

APPLICATION FOR REVIEW:

DC23/072/FUL



16 Church Street Dumbarton G82 1QL Tel: 0141 951 7930 Email: development.management@west-dunbarton.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100643166-001

The online reference 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.

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

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Miss"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="14"/>
First Name: *	<input type="text" value="Mihaela"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text" value="Goidan"/>	Address 1 (Street): *	<input type="text" value="Cornock Street"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="07922753601"/>	Town/City: *	<input type="text" value="clydebank"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="g813bp"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="mihaelaseverin2@yahoo.com"/>		

Site Address Details

Planning Authority:

West Dunbartonshire Council

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

Address 1:

FLAT 1

Address 2:

14 CORNOCK STREET

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

CLYDEBANK

Post Code:

G81 3BP

Please identify/describe the location of the site or sites

Northing

671219

Easting

249799

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Changing the use of the property from residential to short term let

Type of Application

What type of application did you submit to the planning authority? *



Application for planning permission (including householder application but excluding application to work minerals).



Application for planning permission in principle.



Further application.



Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

I seek a review because I have invested a lot in this business and it is my primary source of income on which I am very reliant. I am prepared to follow all the guidances and rules and I have amended the check in and out times for the guest and as well I have modified the welcome pack already restricting guests to come late, leave very early or to make any noise from 10pm to 8am. and there is a security camera installed. I also keep clean the close and around the property.

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 the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

The matter was not raised because I did not have any complaints from neighbours, the flat being on bottom floor and only having one neighbour on the level. Also there was the security camera in the close as I have to know the time and how many people come in and out of the property. It is very rare that the guests will come late at night and will leave before check out time. The majority ask to leave later. Besides the summer months the flat is about half month empty so there is no noise.

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. You can attach these documents electronically later in the process: * (Max 500 characters)

Document with restricted hours to come in and out of the property Documents with quiet hours Cleaning around the block and in the close is done regularly so the residents benefit as well. links to listing showing check in and check out times and noise rules: <https://airbnb.com/h/14cornockstreet> <https://www.booking.com/hotel/gb/lovely-2-bedroom-modern-ground-floor-flat.en-gb.html> Pictures with the close area

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

DC23/072/FUL

What date was the application submitted to the planning authority? *

14/04/2023

What date was the decision issued by the planning authority? *

30/07/2023

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.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☐ Yes ☒ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☐ Yes ☐ No ☒ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: 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. 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.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

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 (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Miss Mihaela Goidan

Declaration Date: 13/09/2023

Very Important – Please respect the **quiet hours between 10pm and 8am**
The frequency of close door usage should be reduced to a minimum and used only if necessary and no noise is allowed during these hours

Check -in From 4 to 10 PM

You will be given a code for the lockbox
where you can find the key



14/1 Cornock Street, Clydebank,
G81 3BP



+447922753601

Mihaela Goidan



Network Name “**14 Cornock Street**”

Password “**[REDACTED]**”

Local Transportation Info

Taxi

- Clydebank Taxi – 01419525055

Public transport

-Bus station is just 1 minute walk from the flat on Kilbowie Rd

-Train station is 3 minutes walk just off Kilbowie Rd

Check-out From 7 to 10 AM

Please check cupboards for all personal items
leave used towels on the floor, turn off the lights
place key back in the lockbox and scramble the
numbers

*We want you to have a
pleasant stay!*

IN CASE OF EMERGENCY DIAL 999

The fire extinguisher and the first aid kit are
located: **on the right wall as you enter the
kitchen**

Gas and electricity safety certificates,
safety information and house plan are
attached to this welcome pack

House Rules



No parties allowed.



Pets are not permitted



Smoking is not permitted in the
rental



No guests inside the rental
that are not on the reservation

-Clydebank Train station is 5 minutes walk, On Chalmers St

Snacks and beverages

-there are plenty of snacks/breakfast items in the fridge and cupboards
(Coffee, tea, juice, milk, cereals, etc.)

Parking

There is ample free parking at the back of the property

House appliances

The house is fitted with all necessary appliances and guest should feel free to use
TV, Curtains and Heating can be controlled with alexa:

- Alexa (open/close curtains) (turn on/off TV, change channel) (set Heat to ??°C)
- and there is also a remote for curtains next to light switch in the living room

Heating

Central heating thermostat is situated next to the TV in the living room and the heating can be adjusted to the guests needs by turning the thermostat dial clockwise or counterclockwise

Evacuation in case of emergency

In case of emergency please go through the hallway to the entrance door. The hallway will be lit at night so you will find your way out easily. Once you are safe outside the property, please call emergency number 999

At Night procedures

At night please ensure all appliances are turned off and the living room door is shut

Local Attractions

There are plenty of local shops and bars.

- Clyde Shopping Centre just 5 minutes walk. nearby Golf courses, Leisure Centre.
- 5 minutes drive to Great western retail park, -15 minutes drive to the Airport
- 25 minutes to Glasgow city center, easy access to Loch Lomond (30 minutes drive)

Property Link:

https://www.airbnb.co.uk/rooms/607881035607478116?guests=1&adults=1&s=67&unique_share_id=87dc811e-30c1-4e40-b6bb-fbeaff6a2a04

If you enjoyed staying here please leave us a review!!
Thank you





PLANNING APPLICATION:

DC23/072/FUL



16 Church Street Dumbarton G82 1QL Tel: 0141 951 7930 Email: development.management@west-dunbarton.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 100625131-001

The online reference 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: *

- ☒ 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)

I was informed I need planning permission in order to get the short term let licence for my flat the flat will change use from residential to letting

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

Has the work already been started and/or completed? *

☐ No ☐ Yes – Started ☒ Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

20/05/2022

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

There were safety requirements for letting the flat, and the flat has been checked before and all the safety measurements have been 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

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Miss"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="4/2"/>
First Name: *	<input type="text" value="Mihaela"/>	Building Number:	<input type="text" value="2"/>
Last Name: *	<input type="text" value="Goidan"/>	Address 1 (Street): *	<input type="text" value="Cornock Street"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value=""/>	Town/City: *	<input type="text" value="clydebank"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="g813bp"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value=""/>		

Site Address Details

Planning Authority:	<input type="text" value="West Dunbartonshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="FLAT 1"/>
Address 2:	<input type="text" value="14 CORNOCK STREET"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="CLYDEBANK"/>
Post Code:	<input type="text" value="G81 3BP"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="671219"/>	Easting	<input type="text" value="249799"/>
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Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

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)

I have spoken with the west Dunbartonshire development management and I was advised to fill in this form here before moving ahead with the application

Title:

Mrs

Other title:

First Name:

Eva

Last Name:

Correspondence Reference Number:

Date (dd/mm/yyyy):

17/04/2023

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:

70.00

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)

The flat is being let on short term basis on Airbnb and Booking.com

Access and Parking

Are you proposing a new 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 change to public paths, public rights of way or affecting any public right 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?

0

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)? *

0

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, cycles spaces).

Water Supply and Drainage Arrangements

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

☐ Yes ☒ No

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)

There are already rubbish bins and recycling bins provided by the council close to the property

Residential Units Including Conversion

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

☐ Yes ☒ No

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) REGULATION 2013

One Certificate must be completed and submitted along with the 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: Miss Mihaela Goidan

On behalf of:

Date: 18/04/2023

☒ 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 development (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.

If Other, please specify: * (Max 500 characters)

there are no alterations to be made and I purchased a location map plan and uploaded to this form

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: Miss Mihaela Goidan

Declaration Date: 18/04/2023

14/1, CORNOCK STREET, CLYDEBANK, WEST DUNBARTONSHIRE, G81 3BP



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0100031673 Created using Plans by emapsite.com

0m 20m 40m 60m 80m 100m

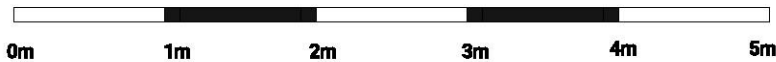
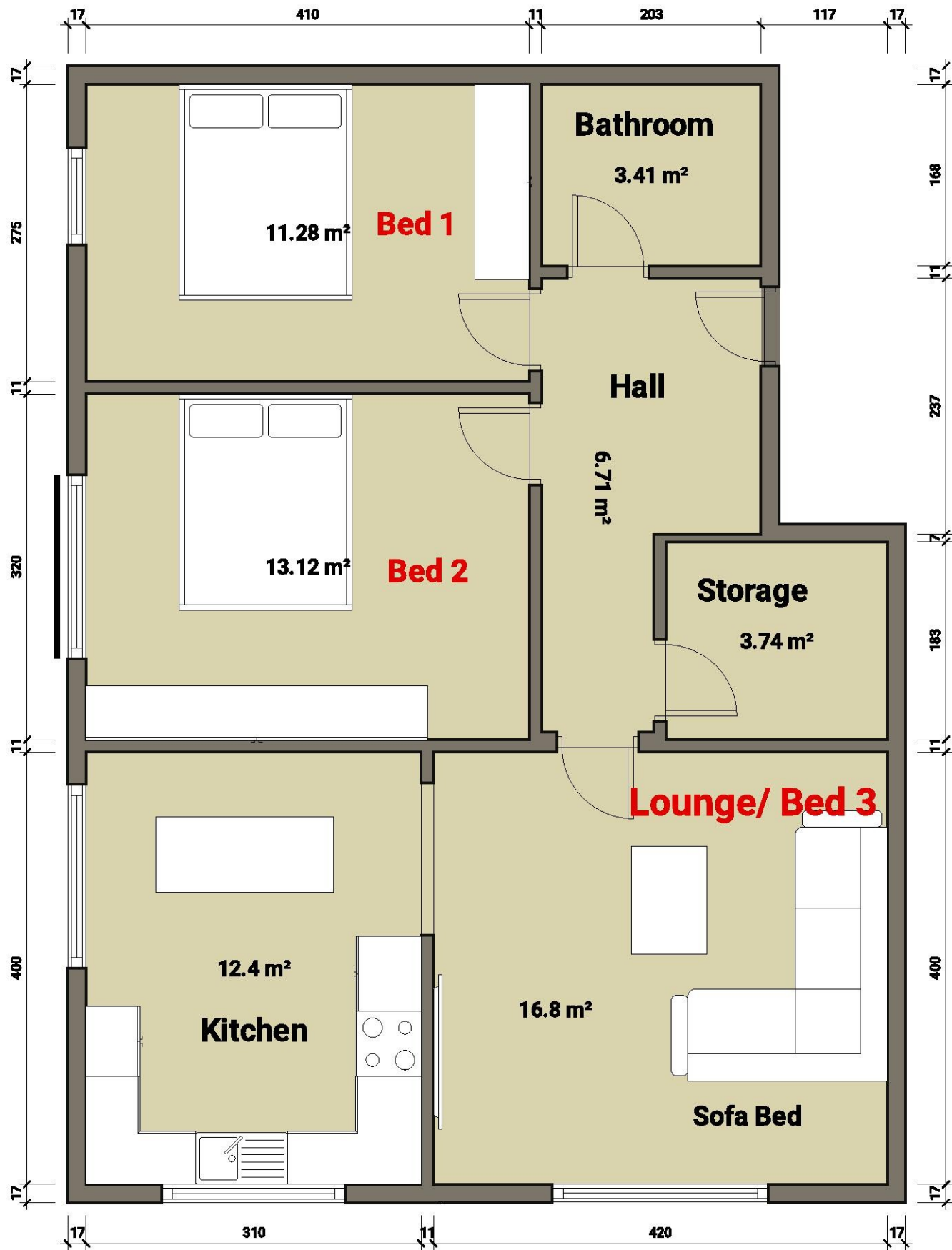
Scale: 1:1250

Paper Size: A4

Notes:



14/1 Cornock Street



Scale: 1:50

Paper size: A4

Number of bed spaces =3
Highlighted in red

14/1 Cornock Street

Short term let operation and management

The whole premises is rented through Airbnb and Booking.com to a maximum of six people for their desired amount of time. The place is listed as holiday accommodation and allows travellers to find a place to stay while they are away from home.

Periodic checks are made ensuring the health and safety of everyone is protected. Specific aspects like gas safety, electrical safety and water safety are done by qualified personnel and I aim to set and maintain best safety standards overall.

The premises is kept in very good state of functionality and cleanliness .

30/05/2023

Mihaela G.

**PLANNING APPLICATION CONSULTATION
RESPONSES**

DC23/072/FUL

From: [Development Management](#)
To: [planning scanindex](#)
Subject: FW: Consultation Request Notification DC23/072/FUL
Date: 20 June 2023 11:35:26
Attachments: [Copy of Planning application DC23 072 FUL.xlsx](#)
[image003.png](#)

From: Sarah Johnson <Sarah.Johnson@west-dunbarton.gov.uk>
Sent: 19 June 2023 15:54
To: Development Management <Development.Management@west-dunbarton.gov.uk>
Cc: Ash Hamilton <Ash.Hamilton@west-dunbarton.gov.uk>
Subject: FW: Consultation Request Notification DC23/072/FUL

Hello,

Please see attached response from the roads department for the application below.

Thanks

Sarah Johnson

Roads Department
West Dunbartonshire Council – Elm Road

Email: sarah.johnson@west-dunbarton.gov.uk



From: Catherine Brooks <Catherine.Brooks@west-dunbarton.gov.uk>
Sent: 13 June 2023 11:51
To: Planning Responses <ttpr@west-dunbarton.gov.uk>; Steven Gonella <Steven.Gonella@west-dunbarton.gov.uk>; Raymond Walsh <Raymond.Walsh@west-dunbarton.gov.uk>; Sarah Johnson <Sarah.Johnson@west-dunbarton.gov.uk>
Subject: Consultation Request Notification DC23/072/FUL

To: West Dunbartonshire Council Roads

Planning Authority Name	West Dunbartonshire Council
Response Date	27 June 2023
Planning Authority Reference	DC23/072/FUL
Nature of Proposal (Description)	Change of use from residential flat (sui generis) to short term let (sui generis)
Site	Flat 1 14 Cornock Street

Contact: Sarah Johnson
Tel: -

Proposal Acceptable?	Y or N
1. EXISTING ROADS	
(a) General Impact of Development	NOTE
(b) Type of Connection(s) (road junction/footway crossing)	
(c) Location(s) of Connection(s)	
(d) Sightlines (.....)	
(e) Active Travel Provision	
2. NEW ROADS	
(a) Widths (.....)	
(b) Layout (horizontal/vertical alignment)	
(c) Junction details (locations/radii/sightlines)	
(d) Turning Facilities	
(e) Traffic Calming	
(f) Active Travel Provision	
(g) Provision of Utilities	
3. SERVICING AND CAR PARKING	
(a) Servicing Arrangements/Driveways	NOTE
(b) Car and Cycle Parking Provision (.....)	
(c) Maximum Parking Standards	
(d) Layout of Parking Bays/Garages	

[illegible]

4. RECOMMENDATION	No objections subject to conditions
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6. NOTES FOR INTIMATION TO APPLICANT

(i) Construction Consent (\$21)*	
(ii) Road Bonds (\$17)*	
(iii) Road Opening Permit (\$56)*	
(iv) Transportation Statement / Assessment	
(v) Flood Risk Assessment	

Signed
Head of Land Services

Date _____

Copies to:

From: [Development Management](#)
To: [planning scanindex](#)
Subject: FW: Memo DC23/072
Date: 27 June 2023 09:53:53
Attachments: [AR - DC23_072 - Cornock Street - Clydebank - 22.06.23.docx](#)

From: Environmental Health <Environmental.Health@west-dunbarton.gov.uk>
Sent: 22 June 2023 11:21
To: Development Management <Development.Management@west-dunbarton.gov.uk>
Cc: Ash Hamilton <Ash.Hamilton@west-dunbarton.gov.uk>
Subject: RE: Memo DC23/072

Good Morning

Please see attached memo, sent on behalf of Adeyemi Roland, Environmental Health Officer.

Kind regards

Laura
Admin Support Unit
16 Church Street
Dumbarton
G82 1QL

Memorandum



To: Ash Hamilton, Planning Officer

From: Adeyemi Roland, Environmental Health

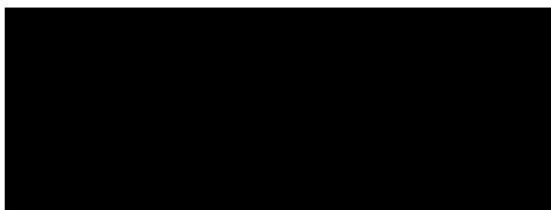
Contact: Adeyemi Roland

Subject: **Change of use from residential flat
(sui generis) to short term let (sui generis)
Flat 1, 14 Cornock, Street, Clydebank
G81 3BP**

Your Ref: DC23/072 Our Ref: AR/140285LM Date: 22 June 2023

I refer to the above planning consultation and can advise that Environmental Health have no objection to the proposed development, and have no comment to offer.

Please contact me if you require further information or clarification.



Adeyemi Roland
Environmental Health Officer
Environmental Pollution Group
16 Church Street
Dumbarton
G82 1QL
0141 951 7957
environmental.health@west-dunbarton.gov.uk

APPOINTED OFFICER'S DECISION:

DC23/072/FUL

WEST DUNBARTONSHIRE COUNCIL

REPORT OF HANDLING (Delegated)

APP NO: DC23/072/FUL

CASE OFFICER: Mr Ash Hamilton

ADDRESS/SITE: Flat 1, 14 Cornock Street, Clydebank, G81 3BP

PROPOSAL: Change of use from flat (Sui Generis) to short term let accommodation (Sui Generis) (retrospective).

1. Site Description/Development Details

The application relates to a ground floor flat located within a three and a half storey block of 12 flats, with 6 flats located either side of a central, internal communal area which is set back from the front and rear elevations and provides a shared front and rear main entry and staircase access to the upper floors. The application flat, which is one of four ground floor flats, is located on the eastern side of the block and faces south. It is noted that entry to the two ground floor flats facing north is slightly raised and accessed via the internal staircase, which goes on to provide access to the upper floors. The flat has a floor area of 67.5sqm and is comprised of 2 bedrooms, hallway, kitchen, bathroom and a lounge which is sometimes used as a third bedroom.

No. 14 is located within a mixed use area in Clydebank, with flatted developments of a similar style to the west and south, car parking and flatted developments to the north and a variety of commercial uses along Killybowie Road to the east. Communal parking is located to the north, with an area of amenity grass surrounding the block.

This retrospective planning application seeks a change of use from the existing residential flat (Sui Generis) to a short term let accommodation (Sui Generis). No internal or external changes to the property are proposed.

A supporting statement on the operation and management of the short term let notes that the property would be let through Airbnb and Booking.com to a maximum of 6 people for their desired amount of time. Specific aspects such as gas, electrical and water safety would be carried out by qualified personnel. While the proposed will largely be managed remotely, the applicant has advised that they will visit the property weekly to ensure the health and safety of everyone is protected.

No information has been provided on the expected frequency of bookings, length of stay or arrival and departure times.

2. Consultations

WDC Environmental Health – no objection

WDC Roads – no objection

3. Application Publicity

None.

4. Representations

None.

5. Relevant Policy

National Planning Framework 4 (NPF4)

- Policy 1 – Tackling the climate and nature crisis
- Policy 2 – Climate mitigation and adaptation
- Policy 14 – Design, Quality and Place
- Policy 30 - Tourism

West Dunbartonshire Local Plan (2010)

- Policy H 5 – Development within Existing Residential Area
- Policy GD 1 – General Development
- LE 8 – Tourist Industry Development

West Dunbartonshire Local Development Plan Proposed Plan (2020)

On 15 March 2023, the Planning Committee took a decision that the Council would not adopt Local Development Plan 2. The Proposed Local Development Plan 2 (LDP2), incorporating the recommended modifications of the Examination Report received on 22 April 2020, which were accepted by the Planning Committee of 19 August 2020, remains the Council's most up to date spatial strategy and is therefore afforded significant weight in the assessment and determination of planning applications, subject to compatibility with NPF4. The Scottish Ministers' Direction relating to the adoption of LDP2, dated 18 December 2020, is also a material consideration.

- H4 – Residential Amenity
- Policy CP1 – Creating Places
- E6 – Tourism Development

6. Appraisal

In assessing this application, the material considerations are the relevant policies of National Planning Framework (NPF) 4, the adopted West Dunbartonshire Local Plan and the proposed West Dunbartonshire Local Development Plan2, as identified in section 5, and the impact on neighbouring residential amenity.

Policy 14 of NPF4 notes that proposals will be supported where they are consistent with the six qualities of successful places; healthy, connected, distinctive, pleasant,

sustainable and adaptable. Criterion (d) advises that proposals which are detrimental to the amenity of the area will not be supported. Looking at the Local Plan, Policy GD1 states that new proposals should be appropriate to the local area in terms of land use and meet the parking requirements of the Council. Policy H5 advises that the character and amenity of existing residential areas, as identified on the Proposals Map, will be safeguarded and where possible enhanced. Any non-residential uses would be appraised with regard to whether they can be considered ancillary or complementary to the residential area, and whether they would result in a significant loss of amenity to the surrounding properties. It is noted that a significant loss of amenity might occur in the form of increased traffic, noise, vibration, smell, artificial light, litter, hours of operation and general disturbance. Looking at the proposed LDP2, Policy H4 includes a general presumption against the establishment of non-residential uses within residential areas which would potentially have detrimental effects on local amenity or which cause unacceptable disturbance to local residents. Policy CP1 seeks to ensure that all development takes a design led approach and seeks to protect and enhance the amenity of existing communities.

With respect to local amenity, specifically noise, it is noted that the flat is in close proximity to the relatively busy Kilbowie Road and the range of commercial uses adjacent to it, including a supermarket and bar. While this proximity means that no.14 Cornock Street is already subject to a medium level of activity and associated ambient noise during the day and into the evening, it needs to be considered whether the proposed short term let would significantly increase the existing noise level and cause disturbance to nearby residents. Tourism accommodation, particularly in the form of short term let booked online, while akin to residential use in some respects, contrasts with traditional residential use as short term lets are normally and expectedly greater in their intensity than a residential use. They are characterised by a lack of regularity and routine, with frequent arrivals and departures at varying times, sometimes during the late evening and early hours of the morning, depending on the travel arrangements of the guests. This level of activity is likely to generate a significant level of noise as it would, at least part of the time, involve the movement of luggage into and around the property and other activities typically associated with the arrival and departure from a holiday let. Existing noise levels may also be increased by occupancy levels which are often higher than normal. This is the case here, with the proposed maximum occupancy of 6 people (to be accommodated by using the living as an additional bedroom) being greater than typically expected of a 2 bedroom flat. The additional servicing that operating a short term let requires compared to a residential use is also likely to increase the level of disturbance, with knock on effects on residential amenity. More generally, there is concern that transient visitors may have less regard for neighbour's amenity than individuals occupying the property as their principal home. It is considered that all the above aspects would be particularly pronounced in the high season for tourism. While noting that the application relates to a ground floor flat and the central communal area does extend the full length of the block, it is considered that the noise likely to be generated by the level and type of activity outlined above would be very noticeable to neighbouring properties, particularly those on the ground floor, due to the main door entries and staircase being shared. It is noted that any noise disturbance would not be subject to on-site control as the proposed use would largely be operated and managed remotely, with only weekly checks by the applicant. In light of the above, it is considered that the proposal is likely to result in significant

noise disturbance to neighbouring flats. It is therefore not supported by Policy 14, Policy GD 1, Policy H 5, Policy H4 and Policy CP1.

Looking at wider amenity, it is not expected that any negative impacts would arise from the traffic, parking and waste generated by the proposal. It is noted that the consultation responses from WDC Roads and Environmental Health raised no objection in relation to these issues.

Policy 30 of NPF4, specifically criterion (e), advises that proposals for the reuse of existing buildings for short term holiday letting will not be supported where they would result in; (1) an unacceptable impact on local amenity or the character of the local neighbourhood; (2) the loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits. Policy LE 8 of the Local Plan requires tourist related proposals to satisfy a number of criteria, which include the demonstration of a clear economic benefit and that there will be no adverse environmental effects. Looking at the proposed LDP2, Policy E6 states that while the development of new and existing tourist facilities will be supported and encouraged throughout the Council area, such developments must be in accordance with other relevant policies within the plan.

As detailed above, the proposal is likely to have significant adverse effects on local amenity, specifically in relation to noise disturbance. While it is accepted that there is an economic benefit to West Dunbartonshire from the overall provision of tourist accommodation, the application has not demonstrated the economic benefits of this specific proposal or why the loss of residential accommodation is justified in this instance. With regard to the last point, it is noted that the residential use of a property generates a degree economic benefit, in terms of the spend on services to maintain the property and the use of other local services by residents. Further to the above, the proposal is not supported by Policy 30, Policy LE 8 or Policy E6.

This change of use proposal does not raise any concerns with respect to the climate and nature crises, climate mitigation or adaptation. Aside from the impacts on residential amenity detailed above, the proposal does not conflict with the six qualities of successful places.

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposal is unacceptable as it does not comply with the relevant policies contained in the National Planning Framework 4 (NPF4), the adopted West Dunbartonshire Local Plan and the proposed West Dunbartonshire Local Development Plan (LDP2) as there would be significant detrimental effects on residential amenity due to noise disturbance, a clear economic benefit has not been established or the loss of the existing residential accommodation justified. Planning permission should be refused.

7. Recommendation

Refuse planning permission for the following reasons:

1. The proposed development is contrary to Policy 14 of NPF4, Policies GD 1 and H5 of the Local Plan (2010), and Policies H4 and CP1 of the Local Development Plan Proposed Plan 2 (2020) as it would have a detrimental impact on residential amenity.
2. The proposed development is contrary to Policy 30 of NPF4, Policy LE8 of the Local Plan (2010) and Policy E6 of Local Development Plan Proposed Plan (2020) as it would have a detrimental impact on residential amenity, a clear economic benefit has not been established and the loss residential accommodation is not justified.

1. Added Value

None.

2. Conditions

None.

FOR NOTING

1. The plans referred to as part of this decision are:
 - A Location Plan
 - Detailed to Scale Floorplan
 - Statement of how the business operates and how it is managed

Refusal of Planning Permission

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

Proposal Change of use from residential flat (sui generis) to short term let (sui generis)

Site Flat 1
14 Cornock Street
Clydebank
G81 3BP

Applicant Miss Mihaela Goidan

Agent N/A

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 PERMISSION FOR THE REASON(S) CONTAINED IN THE ACCOMPANYING PAPER(S) APART.

DATED THIS: 30th day of July 2023

Signed 
For West Dunbartonshire Council

Planning, Building Standards and Environmental Health Manager
16 Church Street
Dumbarton
G82 1QL

Reason for Refusal

1. The proposed development is contrary to Policy 14 of NPF4, Policies GD 1 and H5 of the Local Plan (2010), and Policies H4 and CP1 of the Local Development Plan Proposed Plan 2 (2020) as it would have a detrimental impact on residential amenity.
2. The proposed development is contrary to Policy 30 of NPF4, Policy LE8 of the Local Plan (2010) and Policy E6 of Local Development Plan Proposed Plan (2020) as it would have a detrimental impact on residential amenity, a clear economic benefit has not been established and the loss residential accommodation is not justified.

FOR NOTING

1. The plans referred to as part of this decision are:
 - A Location Plan
 - Detailed to Scale Floorplan
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TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
PLANNING ETC. (SCOTLAND) ACT 2006

RIGHTS OF AGGRIEVED APPLICANTS (DELEGATED DECISIONS)

1. If this decision involves a refusal of planning permission or the granting of permission subject to conditions, and if the applicant is aggrieved by this decision, they may seek a review of this decision with the Local Review Body within 3 months of the date of this notice.

Notice of Review forms and guidance can be obtained and submitted to us via the Scottish Government [ePlanning portal](#)

Alternatively the review forms may be submitted in writing to:

West Dunbartonshire Council
Planning Local Review Body
16 Church Street
Dumbarton G82 1QL
0141 951 7930

2. If permission to develop is refused or granted subject to conditions (whether by the Planning Authority or the Scottish Ministers), and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.

RELEVANT POLICIES:

DC23/072/FUL

National Planning Framework 4

Policy 1 – Tackling the climate and nature crisis

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2 – Climate mitigation and adaptation

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Policy 13 – Sustainable Transport

- a) Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported. This includes proposals:
 - i. for electric vehicle charging infrastructure and electric vehicle forecourts, especially where fuelled by renewable energy.
 - ii. which support a mode shift of freight from road to more sustainable modes, including last-mile delivery.
 - iii. that build in resilience to the effects of climate change and where appropriate incorporate blue and green infrastructure and nature rich habitats (such as natural planting or water systems).
- b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:
 - i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
 - ii. Will be accessible by public transport, ideally supporting the use of existing services;
 - iii. Integrate transport modes;
 - iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
 - v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
 - vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
 - vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
 - viii. Adequately mitigate any impact on local public access routes.

- c) Where a development proposal will generate a significant increase in the number of person trips, a transport assessment will be required to be undertaken in accordance with the relevant guidance.
- d) Development proposals for significant travel generating uses will not be supported in locations which would increase reliance on the private car, taking into account the specific characteristics of the area.
- e) Development proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people.
- f) Development proposals for significant travel generating uses, or smaller-scale developments where it is important to monitor travel patterns resulting from the development, will only be supported if they are accompanied by a Travel Plan with supporting planning conditions/obligations. Travel plans should set out clear arrangements for delivering against targets, as well as monitoring and evaluation.
- g) Development proposals that have the potential to affect the operation and safety of the Strategic Transport Network will be fully assessed to determine their impact. Where it has been demonstrated that existing infrastructure does not have the capacity to accommodate a development without adverse impacts on safety or unacceptable impacts on operational performance, the cost of the mitigation measures required to ensure the continued safe and effective operation of the network should be met by the developer. While new junctions on trunk roads are not normally acceptable, the case for a new junction will be considered by Transport Scotland where significant economic or regeneration benefits can be demonstrated. New junctions will only be considered if they are designed in accordance with relevant guidance and where there will be no adverse impact on road safety or operational performance.

Policy 14 - Design, Quality and Place

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) Development proposals will be supported where they are consistent with the six qualities of successful places:
 - Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.
 - Pleasant: Supporting attractive natural and built spaces.
 - Connected: Supporting well connected networks that make moving around easy and reduce car dependency
 - Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.
 - Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

- Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 30 – Tourism

a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.

b) Proposals for tourism related development will take into account:

- i. The contribution made to the local economy;
- ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors
- iii. Impacts on communities, for example by hindering the provision of homes and services for local people;
- iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
- v. Accessibility for disabled people;
- vi. Measures taken to minimise carbon emissions;
- vii. Opportunities to provide access to the natural environment.

c) Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.

d) Proposals for huts will be supported where the nature and scale of the development is compatible with the surrounding area and the proposal complies with relevant good practice guidance.

e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits

Adopted West Dunbartonshire Local Plan 2010

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.

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

Policy LE 8 – Tourist Industry Development

The Council will support applications for tourist industry developments throughout the Plan area conditional on the criteria below being satisfied. The Council recognises the Forth and Clyde Canal Corridor and the Lower Clyde and Firth of Clyde as Tourism Development Areas.

All tourist related development proposals will be required to satisfy the following criteria:

- there are no adverse environmental, landscape, infrastructure and transport implications;
- it is shown there is a clear locational need;
- it is established there is a significant economic benefit;
- the proposal is compatible with Policy R 4 (within the Forth and Clyde Canal Corridor); and
- the proposal conforms with other Local Plan policies.

Proposed West Dunbartonshire Local Development Plan (LDP2, as modified 2020)

Policy CP1 Creating Places

New development shall take a design led approach to creating sustainable places which put the needs of people first and demonstrate the six qualities of successful places. All new development is required to:

- a) Demonstrate an understanding of the local context and contribute positively towards the distinctive identity of West Dunbartonshire; retaining, reinforcing and responding to established patterns of development, natural features and the historic environment.
- b) Ensure that streets are safe, comfortable and attractive for all users; creating an accessible, inclusive and walkable network of streets and paths which consider the role of streets as places for people first.
- c) Green infrastructure must be an integral part of the design process for development from the outset; in line with the requirements set out in Policy CP2.
- d) Ensure that the layout and form of the development, including the relationship between the buildings, streets and spaces, protect and enhance the amenity of existing communities, future occupiers and neighbouring development sites.
- e) Ensure that the design and construction of new buildings and materials used are of a high quality, sustainable and suited to the climate and location;
- f) Provide sustainable design which supports waste reduction targets and reduce carbon emissions in the development's construction and end use.

All new development is also required to accord with the guidance set out within the Creating Places Supplementary Guidance.

Note: Until such times as the Creating Places Supplementary Guidance is adopted by the Council, the 'Residential Development: Principles for Good Design' Planning Guidance, which is non-statutory, should be referred to by landowners and/or developers.

Policy H4: Residential Amenity

The Council will protect, preserve and enhance the residential character and amenity of existing residential areas at all times. In this regard, there will be a general presumption against:

- a) Extensions to residential properties and/or outbuildings within the curtilage of the Plot, which would have adverse significant impacts upon neighbouring properties, including but not limited to, overshadowing, overlooking, overbearing, insufficient parking, and the character and appearance of the area;
- b) The establishment of non-residential uses within, or in close proximity to, residential areas which potentially have detrimental effects on local amenity or which cause unacceptable disturbance to local residents;
- c) The development for other uses on locally important areas of recreational or amenity open space, which are not safeguarded or covered by Policy G1, but significantly contribute to the character and appearance of the residential area concerned, or which offer opportunities for informal outdoor sport and recreation;
- d) The removal of play equipment from areas of recreational open space;
- e) The closure or disruption of existing footpaths, which provide important links between housing areas and areas of public open space; local shops and other community facilities and transportation nodes etc.

New housing developments will not be permitted in locations where existing, established adjacent uses are likely to have an unacceptable impact on the amenity of future residents.

Policy E6 – Tourism Development

The development of new and existing tourist facilities will be supported and encouraged throughout the Council area where there would be no adverse effect on the integrity of a Natura 2000 site and they avoid adverse impacts on the green network and built heritage and are in accordance with other relevant policies within the plan.

SUGGESTED CONDITIONS:

DC23/072/FUL

Condition 1

The check in/out hours and house rules set out in the Welcome Pack hereby approved shall be implemented in full, unless otherwise agreed with the Planning Authority.

Reason: To safeguard residential amenity.