

WEST DUNBARTONSHIRE COUNCIL

Report by Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services)

Planning Committee: 6 June 2007

**DC07/014/HOU: 2 Storey extension to dwellinghouse at 41 Oxhill Place,
Dumbarton G82 4EX by Mr G Muldoon.**

1. Development Details

- 1.1** Full planning permission is sought for the erection of a two storey side extension to an end terrace house. The extension would extend out from the gable of the house by 2.9 metres at the front and 2.4 metres at the rear. The footprint of the extension would be stepped to take account of the tapering side boundary of the property. The proposed extension leaves a gap of between 0.2 – 0.6 metres from the northern boundary of the property. The extension would have a pitched roof and would be 7 metres at its highest above ground level. The external materials would be render, facing brick and tiles to match the existing house.

2. Consultations

West Dunbartonshire Council Roads Services object on the grounds that there is no parking on the site or additional parking proposed and no scope for additional parking and recommend refusal.

3. Representations

- 3.1** There are no objections to the proposed development apart from the objection from the Roads Services which is detailed in Section 2 above.

4. Assessment Against The Development Plan

- 4.1** The site is identified within an established residential area and is affected by Policy H5 of the Dumbarton District, District Wide Local Plan. The proposed extension reflects the character of the existing property through its design and external appearance. It can be readily accommodated at the side of the property and does not represent over development of the site. The development therefore accords with Policy H5 and does not raise any policy issues.

5. Assessment Against Material Considerations

Consultations/Representations:

5.1 The existing house does not have any off-street parking as parking is provided within a communal parking area to the front of the house. The development is unable to provide off-street parking. The objection of the Roads Service is considered material in the determination of this application as the development would potentially increase parking demand in an area where there is already a limited parking provision. This would lead to traffic and parking problems in the area.

6. Conclusion

6.1 It is considered that the proposed extension complies with the development plan in terms of its design, layout and external appearance. However, weight is attached to the comments of the Roads Service who have recommended refusal as the development fails to provide any off-street parking and therefore would result in traffic and parking problems in the immediate area.

7. Recommendation

7.1 Refuse permission for the reasons detailed in Section 8.

8. Reasons for Refusal

1. The proposed two storey extension fails to provide any off-street car parking and therefore is contrary to the West Dunbartonshire Roads Development Guidelines.
2. The proposed development would aggravate the existing car parking difficulties in the immediate area.

Irving Hodgson

**Acting Director of Housing, Regeneration and Environmental Services
(Housing and Regeneration Services)**

Date: 24 May 2007

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Appendices: None

Background Papers:

1. Planning application form and plans.
2. Consultation response.
3. West Dunbartonshire Roads Development Guidelines.

Wards Affected: Ward 3

