

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 7 August 2012

**DC12/123 Proposed Installation of a Driveway at 61 Drumry Road,
Clydebank by Mrs L Reilly**

1. REASON FOR REPORT

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

2. RECOMMENDATION

- 2.1** **Grant** full planning permission subject to conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to a ground floor four-in-a-block flatted property within an established residential area. Drumry Road is characterised by a mixture of housing types including flatted, terraced and detached properties. Many of the properties, including all of the other three flats in the block, have existing driveways.
- 3.2** Full planning permission is sought for the installation of a driveway to the front garden of the property. The driveway would be constructed of two rows of concrete slabs and would measure 3 metres by 8 metres. It would be located towards the western end of the front garden close to the existing monoblock driveway belonging to the upper flat. The applicant has indicated that the driveway is required because of a mobility difficulty.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads and Housing Services have no objections to the proposal.

5. REPRESENTATIONS

- 5.1** None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

- 6.1** West Dunbartonshire Local Plan 2010
The site is identified as being within an existing residential area. Policy

H5 seeks to ensure that the character of these areas is protected and that all development proposals maintain or enhance their amenity. The proposal is considered to be consistent with Policy H5 as it would not detract from the amenity of the surrounding residential area.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Amenity of Area

- 7.1** The driveway would not detract from the amenity of any neighbouring property, and the frontage is broad enough to allow most of the front garden and the existing privet hedge on the frontage to be retained. The majority of the houses and flats in the vicinity already have driveways and the proposal would therefore be in keeping with the appearance and character of the area. The provision of a driveway would help to reduce on-street parking on a busy road and there would be no adverse impact upon road safety.

8. CONCLUSION

- 8.1** The driveway would not have any adverse impacts upon the adjacent properties and it would comply with the relevant policy H5.

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: 20 July 2012

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Appendix: None

Background Papers:

1. Application forms and plans;
2. West Dunbartonshire Local Plan 2010
3. Consultation responses

Wards affected: Ward 5 (Clydebank Central)