

PLANNING APPLICATION REPORT

PLANNING COMMITTEE: 1 February, 2006

APPLICATION NUMBER: DC05/338

PROPOSAL: Subdivision and extension to dwellinghouse to form two dwellings

SITE: 1 Chapelton Avenue, Dumbarton

APPLICANT: Harich Ltd

AGENT: Richmond Architects
10 Castle Terrace
Dumbarton.

WARD: 13

DATE REGISTERED: 30/11/05

PUBLICITY:

Category	Published	Expiry	Publication
Neighbour Notification	14/12/05	28/12/05	Reporter

REPORT:

A. SITE DESCRIPTION

The application site is a rectangular, corner plot 520m² in size at 1 Chapelton Avenue, Dumbarton. It has a 1½ storey property with rear extension constructed of sandstone with rendered gables and a slate roof. The garden is generally level with boundary walls on all four sides. There is a neighbouring property to the south, to the west lie the rear gardens of properties at Chapelton Gardens, and to the north is an area used for car parking. Beyond the car parking are the rear gardens of semi-detached houses along Townend Road.

The front of the property (east elevation) faces Chapelton Avenue, which is a private road shared with eight other properties, all of which front onto the road and form a regular street pattern. Chapelton Avenue connects Chapelton Gardens and the car park to Bonhill Road but bollards have been placed at its southern end preventing its use as a through route to Bonhill Road by vehicles.

B. DEVELOPMENT DETAILS

Planning permission is sought for the subdivision of the plot to form two semi-detached 3 bedroom properties. The existing house is to be subdivided and an extension built at the side (south elevation) to be incorporated into the second dwelling. The extension is the same roof

pitch and height as the original building and will include a bedroom in the roof space with velux windows. It is to be brick built with a render finish and natural slate roof. There are no modifications to the original building and the existing rear extension is also to be retained.

The original house is to make use of the existing driveway which opens onto the widest part of the road adjacent to the car parking area. The new house proposes a new single width driveway located at the side of the extension which would open onto Chapelton Avenue. Both houses have their principal elevations onto Chapelton Avenue and private garden spaces to the rear.

C. DEVELOPMENT PLAN POLICIES

The site is identified by the Dumbarton District Wide Local Plan as an Existing Residential Area where Policy H5 applies. This policy seeks to maintain and enhance the character of existing residential areas. Proposals should have regard to the appearance and character of immediately surrounding residential areas in terms of the scale and density of development and use of appropriate design and materials.

Policy H9 states that planning applications for the subdivision of feus within the urban boundary will be treated sympathetically subject to a number of criteria including: sufficient plot size and density, adequate garden ground, no loss of privacy/amenity or overlooking, car parking in accordance with the Roads Authority standards can be provided, adequate road frontage and vehicular access and the proposal is sympathetic to surrounding properties in terms of siting, scale, form and materials.

The sub-division of existing residential buildings will be considered on the basis that the resulting density of development and the materials and design of any works will, in the opinion of the Council, conserve the character of the building and that of the residential area in general.

D. CONSULTATIONS

Housing and Technical Services	Some concerns – slight intensification in the use of a substandard private road.
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E. REPRESENTATIONS

A total of 16 letters of objections from 10 households have been received. The objections are mainly from people who live on Chapelton Avenue and relate to road concerns and concerns about the impact on the character of the residential area. They can be summarised as follows:

- Access problems into the car park area at Chapelton Avenue – the access is a single lane and problems result where two or more cars are trying to use it. An additional house will exacerbate this problem;
- Chapelton Avenue is a private road and already in a poor state of repair;

- The increase in volume of traffic that may result has implications for child safety as the avenue is used as a thorough-fare for school children;
- Shortage of parking spaces as there is no on-street parking on Chapelton Avenue;
- The new property is out of scale with surrounding buildings and would have impact on the mature, residential environment;
- The houses on the avenue are well-spaced out whereas proposal would dramatically reduce garden ground;
- The property should be kept as single property as the building is of historical interest and proposal would alter its character;
- Any future development on the site e.g. extensions, conservatories would lead to further overdevelopment;
- There would be a reduction in light to home at no.2 across the road; and
- The new building will overshadow property adjacent at no.3.

A number of non-planning issues were also raised including safety on the site and the lack of demand for this type of housing.

F. ASSESSMENT

In assessment of this application the main issues for consideration are whether the proposal complies with the local plan policy for the development on subdivision of plots (Policy H9). Of material consideration are the roads issues, concerns raised by the objectors, and previous planning history.

Policy H9 - Form of Development

The plot is of sufficient size to accommodate a form of development in keeping with the predominant density in the area. The plot width is comparable with the semi-detached properties across the road and there is sufficient garden ground being retained for both properties.

There are no overlooking issues as the windows on the extension look directly onto a blank gable wall (no.3). There is an existing 1-1.5metre wall along the boundary with some mature shrubs protecting privacy of the rear gardens.

The proposal is sympathetic to surrounding properties in terms of siting, scale and form. The proposal makes use of the existing building incorporating an extension into the design whilst still providing a gap of 4.4 metres between the extension and no.3. The scale of the new combined building is acceptable in terms of the plot it sits in and the scale of other properties in the vicinity. It should be noted that there is not one dominant type of house or plot size in the street as there is a mix of detached properties, bungalows and semi-detached properties of differing styles and ages.

There is adequate road frontage for both properties and each has its own vehicular access onto a private road with two off-street parking spaces. In terms of materials the extension will be finished in roughcast and natural slates to match the existing building.

Roads Issues

Chapelton Avenue is a private road which is substandard in width and has a poor surface condition. However, it is not considered that the addition of one further house will have any significant impact on the current traffic situation. Both properties would have their own off-street parking provision for two cars and the driveways are proposed to be wide to allow the best forward visibility to be achieved. Roads Services have commented on the poor sightlines at the junction of Chapelton Avenue and Gardens. However this is a private road and outwith the control of the applicant.

Material Consideration – Objections

There has been significant local objection to the proposal on roads and design grounds. It is accepted that the road is narrow at this point but it is considered that the addition of one further house will not make the existing situation significantly worse or increase the volumes of traffic to such levels that child safety becomes an issue. There are no plans to adopt the road and bring it up to council standards. There is on-street parking yards from Chapelton Avenue, also shared with residents of Townend Road, and in addition the plot will provide 4 off-street parking spaces which meets the requirement for 3-bedroomed properties.

In terms of concerns over the form of the development, the proposed extension would be in scale with the plot size and the original house design. There is a mix of house types and plot sizes within this small street including semi-detached and the proposal does not detract from the mixed character of the area. The front building line is maintained and the well-spaced out nature of the street is not impacted on given that the house is only extended on one side and a gap is still achieved between the buildings. There are concerns that the building is of historical interest and the character is being lost. However, it is not listed as being of architectural and historical significance and has no identifying or interesting features. In any case, the proposal would not modify the building itself but add on an extension which in design terms is acceptable.

In respect of future developments leading to overdevelopment of the site, both plots have sufficient garden ground to accommodate further limited extension under permitted development rights. Any extension above a certain size would require planning permission and the issue of overdevelopment would then be looked at.

Finally, there are concerns over privacy that the property would reduce light to no.2 across the road. However, there is distance of 13 metres between the extension and no.2, the extension height is 7.8 metres and orientated west-east so that shading would be limited to later in the day and would not reach across the road to any extent. Similarly at no. 3, there will be no shading from the extension given the orientation and the gap between the buildings.

Material Consideration – Planning History

Members should note that there has been a previous scheme for the development of this site which was refused under delegated powers on 24 November, 2005 (Ref.DC05-288). The proposal was to subdivide the plot and build a detached house in the rear garden. The proposal was overdevelopment of the site and did not reflect the character of the surrounding area or the pattern of development in the streetscape. This scheme by amending the proposal to a semi-detached form allows a housing development more in keeping with the character of the surrounding area, provides reasonable sized plots with private garden ground and reflects better the streetscape pattern of development.

G. CONCLUSION AND RECOMMENDATION

The proposal complies with the criteria set out in Policy H9 used in determining applications for the subdivision of plots. The plots are of sufficient size to accommodate the scale of development, would provide adequate garden ground and road frontage, the density is similar to that in the surrounding area and the design of the extension relates well to the house.

It is accepted that the road is substandard in width and surface condition. However it is not considered that one additional house will exacerbate the situation further or compromise road safety for pedestrian users. In addition, the proposal will provide sufficient off-street parking and there is currently a parking area in use by residents.

In view of the above it is considered that the proposal complies with local plan policy and the material considerations do not outweigh these policies.

It is therefore recommended to Members that planning permission be granted subject to the following conditions:

H. CONDITIONS

- 1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.**
- 2. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Planning Authority prior to any work commencing on the site.**
- 3. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Planning Authority.**
- 4. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Planning Authority.**

5. No dwellinghouse shall be occupied until the vehicle parking spaces have been provided within the site in accordance with the approved plan. The space shall thereafter be kept available for parking at all times.



Dan Henderson,
Director of Economic, Planning & Environmental Services
Date: 19 January 2006

BACKGROUND PAPERS:

1. Application form and location plan;
2. Ownership Certificate and Neighbour Notification Certificate;
3. Consultation response from Commercial and Technical Services received 13 December, 2005.
4. Objection letters received:
 - G Skimming, 3 Chapelton Avenue, Dumbarton
 - Henrietta McDonald Cosh, 8 Chapelton Avenue, Dumbarton
 - Mr & Mrs McElroy, 32 Townend Road, Dumbarton
 - Mrs Ferguson, 4 Chapelton Avenue, Dumbarton
 - S Rae, 5 Chapelton Avenue, Dumbarton
 - Mr & Mrs Porciani, 7 Chapelton Avenue, Dumbarton
 - Mr David Cosh, 8 Chapelton Avenue, Dumbarton
 - Ms Lees, 2 Chapelton Avenue, Dumbarton
 - Mrs Burrell, 8 Chapelton Gardens, Dumbarton
 - Shona M Gordon, 6 Chapelton Avenue, Dumbarton
 - Mark Porciani, 7 Chapelton Avenue, Dumbarton
 - Roberta Lees, 2 Chapelton Avenue, Dumbarton
 - Mr M Buchanan, 2A Chapelton Avenue, Dumbarton
 - Mrs I Buchanan, 2A Chapelton Avenue, Dumbarton
 - Ms C Buchanan, 2A Chapelton Avenue, Dumbarton
 - Mr J Heaney, 3 Chapelton Avenue, Dumbarton

BACKGROUND PAPERS:

Person to Contact: Jameson Bridgwater, Section Head, Development Management, Development & Environmental Services, Council Offices, Clydebank G81 1TG. 01389 738656.