

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 6 December 2011

DC11/098: Erection of single storey rear extension and access ramp at 18 Woodside Crescent, Bonhill, Alexandria by Miss C Greig.

1. REASON FOR REPORT

- 1.1** This application relates to property owned by the Council. Under the terms of the approved scheme of delegation it therefore requires to be determined by the Planning Committee.

2. DEVELOPMENT DETAILS

- 2.1** The application site is a ground floor, four-in-a-block style flat which is located within a residential area. The property is bounded by residential properties to the rear and either side and to the front there is a road and houses. The applicant proposes to build a lean-to single storey rear extension projecting 3.5 metres from the rear of the existing building and measuring 8.5 metres wide. The extension would provide additional space for two existing bedrooms and an en suite bathroom. The total number of bedrooms contained within the property would remain the same. The extension would provide necessary space and facilities for a family member who has disabilities. The proposal also includes the installation of a metal wheelchair ramp which would run along the side and rear of the building.
- 2.2** The gardens at the rear of the building are split between the applicant's property and the flat upstairs, which means that the extension and part of the ramp would be built on the neighbour's garden. As this is a Council property, the Housing and Legal services are therefore having ongoing discussions with the applicant in relation to moving the boundary of the applicant's garden to encompass the land on which the extension would be built. The communal path which runs along the side and rear of the building at present would be redirected around the extension and would be replaced by a ramp.

3. CONSULTATIONS

- 3.1** West Dunbartonshire Council Housing has no objections to the principle of the development. However, the applicant will require to further discuss the property ownership issues with the Housing Service, and the agreement of the neighbouring tenant will also be required. An informative can be added to make clear that the grant of planning permission does not constitute permission to alter property boundaries.

4. REPRESENTATIONS

- 4.1 No representations have been received in connection with the application.

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 5.1 The property is identified as being within an existing residential area. Policy H5 states that the character and amenity of existing residential areas will be safeguarded and where possible enhanced. Development within existing residential areas must reflect the character of the existing building and surrounding area in terms of scale, density, design and materials, and should not have a significantly adverse effect on neighbouring properties. It is considered that the proposal is in compliance with this policy.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

- 6.1 The extension would be at the rear of the property and would not be visible from the road. It would be of an appropriate domestic scale and design. The properties have sizeable gardens and both the applicant and the upstairs flat would retain an appropriately sized garden area separate from their drying green. It would therefore not result in any overdevelopment of the site. The extension would not cause any unacceptable overshadowing or overlooking of neighbouring properties due to its position and distance from other properties. The ramp would provide direct access from the house into the back garden whereas at present wheelchair access is only possible by using the front door and travelling around the side of the building. As the ramp would be built on top of the communal path the upstairs neighbour would be able to use the ramp to access their drying green. Overall, the proposal is of acceptable design and would have no adverse impacts on any other properties

7. CONCLUSION

- 7.1 The extension and ramps are needed to adapt the flat to make it more suitable for a disabled residents, and the development would not have any adverse impact on adjacent properties or the wider area.

8. RECOMMENDATION

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

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

03. The materials to be used on the development hereby approved shall be render and roof tiles to match the materials on the existing building.
04. Notwithstanding the submitted plans, details of the materials of the proposed ramp shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented as approved.

Informative

The granting of planning permission does not imply any rights to carry out works to land or buildings owned by the Council. It will be necessary for the applicant to obtain the Council's permission as owner of part of the site before development can commence.

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 21 November 2011

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Appendix: None

Background Papers:

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

Wards affected: Ward 2 (Leven)