

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 7 February 2007

Subject: Planning Appeals at:-

- i) **Dunclutha, Parkhall Road, Clydebank (DC06/143)**
- ii) **43 Braehead Road, Clydebank (DC06/110)**

1. Purpose

- 1.1 To inform the Committee of the submission of one appeal and a decision on another.

2. Background

Dunclutha, Parkhall Road, Clydebank (DC06/143)

- 2.1 Planning permission was sought for the erection of 16 flats. The application was refused by the Planning Committee on 6 December 2006 contrary to the recommendation of the Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services). The reason for refusal was that the proposal was contrary to policy H5 of the Clydebank Local Plan in that it would have a detrimental effect on the residential amenity of the area in terms of scale, density, numbers and design which does not reflect the character of the surrounding area.

43 Braehead Road, Clydebank (DC06/110)

- 2.2 Planning permission was refused under delegated powers on 5 February 2006 for the erection of a one and a half storey side extension at this property as it was not considered to reflect the design and detail of the existing house and would cause significant overshadowing of the neighbouring property. It was therefore considered contrary to the Clydebank Local Plan (2004) as it would have a detrimental impact on the amenity of the area.
- 2.3 The appeal against the decision was dealt with by way of written submissions. The reporter agreed with the Council's decision to refuse planning permission based on the over-dominant presence and significant overshadowing the extension would cause to number 45 Braehead Road, and the associated loss of amenity which makes the proposal contrary to policy H5 of the adopted and emerging local plans.

3. Main Issues

- 3.1** The Dunclutha appeal has been submitted to the Scottish Ministers and is to be the subject of a local hearing.

4. Personnel Issues

- 4.1** There are no personnel issues.

5. Financial Implications

- 5.1** There are no financial issues.

6. Risk Analysis

- 6.1** There are no risk issues.

7. Conclusion

- 7.1** The Committee will be advised of the outcome of the Dunclutha appeal.

8. Recommendation

- 8.1** **The Committee is invited to note the submission of and decision relating to the two appeals.**

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

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Appendix: None

Background Papers:

- (i) Letter from Scottish Executive Inquiry Reporters Unit dated 22/12/06 advising of submission of appeal (DC06/143)
- (ii) Letter from Scottish Executive Inquiry Reporters Unit dated 03/01/07 advising of appeal decision (DC06/110)

Wards affected: Ward 4 (DC06/143) & Ward 10 (DC06/110)