

WEST DUNBARTONSHIRE COUNCIL

**Report by the Acting Director of Housing, Regeneration and
Environmental Services (Housing and Regeneration Services)**

Planning Committee: 7 February 2007

PLANNING APPLICATION REPORT

APPLICATION NUMBER DC06/414/HOU

PROPOSAL: 2 storey side extension to dwellinghouse and erection of front porch

SITE: 12 Barr Crescent
Hardgate
Clydebank
G81 5NH

APPLICANT: Mr & Mrs M O'Neill

AGENT: S3 Architecture

WARD: Hardgate

DATE REGISTERED: 14.12.2006

PUBLICITY: n/a

REPORT:

A. SITE DESCRIPTION

The application site is a two storey semi detached dwellinghouse located within an established residential area that has a variety of house types. The neighbouring house at 10 Barr Crescent is a detached house with its roof line at right angles to the road. The site is located on the north side of the street and there is a single storey extension at the rear of the property.

B. DEVELOPMENT DETAILS

The proposal is for a two storey side extension to be constructed over part of the driveway and a porch to the front of the house. The side extension would be 6 metres long and would extend out 2.1 metres from the gable and would be 7.3 metres high. The ridge line of the extension would be slightly lower than the ridge line of the house and it would have a similar roof pitch as the original house. The front elevation would be set back 0.5 metres from the front of the house.

The porch would extend out from the front elevation by 1.5 metres and would be 2.75 metres wide with a monopitch roof 1.85 metres at its highest above ground level. The extension would have a garage on the ground floor with a bedroom and study room on the upper floor. The external finishing materials for the extension and porch are indicated as facing brick and tiles to match the existing.

C. CONSULTATIONS

None

D. REPRESENTATIONS

There are three objections to the proposed development. Their grounds of objection are as follows:

1. The proposed development would be inappropriate to its surroundings both in its height and scale. There will be overshadowing and it would have a detrimental effect on the majority of the neighbourhood.

Response: The height and scale of the extension are appropriate to the dwellinghouse and area. Due to its siting it would not have an overshadowing impact on the adjacent dwelling and its design and scale would be appropriate to this residential area.

2. The development would create an unfortunate precedent for the locality which would create a threat to the character and amenity of the properties in Barr Crescent.

Response: Each application is determined on its own merits. It is considered that the proposed extension would reflect the character and appearance of the house.

3. The proposed development would have an adverse impact on parking provision and would result in on-street parking. The garage would be too narrow to house a car.

Response: The proposed development will create a garage at ground floor. It is not considered that the development will have an adverse

impact on parking provision as three car parking spaces can be provided within the curtilage of the dwellinghouse.

E. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Clydebank Local Plan

The site is identified in the Clydebank Local Plan as being within the established residential area. Policy H5 aims to protect the amenity of such areas. The principle of extending a residential property would be acceptable subject to its impact upon neighbouring properties and the wider area.

It is considered that the side extension would be readily accommodated at the side of the property and reflects the character of property through its design and external appearance. Although this side extension would be close to the property boundary it is not considered that it would have an adverse effect on the neighbouring property or in the streetscape. In addition the porch would have a limited visual impact on the overall streetscape and would again reflect the character of the house through its design and external appearance. It is considered that the proposal accords with the development plan.

F. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Representations

There were three representations to the proposed development and the points of objection have been addressed in Section D of the report. It is considered that the design, siting and appearance of the development are appropriate for this location.

Planning History

DC00/051 – planning permission approved 05/04/01 for the erection of a front porch, attached garage at the side and rear kitchen extension. The rear extension is the extension that is at the rear of the property. The attached garage would have been in a similar position to the proposed two storey extension.

DC06/327 – application for the erection of a one and a half storey side extension and front porch withdrawn 13/12/05. This application received the same objections that have been submitted to the current application.

G. CONCLUSION

It is considered that the front porch and side extension are in compliance with Policy H5 of the Clydebank Local Plan as they will not create any privacy implications in terms of window to window distance issues or any overlooking. The design, height and scale of the development are compatible to the dwellinghouse and residential area.

H. RECOMMENDATIONS

It is recommended that planning permission be approved subject to the conditions below.

I. CONDITIONS

1. The development hereby approved shall commence within a period of 5 years from the date of this consent.
2. The external materials to be used on the development hereby approved shall match the finishes on the existing house to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
3. The garage on the ground floor of the side extension shall be used solely for purposes incidental to the use of the dwellinghouse and no commercial activity shall be carried out in, or from the garage.

Irving Hodgson
Acting Director of Housing, Regeneration and
Environmental Services (Housing & Regeneration Services)
17 January 2007

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Appendix: None

Background Papers:

1. Planning application received 14.12.06.
2. Copy of planning consent DC00/051
3. Copy of planning application DC06/327.
4. Letter of representation – D Roger, 9 Barr Crescent dated 27/12/06.
5. Letter of representation – Margaret Magee, 7 Barr Crescent dated 28/12/06/
6. Letter of representation – Mr & Mrs D Gallacher, 10 Barr Crescent dated 21/12/06.

Wards affected: 9