

Agenda



Local Review Body

Date: Wednesday, 26 June 2019

Time: 11:00

Venue: Civic Space,
Council Offices, 16 Church Street, Dumbarton

Contact: Craig Stewart, Committee Officer
Tel: 01389 737251 craig.stewart@west-dunbarton.gov.uk

Dear Member

Please attend a meeting of the **Local Review Body** as detailed above. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Councillor Jim Finn (Chair)
Bailie Denis Agnew
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty (Vice Chair)
Councillor Douglas McAllister
Councillor Marie McNair
Councillor John Mooney
Councillor Lawrence O'Neill

All other Councillors for information

Date of issue: 13 June 2019

LOCAL REVIEW BODY

WEDNESDAY, 26 JUNE 2019

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in the item of business on this agenda and the reasons for such declarations.

3 APPLICATION FOR REVIEW: DC19/004

7 - 71

Submit review papers for Planning Application DC19/004 – Proposed subdivision of garden ground and erection of a dwelling house at 4 Maple Drive, Clydebank.

WEST DUNBARTONSHIRE COUNCIL

LOCAL REVIEW BODY

PROCEDURE TO BE FOLLOWED AT MEETING

1. The Chair will introduce himself and the Members of the Review Body.
2. The Planning Adviser will outline the details of the application.
3. The Members of the Local Review Body will then ask any appropriate questions to the officers present, i.e. Planning Adviser of the Local Review Body, Legal Adviser and Committee Officer.
4. If the Local Review Body then considers that there is sufficient information from the material before it, including the notice of review, the decision notice, and report of handling, and any further representations from interested parties, it may proceed to determine the review.
5. The Chair and the other Members of the Review Body will consider the information before them in terms of the submission by the applicant, the interested parties including any statutory consultees or other parties who have made representations and the report of handling.
6. If the Local Review Body decides that it requires further information or representations before it can determine the review they should agree what form this information should take, i.e.
 - Site visit
 - Written submissions
 - The holding of one or more hearing sessions
- 6.1 **Written Submissions:** The Local Review Body can request written submissions from the applicant or appointed officer, any other body or person they wish to receive information from. The Local Review Body should decide the matters on which the written submissions should address.
- 6.2 **Hearings:** If the Local Review Body decides that it wishes to hold a hearing in respect of the case, it should determine what matters it would wish to be considered at the hearing. The hearing will comprise of the applicant, any interested party who made representations in relation to specified matters, the appointed officer and any other body or person from whom the Local Review Body wishes to receive further representations or to provide information on specified matters.
- 6.3 **Site Inspection:** If the Local Review Body decides to hold a site visit, it must decide if the site visit is to be unaccompanied or accompanied by the applicant and any other party the Local Review Body considers should attend.

7. The Local Review Body can also agree to appoint an assessor to advise on specific matters generally of a specialist or technical nature. Where an assessor is appointed, those entitled to a hearing will be advised of the name of the assessor and the matters which they are appointed to advise on. The assessor may make a written report to the review body after the close of the hearing, which will be made publicly available.
8. After the written submissions, hearing or site inspection, the Local Review Body will move to determine the review and will outline their reasons to approve or refuse the review case.

APPLICATION FOR REVIEW AND SUPPORTING DOCUMENTS

DC19/004



16 Church Street Dumbarton G82 1QL Tel: 0141 951 7930 Email: development.management@west-dunbarton.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100150210-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	S3 Building Design Ltd.		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	David	Building Name:	
Last Name: *	Findlay	Building Number:	8
Telephone Number: *	07795 681496	Address 1 (Street): *	Menzies Drive
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Fintry
Fax Number:		Country: *	Scotland
		Postcode: *	G63 0YG
Email Address: *	dfcbe@outlook.com		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="S"/>	Building Number: <input type="text" value="4"/>
Last Name: *	<input type="text" value="McAllen"/>	Address 1 (Street): * <input type="text" value="Maple Drive"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Clydebank"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="G81 3SE"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text"/>	

Site Address Details

Planning Authority:	<input type="text" value="West Dunbartonshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="4 MAPLE DRIVE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="CLYDEBANK"/>
Post Code:	<input type="text" value="G81 3SE"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="672265"/>	Easting	<input type="text" value="249332"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposed Subdivision of Garden Ground and Erection of New Dwelling house

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

See accompanying Review Supporting Statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Review Supporting Statement with Appendix Drawing submitted with original planning application.

Application Details

Please provide details of the application and decision.

What is the application reference number? *

DC19/004

What date was the application submitted to the planning authority? *

14/01/2019

What date was the decision issued by the planning authority? *

04/04/2019

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

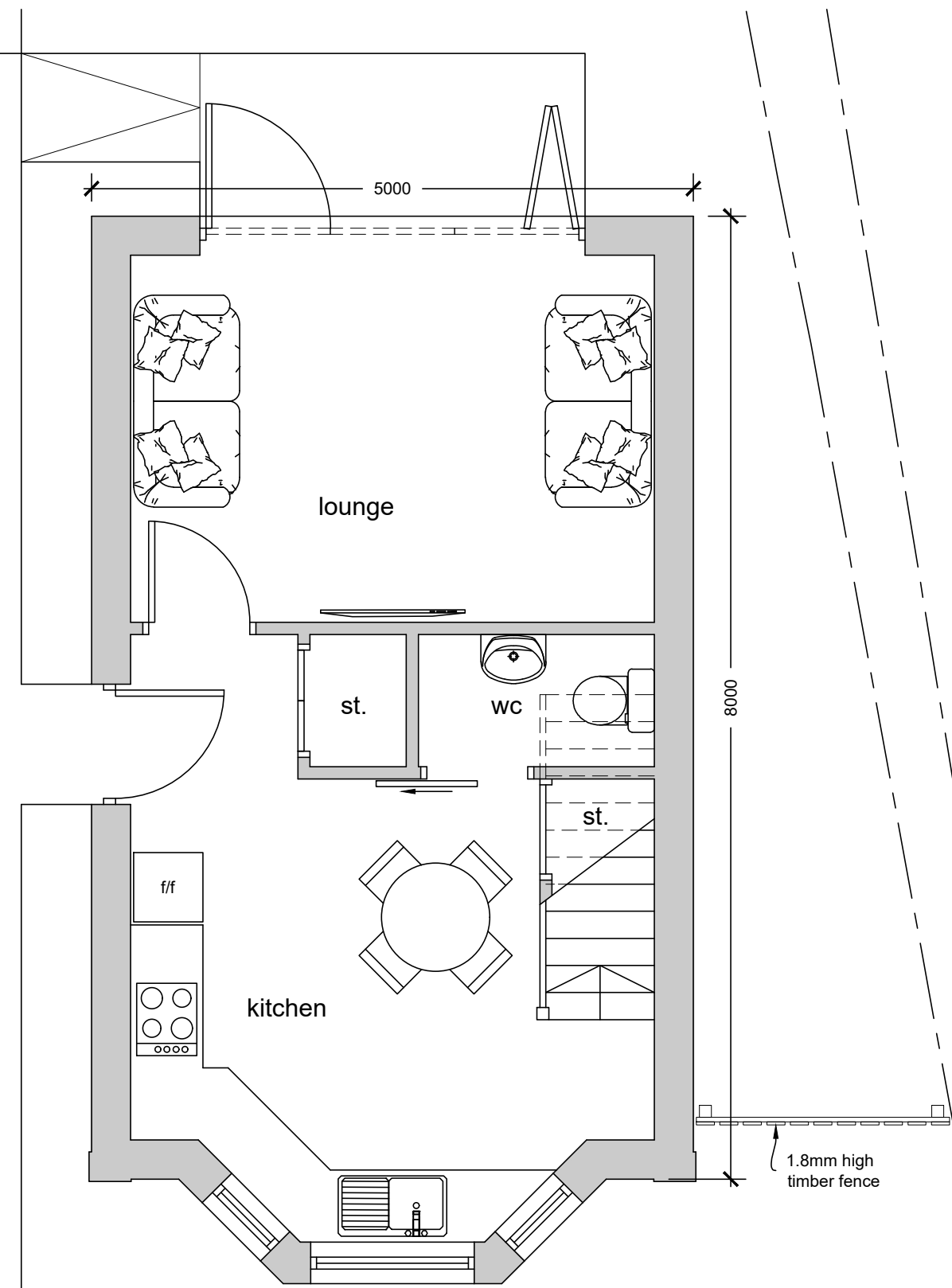
Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr David Findlay

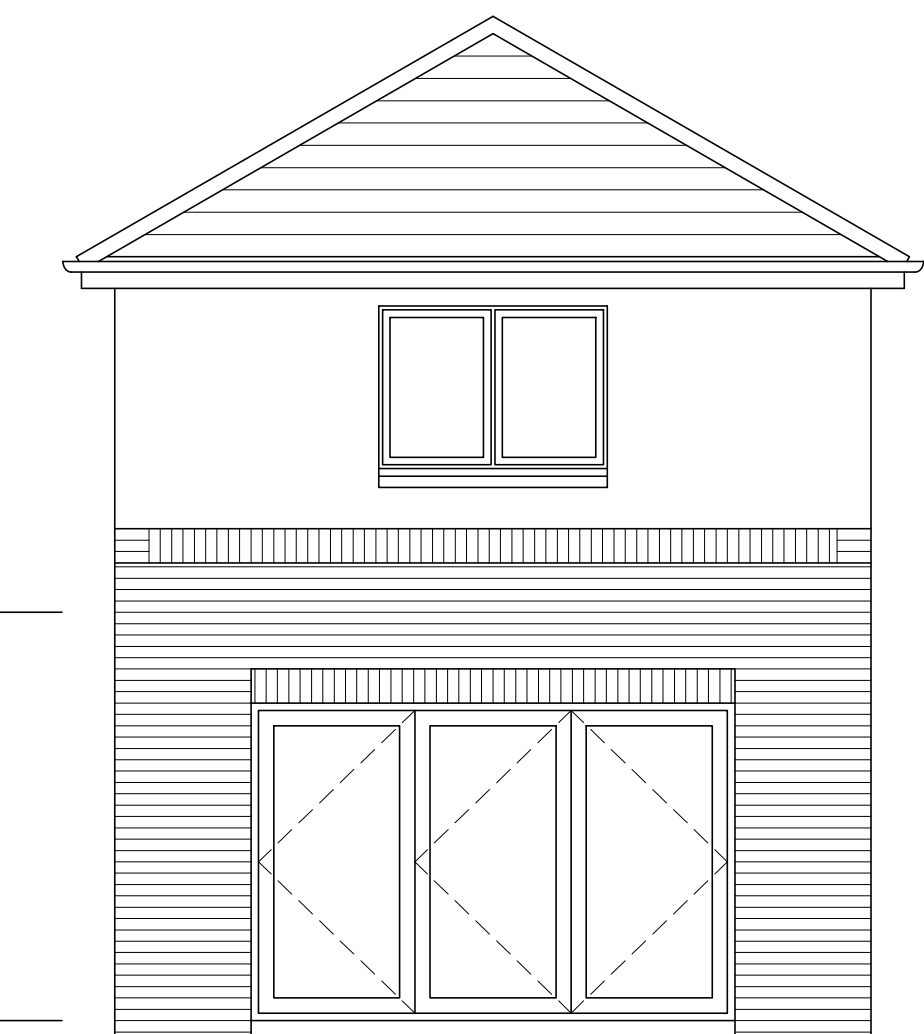
Declaration Date: 25/04/2019



Ground Floor Plan Scale 1:50 @ A1



Front Elevation Scale 1:50 @ A1

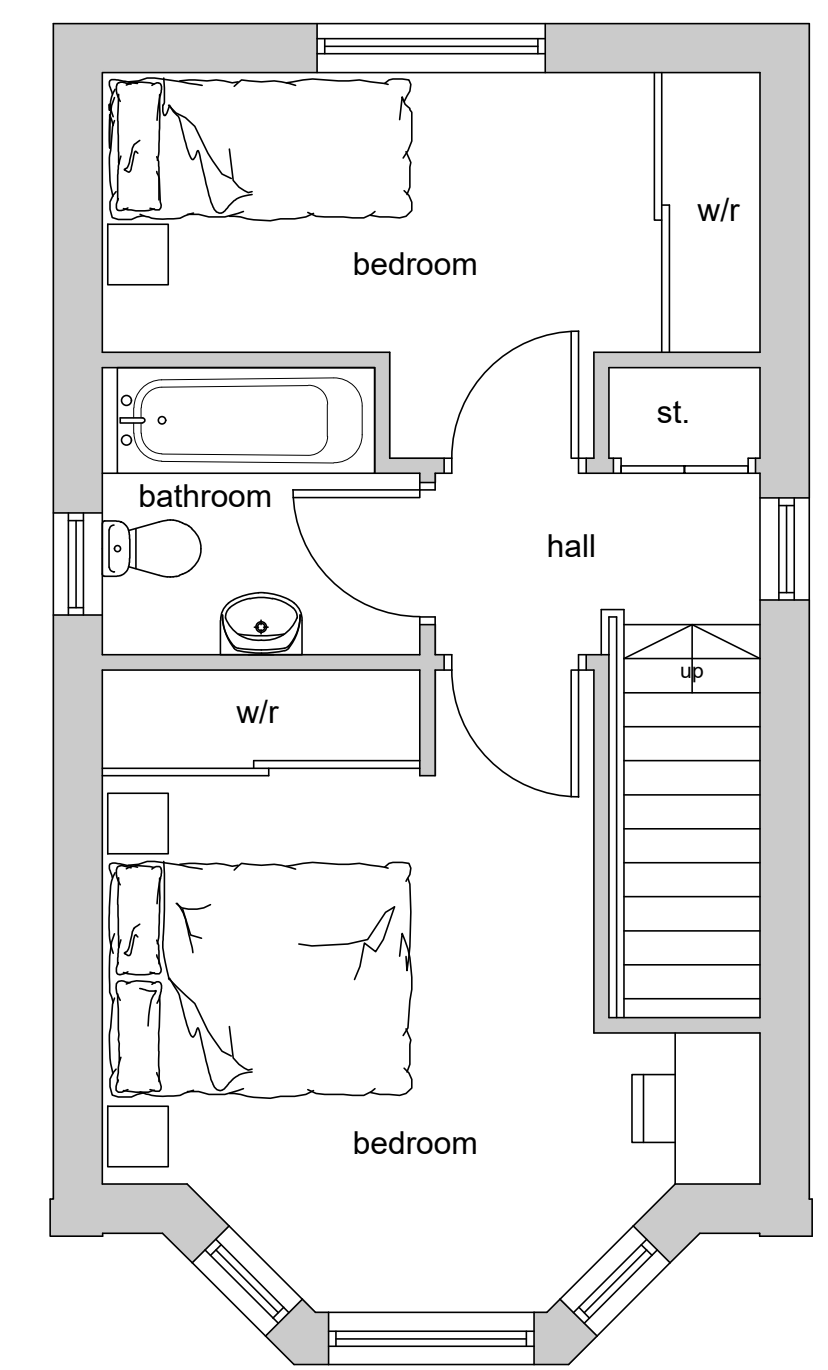


Rear Elevation Scale 1:50 @ A1

- White UPVC fascia and soffit
- Dry dash render
- Stone quoins to front corners
- Facing brick soldier course
- Facing brick
- White UPVC rainwater goods
- White UPVC framed windows
- PC concrete eills
- Powder coated Juliet balcony
- Facing brick basecourse



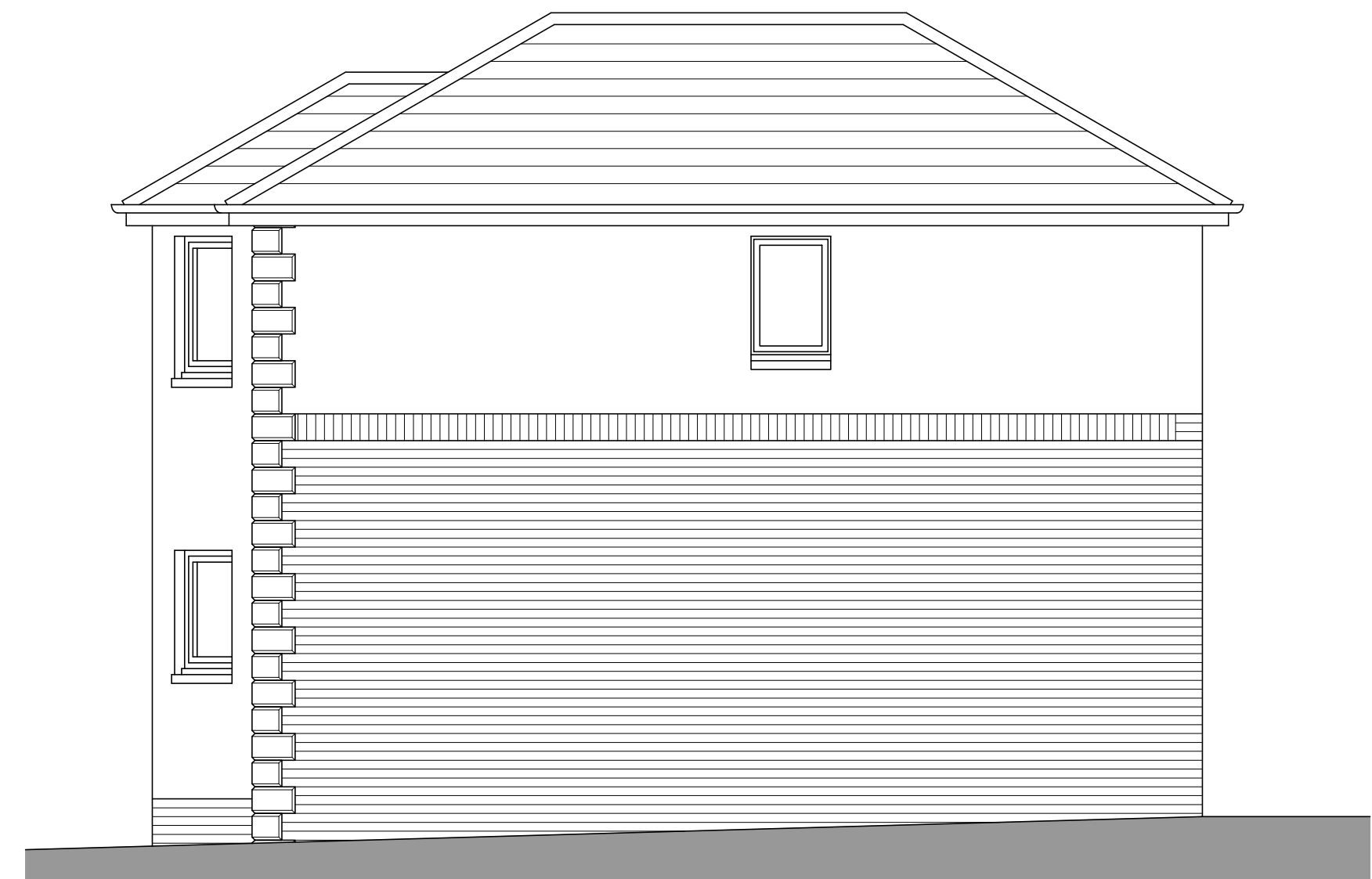
All external finishes to match those on existing adjacent flatted development



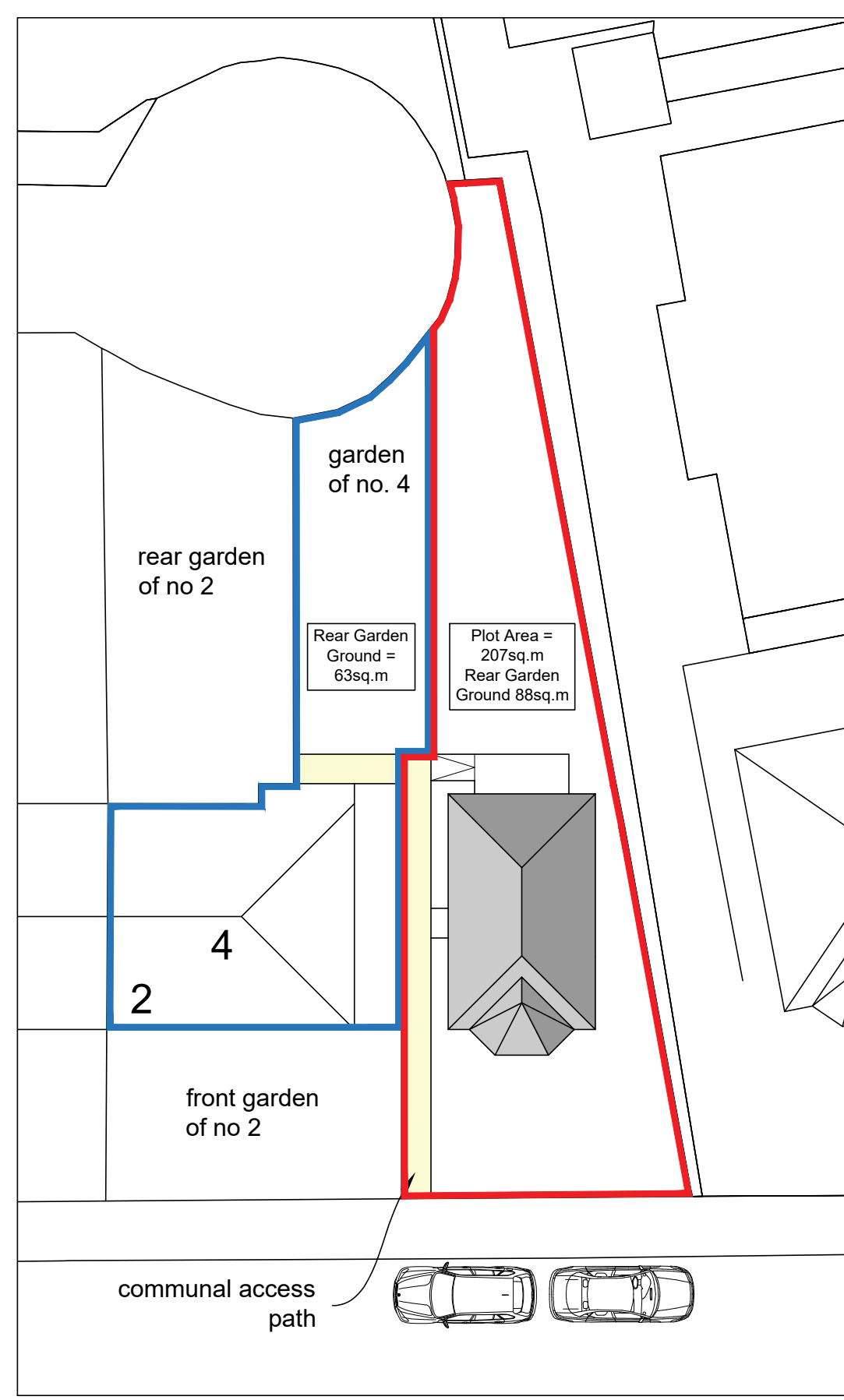
Upper Floor Plan Scale 1:50 @ A1



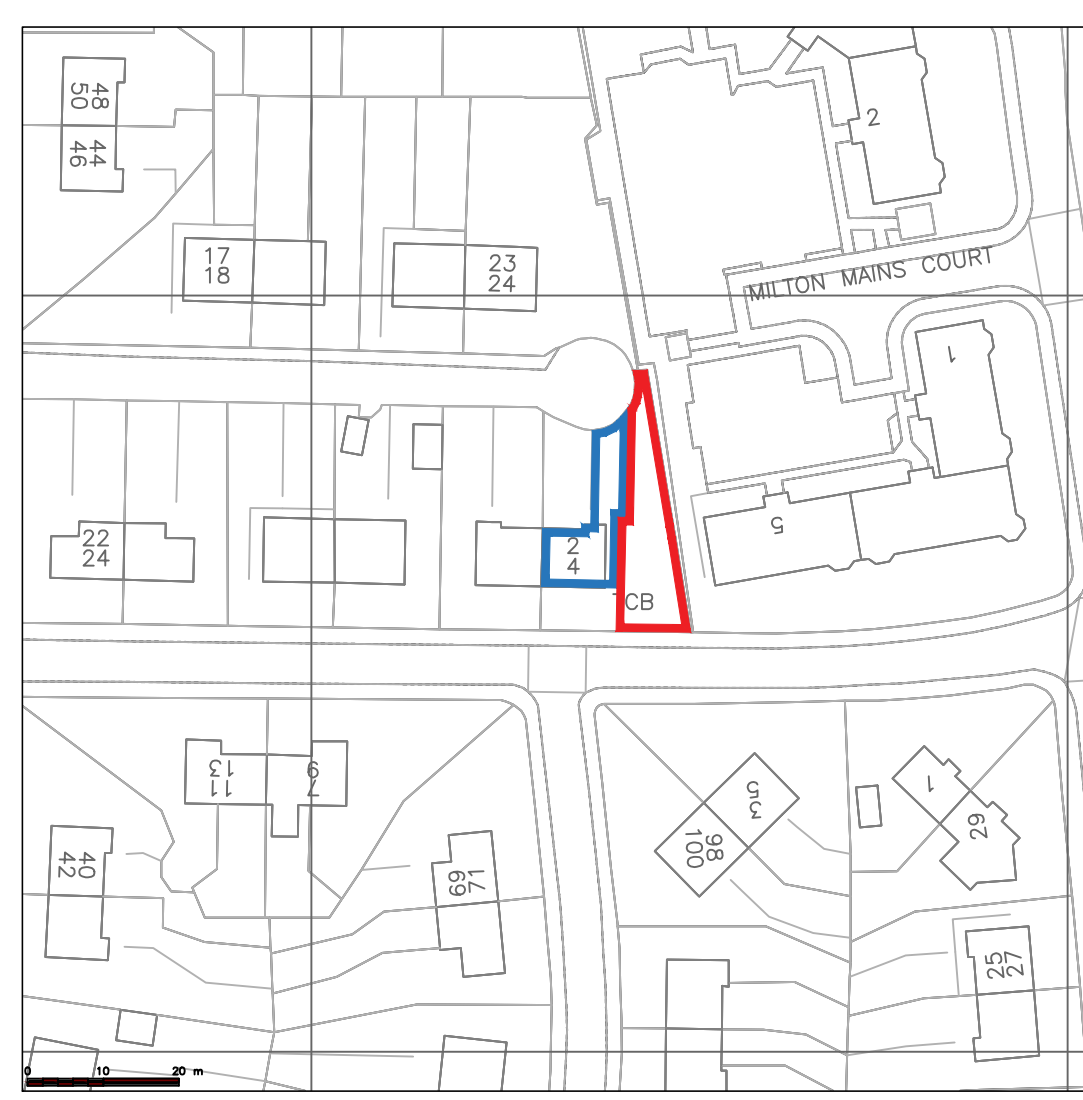
Side Elevation Scale 1:50 @ A1



Side Elevation Scale 1:50 @ A1



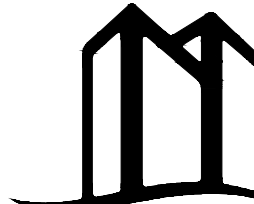
Proposed Site Plan Scale 1:200 @ A1



Location Plan Scale 1:1000 @ A1

B	Updated for planning application	14Jan19	DF
A	Client changes	13Jan19	DF
ref.	revision	date	by

This drawing must not be scaled, only written dimensions to be respected - Where applicable, all dimensions are to be checked on site - This drawing must be read in conjunction with the contract specification and all other architects / engineers, layouts, schedules and details



S3 Building Design Ltd.
8 Menzies Drive
Fintry, G63 0YG
t: 07795 681496
e: dfcbe@outlook.com

Project
McAllen Residence
Garden Ground of
4 Maple Drive,
Clydebank

Scale	shown	Date	Jan'19	Drawn	DF
Project Ref.	Drawing No.	Rev.			
McALRES	IA01	B			

Statement in support of Review of Planning Application: DC19/004
For: Sub-division of garden ground and erection of dwellinghouse
At: Land To East Of Nos 2 And 4 Maple Drive, Clydebank
For: Mr S McAllen

This statement Has been prepared on behalf of the above applicant in support of the request for Review of Planning Application Ref DC19/004 for the Sub-division of garden ground and erection of dwellinghouse at Land To East of Nos 2 And 4 Maple Drive, Clydebank. The application has been considered by West Dunbartonshire Council as Planning Authority for the area and refused for the following reasons:

'The proposal is unacceptable in terms of its insufficient plot size due to the scale of the building and limited facility for parking and amenity garden space. The proposed house within the limited plot size would result in overdevelopment and would have an overbearing impact on the neighbouring properties. The proposal due to its plot constraints and design is not in keeping with the character or pattern of development in this part of Maple Drive. The proposal is therefore contrary to policies H5 of the West Dunbartonshire Local Plan (Adopted) (2010), policies BC4 and DS1 of the West Dunbartonshire Local Development Plan (Proposed) (2016) and policies CP1 and H4 of the Local Development Plan 2 (Proposed) (2018).'

The policies referred to above can be found in Appendix A of this document. These are indeed the relevant policies for this application to be considered against. They basically seek to safeguard the character and amenity of existing residential areas and sets out criteria for the assessment of development proposals within residential areas. They specifically seek to ensure that any subdivision of the curtilage of a dwelling for a new house should ensure that the proposed plot can accommodate a house and garden; that the new house and garden should be of a scale and character appropriate to the neighbourhood; that sufficient garden ground should be retained for the existing house; that the privacy of existing properties should not be adversely affected; and that separate vehicular accesses should be provided. Apart from the provision of separate vehicular access we believe the proposal fully meets with these requirements. As regards the separate vehicular access, this will be discussed later below.

Basically, the concerns which gave rise to the refusal of this application are:

1. Insufficient plot size
2. Lack of parking
3. Lack of amenity garden space (overdevelopment)
4. Overbearing impact on neighbouring properties
5. Not in keeping with the character or pattern in this part of the street.

It is worth pointing out that there are several similar developments in the West Dunbartonshire Council area that have successfully been completed. However, in respect of this proposal we would specifically like to bring to your attention a previous proposal, approved by West Dunbartonshire Local Review Body (Ref: DC11/080/FUL – approved 22nd September 2011). This too was for the subdivision of garden ground and erection of a dwelling. The exact location of the site, and its proximity to the subject site, is shown on the plan at Appendix B to this document (i.e. it is in the same neighbourhood). The previous development was considered under essentially the same policies as this proposal. In that case the application was also initially refused by the Appointed Officer and approved at review.

So, by way of justification for this proposal it would seem appropriate to draw comparisons to the previous approval relative to the above list of reasons for refusal of the subject proposal in the hope that the Local Review Body will take the same view as they have before – i.e. to approve the application as there do not appear to be any circumstances in our case that are more onerous than the previously approved development. Indeed, as you will see below this current proposal is in fact less onerous in some regards:

1. Insufficient plot size – The total area of our site is 207sq.m and the proposed house has a footprint of the proposed house is 42.3sq.m which is 20% of the plot size. The previous approval at Glenhead Road is larger with a site area of 300sq.m but a house (excluding the more recent garage) with a footprint of 66.5sq.m which is 22.2% of the plot area (i.e. more densely developed than the application site).
2. Lack of parking – the provision of 2 off-street parking spaces can be achieved at the front and indeed was offered at pre-application consultation stage. The appointed officer in their response to the pre-application consultation commented - *'whilst 2 off street parking spaces have been factored into the design, this removes the ability to park on the street which is an existing characteristic of Maple Drive'*. Accordingly, the off-street parking provision was removed from the drawings as submitted with the formal application. However, I would advise that the applicant is in fact very keen to provide off-street parking to the front with appropriate footway crossover. We would also point out that the Council Roads Department had no objections to the proposals provided off-street parking for 2 cars is provided. If the Local Review Body is minded to approve the application, we would suggest this could be dealt with by condition.

3. Lack of amenity garden space – For the previously approved development this was demonstrated by stating the rear garden area for the new house and the remaining rear garden area for the existing flatted property. For our proposed development the rear garden area would be at least 88.0sq.m. The previously proposed rear garden space for the new house was 70sq.m – i.e. somewhat less than proposed here. For our proposed development the remaining rear garden ground for the existing flatted property is 63sq.m. In the previously approved development, the remaining rear garden ground for the remaining flatted property was 49sq.m. – i.e. again less than that proposed here.
4. Overbearing impact on neighbouring properties. This would simply not be the case. The house is considerably smaller than adjacent buildings and set a good distance from the buildings immediately to each side. In the report of handling by the Appointed Officer stated that the new building would be 1.5m from the existing building forming 2 & 4 Maple Drive and thus would be over bearing. This is incorrect, it would in fact be 3.1m – i.e. more than double that stated by the Appointed Officer.
5. Not in keeping with the character or pattern in this part of the street – Again, as with the previously approved development this proposal is for the erection of a detached dwelling house adjacent to an existing 4-in-a-block property. It was considered by the Local Review Body in the previously approved development that this was acceptable. In addition, to the east side of the site is an existing modern flatted development. Our proposal is designed to match this exactly in terms of external finishes and the inclusion of bay window as can be seen from the drawing. However, the applicant has also made it clear they would be willing to use different, more traditional materials if this was considered more appropriate (wet dash render, etc.).

Representations

It is acknowledged that Appointed Officer in their report stated that there were 4 representations in response to neighbour notification which were summarised as:

1. Loss of residential amenity to light and outlook
2. Proposal out of keeping with the existing street design and type of properties
3. Parking at the rear would change the character of Betula Drive and pose a safety risk to children playing on the street
4. Negative impact on property prices.

In response we would comment as follows:

1. There is no loss of residential amenity. The proposals comply with planning guidance on light and outlook (although it wouldn't affect outlook) is not a planning consideration.
2. This has already been addressed above in item 5 of the previous section.
3. Parking on or via Betula Drive is not proposed.
4. This is not true. In any case it is not a planning consideration.

That concludes our comments in respect of this request for review and we do hope that you agree the proposal as acceptable. That said, we would be more than happy to answer any queries you may have in consideration of the proposal.

Appendix A

Planning Policies Referred to in refusal document

From West Dunbartonshire Local Plan (Adopted) (2010)

6.38 Policy H5 - Development within Existing Residential Areas

6.38.1

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded and where possible enhanced. Development within existing residential areas will be considered against the following criteria:

- the need to reflect the character of the surrounding area in terms of scale, density, design and materials;
- the requirement to avoid over development which would have an adverse effect on local amenity, access and parking or would be out of scale with surrounding buildings;
- the need to retain trees, hedgerows, open space and other natural features;
- extensions to dwellings must complement the character of the existing building, particularly in terms of scale and materials, not dominate in terms of size or height, and not have a significantly adverse affect on neighbouring properties;

- the subdivision of the curtilage of a dwelling for a new house should ensure that the proposed plot can accommodate a house and garden; the new house and garden to be of a scale and character appropriate to the neighbourhood; sufficient garden ground should be retained for the existing house; the privacy of existing properties should not be adversely affected and separate vehicular accesses should be provided;
- with regard to non-residential uses, whether they can be considered ancillary or complementary to the residential area, and would not result in a significant loss of amenity to the surrounding properties. A significant loss of amenity might be expected to occur as a result of increased traffic, noise, vibration, smell, artificial light, litter, hours of operation and general disturbance; and
- the proposal conforms with other Local Plan policies.

From West Dunbartonshire Local Development Plan (Proposed) (2016)

Policy BC4

6.7.3 Development that would significantly harm the residential amenity, character or appearance of existing neighbourhoods will not be permitted.

And

Over/.

Policy DS1

4.2.3 All development will be expected to contribute towards creating successful places by having regard to the relevant criteria of the six qualities of a successful place:

<p>Distinctive</p> <ul style="list-style-type: none"> ✓ reflects local architecture and urban form, reinstating historic street patterns where appropriate; ✓ fits within the local landscape or streetscape, with regard to materials, design and layout; ✓ contributes positively to our built heritage, aiding the interpretation of historic buildings, monuments and places; ✓ makes the most of important views; ✓ retains built or natural assets which make the local area distinct; ✓ creates quality open spaces, using native species in landscaping. 	<p>Resource efficient</p> <ul style="list-style-type: none"> ✓ reuses existing buildings and previously developed land; ✓ minimises energy use and loss, including by taking advantage of natural sunlight and shelter; ✓ incorporates low or zero carbon energy-generating technologies (see Appendix 1 for detail); ✓ makes use of available sources of heat; ✓ uses building materials from local or sustainable sources; ✓ higher density in town centres and areas with convenient access to good public transport services; ✓ provides space for the separation and collection of waste. 	<p>Safe and Pleasant</p> <ul style="list-style-type: none"> ✓ avoids unacceptable impacts on or from adjoining uses, including noise, smell, vibration, dust, air quality, invasion of privacy and overshadowing; ✓ protects people, property and infrastructure from flooding; ✓ enables natural surveillance of public spaces and does not create spaces which are unsafe or likely to encourage or facilitate crime; ✓ distinguishes between private and public space; ✓ incorporates appropriate lighting.
<p>Adaptable</p> <ul style="list-style-type: none"> ✓ in areas that are subject to change (e.g. town centres and industrial areas) new development is suitable for a range of uses; ✓ new housing is designed to be suitable for a mix of occupants; ✓ buildings or spaces likely to become neglected or obsolete are avoided. 	<p>Easy to get to / move around</p> <ul style="list-style-type: none"> ✓ provides good path links within the development, to the wider path network and public transport nodes; ✓ places the movement of pedestrians and cyclists above motor vehicles; 	<p>Welcoming</p> <ul style="list-style-type: none"> ✓ creates an attractive gateway to the development or the local area; ✓ easy to find a way around, through simplicity of layout and/or signage; ✓ creates an attractive and active street frontage; ✓ accessible to all; ✓ creates landmarks and incorporates street art and street furniture.

From Local Development Plan 2 (Proposed) (2018)

Policy CP1

Creating Places

New development shall take a design led approach to creating sustainable places which put the needs of people first and demonstrate the six qualities of successful places. All new development is required to:

- Demonstrate an understanding of the local context and contribute positively towards the **distinctive identity** of West Dunbartonshire; retaining, reinforcing and responding to established patterns of development, natural features and the historic environment.
- Ensure that **streets** are safe, comfortable and attractive for all users; creating an accessible, inclusive and walkable network of streets and paths which consider the role of streets as places for people first.
- Green infrastructure** must be an integral part of the design process for development from the outset; in line with the requirements set out in Policy CP2.
- Ensure that the **layout and form** of the development, including the relationship between the buildings, streets and spaces, protect and enhance the amenity of existing communities, future occupiers and neighbouring development sites.
- Ensure that the design and construction of new **buildings and materials** used are of a high quality, sustainable and suited to the climate and location;
- Provide **sustainable design** which supports waste reduction targets and reduce carbon emissions in the development's construction and end use.

All new development is also required to accord with the guidance set out within the **Creating Places Supplementary Guidance**.

Note: Until such times as the **Creating Places Supplementary Guidance** is adopted by the Council, the 'Residential Development: Principles for Good Design' Planning Guidance, which is non-statutory, should be referred to by landowners and/or developers.

And

Over/.

Policy H4

Residential Amenity

The Council will protect, preserve and enhance the residential character and amenity of existing residential areas at all times. In this regard, there will be a general presumption against:

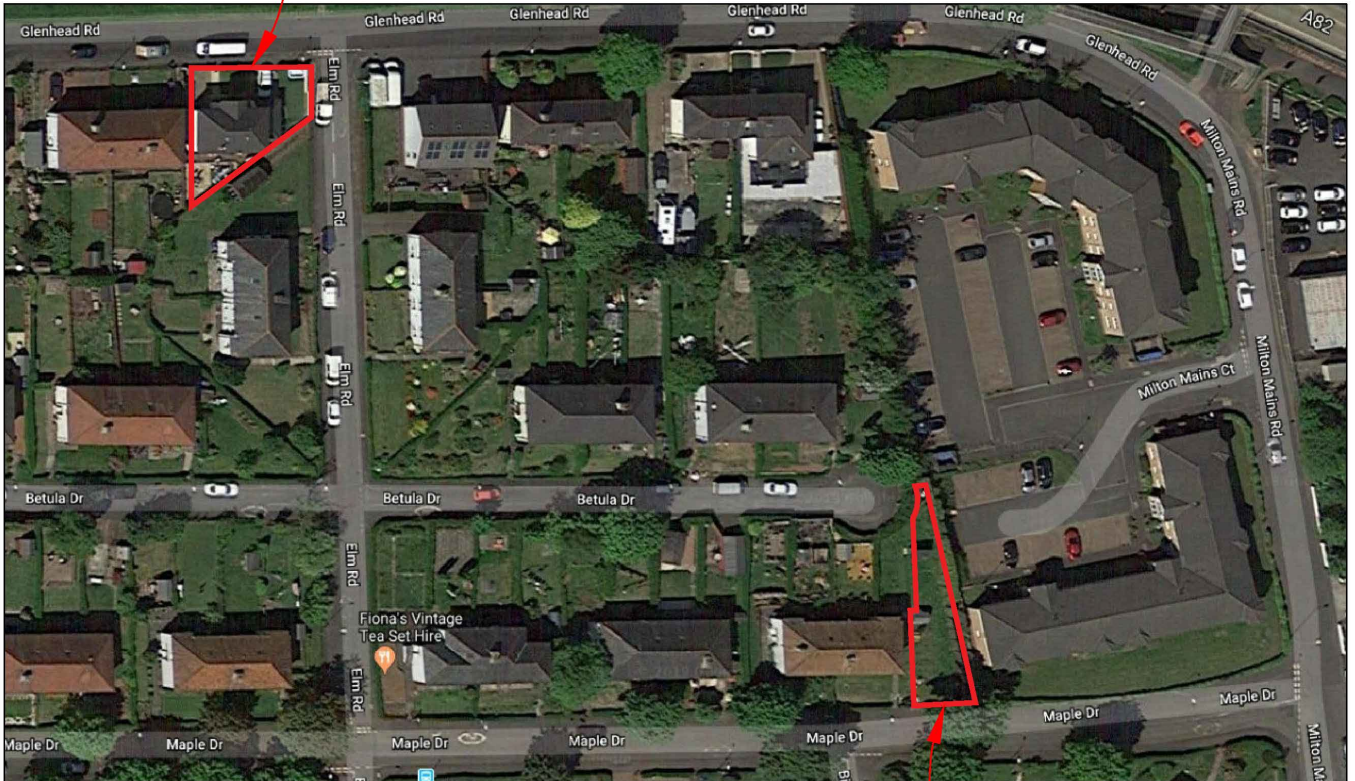
- a) Extensions to residential properties and/or outbuildings within the curtilage of the Plot, which would have adverse significant impacts upon neighbouring properties, including but not limited to, overshadowing, overlooking, overbearing, insufficient parking, and the character and appearance of the area;
- b) The establishment of non-residential uses within, or in close proximity to, residential areas which potentially have detrimental effects on local amenity or which cause unacceptable disturbance to local residents;
- c) The development for other uses on locally important areas of recreational or amenity open space, which are not safeguarded or covered by Policy GI1, but significantly contribute to the character and appearance of the residential area concerned, or which offer opportunities for informal outdoor sport and recreation;
- d) The removal of play equipment from areas of recreational open space;
- e) The closure or disruption of existing footpaths, which provide important links between housing areas and areas of public open space; local shops and other community facilities and transportation nodes etc.

New housing developments will not be permitted in locations where existing, established adjacent uses are likely to have an unacceptable impact on the amenity of future residents.

Appendix B

Locality view showing locations of subject site and reference site

New detached house at 17 Glenhead Road (Ref: DC11/080/FUL) approved by Local Review Body



Site subject to this review

REPORT OF HANDLING BY APPOINTED OFFICER AND DECISION
NOTICE

DC19/004

WEST DUNBARTONSHIRE COUNCIL

REPORT OF HANDLING (Delegated)

APP NO: DC19/004

CASE OFFICER: Ms Lisa Miller

ADDRESS/SITE: 4 Maple Drive, Clydebank, G81 3SE.

PROPOSAL: Sub-division of garden ground and erection of a dwelling house.

1. Site Description/Development Details

Planning permission is sought for the sub-division of an existing plot and erection of a detached dwelling house at the above address. The plot would be sited in an established residential area characterised by 4 in a block flatted properties in generous garden grounds. The plot would be located in an area of garden in the side curtilage of the property and is triangular in shape extending to approximately 207m². The site fronts onto Maple Drive and backs onto the turning circle on Betula Drive and is adjacent to the flats at Milton Mains Court to the east. The ground level of the site slopes downwards from the rear garden and sits slightly above the street level of Maple Drive where a set of 2 steps provide access from the street to the existing properties.

The proposal seeks to sub-divide the garden lengthways (north-south) to form a long narrow plot and erect a two storey detached house with an overall footprint of approximately 40m². Externally, the house would have a hipped roof measuring 7m in height from ground level. The front elevation would have a bay window feature comprising of a double window and a single window at each side on the ground floor while the upper floor would have a Juliet balcony with two single windows at each side. The rear elevation would have bi-fold doors on the ground level and a double window on the upper level. The western elevation would have a single window on the upper level for the bathroom and on the lower level an entrance door to the property with two steps leading onto the shared access path. The eastern elevation would have a single hallway window on the upper level.

The proposal would be located approximately 1.5m from the properties at no.2 & 4 Maple Drive and between 1.8m- 0.8m from the flats on Milton Mains Court to the east. The rear garden would extend to approximately 88m²; however it is unclear if the existing sheds would remain. The proposal would follow the established building line on Maple Drive and would be finished in materials that match the flatted properties on Milton Mains Court. The applicant has advised that car parking spaces can be provided either in the front curtilage off Maple Drive or Betula Drive to the rear. It is unclear from the plans where bin storage would be located however there would be space at the front or rear of the proposal.

2. Consultations

WDC Roads – no objection subject to adequate parking spaces being provided.

Coal Authority – object to the proposal due to lack of information and have requested the submission of a Coal Mining Risk Assessment Report.

3. Application Publicity

N/A

4. Representations

A total of four objections have been received from individuals who stay in close proximity to the proposed development, and from the nearest neighbours. A summary of the issues raised in the objections is provided below:

- Loss of residential amenity relating to light and outlook
- Proposal out of keeping with existing street design and types of properties
- Parking at the rear of the would change the character of Betula Drive and pose a safety risk to children playing on the street
- Negative impact on property prices

5. Relevant Policy

West Dunbartonshire Local Plan (Adopted)

H5 – Development within Existing Residential Area

GD1 – Development Control

R2 – Open Space

West Dunbartonshire Local Development Plan (Proposed)

BC4 – Existing Neighbourhoods

DS1 – Successful Places & Sustainable Design

GN2 – Green Infrastructure

West Dunbartonshire Local Development Plan 2 (Proposed)

On 19th September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.

H4 – Residential Amenity

CP1 – Creating Places

CP2 – Green Infrastructure

GI2 – Open Space Standards

GI4 – Developer Contributions

The site is identified as an existing residential area and all of the plans seek to maintain and enhance the character of such areas. The above relevant policies set out the criteria for considering applications to subdivide a plot including plot size, density, retention of garden ground, privacy/overlooking, parking provision, maintaining the character of existing areas and providing adequate road frontage. In addition, the policies also refer to open space requirements and where necessary, any relevant financial contributions. It is considered that that proposal does not comply with the framework of the policy set out the above plans and this will be discussed further below.

6. Appraisal

The properties on Maple Drive are characterised by their generously sized plots with good sized garden grounds. The proposed plot would be noticeably smaller than the surrounding properties in the street and result in the creation of a long and narrow plot. Whilst the plot would be only just adequate by modern standards, it would not be reflective of pattern of development and streetscape of the surrounding area.

The proposal has clearly been designed to reflect the appearance and character of the flatted properties of Milton Mains Court which lie to the east of the proposed plot. However, the proposal is for a detached house and by using this particular style of design, it has no regard to the character and appearance of the closest existing properties at 2 & 4 Maple Drive and this part of the street which is predominantly 4 in a block properties. The proposed dwellinghouse would be located approximately 1.5m from the existing properties at 2 & 4 Maple Drive. This would result in a loss of amenity to the residents of these properties as due to its siting and scale, the proposed dwellinghouse would be overbearing. Furthermore, the narrow distance between the proposed dwellinghouse and the existing properties does not reflect the existing pattern of development whereby the front doors for each flat open onto the side garden with unobstructed views.

The proposal would normally be assessed against the Council's guidance contained in 'Our Green Network' to determine the level of financial contribution required however, since the application is being recommended for refusal, payment of a financial contribution has not been assessed.

Overall, the proposal is not in keeping with the existing pattern of development, streetscape and character of Maple Drive; permitting this sub-division would set an unacceptable precedent for other 4 in a block properties in the street which have garden grounds capable of being subdivided. Consequently the proposal is considered unacceptable and does not comply with the relevant policies contained in the adopted and proposed plans.

7. Recommendation

Refuse planning permission.

8. Added Value

None

9. Reasons for Refusal

1. The proposal is unacceptable in terms of its plot size and scale and would be overbearing. It is not in keeping with the character or pattern of development in this part of Maple Drive. The proposal is therefore contrary to policies H5 of the West Dunbartonshire Local Plan (Adopted) (2010), policies BC4 and DS1 of the West Dunbartonshire Local Development Plan (Proposed) (2016) and policies CP1 and H4 of the Local Development Plan 2 (Proposed) (2018).

FOR NOTING

Informatives

1. *The drawings referred to in this consent are listed below: A01 Rev B*

Refusal of Planning Consent

WEST DUNBARTONSHIRE COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (SCOTLAND) REGULATIONS

Proposal **Sub-division of garden ground and erection of dwellinghouse**

Site Land To East Of Nos 2 And 4
Maple Drive
Clydebank

Applicant Mr S McAllen

Agent S3 Building Design Ltd
8 Menzies Drive
Fintry
G63 0YG
F.A.O David Findlay

Class of Development Local Development
Decision Type Delegated

WEST DUNBARTONSHIRE COUNCIL, AS PLANNING AUTHORITY, IN EXERCISE OF THEIR POWERS UNDER THE ABOVE-MENTIONED ACTS AND ORDERS, AND HAVING CONSIDERED YOUR PROPOSED DEVELOPMENT, THE PLAN(S) DOCQUETTED AS RELATIVE THERETO AND THE PARTICULARS GIVEN IN THE ABOVE APPLICATION, HEREBY:-

DECISION: REFUSE PLANNING CONSENT FOR THE REASON(S) CONTAINED IN THE ACCOMPANYING PAPER(S) APART.

DATED THIS: 4th day of April 2019

STRATEGIC LEAD, REGULATORY
16 CHURCH STREET,
DUMBARTON G82 1QL

SIGNED
for WEST DUNBARTONSHIRE COUNCIL



Reason The proposal is unacceptable in terms of its insufficient plot size due to the scale of the building and limited facility for parking and amenity garden space. The proposed house within the limited plot size would result in overdevelopment and would have an overbearing impact on the neighbouring properties. The proposal due to its plot constraints and design is not in keeping with the character or pattern of development in this part of Maple Drive. The proposal is therefore contrary to policies H5 of the West Dunbartonshire Local Plan (Adopted) (2010), policies BC4 and DS1 of the West Dunbartonshire Local Development Plan (Proposed) (2016) and policies CP1 and H4 of the Local Development Plan 2 (Proposed) (2018).

FOR NOTING

Informatives

01. The drawings referred to in this consent are listed below: A01 Rev B

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
PLANNING ETC. (SCOTLAND) ACT 2006

RIGHTS OF AGGRIEVED APPLICANTS (DELEGATED DECISIONS)

1. If this decision involves a refusal of planning permission or the granting of permission subject to conditions, and if the applicant is aggrieved by this decision, they may seek a review of this decision with the Local Review Body within 3 months of the date of this notice.

The review may be submitted in writing to:

**West Dunbartonshire Council
Planning Local Review Body
Council Offices
Garshake Road
Dumbarton G82 3PU**

Telephone 01389 737930

Review forms can be obtained on request from the above address or can be downloaded from the Council's website:

<http://www.west-dunbarton.gov.uk/building-and-planning/planning-permission/application-forms/appeals-and-reviews/>

2. If permission to develop is refused or granted subject to conditions (whether by the Planning Authority or the Scottish Ministers), and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.

PLANNING APPLICATION FORM, PLANS AND SUPPORTING
INFORMATION

DC19/004



16 Church Street Dumbarton G82 1QL Tel: 0141 951 7930 Email: development.management@west-dunbarton.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100150210-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed Subdivision of Garden Ground and Erection of New Dwelling house

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	S3 Building Design Ltd.		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	David	Building Name:	
Last Name: *	Findlay	Building Number:	8
Telephone Number: *		Address 1 (Street): *	Menzies Drive
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Fintry
Fax Number:		Country: *	Scotland
		Postcode: *	G63 0YG
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	S	Building Number:	4
Last Name: *	McAllen	Address 1 (Street): *	Maple Drive
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Clydebank
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G81 3SE
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

West Dunbartonshire Council

Full postal address of the site (including postcode where available):

Address 1:

4 MAPLE DRIVE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

CLYDEBANK

Post Code:

G81 3SE

Please identify/describe the location of the site or sites

Northing

672265

Easting

249332

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Basically just that proposal would need to ensure no loss of amenity

Title:

Ms

Other title:

First Name:

Lisa

Last Name:

Miller

Correspondence Reference
Number:

Date (dd/mm/yyyy):

19/11/2018

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

207.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Garden Ground

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐ Yes ☒ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

0

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☐ Yes ☒ No

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

☐ Yes ☒ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- ☐ Yes
☐ No, using a private water supply
☒ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

☒ Yes ☐ No

If Yes or No, please provide further details: * (Max 500 characters)

As required by local authority

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

☒ Yes ☐ No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: David Findlay

On behalf of: Mr S McAllen

Date: 14/01/2019

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.

☒ Elevations.

☒ Floor plans.

☒ Cross sections.

☒ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☒ Photographs and/or photomontages.

☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement. *

☐ Yes ☒ N/A

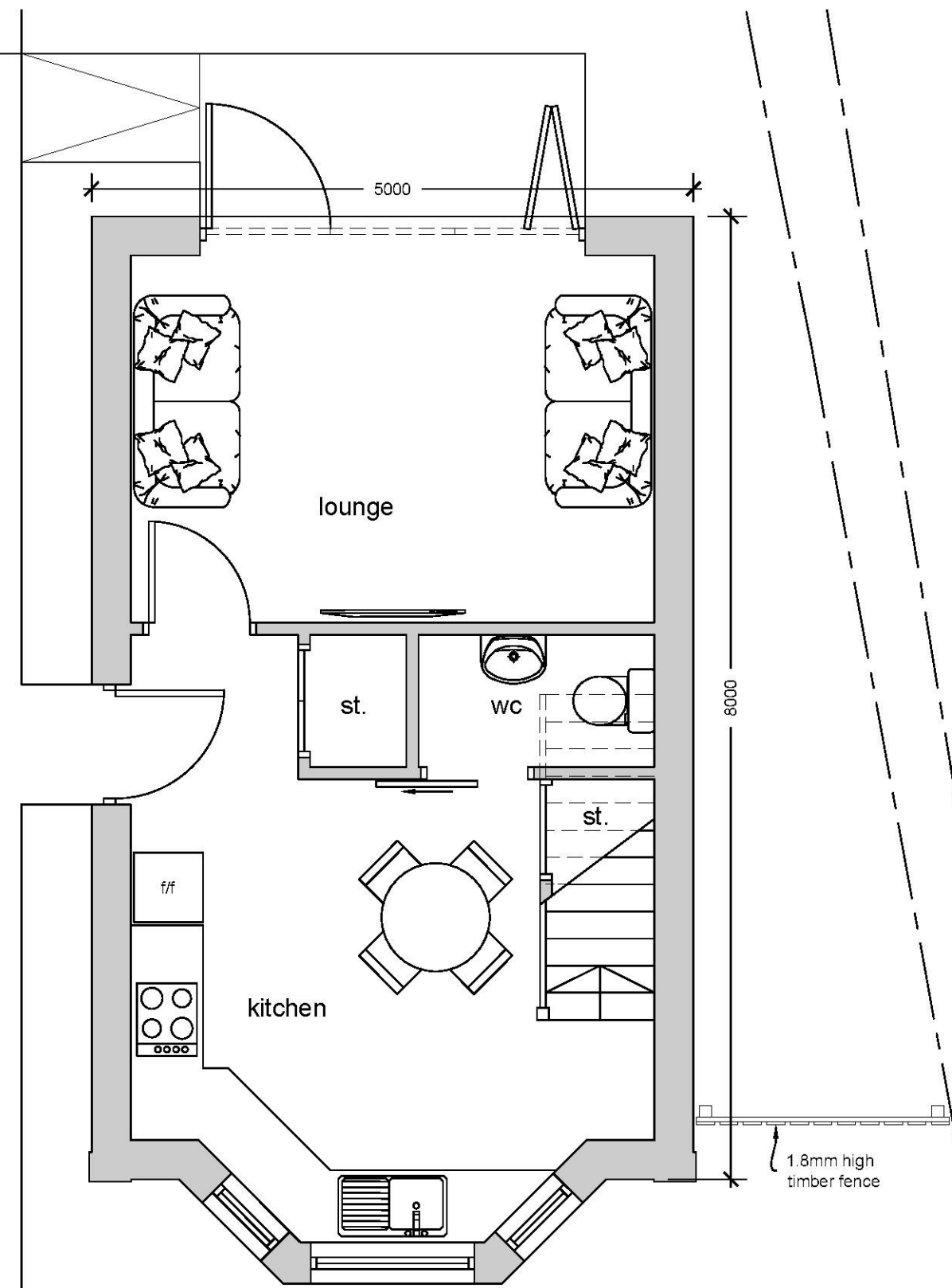
Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr David Findlay

Declaration Date: 14/01/2019



Ground Floor Plan Scale 1:50 @ A1



Front Elevation Scale 1:50 @ A1

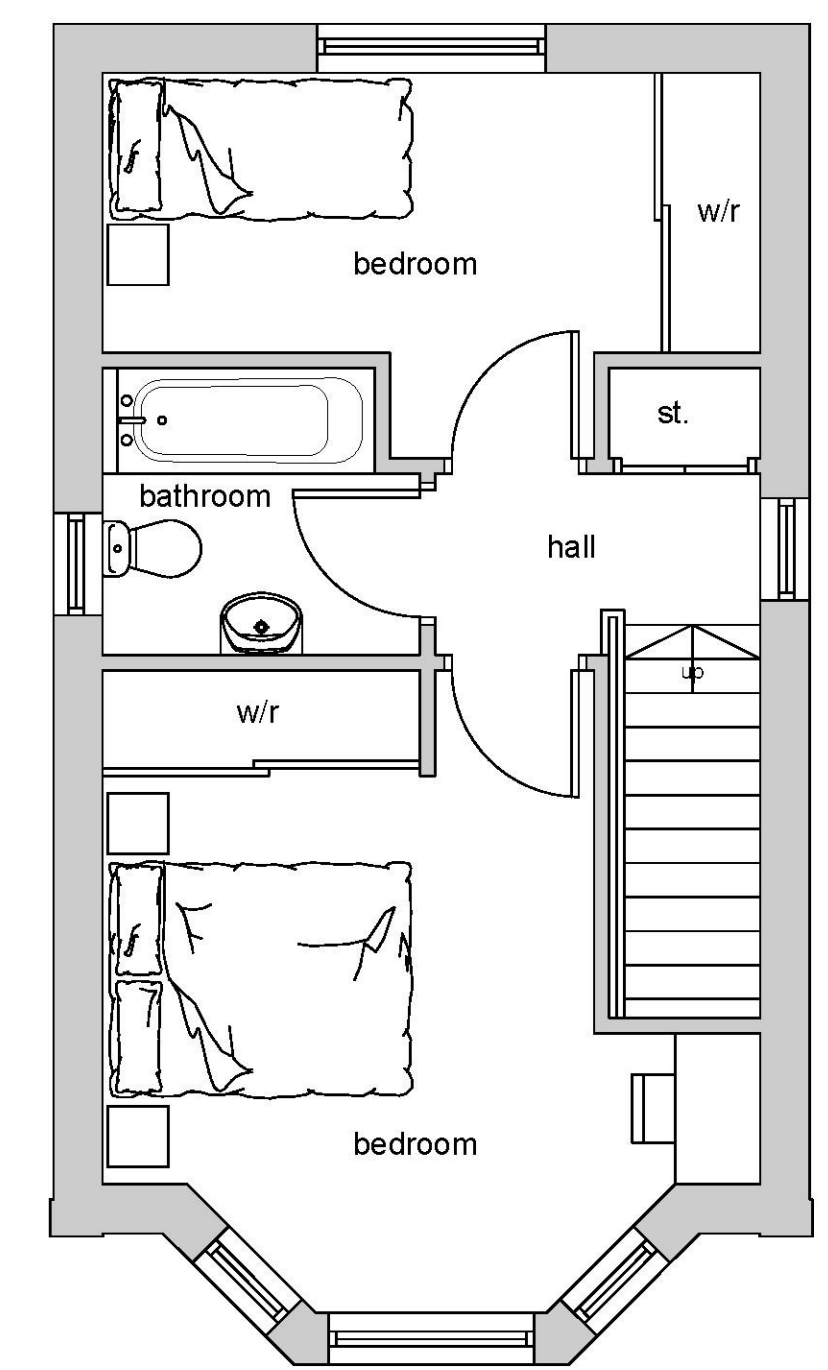


Rear Elevation Scale 1:50 @ A1

- White UPVC fascia and soffit
- Dry dash render
- Stone quoins to front corners
- Facing brick soldier course
- Facing brick
- White UPVC rainwater goods
- White UPVC framed windows
- PC concrete eills
- Powder coated Juliet balcony
- Facing brick basecourse



All external finishes to match those on existing adjacent flatted development



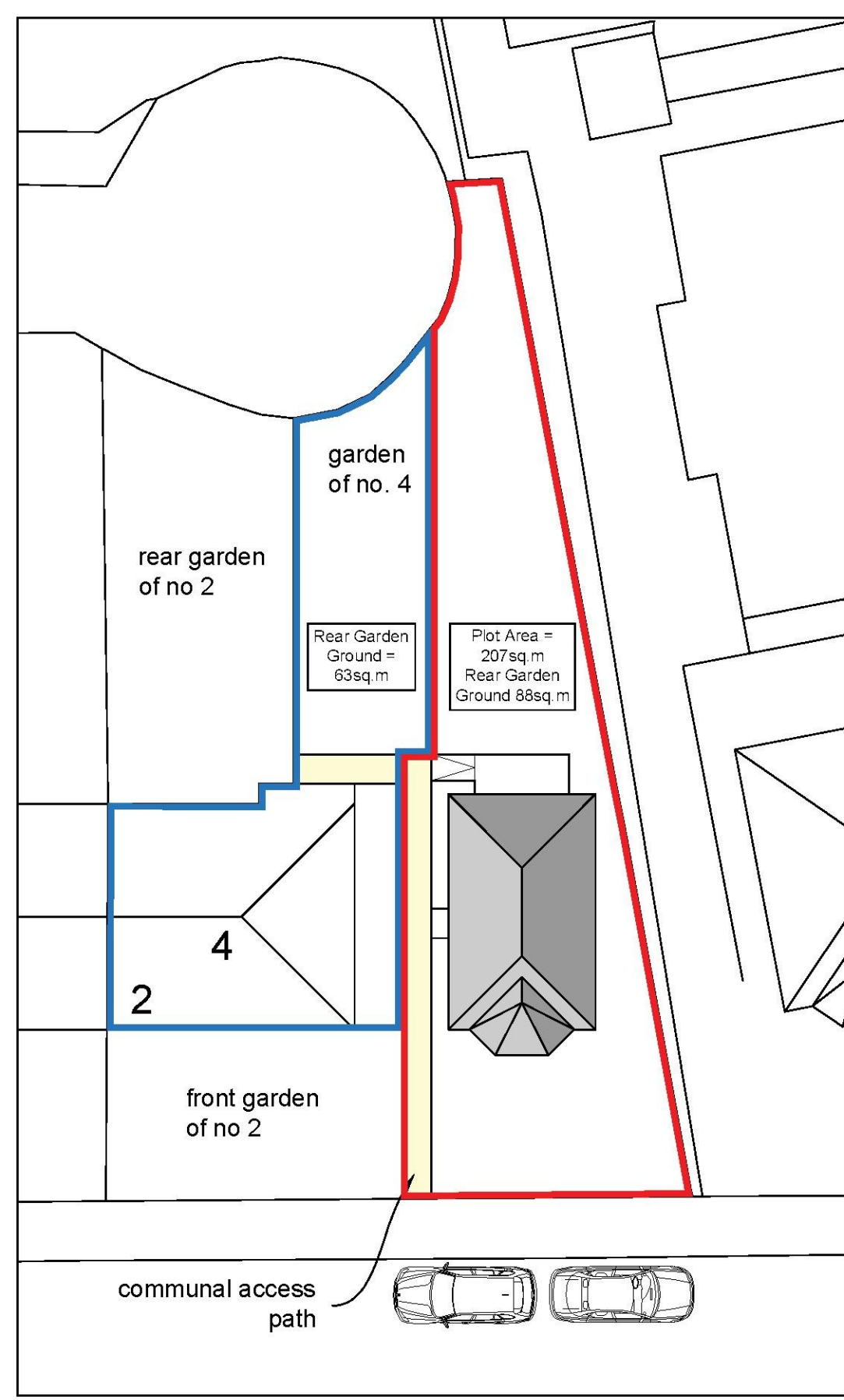
Upper Floor Plan Scale 1:50 @ A1



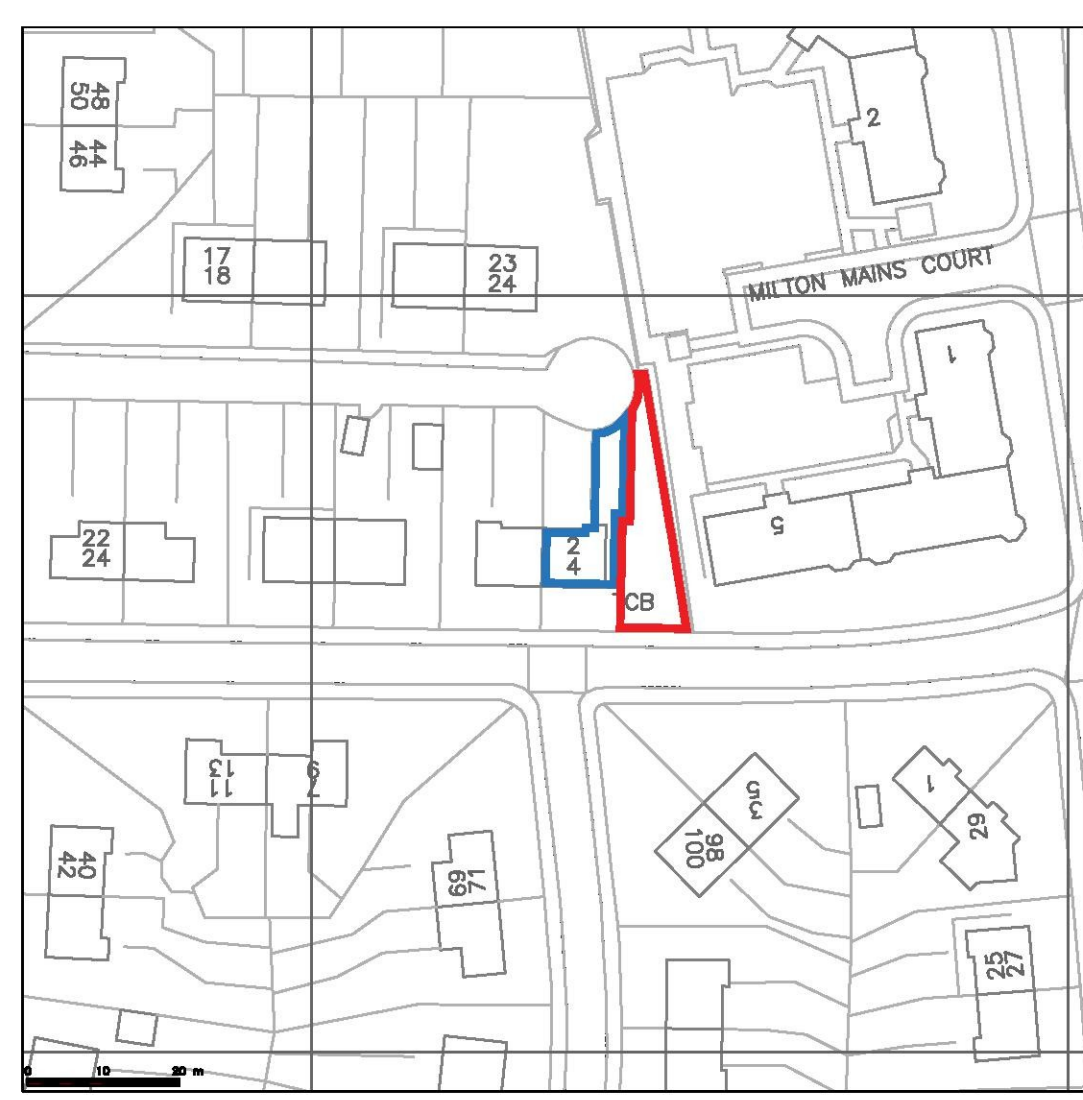
Side Elevation Scale 1:50 @ A1



Side Elevation Scale 1:50 @ A1



Proposed Site Plan Scale 1:200 @ A1



Location Plan Scale 1:1000 @ A1

B	Updated for planning application	14Jan19	DF
A	Client changes	13Jan19	DF
ref	revision	date	by

This drawing must not be scaled, only written dimensions to be respected - Where applicable, all dimensions are to be checked on site - This drawing must be read in conjunction with the contract specification and all other architects / engineers, layouts, schedules and details



Project
McAllen Residence
Garden Ground of
4 Maple Drive,
Clydebank

Scale	shown	Date	Jan'19	Drawn	DF
Project Ref	McALRES	Drawing No	A01	Rev	B



Our Ref: MCALRES/Plan01/DF/...
Date: Monday, 14 January 2019
If calling, ask for: David Findlay

Development Management
West Dunbartonshire Council
16 Church Street,
Dumbarton,
G82 1QL

Dear Sir / Madam,

**Proposed Subdivision of Garden Ground and Erection of New Dwelling house
4 Maple Drive, Clydebank, G81 3SE**

This cover letter is being submitted, and is to be read in conjunction, with the planning application for the above proposed works.

By way of justification of the proposal, a formal supporting statement was not considered necessary due to the existence of a previous development which received approval by the Local Review Body (Reference DC11/080/FUL) on 22 September 2011 at 17 Glenhead Road, Clydebank – i.e. in the immediate vicinity of this proposal which is almost identical in planning terms. Please therefore consider the said decision in terms of this proposal.

By way of further justification, I would highlight the following:

1. The rear garden ground being provided with this proposal is greater than the referenced development for both the new dwelling and that remaining for the existing flat.
2. External finishes are proposed to match those on the existing adjacent, modern flatted development.
3. Off-street parking is not currently shown as being provided. This is due to comment in our pre-application consultation that this street generally has on-street parking. However, the applicant is happy to provide off-street parking if this would be preferred by the planning authority / roads department. This could either be off Maple Drive at the front or Betula Drive at the rear.

I trust you find this in order.

Yours faithfully

David Findlay C. BuildE, MCABE

Cc Client (email)

S3 Building Design Ltd., 8 Menzies Drive, Fintry, G63 0YG
t: 07795 681496; e: dfcbe@outlook.com
Registered in Scotland No. 516542



OBJECTIONS TO PLANNING APPLICATION

DC19/004

4/2/2019

Dear Lisa Miller,
Re. our telephone conversation today, I
enclose my concerns for BETULIA DRIVE!
My concern is BETULIA DR going to be
opened up for entry to the proposed NEW
BUILDING? APP NO DC19/004.

Betulia Drive has been a peaceful quiet
cul-de-sac where children play safely!
I have no idea from the plan if this is
the case?

As I stated on the phone council property
has already been destroyed by the 'STAIR'
person wishing to 'build'!
Boulevard hedge cut-away and wrought iron
railings cut, leaving a wide ugly gap!

The Parkhurst councillor BROWN is well aware
of this as is Jonathan McCall to whom I
wrote a letter without getting a 'reply'!

I thank you for call and hope you
will come and see this 'site' and

hopefully alay any fears.

I am

Sincerely

PLANNING SERVICES RECEIVED	
06 FEB 2019	
PASS TO	
REF. No.	

PLNComment Redacted

Case : DC19/004, Full Application, Ms Lisa Miller, Property : LAND TO EAST OF NOS 2 AND 4, MAPLE DRIVE, CLYDEBANK

Comment on Planning Application**About You**

Please provide details about yourself

Forename

MARY & WILLIAM

Surname

CURRAN

Address

2 MAPLE DRIVE PARKHALL CLYDEBANK

Telephone Number

E-Mail Address

Details

Please provide details regarding this planning application

Case Type

FUL

Comments

We oppose the planning of this building in the garden to the side of our house for the following reasons: The natural light through the glass in our front door will be block as this is to the side of the house. The new structure is not in keeping with the houses in Parkhall. Giving planning permission would create a precedent for other home owners to build houses in their garden space. Clydebank / West Dunbartonshire has other areas where houses can be built and there is not a shortage of housing that requires gardens to be converted into new homes. The 2 car parking spaces required for new build property are a concern. If these are located to the rear of the property and accessed via Betula Drive which is a cul-de-sac, this is not in keeping with the street plan and is a safety concern for children playing.

Do you support the proposal

No

Planning - PLNComment

Call date: 16/02/2019 12:32:30
User: 195310/2
Contact number:
Document Number: 4108962

Comment on Planning Application

About You

Please provide details about yourself

Forename

Surname

Address

Telephone Number

E-Mail Address

**Claire
Johnsen
19 Betula Drive**

[REDACTED]
[REDACTED]

Details

Please provide details regarding this planning application

Case Type

Comments

FUL

**I wish to object to this build as it will obstruct
our view and look out of place in the back
garden.**

Do you support the proposal

No

Planning - PLNComment

Call date: 11/02/2019 17:07:47
User: 194479/2
Contact number:
Document Number: 4105055

Comment on Planning Application

About You

Please provide details about yourself

Forename

Surname

Address

Lisa

Fallon

G/1 5 Milton Mains Court

Clydebank

G81 3NL

Telephone Number

E-Mail Address

Details

Please provide details regarding this planning application

Case Type

Comments

FUL

I want to object to this development as a local residence.

Can you guarantee that a) my light will not be effected

b) value of my property will not be effected

c) this will not cause disturbance to a quiet residential area.

Can you please ensure this proposal is registered.

No

Do you support the proposal

CONSULTATION RESPONSES

DC19/004

Contact: John Walker
Tel: Ext. [REDACTED]

Proposal Acceptable?	Y or N
1. EXISTING ROADS	
(a) General Impact of Development	Y
(b) Type of Connection(s) (road junction/footway crossing)	N/A
(c) Location(s) of Connection(s)	N/A
(d) Sightlines (.....)	N/A
(e) Active Travel Provision	N/A
2. NEW ROADS	
(a) Widths (.....)	N/A
(b) Layout (horizontal/vertical alignment)	N/A
(c) Junction details (location/s/radii/sightlines)	N/A
(d) Turning Facilities	N/A
(e) Traffic Calming	N/A
(f) Active Travel Provision	N/A
(g) Provision of Utilities	N/A
3. SERVICING AND CAR PARKING	
(a) Servicing Arrangements/Driveways	N/A
(b) Car and Cycle Parking Provision (0 spaces)	N
(c) Maximum Parking Standards	N/A
(d) Layout of Parking Bays/Garages	N/A

[illegible]

4. RECOMMENDATION	Defer decision
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(i) See Note 3b

(i) Construction Consent (S21)*	Not required
(ii) Road Bonds (S17)*	Not required
(iii) Road Opening Permit (S56)*	Required for provision of footway crossing to access the required parking spaces detailed above.
(iv) Transportation Statement / Assessment	Not required
(v) Flood Risk Assessment	Not required

*** Relevant Section of Traffic Signs Regulations and General Directions (TSRGD)

Copies to: Planning
HEED



The Coal
Authority



INVESTOR IN PEOPLE



RTPI

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For the Attention of: Ms Lisa Miller – Case Officer
West Dunbartonshire Council

[By Email: development.management@west-dunbarton.gov.uk]

31st January 2019

Dear Ms Miller

PLANNING APPLICATION: DC19/004

**Sub-division of garden ground and erection of dwelling house; Land East Of Nos, 2
And 4 Maple Drive, Clydebank, West Dunbartonshire**

Thank you for your consultation letter of 29 January 2019 seeking the views of The Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response: Fundamental Concern

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area.

The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically likely historic unrecorded coal mine workings at shallow depth.

The Coal Authority **objects** to this planning application, as the required Coal Mining Risk Assessment Report, or equivalent, has not been submitted as part of the application.

The Coal Authority Recommendation to the LPA

In accordance with the agreed risk-based approach to development management in Development High Risk Areas, the applicant should be informed that they need to submit a Coal Mining Risk Assessment Report as part of this application.

Without such an assessment of any risks to the development proposal posed by past coal mining activity, based on up-to-date coal mining information, the Coal Authority does not consider that the LPA has sufficient information to determine this planning application and therefore **objects** to this proposal.

The Coal Authority would be very pleased to receive for further consultation and comment any subsequent Coal Mining Risk Assessment Report which is submitted in support of this planning application.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours Sincerely,

Maryann Orwin

Maryann Orwin | BA (Hons), MSc Urban Planning
Trainee Planning Liaison Manager

General Information for the Applicant

The Coal Mining Risk Assessment needs to interpret the coal mining risks and should be based on up-to-date information of past coal mining activities in relation to the application site. A variety of Coal Mining Report products which provide baseline information on coal mining legacy risks are available from www.groundstability.com. A Coal Mining Risk Assessment should then take the information contained in the Coal Mining Report and interpret the risks identified specifically in relation to the proposed development. If you merely submit a Non Residential Coal Mining Report, an Enviro All-in-One Report or other factual report obtained from www.groundstability.com (or a similar product from private land search suppliers) this will not overcome our objection to your planning application.

This coal mining information you obtain from a Non-Residential Coal Mining Report, an Enviro-All-in-One Report or other factual report should then be used to assess whether or not past mining activity poses any risk to the development proposal and, where necessary, propose mitigation measures to address any issues of land instability. This could include further intrusive investigation on site to ensure that the Local Planning Authority has sufficient information to determine the planning application.

The Coal Mining Risk Assessment should be prepared by a “competent body”. Links to the relevant professional institutions of competent bodies can be found at:
<https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

Guidance on how to produce a Coal Mining Risk Assessment and a template which the “competent body” can utilise is also contained at:

<https://www.gov.uk/planning-applications-coal-mining-risk-assessments>

As the coal mining legacy issue that needs further consideration in this particular case is potential historic shallow mining the British Geological Survey (BGS) may prove a useful source of geological and mining information: www.bgs.ac.uk

Disclaimer

The above consultation response is provided by the Coal Authority as a Statutory Consultee and is based upon the latest available coal mining data on the date of the response, and electronic consultation records held by the Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to the Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by the Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the applicant for consultation purposes.

RELEVANT LOCAL PLAN, LOCAL DEVELOPMENT PLAN: PROPOSED
PLAN (2016) AND LOCAL DEVELOPMENT PLAN 2: PROPOSED PLAN
POLICIES

DC19/004



in place for these areas. The importance of design is reflected both in SPP 1, which indicates that a proposal may be refused solely on design grounds, and SPP 3. A number of recent Planning Advice Notes (for example on Housing Quality, New Residential Streets, Designing Safer Places and Inclusive Design) provide further advice and information on good practice in terms of housing design. Options for micro-renewable technologies should be considered as part of a range of energy efficiency measures. Open space and car parking facilities are essential elements of acceptable housing layouts, and the Council will expect developers to conform to the standards laid down by Policy R2 and the Roads Development Guide respectively and in particular consider the development of Home Zones. Existing trees, hedges, shrubs and other natural and manmade features contribute to landscape quality and biodiversity, and should be retained and enhanced. In relation to access to new dwellings, developers will be strongly encouraged to provide homes which are accessible to all and will meet the needs of a growing elderly population - design and layout should comply with the Housing for Varying Needs guidance.

Development within Existing Residential Areas

6.37

As well as ensuring that new residential development reaches the highest standard, it is also vital that the character and amenity of existing residential areas is protected and enhanced by any new development which is proposed. This is particularly important when, as a matter of policy, development is being actively promoted within the existing built up area.

6.38 Policy H5 - Development within Existing Residential Areas

6.38.1

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded and where possible enhanced. Development within existing residential areas will be considered against the following criteria:

- the need to reflect the character of the surrounding area in terms of scale, density, design and materials;
- the requirement to avoid over development which would have an adverse effect on local amenity, access and parking or would be out of scale with surrounding buildings;
- the need to retain trees, hedgerows, open space and other natural features;
- extensions to dwellings must complement the character of the existing building, particularly in terms of scale and materials, not dominate in terms of size or height, and not have a significantly adverse affect on neighbouring properties;





- the subdivision of the curtilage of a dwelling for a new house should ensure that the proposed plot can accommodate a house and garden; the new house and garden to be of a scale and character appropriate to the neighbourhood; sufficient garden ground should be retained for the existing house; the privacy of existing properties should not be adversely affected and separate vehicular accesses should be provided;
- with regard to non-residential uses, whether they can be considered ancillary or complementary to the residential area, and would not result in a significant loss of amenity to the surrounding properties. A significant loss of amenity might be expected to occur as a result of increased traffic, noise, vibration, smell, artificial light, litter, hours of operation and general disturbance; and
- the proposal conforms with other Local Plan policies.

Reasoned Justification

6.38.2

This policy seeks to ensure that the character of existing residential areas is protected and that all development proposals within these areas will maintain or enhance their amenity. It is considered that using sympathetic design, avoiding over-development and retaining existing landscape features is the best way of achieving this. It is particularly important that the development of infill and gap sites should not be at the expense of open space which makes an important contribution to the quality of local environments.

6.38.3

The introduction of small-scale non-residential uses to existing residential areas may be acceptable, but their impact on the residential environment will be the overriding consideration. Policy H 5 indicates the factors which might lead to a loss of amenity in an existing area. However, there may be benefits in encouraging some other suitable uses into existing residential areas, for example nursing homes, children's nurseries and offices, which could provide small-scale local services and employment opportunities.

Priority Areas

6.39

The Scottish Government has identified five strategic objectives for a Wealthier and Fairer, Healthier, Smarter, Safer and Stronger and Greener Scotland. The Fairer Scotland Fund has replaced several previous funding streams, including the Community Regeneration Fund, and will help the Community Planning Partnership regenerate disadvantaged communities. Allocations of the Fund were informed by using the Scottish Index of Multiple Deprivation.

04

General Development

4.1

The enhanced role of the Local Plan in providing clear development control advice is stated in Section 25 of the Town and Country Planning (Scotland) Act 1997. Planning Advice Note 40 Development Control indicates that development control should satisfy the expectations of various groups and users of the service. Local Plans form the basis for development control decisions and provide a stable background for investment decisions.

4.2

The Local Plan indicates, amongst other matters, development control policy in relation to the main land uses within the Plan area. This chapter provides guidance in relation to new development in general, and also to specific redevelopment opportunities. Chapter 12 indicates Local Plan policy in relation to more specific types of development not dealt with elsewhere in the Plan.

Development Control

4.3

The following policy relates to all new development and applies to the whole of the Plan area.

4.4 Policy GD 1 - Development Control

4.4.1

All new development is expected to be of a high quality of design and to respect the character and amenity of the area in which it is located. Proposals will be required to:

- be appropriate to the local area in terms of land use, layout and design (including scale, density, massing, height, aspect, effect on daylighting, crime prevention measures and privacy); developers will be required to submit design statements where appropriate;
- be energy efficient, including considering options for micro-renewable technologies;
- ensure that landscaping is integral to the overall design, that important landscape features and valuable species and habitats are conserved and where possible enhanced, and that there is an emphasis on native planting;
- ensure that the value of the historic and natural environment is recognised, and is not devalued or threatened by the proposal;
- ensure that open space standards are met;
- assess and address any existing or potential increase in flood risk and/or environmental pollution, provide drainage consistent with Sustainable Urban Drainage Systems design guidance and ensure that suitable remediation measures





- are undertaken on contaminated sites;
- demonstrate, where appropriate, that the development will not result in a negative impact on the water environment;
- ensure that increases in traffic volumes and adverse impacts on air quality are avoided or minimised by including provision for public transport, pedestrian and cycling access, and considering the need for a Green Travel Plan;
- meet the roads, parking and access requirements of the Council (particularly for disabled people and the emergency services) reflecting national guidance where appropriate;
- consider the availability of infrastructure and the impact on existing community facilities;
- minimise waste, and provide for the storage, segregation and collection of recyclable and compostable material; a Site Waste Management Plan may be required; and
- be consistent with other Local Plan policies.

Reasoned Justification

4.4.2

Policy GD 1 sets out the criteria which will be used in considering all development proposals and applications for planning permission. The intention of the policy is to ensure that all new development enhances the Plan area and environmental quality in general. The emphasis on the importance of design reflects a similar emphasis in SPP 1 and the Designing Places document published by the Scottish Government. This emphasis has been continued in more recent policy and advice, and SPP 20 draws together and reinforces the Government's design policy commitment. Achieving better quality design in the built environment and public open space requires design to be given greater importance from the beginning. New development should provide lasting improvements to the built environment, create successful places and promote local distinctiveness. PAN 68 Design Statements provides further advice. Specific design guidelines have been produced for both the Clydebank and Dumbarton Riverside areas and have been approved as Supplementary Planning Guidance. Other Local Plan policies within the following chapters will give more guidance to developers on specific types of development, for example Policy H 4 in relation to new housing. These should be referred to where appropriate, and together with Policy GD 1, will form the first point of reference when considering planning applications.

4.4.3

Development proposals on sites which have watercourses flowing through them or adjacent to them, or which are at risk from tidal flooding, are likely to be required to be submitted with a Flood Risk Assessment. Further details in relation to flooding and drainage are provided in the flooding and sustainable urban drainage policies in Chapter 13. However, it is considered appropriate to apply Sustainable Urban Drainage Systems to all new developments, whether or not they are currently affected by flooding, in order to address diffuse pollution originating



from new developments, as well as controlling site run-off so as not to exacerbate flood risk elsewhere. The Government has endorsed the guidance “Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland” published by the Sustainable Urban Drainage Systems Scottish Working Party, but further guidance may be appropriate as methods develop. PAN 61 Planning and Sustainable Urban Drainage Systems provides further advice. It should be noted that as at 2009 the Council does not have a policy of adopting SUDS features and the matter of liability and maintenance must be discussed for every development with the Council, to ensure all parties are aware of their responsibilities prior to any construction. The Council requires that any planning applications affecting contaminated land include suitable remediation measures so that the ground is made suitable for the new use, as required by PAN 33 Development of Contaminated Land. Finally, the Water Framework Directive and related regulations require that the physical characteristics of water courses as well as the quality is to be protected - see also paragraphs 13.8.1 and 13.8.2.

4.4.4

The requirement to minimise waste and provide for its storage and collection from new development is in accordance with SPP 10 Planning for Waste Management and PAN 63 Waste Management Planning. A Site Waste Management Plan may be required to minimise waste at source on construction sites through the accurate assessment of the use of materials and the potential for recycling material on or off site.

Redevelopment Opportunity Sites

4.5

There are a number of sites within West Dunbartonshire which are in need of comprehensive redevelopment. These sites have not been identified within the individual chapters because they are suitable for a variety of future uses, including mixed uses. Policy GD2 will apply to these sites.



Reasoned Justification

10.5.2

National guidance and Structure Plan policies consider it appropriate to safeguard existing areas of open space from development. PAN 65 suggests development plans should safeguard important open space, however it may be better to promote a consolidated high quality open space network rather than have extensive areas of poor quality. Policy R 1 seeks to consider the function, quality and value, both current and future, of open space when development is being proposed. Where there is open space in the local area of existing or with potential higher quality, it may be beneficial to release land in order to fund the improvement of that functionally better area. The requirements of SPP 11, which aims at retaining appropriate sports pitch provision for the community, has been incorporated in Policy R 1.

10.6 Policy R 2 - Open Space Provision

10.6.1

In determining planning applications the Council will have due regard to the provision of open space as an integral part of the proposal. The Council's aim is that there is a minimum provision of formal or maintained recreation and amenity open space of 2.4 ha per 1,000 population, of which 1.6 ha is for outdoor sport and 0.8 ha for children's play space and amenity open space. Developers will be expected to provide open space in accordance with the above targets, unless it can be shown that such provision would be inappropriate for the scale or type of development proposed. Flexibility regarding the location, need and extent of open space provision may be acceptable if existing areas of open space are readily accessible from the development site and developers contribute to the provision or improvement of facilities in these areas. The table below indicates the level of provision or contribution for guidance purposes. The requirement for each different type of provision should be added together to provide the overall minimum provision. For the provision or improvement outwith the development site, Section 75 Agreements may be sought.

In developments of less than 50 houses where it can be shown that the layout provides substantial garden areas or in developments of less than 10 houses where physical restrictions are such that open space cannot reasonably be provided on the site which is otherwise acceptable for residential development, then the Council may determine that the specifications may not apply in whole or in part. Recreational open space areas may not be sought for sheltered/special needs housing.





Type of Provision	Distance from Facility	Size of Development	Requirement
Children's Equipped Play Areas	Less than 400m from Children's Equipped Play (CEP) Area or amenity open space capable of locating a CEP Area	All development	Financial contribution at £340* per dwelling or provide a CEP Area (or Toddler's Play Area for developments of less than 50 dwellings) at 7sqm. per dwelling
	Greater than 400m from a CEP Area or amenity open space capable of locating a CEP Area	Over 15 dwellings	Provide a CEP Area (or Toddler's Play Area(s) for developments of less than 50 dwellings) at 7sqm. per dwelling
		Less than 15 dwellings	Financial contribution of £340* per dwelling
Amenity Open Space		All development	Provide amenity open space at 11sqm per dwelling or financial contribution at £248* per dwelling
Parks, Sports pitches, Greenspace		All development	Provide facility or financial contribution at £403* per dwelling

* Financial contributions will be adjusted for inflation in accordance with the Council's estimates post 2005.

Definition: Children's Equipped Play Area: a fenced area, unless in circumstances where it can be demonstrated fencing is not required and this is agreed by the Council, with play equipment for children aged 4 - 9 years within an amenity open space area; minimum area 400sqm.

Toddler's Play Area: a fenced area with play equipment for pre-school children; minimum area 100sqm situated within 280m distance from dwellings in the development.

Parks, sports pitches and Greenspace: larger areas which have facilities in accordance with each type of open space: parks – parkland with facilities for formal and informal recreation; sports pitches – for playing formal competitive games; Greenspace – informal semi-natural space with paths and nature conservation interest.



Reasoned Justification

10.6.2

The Council has commissioned consultants to undertake the preparation of an Open Space Audit and Strategy and is undertaking to complete Facility and Sports Pitch Strategies. It is anticipated these would be complete in 2009. Prior to the completion of the Open Space Strategy, in order to establish suitable provision of open space in new developments, open space targets have therefore been continued from previous local plans based on National Playing Fields Association standards. This is an interim measure until further research indicates a different target requirement. A study of the application of the open space policies from previous local plans indicated that only the minimum standards for play areas were being applied. It is considered, however, that the existing local plan targets are still appropriate but that financial contributions should be required where provision is not within a development. New developments place a burden on the existing provision of parks and sports facilities so it is considered that all new developments should contribute to these facilities. Open spaces should, where possible, be grouped together to form larger functional open space areas linked to footpaths and other open spaces within the area, with the objective of providing a network of open spaces. It should be noted that Policy H 4 sets out general housing development standards, which amongst other matters apply this open space requirement. It is intended to prepare supplementary planning guidance on the open space standards, design and landscaping of housing areas in order to improve the provision of children's play areas and layout of new housing.

10.7 Policy R 3 - Enhancement of Open Space and Sports Facilities

10.7.1

The Council will identify opportunities to improve or extend the sports, recreation and open space provision within the urban area and seek to upgrade recreation facilities as and when resources allow. Opportunities to improve the provision and accessibility of greenspace throughout the Plan area will be sought. The Council will endeavour to establish recreation facilities in those areas identified as being outwith areas accessible to existing facilities. The Council will encourage the development of commercial sports facilities throughout the Plan area subject to the normal planning considerations under Policy GD1.

The Council will endeavour to maximise community use of sports facilities within schools outwith school hours.

puts pedestrians first. Neighbourhoods should have a variety of house types to meet the needs of people at different stages in their lifecycle. New homes should be designed taking account of issues that are important to residents such as the need for adequate and flexible internal space, energy efficiency, noise insulation and natural light.

6.6.3 Key elements of design and the standards expected for all new housing development will be set out in Residential Development Principles for Good Design Supplementary Guidance.

6.7 Existing Neighbourhoods

6.7.1 New house-building will form only a small part of the overall number of houses in West Dunbartonshire. The majority of residents live in well-established residential areas. It is important that these areas are kept or made as attractive as possible for the residents living there.



6.7.2 The term 'residential amenity' refers to the pleasantness of living somewhere. It reflects the appearance of buildings and their surroundings, the amount and quality of open and green spaces, the level of traffic, noise and privacy. Residential amenity can be adversely affected by development which is out of character in terms of design or overdevelopment, removes valued open space, introduces an inappropriate amount of traffic or noise, or overlooks private areas. Householder development such as extensions, driveways and decking will generally be acceptable except where there is a significant adverse impact on neighbours. Supplementary Guidance will be produced on this matter. Local shops, community uses and some small scale employment uses such as nurseries and offices may add to the attractiveness of a residential area and provide convenient services, but need to respect the amenity of the area.

Policy BC4

6.7.3 Development that would significantly harm the residential amenity, character or appearance of existing neighbourhoods will not be permitted.

6.8 Community Facilities

6.8.1 In addition to housing, there are a range of other facilities that contribute to a community being attractive and successful, for example

schools, local shops, health facilities, leisure centres, community halls, quality open spaces and outdoor sports facilities.



6.8.2 In 2013, the Council approved a 10 year Capital Plan with specific projects identified for development in the period to 2016. Projects identified by this Local Development Plan include a new Kilpatrick Secondary School on the site of the current school, a shared campus for early and primary school education in Bellsmyre on the site of the current St Peter's primary school, a new cemetery for Dumbarton and an extension to the Vale of Leven cemetery. A site for the extension to the Vale of Leven cemetery is still to be identified. A replacement school for Our Lady and Saint Patrick's secondary school in Dumbarton for which a site is to be

Chapter 4 - Developing Sustainably

4.1 Introduction

4.1.1 The location and design of development are major influences on moving towards a more sustainable future. The most sustainable locations for new development are normally within our existing urban area on previously developed land and close to the public transport network and existing infrastructure. Development can minimise the use of scarce resources, both in construction by using sustainable materials, and in operation by minimising the use of carbon-based energy and the creation of waste. Development can also be sustainable by being of a lasting and adaptable use and design, and by not impacting on the enjoyment or operation of adjacent land and buildings.

4.1.2 Energy production and climate change are amongst the most common issues associated with sustainable development, and they are both relevant to West Dunbartonshire. The area has wind and water resources which may be suitable for energy production. It is also an area affected by flooding which is predicted to increase in severity and frequency as a result of climate change. Planning has a role to play in encouraging renewable energy production and in reducing the risk of flooding.

4.1.3 This section sets a framework for addressing these issues.

4.2 Successful Places and Sustainable Design

4.2.1 All types of development can contribute towards a more sustainable future by creating or contributing towards successful places through their location, layout and design.

4.2.2 Policy DS1 sets out criteria to be considered when preparing and assessing development proposals. These relate to the six qualities of successful places. All development proposals will be assessed against the relevant criteria of this policy and it should be used as a guide to develop and improve proposals. Other policies of the Plan will also be relevant depending upon the location and type of development.



Policy DS1

4.2.3 All development will be expected to contribute towards creating successful places by having regard to the relevant criteria of the six qualities of a successful place:

<p style="text-align: center;">Distinctive</p> <ul style="list-style-type: none"> ✓ reflects local architecture and urban form, reinstating historic street patterns where appropriate; ✓ fits within the local landscape or streetscape, with regard to materials, design and layout; ✓ contributes positively to our built heritage, aiding the interpretation of historic buildings, monuments and places; ✓ makes the most of important views; ✓ retains built or natural assets which make the local area distinct; ✓ creates quality open spaces, using native species in landscaping. 	<p style="text-align: center;">Resource efficient</p> <ul style="list-style-type: none"> ✓ reuses existing buildings and previously developed land; ✓ minimises energy use and loss, including by taking advantage of natural sunlight and shelter; ✓ incorporates low or zero carbon energy-generating technologies (see Appendix 1 for detail); ✓ makes use of available sources of heat; uses building materials from local or sustainable sources; ✓ higher density in town centres and areas with convenient access to good public transport services; ✓ provides space for the separation and collection of waste. 	<p style="text-align: center;">Safe and Pleasant</p> <ul style="list-style-type: none"> ✓ avoids unacceptable impacts on or from adjoining uses, including noise, smell, vibration, dust, air quality, invasion of privacy and overshadowing; ✓ protects people, property and infrastructure from flooding; ✓ enables natural surveillance of public spaces and does not create spaces which are unsafe or likely to encourage or facilitate crime; ✓ distinguishes between private and public space; ✓ incorporates appropriate lighting.
<p style="text-align: center;">Adaptable</p> <ul style="list-style-type: none"> ✓ in areas that are subject to change (e.g. town centres and industrial areas) new development is suitable for a range of uses; ✓ new housing is designed to be suitable for a mix of occupants; ✓ buildings or spaces likely to become neglected or obsolete are avoided. 	<p style="text-align: center;">Easy to get to / move around</p> <ul style="list-style-type: none"> ✓ provides good path links within the development, to the wider path network and public transport nodes; ✓ places the movement of pedestrians and cyclists above motor vehicles; 	<p style="text-align: center;">Welcoming</p> <ul style="list-style-type: none"> ✓ creates an attractive gateway to the development or the local area; ✓ easy to find a way around, through simplicity of layout and/or signage; ✓ creates an attractive and active street frontage; ✓ accessible to all; ✓ creates landmarks and incorporates street art and street furniture.

8.3 Green Infrastructure

8.3.1 New development is often expected to include what can collectively be described as green infrastructure, such as sustainable drainage systems (SuDS), new paths, open spaces and habitat improvements. Integrating green infrastructure is about incorporating these valuable components of the green network into the design of development sites from the outset, and in particular thinking about the multi-functionality of these components. For example, how a more natural approach to SuDS can create a space which can contribute to amenity, open space provision and biodiversity.

8.3.2 There is a general requirement for new development which discharges water to do so through SuDS. The integrating green infrastructure approach to SuDS promotes a 'pipes-free' approach to surface water management, i.e. keeping the water on the surface. A starting point for the integrating green infrastructure approach is making the most of existing natural drainage features on a site.

8.3.3 The Council requires open space to be provided with new development. This may include landscaped amenity spaces, play areas or sports pitches. The integrating green infrastructure approach focuses on the

provision or retention and enhancement of quality, multi-functional open spaces. The location, size, type and composition of the space to be provided as part of the new development must be based on an analysis of open space in the surrounding area, including reference to the Open Space Audit and Strategy. Investment in open space off-site may offer the most benefit to overall open space provision and the green network.

8.3.4 Improving path networks and creating new routes and links should be among the factors considered when looking at how new development can enhance the green network. In particular, the Council is keen to encourage access along the canal, waterways and the waterfront, and to improve connections between the urban area and the countryside and especially the Kilpatrick Hills.

8.3.5 Properly planned development sites can enhance habitat networks. The integrating green infrastructure approach promotes the use of Integrated Habitat Network models to identify where wetland, woodland or grassland may be provided or enhanced within or close to a development to improve habitat networks.

Policy GN2

8.3.6 Development will be required to follow the Integrating Green Infrastructure approach to design by incorporating SuDS, open space, paths and habitat enhancements at a level proportionate to the scale of development. Development will be considered in relation to further information and detail to be provided within supplementary guidance.

8.3.7 Supplementary Guidance will provide further detail on the benefits of the green network and integrating green infrastructure and provide good practice advice. It will set out expectations for integrating green infrastructure in relation to types and scale of development including requirements for open space associated with new developments.

8.4 The Habitat Network and Geo-diversity

8.4.1 West Dunbartonshire has a rich diversity of species of fauna and flora, and it is important that these species, and the integrity of their habitats, is protected. There is a hierarchy of protection for these species and designated and non-designated habitats set out in Policy GN3, including statutory designations at international and national level, and local nature conservation sites. These are shown on the proposal maps.

Homes for Particular Needs

As in many other areas of Scotland, West Dunbartonshire has a growing population of older people. Ideally people should be supported to allow them to continue to live independently in their own homes as they get older. This might require adaptations to their existing home, or moving to more suitable accommodation, for example, to a home without stairs. The demand for sheltered housing or housing specifically built for older people is also likely to increase. Proposals for this type of accommodation in suitable accessible locations, for whatever tenure, will be welcomed. In addition, all new housing should comply with the Housing for Varying Needs guidance to ensure it is suitable for all life stages and that it will meet future needs.

Despite the desire to help older people remain at home and, as our population continues to age, the demand for care home and nursing home places will continue to increase. The Council has provided a new Care Home at Crosslet Estate in Dumbarton, and a second is to be built at Queens Quay in Clydebank. A new private care home in Alexandria has been completed and has been opened for use. This reorganisation of Care Homes has resulted in the sites of the former smaller homes being vacated, creating opportunities for redevelopment to other appropriate uses. The reuse of these properties for residential development and other uses is supported by this Plan, subject to being in accordance with the provisions of this Plan.

Policy H3
Homes for Particular Needs

Particular needs housing will be supported on the sites contained within Table 3 of this Plan, and other suitable sites, where they accord with the relevant policies of the Plan.

Table 3: Sites for Particular Needs Housing				
Site Ref	Address	Location	Status	Particular Need
H3(1)	Auchentoshan	Clydebank	Proposal	Care Home
H3(2)	Queens Quay	Clydebank	Consent	Care Home
H3(3)	Dalreoch	Dumbarton	Proposal	Travellers' Site
H3(4)	Cochno Waterworks	Hardgate	Consent	Care Home

Note: Development of those sites which are in the greenbelt will be restricted to the uses and areas identified.

Residential Amenity

New house-building is only a small part of the overall number of homes in West Dunbartonshire. The majority of residents live in well-established areas, and it is important that these are kept or made as attractive as possible for the residents living there. Inappropriate development which could have a detrimental impact on the amenity of a community will not be supported. Local shops, community uses and some small scale employment uses, such as nurseries and offices, can add to the attractiveness of a residential area and provide convenient services, but must respect the amenity of the area.

Policies CP1 and CP2, the Creating Places Supplementary Guidance and other relevant Policies of the Plan, will be used in conjunction with Policy H4 to ensure all new development is well integrated with existing residential areas and has no detrimental impact on them.

Policy H4
Residential Amenity

The Council will protect, preserve and enhance the residential character and amenity of existing residential areas at all times. In this regard, there will be a general presumption against:

- a) Extensions to residential properties and/or outbuildings within the curtilage of the Plot, which would have adverse significant impacts upon neighbouring properties, including but not limited to, overshadowing, overlooking, overbearing, insufficient parking, and the character and appearance of the area;
- b) The establishment of non-residential uses within, or in close proximity to, residential areas which potentially have detrimental effects on local amenity or which cause unacceptable disturbance to local residents;
- c) The development for other uses on locally important areas of recreational or amenity open space, which are not safeguarded or covered by Policy GI1, but significantly contribute to the character and appearance of the residential area concerned, or which offer opportunities for informal outdoor sport and recreation;
- d) The removal of play equipment from areas of recreational open space;
- e) The closure or disruption of existing footpaths, which provide important links between housing areas and areas of public open space; local shops and other community facilities and transportation nodes etc.

New housing developments will not be permitted in locations where existing, established adjacent uses are likely to have an unacceptable impact on the amenity of future residents.

Creating Places

Local Development Plan 2 sets out a vision for West Dunbartonshire to be a great place to live, work and visit. This vision is for the creation of places that put the needs of the people that use them first. West Dunbartonshire has great places reflecting its history, industrial heritage and outstanding natural beauty.

The Creating Places policies seek to ensure that all new development enhances and protects our great places and strengthens existing communities, as well as creating new and distinctive places which generate economic activity; encourage walking, cycling and healthy lifestyles; support sustainable patterns of movement and energy efficiency; and connect people to the historic and natural environment. By meeting these objectives new development will lead to vibrant and walkable places which enable our communities, in line with the Council's Strategic Priorities, to be Flourishing, Independent, Nurtured, Empowered and Safe.

Policy CP1: Creating Places sets out criteria which guide development proposals through the design process so as to achieve the six qualities of successful places as set out in Scottish Planning Policy: Distinctive, Safe and Pleasant, Welcoming, Adaptable, Resource Efficient and Easy to Move Around and Beyond. Further guidance on the stages of the design process set out in the criteria of Policy CP1 and the distinctive character of West Dunbartonshire will be provided in the Creating Places Supplementary Guidance.

Green infrastructure is an essential component of liveable, walkable and sustainable places. It includes parks, play areas, nature reserves and street trees, as well as rivers, ponds, sustainable drainage systems and other water features. Developers must consider green infrastructure first and as an integral part of designing places for people.

As this Plan is focused on raising the standards and quality of design within West Dunbartonshire, Policies CP1 and CP2 will apply to all development.

The implementation of the Creating Places policies will be supported through the activity of the Place and Design Panel; the preparation and adoption of site specific guidance as Supplementary Guidance; and the preparation of Supplementary Guidance on Creating Places and Green Infrastructure. Policies CP3 and CP4 relate to the following topics:

- CP3: Masterplanning
- CP4: Place and Design Panel

Policy CP1

Creating Places

New development shall take a design led approach to creating sustainable places which put the needs of people first and demonstrate the six qualities of successful places. All new development is required to:

- a) Demonstrate an understanding of the local context and contribute positively towards the **distinctive identity** of West Dunbartonshire; retaining, reinforcing and responding to established patterns of development, natural features and the historic environment.
- b) Ensure that **streets** are safe, comfortable and attractive for all users; creating an accessible, inclusive and walkable network of streets and paths which consider the role of streets as places for people first.
- c) **Green infrastructure** must be an integral part of the design process for development from the outset; in line with the requirements set out in Policy CP2.
- d) Ensure that the **layout and form** of the development, including the relationship between the buildings, streets and spaces, protect and enhance the amenity of existing communities, future occupiers and neighbouring development sites.
- e) Ensure that the design and construction of new **buildings and materials** used are of a high quality, sustainable and suited to the climate and location;
- f) Provide **sustainable design** which supports waste reduction targets and reduce carbon emissions in the development's construction and end use.

All new development is also required to accord with the guidance set out within the Creating Places Supplementary Guidance.

Note: Until such times as the Creating Places Supplementary Guidance is adopted by the Council, the 'Residential Development: Principles for Good Design' Planning Guidance, which is non-statutory, should be referred to by landowners and/or developers.

Policy CP2

Green Infrastructure

Developments are required to create high quality places people can enjoy living and working in and which contribute to healthy lifestyles and wellbeing by delivering green infrastructure that contributes to the development and enhancement of a multi-functional green network. All developments shall demonstrate that green infrastructure has been integrated into the design approach from the outset in line with the following requirements:

- a) **Green Infrastructure Design Requirements:** Development shall contribute to the green network through the integration of multi-functional green infrastructure into masterplans, or where it can be demonstrated to be more appropriate, through delivery of enhancements or expansion of the green network through off-site delivery, in accordance with the Green Infrastructure Supplementary Guidance. Proposals should take account of the existing on-and off-site green infrastructure assets and developments should demonstrate how the design and layout has been informed by and developed in response to these assets.
- b) **Access Networks:** Development proposals must take account of existing access networks within and around the site. Applicants should demonstrate how the design and layout of development prioritises active travel modes (linking work places, schools, community facilities and public transport hubs) and recreation routes, as well as maintains and enhances the quality and connectivity of the active travel network. Applicants are expected to integrate active travel routes with green infrastructure. Where integration is not proposed, applicants must provide evidence as to why it is not possible. Proposals must demonstrate that the needs of all users have been provided for throughout the year;
- c) **Open Space:** Development proposals are required to meet local accessibility, quality and quantity standards for open space, addressing existing deficiencies in provision, and be designed to cater for the needs of the whole community year-round, as set out in Policy GI2: Open Space Standards and the Green Infrastructure Supplementary Guidance;
- d) **Water Management:** Development proposals are required to integrate well-designed and naturalised Sustainable Drainage Systems (SuDS) features, to manage drainage and water quality, as set out in Policy ENV 5: Water Environment, and in line with the current Sewers for Scotland. Applicants should demonstrate how the design and layout of SuDS reflects and responds to the site circumstance and local landscape character. Applicants are expected to integrate SUDS proposals with green infrastructure and active travel proposals, as part of a multi-functional approach, which should be delivered and integrated as part of a green network. Where integration of SuDS is not proposed, applicants must provide evidence as to why it is not possible. Where SuDS are part of open space obligations, they should be safe and accessible whilst creating an enhancement to local distinctiveness;
- e) **Habitat Enhancement:** Development proposals must protect, restore and enhance biodiversity habitat networks, and environmental quality within and linking to the site. Opportunities for improving the conservation status of priority species and the inclusion of ecological features within the built environment should be considered;
- f) **Stewardship:** Developers must consider the long-term management and maintenance of green infrastructure and should demonstrate how these considerations have informed site proposals. Details of maintenance requirements and arrangements must be set out, including who is responsible for these requirements. Funding arrangements for delivery of the long-term maintenance requirements should be demonstrated to the local authority before construction starts, including measures to secure biodiversity through all phases and stages of the development.

All new development is required to accord with the guidance set out within Creating Places and Green Infrastructure Supplementary Guidance, which will set out further guidance and examples on the criteria contained above.

Note: Until such times as the Green Infrastructure and Creating Places Supplementary Guidance are adopted by the Council, the Our Green Network and Residential Development: Principles for Good Design Planning Guidance, which are non-statutory, should be referred to by landowners and/or developers.

Open Space Standards for Residential Development

The Council’s Open Space Audit forms an important background document to Local Development Plan 2 and will form part of the Green Infrastructure Supplementary Guidance. It includes an audit of all types of green infrastructure/open spaces in terms of quality and quantity and highlights which open spaces should be protected and which of West Dunbartonshire’s areas have a deficiency or oversupply.

The Green Infrastructure Supplementary Guidance also sets a number of standards for the provisions of open space. Most important is the quality standard which residential developments must contribute towards. New residential developments are required to provide 30 sqm per person and this will allow for amenity space, equipped play areas and natural/semi-natural greenspaces to be provided within a site. Sites should provide this quantity as a minimum where the accessibility standard (Green Infrastructure Supplementary Guidance identifies a need through a network analysis of the surrounding area. Where a need is not identified sites should provide an equivalent financial contribution as agreed with Planning and Building Standards Service and in line with Policy GI4 below.

The Green Infrastructure Supplementary Guidance will also provide further information on how the quality thresholds were developed based on the updated Open Space Audit. Until such times as the Green Infrastructure Supplementary Guidance is adopted, developers should refer to the information and guidance provided in the Our Green Network Planning Guidance.

Policy GI2
Open Space Standards

The Council will require new development to meet with the open space standards set out in Table 6 below. These standards should form part of the overall integrated green infrastructure design approach as required by Policy CP2: Green Infrastructure. Where a development has difficulty providing these standards on site, or where a relaxation of the standards can be justified, developers will require to accord with Policy GI4 and provide a contribution towards the types of projects outlined within Table 7 and detailed in the Green Infrastructure Supplementary Guidance.

Table 6: Open Space Standards for Residential		
Dwelling size	Household size	Quantity of greenspace to be provided per house
1 bed	1.3	39 m2 (30 x 1.3)
2 bed	1.9	57 m2 (30 x 1.9)
3 bed	2.5	75 m2 (30 x 2.5)
4 bed	3	90 m2 (30 x 3.0)
5 bed	3.3	99 m2 (30 x 3.3)

Allotments

Allotments and community gardens offer a range of health, social and environmental benefits. They are often valued community assets, providing opportunities for a healthy, active lifestyle, healthy eating throughout the year and for social interaction. They also have a role to play in promoting biodiversity and placemaking as part of the green network.

Scottish Planning Policy and the Community Empowerment (Scotland) Act 2015, require Local Development Plans to ensure that there is land available for allotments or community gardens where there is a proven demand. Within West Dunbartonshire there are a number of Council-owned and private allotment sites and smaller community gardens, which provide local residents with the opportunity to grow their own food. However, there is substantial unmet demand for allotments in West Dunbartonshire and the Council is exploring how best to meet this demand within our communities.

Identifying suitable sites for new allotments within areas of demand can be difficult, but a number of potential sites were suggested through the Call for Sites process. The Council is considering these and other sites to allocate as allotments within the Plan period.

Policy GI3

Allotments

The Council will seek to allocate new sites for allotments/community gardens within areas of demand in West Dunbartonshire and will support proposals for new allotment sites where they agree with other Local Development Plan policies and the Council's Open Space Strategy.

New residential developments should give due consideration to including an area of an allotment/community garden for use by the residents and potentially the wider community, as part of any open space provision, where appropriate.

Developer Contributions – Green Infrastructure Provision

The provision of green infrastructure is critical to encourage people to stay active and healthy. It is also equally important that existing open space provision is of an appropriate quality, within easy walking distance from people's homes and is linked by paths and green corridors to enable people to access a wider range of recreational green infrastructure and open space resources within their communities. Linking green infrastructure together is an important vision for this Local Development Plan as it will contribute to the Central Scotland Green Network, as required by National Planning Framework 3, but also will create and reinforce the vision of this Plan in creating places that people want to live, visit and enjoy.

The development of new houses can put additional pressure on existing green infrastructure resources and facilities located within the immediate area. It is therefore considered appropriate that developer contributions are sought on a proportional basis (taking account of the existing level of development) to provide, or contribute towards, the cost of providing new or improved green infrastructure, or to supplement existing green infrastructure provision, where this is required as a consequence of the proposal, on its own, or as a result of the cumulative impact of development in the area. Table 7, over, details the types of green infrastructure projects that contributions will be directed towards.

Supplementary Guidance on Green Infrastructure will provide further detail on the individual projects and what they entail: the indicative costs of projects; how the developer contributions will be calculated; circumstances where the policy may be waived or reduced and the information required; how the Council will collect and monitor the distribution of the funds; and the time limit for when contributions are required to be spent. Should new projects be identified, which accord with the types of green infrastructure projects in Table 7 over and are consistent with the provisions of Circular 3/2012, then these will be included within subsequent revisions of the Supplementary Guidance, which will be subject to full consultation and engagement.

The Council will monitor and review the Green Infrastructure Supplementary Guidance relating to Developer Contributions on an annual basis. Where necessary and appropriate, the review may include discussions with stakeholders, including representatives of the development industry.

Policy GI4

Developer Contributions

Where new residential development on its own, or in association with existing developments, will place additional demands on green infrastructure that would lead to a deficit in existing open space provision or necessitate new facilities, the Council will require the developer to meet or contribute towards the cost of providing or improving green infrastructure within the area.

Developer contributions in this instance will apply to:

- Smaller sites of less than 10 units where provision of on-site recreational green infrastructure is not possible;
- Developments where meeting the green infrastructure standards for on site provision is not appropriate, e.g high density urban areas;
- Where a development site is accessible to open spaces but those spaces are of a poor quality; and
- Where development sites are accessible to good quality open spaces but a contribution to the green network is required to enhance its provision to the Central Scotland Green Network.

Developer contributions will only be used for projects which relate to the development from which they were received, including in nature, scale and kind. The types of green infrastructure projects to be funded by developer contributions can be found in Table 7 of the Plan, below, and within Supplementary Guidance on Green Infrastructure. Contributions for Strategic Green Infrastructure Projects will only be used for projects within the Ward areas that they are collected. All other contributions will be used for projects within the Community Council areas in which they are collected.

Contributions sought under this policy will be waived or reduced only in exceptional circumstances – for example, where a developer demonstrates that their development would have exceptional development costs and/or overriding economic, social or other benefits.

Discussions should be held with the Planning and Building Standards Service at an early stage to discuss the most appropriate mechanism for making a contribution. In most instances, financial contributions are required prior to any planning consent being issued.

Note: In addition to any contributions made under Policy GI4, developers will require to meet the costs of providing the service infrastructure necessary for their development.

Table 7: Types of Green Infrastructure Projects
Strategic Green Infrastructure Projects (as detailed in Our Key Assets)
Playpark and Sports Pitches, including provision of, improvements and enhancements
Allotments and community gardens including provision of, improvements and enhancements
Biodiversity improvements to existing green infrastructure
Environmental improvements to existing green infrastructure
Path and Access improvements to existing green infrastructure
Woodland Management and Planting (not subject to Forestry Commission grant schemes)

PROPOSED CONDITIONS

DC19/004

DC19/004 – Land to the east of Nos. 2&4 Maple Drive, Clydebank

CONDITIONS

- 1) No development shall commence on site until such time as a Coal Risk Assessment Report has been submitted to, and approved in writing by, the Planning Authority. The report shall be prepared by a suitably qualified person.

Reason In the interests of health and safety and to ensure that the site is suitable for its intended use.

- 2) Prior to the commencement of development, further detailed specification of the undernoted proposed external finishing materials, including samples as indicated, shall be submitted to, and agreed in writing by, the Planning Authority. Thereafter the specification and materials shall be implemented as approved.

- a. Roof materials: (specification required);
- b. Bricks (sample required);
- c. Windows and doors (specification required);and
- d. Rainwater goods, barge boards and fascias. (material and colour).

Reason To ensure that the development materials are acceptable in the interests of amenity of the surrounding area.

- 3) A hard and soft landscaping scheme for the site shall be submitted to, and approved in writing by, the Planning Authority, prior to the commencement of the development on site and shall be implemented no later than the next appropriate planting season after occupation of the property. Any approved planting, which dies, is removed or becomes seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation.

Reason The proposal requires quality landscaping to integrate it into its surroundings, in accordance with the existing adopted and proposed local development plans.

- 4) Prior to the commencement of development, full details of the foul and surface water drainage system shall be submitted to, and approved in writing by the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be

implemented as approved prior to the occupation of any of the residential properties.

Reason To ensure that the development, once occupied, conforms with the appropriate drainage standards of Scottish Water and the Planning Authority.

- 5) Prior to the commencement of development, a parking plan shall be submitted to, and approved in writing by, the Planning Authority. Thereafter the parking plan shall be implemented as approved.

Reason To ensure adequate parking provision is provided for the dwellinghouse hereby permitted and in the interests of amenity of the surrounding area.

- 6) The dwellinghouse hereby approved shall not be occupied until the vehicle parking spaces and passing space have been provided within the site, in accordance with the approved plans.

Reason To facilitate the safe parking of vehicles on site and to allow adequate space for vehicles to safely pass.

- 7) During the period of construction, all works and ancillary operations which are audible at the site boundary (or at other such place(s) as may first be agreed in writing with the Planning Authority:

Mondays to Fridays: 0800-1800

Saturdays: 0800-1300

Sundays & Public Holidays: No working

Reason To ensure that the development does not adversely affect the amenity of neighbouring properties by creating excessive noise and disturbance at unsocial hours.

- 8) Notwithstanding the provisions of Classes 1A, 1B, 1C, 1D of Part 1 of Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking or re-enacting that Order), no extensions shall be erected without a planning application to, and the subsequent grant of permission by, the Planning Authority.

Reason The Planning Authority considers that the construction of extensions

should be subject to a formal planning application to control and safeguard the existing amenity of the surrounding area in accordance with the policies of the adopted and proposed local development plans.

FINANCIAL CONTRIBUTION

To ensure that the development accords with policy GI4 of the proposed Local Development Plan 2 the Applicant is required to pay, to the Planning Authority, a financial contribution of £855, as per the provisions of the Council's 'Our Green Network Supplementary Guidance' for new residential developments. This financial contribution shall be paid by the Applicant prior to the issuing of the planning permission decision notice.

FOR NOTING

Informatives

01. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.
02. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to 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. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.
04. The applicant is advised of the need to obtain a Road Opening Permit under the terms of Section 56 of the Roads (Scotland) Act 1984.
05. The plans referred to as part of this decision are Drawing No: DRG AO1 REVB