

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 2 August 2011

- Subject:**
- a) **Receipt of a listed building appeal relating to the installation of French doors at Flat G/2, 207 Glasgow Road, Dumbarton (DC11/014/LBC).**
 - b) **Receipt of a notice of review relating to the erection of a single storey rear and side extension at 53 Geils Avenue, Dumbarton (DC11/064/HOU).**
 - c) **Receipt of a notice of review relating to the sub-division of garden ground and the erection of a dwellinghouse at 17 Glenhead Road, Clydebank (DC11/080/FUL)**

1. Purpose

- 1.1** This report advises the Committee of the receipt of one listed building appeal and two notices of review.

2. Background

Flat G/2, 207 Glasgow Road, Dumbarton

- 2.1** An application for listed building consent was refused under delegated powers on 22 March 2011. The reason for refusal was that the use of white UPVC frames, particularly in combination with an alteration to the dimensions of the window opening, would detract from the appearance and character of a listed building. An application for planning permission for the work (DC11/006/HOU) was also refused at the same time.

53 Geils Avenue, Dumbarton

- 2.2** An application for planning permission to erect a single storey rear and side extension was refused under delegated powers on 14 June 2011. The reason for refusal was that the proposal would comprise a large extension, forward of the building line and would present a plain and unattractive elevation to the street.

17 Glenhead Road, Clydebank

- 2.3** An application for full planning permission to sub-divide garden ground and erect a detached house was refused under delegated powers on 3 June 2011. The reason for refusal was that the proposal would not reflect the pattern of development in the area, it would detract from the privacy of neighbouring

homes, it would constitute overdevelopment of the site and would result in the creation of an unacceptable parking arrangement. The application was similar to a previous application (DC10/249/FUL) which was refused and for which an earlier local review was also refused. The current proposal differs in that the house is of a slightly smaller design.

3. Main Issues

Flat G/2, 207 Glasgow Road, Dumbarton

- 3.1** A listed building appeal has been received in relation to the refusal of listed building consent. The appeal will be determined by the Scottish Ministers by way of written representations, and the Committee will be notified of the outcome in due course. The appellant also submitted a notice of review in respect of the refusal of planning permission, but this was invalid as it was not submitted within the statutory time period.

53 Geils Avenue, Dumbarton

- 3.2** A notice of review has been received in relation to the refusal of planning permission and the case is due to be considered by the Local Review Body in September.

17 Glenhead Road, Clydebank

- 3.3** A notice of review has been received in relation to the refusal of planning permission and the case is due to be considered by the Local Review Body in September.

4. People Implications

- 4.1** There are no personnel issues.

5. Financial Implications

- 5.1** There are no financial issues. None of the appellants have sought costs against the Council.

6. Risk Analysis

- 6.1** There are no known risk issues.

7. Equalities, Health & Human Rights Impact Assessment (EIA)

- 7.1** There are no known equalities issues.

8. Strategic Assessment

- 8.1** There are no known strategic issues.

9. Conclusions and Recommendations

- 9.1** It is recommended that the Committee note the receipt of the two notices of review and one listed building appeal.

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Date: 19 July 2011

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Appendices: None.

Background Papers:

1. Appeal notification from the Scottish Government dated 1 July 2011;
2. Notice of review received 4 July 2011; and
3. Notice of review received 29 June 2011

Wards Affected: Ward 3 (Dumbarton) (sites 1 and 2)
Ward 5 (Clydebank Central) (site 3)