

**CASE CORRESPONDENCE:**

**DC10/249/FUL**



**Jim Lough**

**From:** "Jim Lough" <jim@hayloughdavis.co.uk>  
**To:** "Bernard Darroch" <Bernard.Darroch@west-dunbarton.gov.uk>  
**Sent:** 04 October 2010 16:47  
**Attach:** Garden Comparison.pdf  
**Subject:** Glenhead Road  
Hi Bernard

Following our discussion I started to do a little investigation - and was surprised at the findings.

Although I was always convinced that the proposal was reasonable I could understand the argument regarding garden sizes.

What I found is that the garden sizes for the proposed house and the related flat compare very favourably with immediately adjacent properties.

Can you have a look at the attached pdf and let me know what you think ?

If the garden sizes are no longer to be considered an issue then I think that the only outstanding matter is the parking provision for the existing flat.

If you can confirm I will amend the plans and get them back to you this week.

If you think we still have a problem then I would request that we confirm the site visit pencilled in for Friday.

Jim Lough

The Hay Lough Davis Partnership  
Glenfield House  
69 Glasgow Road  
Dumbarton  
G82 1RE

01389 733 033 tel'  
01389 733 133 fax'



( All areas measured from OS map only )

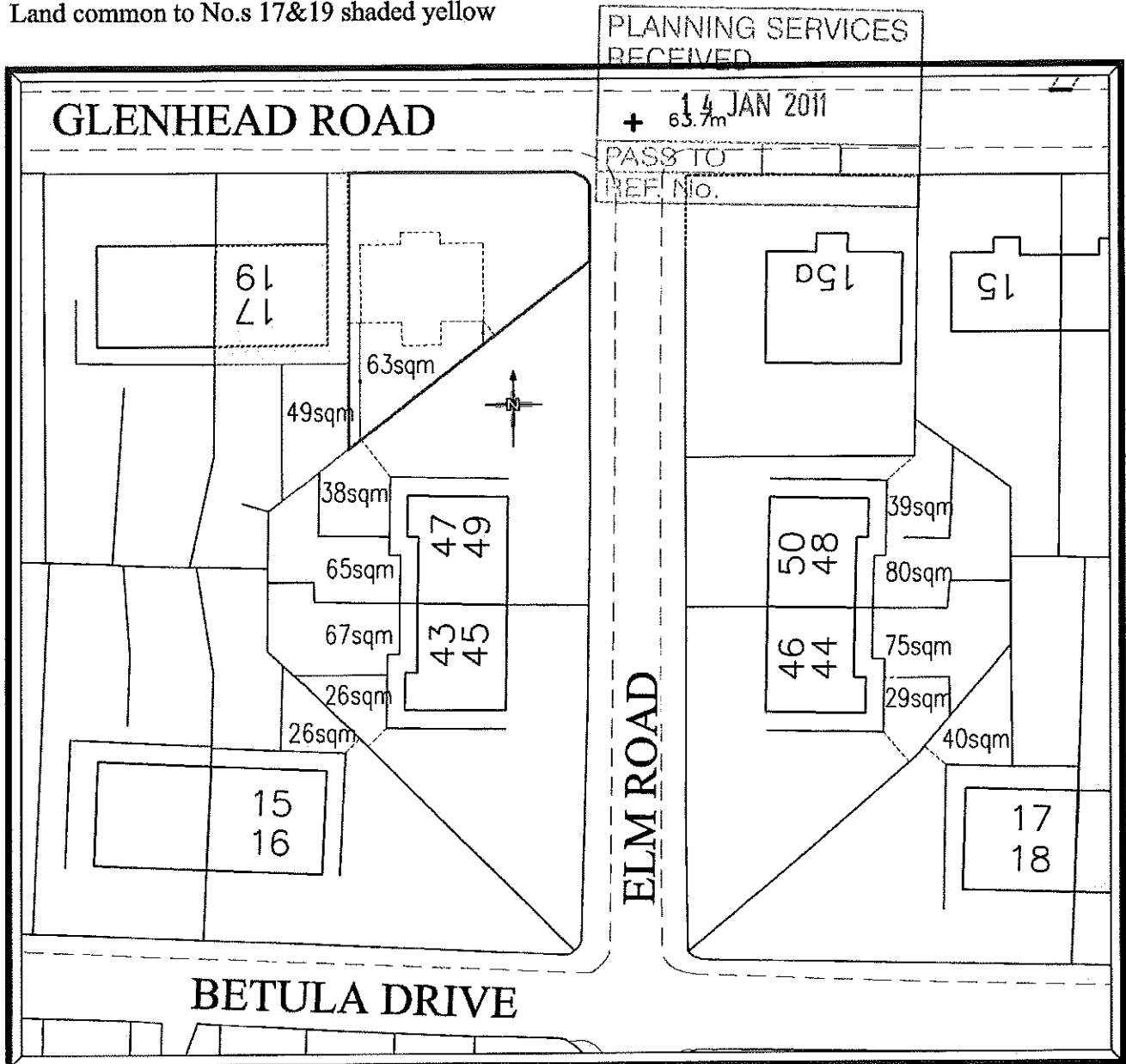
Average size of back gardens for corner properties on Glenhead Rd / Elm Rd / Betula Dr = 33m<sup>2</sup>

Average size of back gardens of 43-50 Elm Rd = 52m<sup>2</sup>

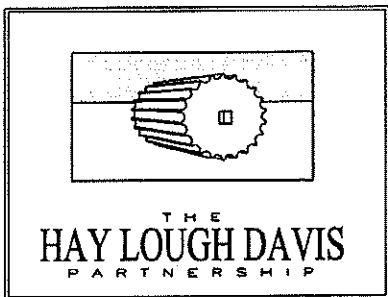
Back garden of 17 Glenhead Rd to be reduced from 61 to 49m to 49m<sup>2</sup>

Back garden for proposed new house = 63m<sup>2</sup>

Application Site edged in red  
 Other land owned by applicant edged in blue  
 Land common to No.s 17&19 shaded yellow



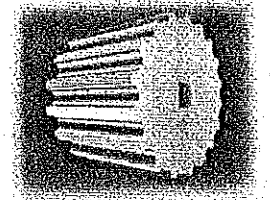
69 GLASGOW ROAD  
 DUMBARTON  
 G82 1RE  
 TEL 01389 733033  
 FAX 01389 733133  
 ALL SIZES TO BE CHECKED ON SITE  
 DRAWN REF No DRG No REV No  
 04/10/10 10.08.02 02 0



CLIENT Mr S O'Neill  
 LOCATION 17 Glenhead Road, Parkhall Clydebank, G81 3RX.  
 PROJECT Erection of dwellinghouse in subdivided plot  
 TITLE Garden Size Comparison  
 SCALE 1:500

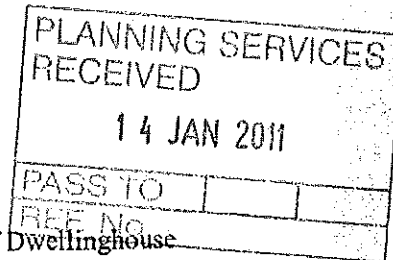
Our Ref : 2010.08.02 (Planning02)  
 Your Ref : DC10/249/FUL – Bernard Darroch

14<sup>th</sup> October 2010



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 PARTNERSHIP

WEST DUNBARTONSHIRE COUNCIL  
 ECONOMIC; PLANNING & ENVIRONMENT SERVICES  
 COUNCIL OFFICES  
 ROSEBERY PLACE  
 CLYDEBANK  
 G81 1TG



Dear Bernard

Proposed Sub-Division of Feu and Erection of Dwellinghouse  
 Mr S. O'Neill : 17 Glenhead Road, Parkhall, Clydebank

Thank you for taking the time to meet me and my client on site last week. I had hoped that we could discuss the aspects of the application which make it difficult for you to prepare a favourable report and to see if we could amend the application to take your reservations into consideration. Unfortunately I am struggling to do so as I still cannot fully understand the reasons for the intended recommendation for refusal.

I have outlined below both the points we took into consideration when preparing Mr O'Neill's application and our views on the various aspects discussed since.

Parkhall was built as a Council housing estate and was for a long time free of any significant developments by way of extensions and new build, with the exception of a few properties on the periphery. The style of housing in the area, although varied in the accommodation contained therein, was consistent in appearance. There are several recent examples of extensions, alterations and new build in the estate which I do not consider to either complement the surrounding buildings or provide an appropriate contrast. For the most part I adopted the predominant style of the area enhanced, I believe, by the introduction of mini-gables to the front and rear elevations to give them a bit of aesthetic interest. It is proposed that the external finishes of the proposed house will match and marry with those of the existing surrounding properties.

The proposed house is to be located downhill from the immediately adjacent existing house, however owing to ; a) the ground level falling in the direction of the site, b) the need to provide disabled access in compliance with the Building Regulations and c) the depth of the proposed building being less than the existing, the ridge height of the proposed building will be noticeably lower than that of the adjacent building.

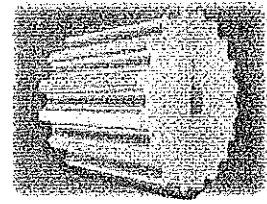
Building lines in the main streets of Parkhall, such as Glenhead Rd, Betula Rd and Maple Dr, are fairly well defined. The restricted number and spacing of properties in the side streets, such as Elm Rd, mean that building lines are not

Architecture • Town Planning • Building Control • Project Management • Project Safety

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quite so apparent, however all properties are set back from the pavements by about 6.0m. The proposed house has been positioned to sit on the building line of Glenhead Road and set back 9.0m from Elm Road. The recently constructed and significantly larger property at 15a Glenhead Road appears to be set back about 6.0metres from both pavements.



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One of the concerns originally aired by you was the loss of off-street parking for the existing property, number 17 Glenhead Road. At first I was of the opinion that this loss was not significant as there is a large percentage of properties of this type in the area without off-street parking and the usual competition for spaces is reduced as there are houses on only one side of the road. The applicant who would like to move in to the proposed house is currently the owner of the existing house. The future owner of the existing house would not suffer any loss as he would never have had the benefit of the off-street parking and would be purchasing on this basis. However having discussed the matter with my client it has been agreed that off-street parking for 17 Glenhead Road can be accommodated. The proposed plan has been amended accordingly and 2 copies are enclosed.

The location of the parking place now incorporated was discussed during our meeting. The upper floor properties in this area typically have allocated to them the front gardens and where off-street parking is provided it is located immediately outside of and hard against the ground floor property's windows. In this instance the parking space is offset, it only partially overlaps with the front elevation of the proposed house and does not extend to the building itself.

It has been stated that the sizes of the rear gardens to be retained by number 17 Glenhead Road and the rear garden of the proposed house are too small. It is accepted that there are no prescriptive sizes for what is considered to be an acceptable garden size and no ratios of how much of a garden should be to the front or rear. It is normally understood that garden sizes should be comparable with and not be significantly smaller than those of surrounding properties. In this instance I have demonstrated, on drawing number 02, that the garden areas attributed to the existing and proposed properties compare favourably with surrounding properties.

It has also been said that the shape of the proposed gardens is not ideal. I am struggling to grasp the significance and or importance of this issue. Having said that the site of the proposed development is located on a corner, of which there are many within Parkhall, and the Ordnance Survey plan clearly shows that in this locality corner sites and the associated gardens are triangular. Irregular shaped gardens of some properties not in a corner situation are also evident, as can be seen in the allocation of rear garden ground to the properties in Elm Road.

A final point on the provision of garden ground which I think should be taken into consideration would be the previous decision of the Council in granting approval for the development of 15a Glenhead Road. In this instance the original corner site in Elm Road has lost all of the side garden bar a very slender border and has a rear garden of only 39m<sup>2</sup>.

In summary I remain of the view that the proposed development is of a type and scale that fits well into the existing streetscene, it has provided all the amenities required of a new dwellinghouse without detracting from or being to the

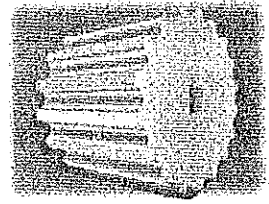
detriment of the existing properties and is free of objection from all adjacent owners and consulted parties.

I respectfully request that the proposed outcome on this application be reconsidered and that for the reasons aforementioned you may find it more appropriate to recommend approval. Should you require any further information or discussion please do not hesitate to give me a call.

Yours sincerely



**James B Lough**



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