

WEST DUNBARTONSHIRE COUNCIL

Report by Acting Executive Director of Housing, Environmental and Economic Development (Housing & Regeneration Services)

Planning Committee: 4 December 2007

**Subject: DC07/003 Erection of dwellinghouse at land adjacent to 36
Highmains Avenue, Dumbarton, and**

**DC07/071 Formation of outdoor seating area at 474-476
Dumbarton Road, Clydebank**

1. Purpose

- 1.1** To inform the Committee of the outcome of a recent planning appeal and the submission of a new appeal.

2. Background

- 2.1** Planning application DC07/003 sought consent for the construction of a new two storey dwellinghouse, which would be built onto the side of an existing semi-detached house, creating a terrace of three. The site lies on the corner of Highmains Avenue and Geils Quadrant. The application was refused under delegated powers on 23 February 2007, because of concerns that the proposed house would unbalance the appearance of the existing semi-detached pair, and that it would be unduly visually dominant, being positioned close to the road frontage on a prominent corner plot.
- 2.2** Planning application DC07/071 sought consent for the formation of an outdoor seating area for The Cabin public house in Dumbarton Road, Dalmuir. The application was refused under delegated powers on 21 May 2007, because of concerns that it would give rise to noise and disturbance, affecting nearby dwellings and detracting from the character and amenities of the area.

3. Main Issues

- 3.1** The appeal against decision DC07/003 was determined by way of written representations. The Reporter noted that the semi-detached properties had already been unbalanced by an existing side extension to the neighbouring house, and he felt that the proposal would merely move the imbalance to the opposite side of the building. He felt that the design was acceptable, and did not consider the site to be unduly prominent. As such, he upheld the appeal and granted planning permission.

- 3.2 Notice has been received of an appeal against decision DC07/071. The appeal is to be determined by way of written representations, and the Committee will be informed of the outcome in due course.

4. Personnel Issues

- 4.1 There are no personnel issues.

5. Financial Implication

- 5.1 There are no financial issues.

6. Risk Analysis

- 6.1 There are no risk issues.

7. Conclusion

- 7.1 In allowing the appeal against decision DC07/003, the Reporter took a different view from officers on the prominence of the site, but of greater note is the weight which he gave to the unbalancing effect of an existing extension to the neighbouring semi-detached property. Rather than seeking to limit the size of the appeal property to a normal domestic scale in order to rebalance the appearance of the building, he considered it acceptable to allow a somewhat larger extension on the grounds that it would not make the existing situation any worse.

8. Recommendation

- 8.1 That the Committee notes the outcome of one appeal and the submission of a second appeal.

Irving Hodgson
Acting Executive Director of Housing, Environmental and Economic
Development (Housing and Regeneration Services)
Date:13 November 2007

Person to Contact:

Pamela Clifford
Section Head, Development Management
Tel. 01389 738656

E-mail: pamela.clifford@west-dunbarton.gov.uk

Appendices:

None

Background Papers:

- a) Appeal decision letter dated 6/11/07 (DC07/003);
- b) Appeal documentation, received 6/11/07 (DC07/071)

Wards Affected:

Ward 3 (Dumbarton) – DC07/003
Ward 6 (Clydebank Waterfront) – DC07/071