

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 5 September 2012

DC12/124 Erection of dwellinghouse at car park to west of Horseshoe Bar, Dumbarton Road, Bowling by Mr P Doherty

1. REASON FOR REPORT

- 1.1** This application is subject to a number of representations and is related to another application being considered by the Committee. It is appropriate that it is to be determined by the Planning Committee.

2. RECOMMENDATION

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

3. DEVELOPMENT DETAILS

- 3.1** The application relates to an area of ground which was formally used as the car park of the neighbouring Horseshoe Bar, and which has more recently been used by local people as an informal parking area. The car park is located to the west of the Horseshoe Bar and is separated from the building by Littlemill Lane, which provides vehicular access to housing located to the north and north west of the application site. The site area extends to approximately 380m² and has a slight slope falling from north to south. Although the site fronts onto Dumbarton Road, it is separated from the footway by part of a culverted burn. The site is overlooked by a house located directly to the north of the site and residential properties to the north east on the opposite side of Littlemill Lane. The Horseshoe Bar has been vacant for some time, and is also owned by the applicant. It is currently the subject of a separate application (DC12/134) to be converted into a residential flat.
- 3.2** This application seeks permission in principle for the erection of a detached dwellinghouse and associated works to form a driveway. Since the application is for planning permission in principle, no details regarding the size, design or location of the proposed building have been submitted at this stage, although an indicative site plan has been provided that demonstrates how a house might be accommodated within the plot. The plot would be accessed from Littlemill Lane, there being no direct vehicular or pedestrian access from Dumbarton Road.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads and Environmental Health Services, and Scottish Water all have no objection to the proposal, subject to various conditions.

5. REPRESENTATIONS

- 5.1** Four representations have been received from local residents. One representation did not comment on the proposal other than to point out a minor error in the site description (since amended). One representation raises no objection to the proposal but points out that it may displace parking onto the street and existing private parking areas. Another representation raises no objection to the principle of building a house but objects to the indicative layout, and the final representations object to the principle of developing the site. The grounds for objection are as follows:
- The site would be overdeveloped;
 - Development of the site would detract from the openness of the site and would create visual clutter;
 - A house at this location would be unduly prominent within the streetscape and would detract from the appearance of the area;
 - Development of the car park would restrict the options for redeveloping the Horseshoe Bar;
 - The indicative layout would impact upon the amenity of neighbouring properties due to loss of light and outlook;
 - The new access would make it difficult for vehicles to use Little Mill Lane and would lead to additional parking in the street.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site is identified as being within an Existing Residential Area. Policy H5 indicates 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 and materials, and should not have a significantly adverse affect on neighbouring properties. The proposal involves development of a small gap site within the built up area for a single dwellinghouse, and subject to suitable design and layout it would not conflict with policy H5.
- 6.2** Policy H4 sets out standards expected of new residential development, requiring high quality design in terms of shape, form, layout and materials. It is considered that the site is capable of accommodating a house of satisfactory design and appearance, and the detailed design would be considered as part of a future application for approval of matters specified in conditions.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Principle of the use

- 7.1** The use of infill sites within the built up area for new housing development is in line with the objectives of local and national planning policies, which seek to maximise the use of urban brownfield sites. The site is of adequate size to accommodate a small house and its associated parking and garden space. Prior to being used as a car park the site did previously contain buildings, and the provision of a new building of suitable design would not appear out of place within the street. As the application is for permission in principle there are no details of the precise layout or design, but it is considered that the indicative layout which has been submitted demonstrates that the site is capable of accommodating a house. The design of any house should ensure that it has an attractive frontage onto both Dumbarton Road and Littlemill Lane.

Capability with the area

- 7.2** In terms of the relationship with existing houses, the modern house behind the site (1 Littlemill Lane) is orientated to face the site rather than the street. This orientation is unusual, and means that the existing house will face the side or rear of the new house (depending on how it is positioned), however several other houses in the vicinity have this relationship to one another and it is considered that subject to suitable design to minimise overlooking there should be no significant impact upon the amenity of the existing house. It is considered that any new house at this location should be limited to a single storey property to minimise the impact upon the house to the rear. To the west of the site is a derelict house (Exciseman's Cottage), which has permission for rehabilitation to a house. It is well set back from Dumbarton Road, and it is likely that any new house on the application site would have to be positioned forward of it relative to the street. However there is no clear building line on this part of Dumbarton Road and it is considered that such a relationship would be acceptable.

Roads Issues

- 7.3** In relation to proposed parking and vehicular access at the property, the Council's Roads service has no objections. The access to the site has been assessed and meets the requirements in terms of visibility splays. The site is capable of accommodating sufficient car parking spaces for any new house, and this can be required by a condition. Adequate car parking is provided for the proposed flat within the former public house, so subject to the pub being converted as planned the application site is no longer required for car parking. It is recommended that a condition is attached to any grant of planning permission to ensure that the development does not begin until after the pub conversion has taken place, to ensure that the pub use is extinguished before the car park is developed. The use of the application site informally by the local community for car park is not a material consideration in terms of this application.

8. CONCLUSION

- 8.1** The former pub car park is now no longer required for car parking associated with that use and its redevelopment as a house plot would be in accordance with local plan policies. Subject to suitable design and siting at the approval of matters specified in conditions stage there should be no adverse impact upon the appearance or character of the area, the amenity of neighbouring homes, or road safety.

9. CONDITIONS

- 01.** This consent shall not enure until such time as the former Public House has been converted and occupied as a dwelling in accordance with planning permission DC12/134 (or such other planning permission as may subsequently be granted).
- 02.** Application(s) for the approval of the detailed design of the development (hereinafter called “the matters referred to in conditions”) shall be submitted to the Planning Authority within 3 years of the date of this decision notice, or (if later) within 2 years of the refusal of such an application (where that application was submitted within 3 years of the date of this decision notice, and subject to there being only one subsequent application). Such application(s) shall include:
- a)** Site layout plans showing the position of all buildings, roads, footpaths, parking areas, walls, fences, bin stores, open space provision and landscaping;
 - b)** Plans of the dwellinghouse showing its elevations and floor plans;
 - c)** Details of existing and proposed ground levels and finished floor levels;
 - d)** Details of external finishing materials, including all hard surfaces; and
 - e)** Details of the means of drainage and sewage disposal.
- The development must commence within 3 years of the date of this decision notice, or within 2 years of the date of the final approval of all foregoing matters specified in conditions (whichever is the later of these two dates).
- 03.** The dwellinghouse hereby approved shall be single storey, and shall include the following design features:
- a)** Suitable street frontage elevations and boundary treatments facing both Dumbarton Road and Littlemill Lane;
 - b)** Fenestration and boundary treatment designed to minimise any overlooking of or by adjacent houses;
 - c)** Car parking facilities in accordance with the standards required in the Council’s adopted Roads Development Guide; and

- d) Drainage arrangements shall incorporate the principles of Sustainable Urban Drainage Systems (SUDS)
- 04. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed by the Planning Authority shall be carried out between 8am and 6pm Mondays to Fridays, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
- 05. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out.
- 06. 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: 21 August 2012

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Appendix: None

Background Papers:

- 1. Application forms and plans
- 2. Consultation responses
- 3. Representations
- 4. West Dunbartonshire Local Plan 2010

Wards affected: Ward 3 (Dumbarton)