

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 1 March 2011

**DC11/011/COU Change of use of open space to garden ground at 29
Colquhoun Road, Dumbarton by Mr and Mrs Connolly**

1. REASON FOR REPORT

- 1.1** This application relates to land owned by West Dunbartonshire Council. Under the approved scheme of delegation it is therefore required to be determined by the Planning Committee.

2. DEVELOPMENT DETAILS

- 2.1** The applicant's property is located on the corner of Colquhoun Road and Crannog Road, and the land to which this application relates is located at the side of their house. The land, which measures approximately 50 square metres, is mostly grass covered, however, the applicant has already formed a monoblocked vehicular access over part of the land into their existing back garden. The applicant would now like to formally change the use of the area of open space to private garden ground.

3. CONSULTATIONS

- 3.2** West Dunbartonshire Council Estates Section have no objections to the proposed development.

4. REPRESENTATIONS

- 4.1** None

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 5.1** The site lies within an Existing Residential Area, within which Policy H5 requires that development proposals take account of the character of the area and the need to retain open space, amongst other criteria. The proposal would result in the loss of a grass verge which makes little contribution to the character of the area. The proposal is acceptable in terms of the above policy as it will be used as private garden ground which is appropriate within a residential area.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Appearance and Character

- 6.1** The area of land is fairly small and is located at the end of a row of terrace houses. It therefore cannot be used for any recreational activity and contributes little to the visual amenity of the residential area. The applicant proposes to erect a 1 metre high wrought iron fence around the edge of the land which would be in keeping with existing fencing in the immediate area and would maintain a feeling of openness. It is therefore considered that the proposed change of use would not have a detrimental impact on the surrounding area. The driveway does not form part of this application as it does not require planning permission.

7. CONCLUSION

- 7.1** It is considered that the change of use of the open space to garden ground is acceptable. The proposed development would not have a detrimental impact on the amenity of the area or any adjacent houses and is acceptable in terms of local planning policies.

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.**

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 15 February 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 3 (Dumbarton)