

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 1 November 2011

DC11/181: Proposed Installation of Raised Rear Decking and Retrospective Installation of Patio Doors at 37 Beeches Road, Clydebank by Mr D Blair

1.0 REASON FOR REPORT

- 1.1** This application relates to a property owned by the Council. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2.0 DEVELOPMENT DETAILS

- 2.1** The application relates to a four-in-a-block flatted property within an established residential area. Beeches Road is characterised by a mixture of flatted and terraced properties.
- 2.2** Full planning permission is sought for the installation of a raised rear decking which would allow access from patio doors out into the rear garden. The initial area of decking would project 1 metre from the rear of the property and is 0.5 metres in height. This is effectively an access onto the main decked area which covers a square shaped area of approximately 3 metres by 3 metres. The main area of the decking is 0.3 metres in height with a 0.7 metre high handrail around the perimeter of the decking. Retrospective planning permission is also sought for the installation of Upvc patio doors to the rear of the property.

3.0 CONSULTATIONS

- 3.1** The Council's Housing Department has no objections to the proposal subject to the tenant completing the work in a satisfactory manner.

4.0 REPRESENTATIONS

- 4.1** No representations have been received.

5.0 ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 5.1** The site is identified as being within an existing residential area. Policy H5 seeks to ensure that the character of these area is protected and that all development proposals maintain or enhance their amenity. The

proposal is consistent with Policy H5 for the reasons discussed in Section 6.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Design and Character

- 6.1** The size and location of the proposed raised decking is such that it would not detract from the amenity of any neighbouring property or the area and is a common feature found within residential gardens. The decking is in place to initially allow safe access from the patio doors into the rear garden and the main area of decking. The decking immediately at the patio doors is not an area that would be used for any purpose other than access. The main area of decking is at its highest point 0.3 metres above ground level and it would not cause any significant impact in terms of overlooking. The patio doors are an acceptable form of development in terms of their appearance and design.

7. CONCLUSION

- 7.1** The design and appearance of the patio doors and the rear decking are acceptable and comply with Policy H5 of the local plan.

8. RECOMMENDATION

- 8.1** **Grant** 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: 18 October 2011

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Appendix: None.

Background Papers:

1. Planning application and plans.
2. Consultation Response comments
3. West Dunbartonshire Local Plan 2010

Wards affected: 7 Kilpatrick