

WEST DUNBARTONSHIRE COUNCIL

Report by the Director of Development and Environmental Services Planning Committee: 1 March 2006

**Subject: Notification of appeals at 67 Antonine Gardens, Clydebank and 1 Chapleton Avenue, Dumbarton.
Appeal decision at Vacant site at Claremount, Kirkton Road, Dumbarton.**

1.0 Purpose:

- 1.1** To inform Members of two appeals recently submitted to the Scottish Ministers, and one appeal which has been determined.

2.0 Appeal Notification: 67 Antonine Gardens, Clydebank.

- 2.1** An appeal has been submitted against the refusal of planning permission for the erection of a single storey rear extension to the dwellinghouse at 67 Antonine Gardens, Clydebank. The application was refused under delegated powers as it was considered contrary to Policy H5 of the Clydebank Local Plan. It was considered overdevelopment of the house and garden and also unacceptable in terms of design and proximity to the common rear garden.

- 2.2** The appeal was received by the Council on 26 January 2006 and will be dealt with by written submissions.

3.0 Appeal Notification: 1 Chapleton Avenue, Dumbarton.

- 3.1** An appeal has been submitted against the refusal of planning consent for the subdivision and extension to dwellinghouse to form two dwellings at 1 Chapleton Avenue, Dumbarton. Members refused the application against recommendation on 1 February 2006 on the grounds that the development would impact on the visual amenity of the street scene and result in an increase in vehicular traffic within the street.

- 3.2** The appeal was received on 13 February 2006 and will be dealt with by written submissions.

4.0 Appeal Decision: Vacant site at Claremount, Kirkton Road, Dumbarton.

- 4.1 The appeal was against the refusal of planning permission for the erection of a 1½ – storey detached dwellinghouse within a vacant site in the Kirktonhill Conservation Area. The application was refused under delegated powers in March 2005 because of concerns about its impact upon the appearance and character of the Conservation Area and an adjacent Listed Building.
- 4.2 The Reporter agreed that the proposal would have an adverse effect on the appearance and character of both the Conservation Area and the adjacent Listed Buildings and the appeal was dismissed.

5.0 Recommendation:

- 5.1 Members are asked to note the receipt of the two new appeals and the decision in respect of the third appeal. Members will be advised of the outcome of the new appeals in due course.



Dan Henderson
Director of Development and Environmental Services
Date: 16/02/06

Background Papers:

1. Letter of notification of appeal from Scottish Executive Inquiry Reporters Unit dated 30 January 2006.
2. Letter of notification of appeal from Scottish Executive Inquiry Reporters Unit dated 10 February 2006.
3. Letter of determination of appeal from Scottish Executive Inquiry Reporters Unit dated 14 December 2005.

Ward Affected: Ward 10, Duntocher and Hardgate, Ward 13 Barloan/Overton, Ward 16 Dumbarton West.

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