

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Infrastructure and Regeneration**

**Planning Committee: 27 August 2014**

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**Subject: Determination of appeal against the refusal of planning application DC12/235 for residential development at site of Dunclutha House, off Parkhall Road, Clydebank.**

#### **1. Purpose**

- 1.1** To advise the Committee of the outcome of a planning appeal.

#### **2. Recommendations**

- 2.1** That the Committee notes the outcome of the appeal.

#### **3. Background**

- 3.1** A planning application for the erection of residential development comprising of 4 houses and 6 flats with associated landscaping, access road and boundary treatments was refused by the Planning Committee on 29 January 2014. The application was refused on the grounds that it would constitute overdevelopment of the site in terms of its layout and density, would not reflect the prevailing pattern of development in the surrounding area, would cause a loss of privacy for neighbouring houses, and would have an undue impact upon existing trees.

#### **4. Main Issues**

- 4.1** The applicant submitted an appeal against the refusal of planning permission, and this has been determined by a Reporter following a site visit and written submissions.
- 4.2** The Reporter agreed with the Council's concerns that the single detached house in the south-western corner of the plot would cause a significant loss of privacy for adjacent homes by reason of its significantly elevated position, and he felt that this would result in that particular unit appearing overbearing and incongruous when viewed from Overtoun Road. The Reporter also agreed with concerns about the potential tree loss within the site (which is covered by a Tree Preservation Order). He acknowledged that most of the "category B" quality trees would have been retained and noted that it may not be realistic to expect every tree to be retained, but he considered that the landraising required to provide the unit at the south-west corner would result in the loss of several important trees, and also expressed concern about the proximity of properties to flats along and adjacent to the northern boundary, which might be weakened or subject to future complaints by residents.

**4.3** Overall, the Reporter concluded that the proposed design of the site failed to respect the character and amenity of the locality and neighbouring residential properties, and that it therefore did not comply with the relevant provisions of the development plan. He did not consider that there were any material considerations which would justify granting planning permission. The appeal was therefore dismissed and planning permission was refused.

## **5. People Implications**

**5.1** None.

## **6. Financial Implications**

**6.1** There are no financial implications for the Council.

## **7. Risk Analysis**

**7.1** No risks have been identified.

## **8. Equalities Impact Assessment (EIA)**

**8.1** An equalities impact assessment is not required.

## **9. Consultation**

**9.1** Not required.

## **10. Strategic Assessment**

**10.1** There are no strategic issues.

### **Richard Cairns**

Executive Director of Infrastructure and Regeneration

Date: 4 August 2014

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**Appendices:** None

**Background Papers:**

1. Report to 30 April 2014 Planning Committee
2. Appeal decision letter dated 23 July 2014

**Wards Affected:** Ward 5 (Clydebank Central)