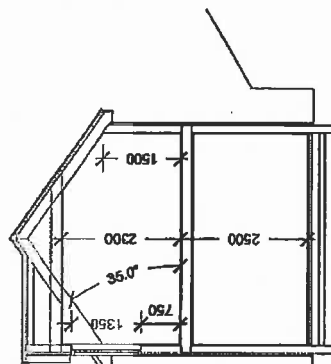
East Scale 1:100 @ A3



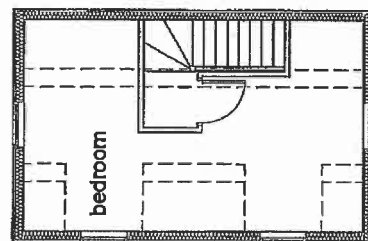
North Scale 1:100 @ A3



West Scale 1:100 @ A3

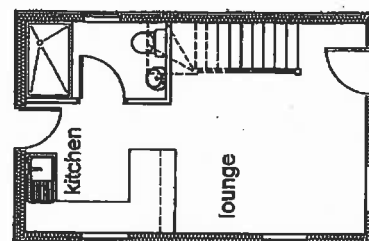


Section Scale 1:100 @ A3



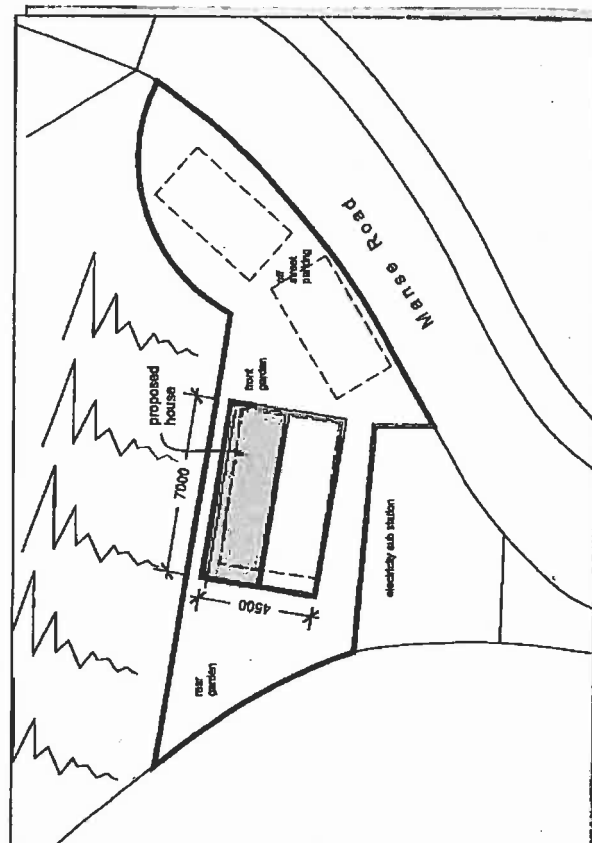
Upper Floor

Scale 1:100 @ A3

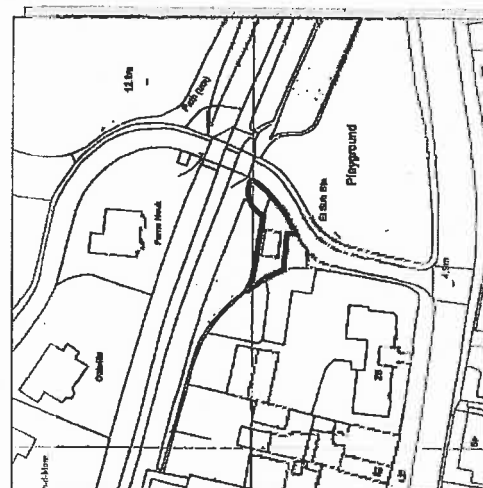


Ground Floor

Scale 1:100 @ A3

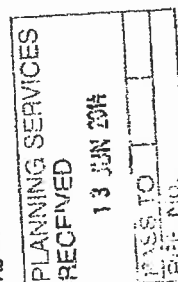


Block Plan Scale 1:200 @ A3



Block Plan Scale 1:1250 @ A3

| | | |
|--------------|----------------------|--------|
| A | Planning application | Jan13 |
| Ref: | MANSE | AL001A |
| Project: | Craig Residence | |
| Location: | Manse Road | |
| Scale: | shown | |
| Drawn & Rev: | MANSE | AL001A |
| Project: | Craig Residence | |
| Location: | Manse Road | |
| Scale: | shown | |
| Drawn & Rev: | MANSE | AL001A |
| Project: | Craig Residence | |
| Location: | Manse Road | |
| Scale: | shown | |
| Drawn & Rev: | MANSE | AL001A |



david findlay
design and build
8 Mercedes Drive, Fintry, G83 0YG
Tel: 0141 951 8900
e: dfindlay@live.co.uk

APPOINTED OFFICER'S DECISION:

DC14/013

Ref No – DC14/013

Refusal of Planning Consent

WEST DUNBARTONSHIRE COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (SCOTLAND) REGULATIONS

Proposal **Erection of dwelling**

Site Land To South Of Ferne Neuk
 Manse Road
 Bowling

Applicant KDC (Scotland) Properties

Agent David Findlay Design and Build Ltd
 8 Menzies Drive
 Fintry
 G63 0YG

| | | |
|-------------------------------|--|--|
| PLANNING SERVICES RECEIVED | | |
| 13 JUN 2014 | | |
| PASS TO | | |
| REF. No. | | |

Class of Development Local Development
Decision Type 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: 12th day of March 2014

EXECUTIVE DIRECTOR OF INFRASTRUCTURE
 AND REGENERATION
 COUNCIL OFFICES,
 CLYDEBANK G81 1TG

SIGNED
 for WEST DUNBARTONSHIRE COUNCIL

Pamela Clifford

1. The proposal would represent overdevelopment of the site, which would not reflect the existing pattern of development in the vicinity of the site and which would be detrimental to the character and amenity of the area. Accordingly, the proposal is contrary to Policies GD1, H4 and H5 of the adopted West Dunbartonshire Local Plan 2010, and Policy BC3 of the emerging West Dunbartonshire Local Development Plan (proposed plan).
2. The proposal would not provide an acceptable residential environment for the occupiers of the new house, due to the minimal private garden space provided and the fact the site is closely enclosed by retaining walls and an embankment on one side and by an electrical substation (which would provide the main outlook for the house) on the other. Accordingly, the proposal is contrary to Policy H4 of the adopted West Dunbartonshire Local Plan 2010.
3. The proposal would detract from the safety and convenience of road users due to the substandard layout of its car parking spaces and the absence of appropriate sight lines. Accordingly, the proposal is contrary to Policy GD1 of the adopted West Dunbartonshire Local Plan 2010.

FOR NOTING*Informatives*

01. The drawings referred to in this refusal are drawing reference AL(0)01A.

**WEST DUNBARTONSHIRE COUNCIL
REPORT OF HANDLING (Delegated)**

APP NO: DC14/013

CASE OFFICER: Mr Stewart MacCallum

ADDRESS/SITE: Land To South Of Ferne Neuk, Manse Road, Bowling,

PROPOSAL: Erection of dwelling

1. Site Description/Development Details

Full planning permission is sought for the erection of a one and a half storey detached dwellinghouse on a small piece of land on the western side of Manse Road, Old Kilpatrick. Manse Road is a narrow street which climbs north from Dumbarton Road and passes under a disused railway line (now a cycle path) to reach ten large detached houses. The street continues as a lane which connects with the westbound carriageway of the A82.

The application site is located immediately to the south of the disused railway embankment, on which there are a number of mature trees which provide a high degree of screening for the houses beyond. It is bordered to the south by a small electricity substation surrounded by palisade fencing, and to the west (rear) by the rear gardens of flats on Dumbarton Road. On the opposite (east) side on Manse Road is a children's playground. The site presently contains an old twin garage, along with a small flat area in front of the shed and the adjacent bridge abutment which appears to be used as an informal lay-by/passing place. The garage was approved in 1966 (K4291) as a domestic garage for one of the houses further up Manse Road.

The proposed dwelling would be a very small one-and-three-quarters storey detached house with a similar footprint to the existing shed. It would measure 7m by 4.5m and would contain one bedroom on the first floor and a lounge/kitchen and shower/WC on the ground floor. The building would be orientated with its gable facing the road, but the south facing side elevation (which would include the two dormer windows) would perhaps be more prominent as it would face down Manse Road over the substation compound. The building would be finished in roughcast with concrete rooftiles.

A very small triangular rear garden space would be provided, whilst to the front of the house the current informal lay-by would be formalised to provide two off-street parking spaces.

2. Consultations

West Dunbartonshire Council Roads Service has recommended that the application be refused due to the parking layout not allowing vehicles to be

parked perpendicular to the road, and to the inadequacy of sight lines for the new parking spaces.

Scottish Power has no objection to the proposal.

3. Application Publicity

None.

4. Representations

None.

5. Relevant Policy

West Dunbartonshire Local Plan

Policy GD1 (Development Control) sets out general criteria for the assessment of new development proposals. Amongst other requirements development should be appropriate to the local area in terms of layout, design, scale and density, and meet the relevant road design and parking standards.

The site is within an "Existing Residential Area" where policy H5 applies. New development should have regard to the character and amenity of existing residential areas. There is no objection to the principle of infill housing development subject to compliance with relevant criteria including:

- the need to reflect the character of surrounding areas in terms of scale, density, design and materials; and
- the requirement to avoid overdevelopment which would have an adverse effect on local amenity, access and parking or would be out of scale with surrounding buildings.

Policy H4 (Housing Development Standards) indicates that new housing will be expected to be appropriate to the wider landscape and built character of the surrounding area and to meet specified requirements including:

- a high quality design in terms of scale, form, layout and materials;
- meet road and parking standards as laid down by the Council; and
- allow for subsequent house extensions within 'permitted development' limits without adversely affecting the amenity of surrounding buildings.

West Dunbartonshire Local Development Plan Proposed Plan

Policy BC3 (Existing Neighbourhood) generally corresponds with the existing policy H5. It indicates that development which would significantly harm the residential amenity, character or appearance of existing neighbourhoods will not be permitted.

6. Appraisal

In principle the redevelopment of vacant or underused sites within the built up area for residential purposes is to be supported, but in this case the application

site is very small and it is also awkwardly shaped. Even though the proposed house would be extremely small, it would be positioned close to all of the site boundaries and there would be no room for a conventional parking arrangement or for a garden of any significant size.

The proposed building would be of a simple design which is not unattractive, but its positioning on the plot and its relationship to the adjacent electricity substation would convey the appearance of overdevelopment. Due to the alignment of Manse Road the most prominent elevation of the house would be the southern side elevation which faces directly onto the substation compound with its high palisade fencing. It would also be readily visible from the main thoroughfare of Dumbarton Road across the playground. Apart from a garage building for the nearby flats there are no other buildings located on Manse Road south of the old railway bridge, and the house would not fit in with the existing development pattern. The visual impression would inevitably be that of a building shoehorned in behind the substation.

The rear garden area would be very limited due to it being triangular in shape and only 2.4 metres long at the narrowest point. Whilst this may be sufficient to form a small patio area, it is a much smaller area than would normally be expected for any new house. There would be no meaningful front garden, and it is considered that the lack of outdoor space and the very close relationship with the unsightly electricity substation (which would be the outlook from the main windows) mean that the new house would not provide an acceptable residential environment for its occupiers.

There would be no significant impact upon the amenity of neighbouring homes. A first floor rear window would look onto the back gardens of the flats on Dumbarton Road, but these garden areas are all overlooked by the flats themselves and the impact on privacy would be minimal. The existing houses on Manse Road are beyond the old railway line and would not be affected by the proposal.

As a one-bedroom house the parking standard would be 1.25 spaces. Given the narrowness of Manse Road and the lack of opportunities for on-street parking thereon it would be desirable to round this up to two spaces. Whilst the application does propose two spaces, these would be of substandard design and geometry. At this point visibility along Manse Road is poor because of the curvature of the road and the bridge, and the proposed spaces would be hard against the bridge abutment on the inside of the curve. It would be very difficult for motorists parked there to see whether traffic was approaching from the north, and vice versa. The use of a lay-by type parking arrangement is also not ideal, and as it would not be possible to turn vehicles on the site they would have to continue along Manse Road to turn further up, adding to traffic on this narrow street. The fact that the site seems already to be used as an informal passing place illustrates that there are already difficulties for vehicles passing on Manse

Road. The Roads Service has recommended refusal on the basis of the substandard visibility splays, and also the fact that the spaces are laid out as a lay-by which is not appropriate for this location.

The proposed development is considered to be overdevelopment of the site as it would look tight within the site, leaving an extremely limited side garden area. It would be considered that having a one and a half storey dwellinghouse would look extremely cramped within the plot and no case has been made as to why the development should now be considered to be acceptable. The plot is an awkward shape and is not suitable or appropriate to develop a residential dwelling within this particular site.

Overall, it is considered that the proposal would be overdevelopment of the site which would not fit in with the established development pattern in the area, would have a detrimental impact on the character and visual amenity of Manse Road, would fail to provide an appropriate residential environment, and would have a detrimental impact upon the safety and convenience of road users.

7. Added Value

None.

8. Recommendation

Refuse planning permission.

9. Reasons for Refusal

1. The proposal would represent overdevelopment of the site, which would not reflect the existing pattern of development in the vicinity of the site and which would be detrimental to the character and amenity of the area. Accordingly, the proposal is contrary to Policies GD1, H4 and H5 of the adopted West Dunbartonshire Local Plan 2010, and Policy BC3 of the emerging West Dunbartonshire Local Development Plan (proposed plan).
2. The proposal would not provide an acceptable residential environment for the occupiers of the new house, due to the minimal private garden space provided and the fact the site is closely enclosed by retaining walls and an embankment on one side and by an electrical substation (which would provide the main outlook for the house) on the other. Accordingly, the proposal is contrary to Policy H4 of the adopted West Dunbartonshire Local Plan 2010.

3. The proposal would detract from the safety and convenience of road users due to the substandard layout of its car parking spaces and the absence of appropriate sight lines. Accordingly, the proposal is contrary to Policy GD1 of the adopted West Dunbartonshire Local Plan 2010.

FOR NOTING

Informatives

01. ***The drawings referred to in this refusal are drawing reference AL(0)01A.***

CONSULTATION RESPONSE:

DC14/013

| | |
|---------------------------------|--------------------------------------------------|
| Planning Application No: | DC14/013 |
| Applicant: | KDC (Scotland) Properties |
| Proposed Development: | Erection of dwelling |
| Location: | Land To South Of Ferne Neuk, Manse Road, Bowling |
| Type of Consent: - | Full |
| Ref. No(s) of drg(s) submitted: | |

| | |
|----------------------|--------|
| Proposal Acceptable? | Y or N |
|----------------------|--------|

1. EXISTING ROADS

| | |
|---------------------------------------------------------------|-----|
| (a) General Impact of Development | Y |
| (b) Type of Connection(s) (road junction/footway crossing) | Y |
| (c) Location(s) of Connection(s) | N |
| (d) Sightlines (2.5m x 60m) | N |
| (e) Pedestrian Provision | N/A |

2. NEW ROADS

| | |
|-------------------------------------------------------|-----|
| (a) Widths (.....) | N/A |
| (b) Layout (horizontal/vertical alignment) | N/A |
| (c) Junction details (location/s/radii/sightlines) | N/A |
| (d) Turning Facilities | N/A |
| (e) Traffic Calming | N/A |
| (f) Pedestrian Provision | N/A |
| (g) Provision of Utilities | N/A |

3. SERVICING AND CAR PARKING

| | |
|--------------------------------------|---|
| (a) Servicing Arrangements/Driveways | N |
| (b) Car Parking Provision (2 spaces) | Y |
| (c) Maximum Parking Standards | Y |
| (d) Layout of Parking Bays/Garages | Y |

[illegible]

| | |
|-------------------|--------|
| 4. RECOMMENDATION | Refuse |
|-------------------|--------|

5. CONDITIONS/REASONS FOR REFUSAL/DEFERMENT:-

(i) See notes 1c, 1d and 3a.

6. NOTES FOR INTIMATION TO APPLICANT

| | |
|--------------------------------------------|--------------------------------|
| (i) Construction Consent (S21)* | Not required |
| (ii) Road Bonds (S17)* | Not required |
| (iii) Road Opening Permit (S56)* | Required for footway crossing. |
| (iv) Transportation Statement / Assessment | Not required |
| (v) Flood Risk Assessment | Not required |

* Relevant Section of the Roads (Scotland) Act 1984

**** Relevant Section of WDC Roads Development Guide**

Signed
Head of Land Services

Date _____

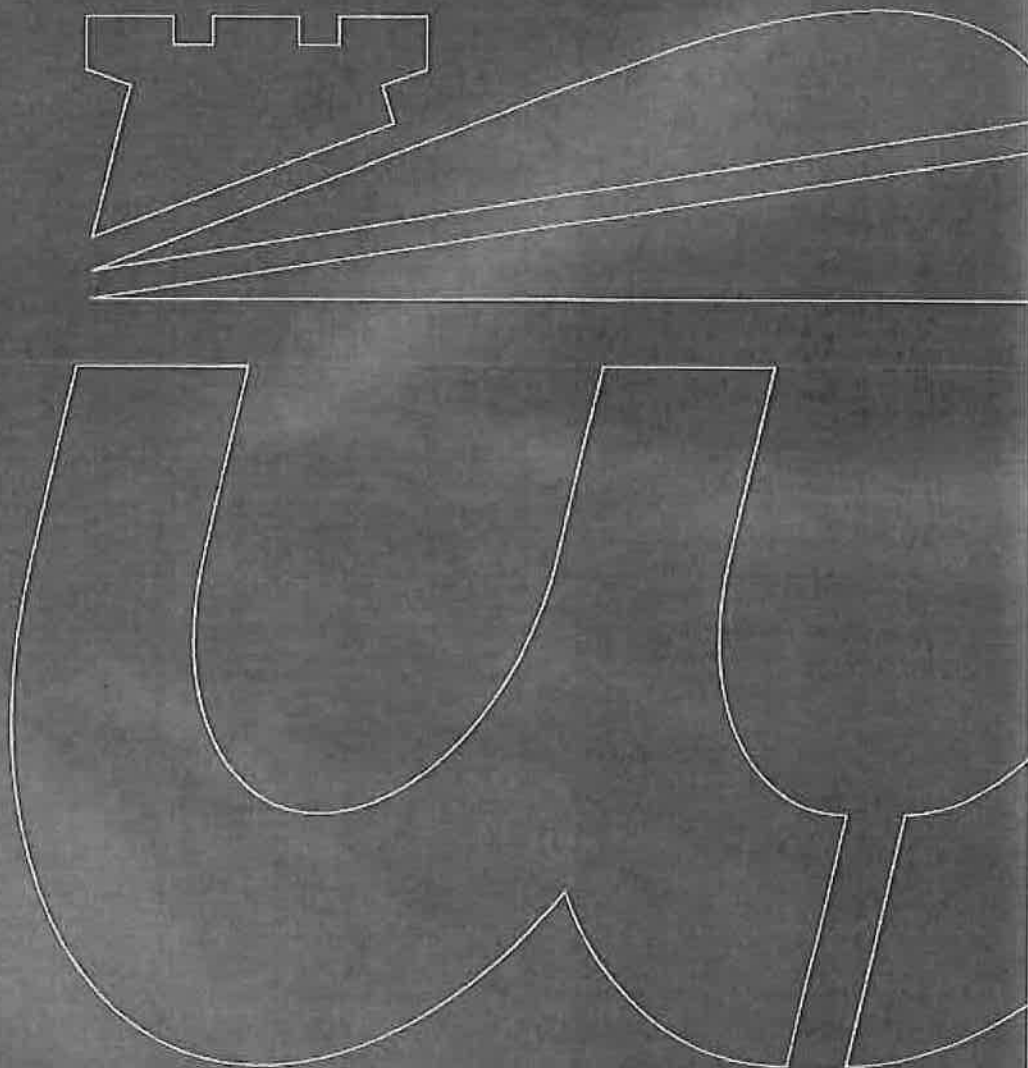
Copies to: Planning
Housing and Technical Services

RELEVANT POLICIES:

DC14/013



WEST DUNBARTONSHIRE LOCAL PLAN



ADOPTED BY
WEST DUNBARTONSHIRE COUNCIL
MARCH 2010



Development Control

4.3 The following policy relates to all new development and applies to the whole of the Plan area.

Policy GD 1 Development Control

All new development is expected to be of a high quality of design and to respect the character and amenity of the area in which it is located.

Proposals will be required to:

- be appropriate to the local area in terms of land use, layout and design (including scale, density, massing, height, aspect, effect on daylighting, crime prevention measures and privacy); developers will be required to submit design statements where appropriate;
- be energy efficient, including considering options for micro-renewable technologies;
- ensure that landscaping is integral to the overall design, that important landscape features and valuable species and habitats are conserved and where possible enhanced, and that there is an emphasis on native planting;
- ensure that the value of the historic and natural environment is recognised, and is not devalued or threatened by the proposal;
- ensure that open space standards are met;
- assess and address any existing or potential increase in flood risk and/or environmental pollution, provide drainage consistent with Sustainable Urban Drainage Systems design guidance and ensure that suitable remediation measures are undertaken on contaminated sites;
- demonstrate, where appropriate, that the development will not result in a negative impact on the water environment;
- ensure that increases in traffic volumes and adverse impacts on air quality are avoided or minimised by including provision for public transport, pedestrian and cycling access, and considering the need for a Green Travel Plan;
- meet the roads, parking and access requirements of the Council (particularly for disabled people and the emergency services) reflecting national guidance where appropriate;
- consider the availability of infrastructure and the impact on existing community facilities;
- minimise waste, and provide for the storage, segregation and collection of recyclable and compostable material; a Site Waste Management Plan may be required; and
- be consistent with other Local Plan policies.

Reasoned Justification

4.4 Policy GD 1 sets out the criteria which will be used in considering all development proposals and applications for planning permission. The intention of the policy is to ensure that all new development enhances the Plan area and

environmental quality in general. The emphasis on the importance of design reflects a similar emphasis in SPP 1 and the Designing Places document published by the Scottish Government. This emphasis has been continued in more recent policy and advice, and SPP 20 draws together and reinforces the Government's design policy commitment. Achieving better quality design in the built environment and public open space requires design to be given greater importance from the beginning. New development should provide lasting improvements to the built environment, create successful places and promote local distinctiveness. PAN 68 Design Statements provides further advice. Specific design guidelines have been produced for both the Clydebank and Dumbarton Riverside areas and have been approved as Supplementary Planning Guidance. Other Local Plan policies within the following chapters will give more guidance to developers on specific types of development, for example Policy H 4 in relation to new housing. These should be referred to where appropriate, and together with Policy GD 1, will form the first point of reference when considering planning applications.

4.5 Development proposals on sites which have watercourses flowing through them or adjacent to them, or which are at risk from tidal flooding, are likely to be required to be submitted with a Flood Risk Assessment. Further details in relation to flooding and drainage are provided in the flooding and sustainable urban drainage policies in Chapter 13. However, it is considered appropriate to apply Sustainable Urban Drainage Systems to all new developments, whether or not they are currently affected by flooding, in order to address diffuse pollution originating from new developments, as well as controlling site run-off so as not to exacerbate flood risk elsewhere. The Government has endorsed the guidance "Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland" published by the Sustainable Urban Drainage Systems Scottish Working Party, but further guidance may be appropriate as methods develop. PAN 61 Planning and Sustainable Urban Drainage Systems provides further advice. It should be noted that as at 2009 the Council does not have a policy of adopting SUDS features and the matter of liability and maintenance must be discussed for every development with the Council, to ensure all parties are aware of their responsibilities prior to any construction. The Council requires that any planning applications affecting contaminated land include suitable remediation measures so that the ground is made suitable for the new use, as required by PAN 33 Development of Contaminated Land. Finally, the Water Framework Directive and related regulations require that the physical characteristics of water courses as well as the quality is to be protected – see also paragraphs 13.10 – 13.11.

4.6 The requirement to minimise waste and provide for its storage and collection from new development is in accordance with SPP 10 Planning for Waste Management and PAN 63 Waste Management Planning. A Site Waste Management Plan may be required to minimise waste at source on construction sites through the accurate assessment of the use of materials and the potential for recycling material on or off site.

Housing Development Standards

6.32 Designing Places stresses the importance the Scottish Government places on good design, and this emphasis has been continued in all recent policy and advice. The Council supports this desire to provide attractive, good quality new housing, which will enhance the Local Plan area and support the Local Housing Strategy by delivering quality homes. In order to achieve this, the requirements in Policy H 4 will be expected to be met in all new housing developments.

Policy H 4 Housing Development Standards

New housing developments will be expected to be appropriate to the wider landscape and built character of the surrounding area, and to meet the following requirements:

- be of a high quality design in terms of scale, form, layout and materials, and meet high energy efficiency standards, privacy standards and the need for security;
- provide a range of house types and sizes wherever possible;
- provide open space in accordance with the standards specified in Policy R2;
- provide landscaping integral to the overall design; planting should emphasise native species and be completed timeously;
- incorporate existing features such as trees, hedgerows, shrubs and other natural and man-made features into layouts, and supplement them with new habitat proposals (see also Policies E3A and E5);
- meet road and parking standards as laid down by the Council, reflecting national guidelines where appropriate; consideration will be given to revising parking standards where housing developments are proposed to provide accommodation for people who tend to have low levels of car ownership, in areas well served by public transport and where the reduction of on-street parking can be ensured. Home Zones will be promoted, and new development should be linked into the local footpath and cycle network;
- allow for subsequent house extensions within 'permitted development' limits without adversely affecting the amenity of surrounding buildings;
- reflect a residential density which is appropriate to the surrounding area. Higher densities will be acceptable at locations accessible to transport interchanges and open space, and where townscape benefits can be demonstrated. Existing densities should not be exceeded where the residential amenity would be adversely affected; and
- employ inclusive design principles and address varying needs requirements

Reasoned Justification

6.33 Policy H 4 provides developers with a clear indication of the standards that will be expected within proposed new residential developments. Design and density requirements are intended to ensure that new housing developments will

provide a high quality living environment and enhance the quality of the existing area. The Clydebank Riverside and Dumbarton Harbour areas in particular will provide opportunities for higher density developments. Design statements are in place for these areas. The importance of design is reflected both in SPP 1, which indicates that a proposal may be refused solely on design grounds, and SPP 3. A number of recent Planning Advice Notes (for example on Housing Quality, New Residential Streets, Designing Safer Places and Inclusive Design) provide further advice and information on good practice in terms of housing design. Options for micro-renewable technologies should be considered as part of a range of energy efficiency measures. Open space and car parking facilities are essential elements of acceptable housing layouts, and the Council will expect developers to conform to the standards laid down by Policy R2 and the Roads Development Guide respectively and in particular consider the development of Home Zones. Existing trees, hedges, shrubs and other natural and manmade features contribute to landscape quality and biodiversity, and should be retained and enhanced. In relation to access to new dwellings, developers will be strongly encouraged to provide homes which are accessible to all and will meet the needs of a growing elderly population - design and layout should comply with the Housing for Varying Needs guidance.

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

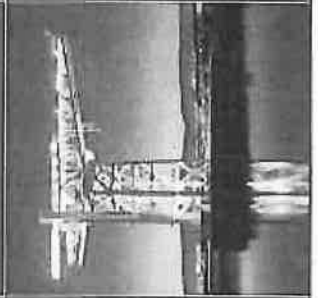
• the proposal conforms with other Local Plan policies

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.

West Dunbartonshire Local Development Plan Proposed Plan (as modified)



MARCH 2014

West
Dunbartonshire
COUNCIL

Chapter 4 - Developing Sustainably

4.1 Introduction

4.1.1 The location and design of development are major influences on moving towards a more sustainable future. The most sustainable locations for new development are normally within our existing urban area on previously developed land and close to the public transport network and existing infrastructure. Development can minimise the use of scarce resources, both in construction by using sustainable materials, and in operation by minimising the use of carbon-based energy and the creation of waste. Development can also be sustainable by being of a lasting and adaptable use and design, and by not impacting on the enjoyment or operation of adjacent land and buildings.

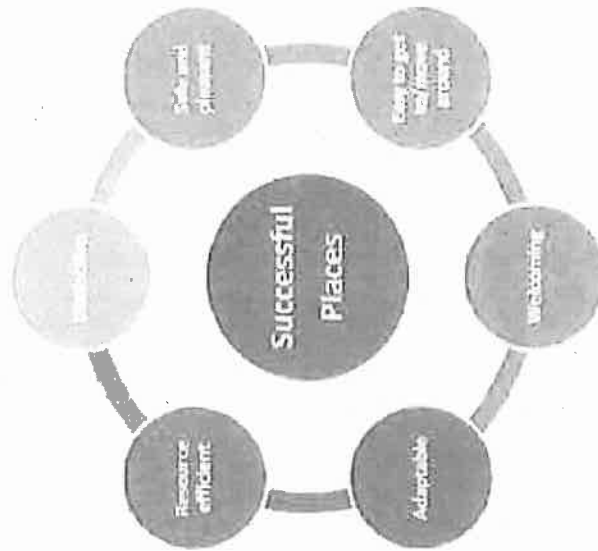
4.1.2 Energy production and climate change are amongst the most common issues associated with sustainable development, and they are both relevant to West Dunbartonshire. The area has wind and water resources which may be suitable for energy production. It is also an area affected by flooding which is predicted to increase in severity and frequency as a result of climate change. Planning has a role to play in encouraging renewable energy production and in reducing the risk of flooding.

4.1.3 This section sets a framework for addressing these issues.

4.2 Successful Places and Sustainable Design

4.2.1 All types of development can contribute towards a more sustainable future by creating or contributing towards successful places through their location, layout and design.

4.2.2 Policy DS1 sets out criteria to be considered when preparing and assessing development proposals. These relate to the six qualities of successful places. All development proposals will be assessed against the relevant criteria of this policy and it should be used as a guide to develop and improve proposals. Other policies of the Plan will also be relevant depending upon the location and type of development.



| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Distinctive</p> <ul style="list-style-type: none"> ✓ reflects local architecture and urban form, reinstating historic street patterns where appropriate; ✓ fits within the local landscape or streetscape, with regard to materials, design and layout; ✓ contributes positively to our built heritage, aiding the interpretation of historic buildings, monuments and places; ✓ makes the most of important views; ✓ retains built or natural assets which make the local area distinct; ✓ creates quality open spaces, using native species in landscaping. | <p>Resource efficient</p> <ul style="list-style-type: none"> ✓ reuses existing buildings and previously developed land; ✓ minimises energy use and loss, including by taking advantage of natural sunlight and shelter; ✓ incorporates low or zero carbon energy-generating technologies (see Annexe 1 for detail); ✓ makes use of available sources of heat; uses building materials from local or sustainable sources; ✓ higher density in town centres and areas with convenient access to good public transport services; ✓ provides space for the separation and collection of waste. | <p>Safe and Pleasant</p> <ul style="list-style-type: none"> ✓ avoids unacceptable impacts on adjoining uses, including noise, smell, vibration, dust, air quality, invasion of privacy and overshadowing; ✓ enables natural surveillance of public spaces and does not create spaces which are unsafe or likely to encourage or facilitate crime; ✓ distinguishes between private and public space; ✓ incorporates appropriate lighting. |
| <p>Adaptable</p> <ul style="list-style-type: none"> ✓ in areas that are subject to change (e.g. town centres and industrial areas) new development is suitable for a range of uses; ✓ new housing is designed to be suitable for a mix of occupants; ✓ buildings or spaces likely to become neglected or obsolete are avoided. | <p>Easy to get to / move around</p> <ul style="list-style-type: none"> ✓ provide good path links within the development, to the wider path network and public transport nodes; ✓ place the movement of pedestrians and cyclists above motor vehicles; | <p>Welcoming</p> <ul style="list-style-type: none"> ✓ creates an attractive gateway to the development or the local area; ✓ easy to find a way around, through simplicity of layout and/or signage; ✓ creates an attractive and active street frontage; ✓ accessible to all; ✓ creates landmarks and incorporates street art and street furniture. |

6.6 Ensuring Quality Places to Live

6.6.1 The development of new homes should help to make West Dunbartonshire a more attractive place to live. Not only should new housing be built in sustainable locations, it should also reflect excellence in design and provide attractive and successful places which stand the test of time.

6.6.2 Successful places have a distinct identity. They are safe, pleasant, well connected to their surroundings and easy to move around in. They should minimise resource and energy use by design and conserve valuable existing buildings and natural features. The design of any new street layout should reflect these qualities, creating a distinctive place which puts pedestrians first. Neighbourhoods should have a variety of house types to meet the needs of people at different stages in their lifecycle. New homes should be designed taking account of issues that are important to residents such as the need for adequate and flexible internal space, energy efficiency, noise insulation and natural light.

6.6.3 Key elements of design and the standards expected for all new housing development are set out in Residential Development Principles for Good Design Supplementary Guidance.

6.7 Existing Neighbourhoods

6.7.1 New house-building will form only a small part of the overall number of houses in West Dunbartonshire. The majority of residents live in well-established residential areas. It is important that these areas are kept or made as attractive as possible for the residents living there.

6.7.2 The term 'residential amenity' refers to the pleasantness of living somewhere. It reflects the appearance of buildings and their surroundings, the amount and quality of open and green spaces, the level of traffic, noise and privacy. Residential amenity can be adversely affected by development which is out of character in terms of design or overdevelopment, removes valued open space, introduces an inappropriate amount of traffic or noise, or overlooks private areas.

Householder development such as extensions, driveways and decking will generally be acceptable except where there is a significant adverse impact on neighbours. Supplementary Guidance will be produced on this matter. Local shops, community uses and some small scale employment uses such as nurseries and offices may add to the attractiveness of a residential area and provide convenient services, but need to respect the amenity of the area.

Policy BC3

6.7.3 Development that would significantly harm the residential amenity, character or appearance of existing neighbourhoods will not be permitted.

10.2 The Transport Network

10.2.3 Development can often place an additional burden on the transport network and particularly the road network. This Plan requires that development complies with current standards in relation to road design and parking, and that any improvements to the transport network necessary as a result of the development are made. Early liaison with, and approval from, Transport Scotland is required for schemes that will impact upon the trunk road network.

Policy SD1

10.2.4 Development of the transport schemes set out in the Local Transport Strategy will be supported subject to adequate mitigation of adverse impacts on the green network, particularly Natura 2000 sites, built heritage, residential amenity and the operation of businesses.

Development should avoid adversely affecting the road network by:

- complying with Roads Development Guidelines and relevant parking standards;**
- avoiding unacceptable congestion; and**
- providing or contributing to improvements to the transport network that are necessary as a result of the development.**

New junctions on trunk roads will not normally be acceptable.

SUGGESTED CONDITIONS:

DC14/013

Conditions

- 1- **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.

2. **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.**

Reason

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

3. **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.

4. **Prior to the occupation of the development hereby approved the two car parking spaces shown on the approved drawings DWG AL (0) 01A shall be constructed and surfaced on the site**

Reason

To ensure adequate off-street parking.

5. **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.**

Reason

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

6. 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 8.am and 6.00pm Mondays to Fridays, 8.00am to 1.00pm on Saturdays and not at all on Sundays or Public Holidays.

Reason

In order to avoid disturbance to nearby residential properties.

7. 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.

8. Notwithstanding the provisions of Classes 1 and 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no development shall take place within the application site without the benefit of a separate planning consent.

Reason

To retain effective planning control.

NB's

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);**
- b) A Notice of Completion of Development as soon as practicable once the development has been completed**