

APPOINTED OFFICER'S DECISION:

DC10/249/FUL



COPY

Ref No – DC10/249/FUL

Refusal of Planning Consent

WEST DUNBARTONSHIRE COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT)
(SCOTLAND) ORDERS

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

Site **17 Glenhead Road
Clydebank
West Dunbartonshire
G81 3RX**

Applicant **Mr S O'Neill**

Agent **N/A**

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: 19th day of October 2010

EXECUTIVE DIRECTOR of HOUSING, ENVIRONMENTAL
AND ECONOMIC DEVELOPMENT
COUNCIL OFFICES,
CLYDEBANK G81 1TG

SIGNED ...
for WEST DUNBARTONSHIRE COUNCIL

Reason The proposed development is contrary to Policy H5 (Development Within Existing Residential Areas) of the West Dunbartonshire Local Plan 2010, as it would detract from the character and amenities of the area. The proposal does not reflect the pattern of development in the area, it would detract from the privacy of neighbouring homes, and it would constitute overdevelopment of the site.

FOR NOTING

Informatives

01. The plans referred to as part of this decision are Drawing No. 01 Rev. A.

WEST DUNBARTONSHIRE COUNCIL
REPORT OF HANDLING (Delegated)

APP NO: DC10/249/FUL

CASE OFFICER: Mr Bernard Darroch

ADDRESS/SITE: 17 Glenhead Road, Clydebank, West Dunbartonshire, G81 3RX

PROPOSAL: Sub-division of garden ground and erection of dwellinghouse

1.0 Site Description/Development Details

Planning permission is sought for the erection of a detached dwellinghouse in the side garden of an upper cottage flat located at 17 Glenhead Road, Clydebank. The flats occupy a plot on the corner with Elm Road, and the side garden area is currently occupied by a shed, garage and driveway which provide off street parking for the upper cottage flat. The site is within a residential area, with open ground on the opposite side of Glenhead Road. The site is level with the surrounding garden areas, but is slightly above the level of Glenhead Road.

The current proposal seeks permission for a three bedroom, two storey house finished with a hipped roof. Two off street parking spaces would be provided for the new house and one replacement off street parking space would be provided for the existing upper flat. The rear garden would extend to approximately 63 square metres, with the existing garden shed being retained for the benefit of the new house. The property would follow the established building lines on Glenhead Road and Elm Road, and would be finished in materials to match the surrounding area. The rear garden would be enclosed by a 1.8m high timber fence, with a 1.2m high metal fence to the side.

On the opposite side of Elm Road there is a modern detached house which was built on a plot formed from the side gardens of 15 Glenhead Road and 50 Elm Road.

2.Consultations

West Dunbartonshire Council Roads Service has no objection to the proposal subject to the provision of one off street parking space for 17 Glenhead Road. This was not included in the original submission but was subsequently added.

West Dunbartonshire Council Environmental Health Service and Scottish Water each have no objection to the proposal.

3.Application Publicity

None.

4. Representations

None.

5. Relevant Policy

West Dunbartonshire Local Plan

H5 - Housing within Existing Residential Area

The site is located within an Existing Residential Area and policy H5 seeks to ensure that the character and amenity of such areas is safeguarded and enhanced where possible. Development proposals should reflect the character of the area in terms of scale, density, design or use of materials. Proposals for the subdivision of residential plots should ensure that the new plot can satisfactorily accommodate the development, that the new house and plot should be of an appropriate scale and character, that sufficient garden should remain for the existing dwelling, that the privacy of existing homes is safeguarded, and that adequate access is provided.

It is considered that the proposal is contrary to policy H5 for the reasons discussed below.

6. Appraisal

In principle, the subdivision of an existing garden to create a plot for a new house can be supported, subject to it complying with the requirements of Policy H5. In this case, the surrounding area contains a mixture of semi-detached houses and four-in-a-block flats. Some of the flats have relatively small rear gardens, but by modern standards most of the gardens are reasonably large relative to the size of the homes. The corner plots on Elm Road originally all featured generous side gardens, but the corner opposite has been developed as a detached house (15a Glenhead Road). That house fits in with the established pattern of development, although the development of its site has resulted in the loss of one of the open corners which characterise the estate, and in that respect it is perhaps not an ideal arrangement.

The current proposal is similar to number 15a, except in the important respect that the new plot would be formed from part of only one of the two corner gardens. Whilst the overall size of the plot is comparable with that of other surrounding properties, its shape is problematic. The plot is roughly triangular in shape and in order to follow existing building lines the proposed house would have to be located very close to the rear boundary of its plot, which very little back garden. The proposal would provide a reasonable front and side garden, but whilst the rear garden, at 63m², would be comparable with some of the smaller rear gardens in the vicinity, these relate to flats and not to three-bed detached houses, which is what is proposed. For a house of this size there would be very little useable private garden space.

Also as a result of the shape of the site, the house would be positioned towards the rear of its plot, which raises problems with privacy for the adjacent garden. In particular, two of the rear upper bedrooms would directly overlook the garden of the property to the south, being within about 2m of the boundary. The existing flat would retain a small but adequate rear garden, but its replacement car parking space would be located in front of the lounge of the new house, which is not an ideal arrangement and is another of the problems caused by the shape of the plot (i.e. there is not enough room to push the new house further away from the flats to leave space for parking at the side).

Overall, whilst it is possible that the site could accommodate a new house if it were combined with part of the neighbouring garden (as was done at 15a), it is considered that the proposal as it stands would detract from the character and amenity of the area, and would therefore be contrary to policy H5. The proposal would not respect the pattern of development in the area, it would detract from the privacy of neighbouring homes, and it would constitute overdevelopment of the site.

7. Added Value

None.

8. Recommendation

Refuse planning permission.

9. Reasons

01. **The proposed development is contrary to Policy H5 (Development Within Existing Residential Areas) of the West Dunbartonshire Local Plan 2010, as it would detract from the character and amenities of the area. The proposal does not reflect the pattern of development in the area, it would detract from the privacy of neighbouring homes, and it would constitute overdevelopment of the site.**

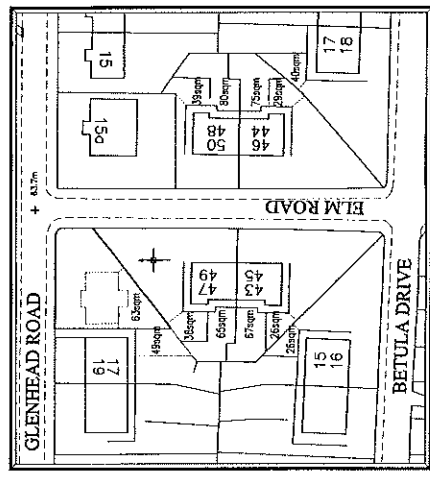
FOR NOTING
Informatives

01. ***The plans referred to as part of this decision are Drawing No. 01 Rev. A.***

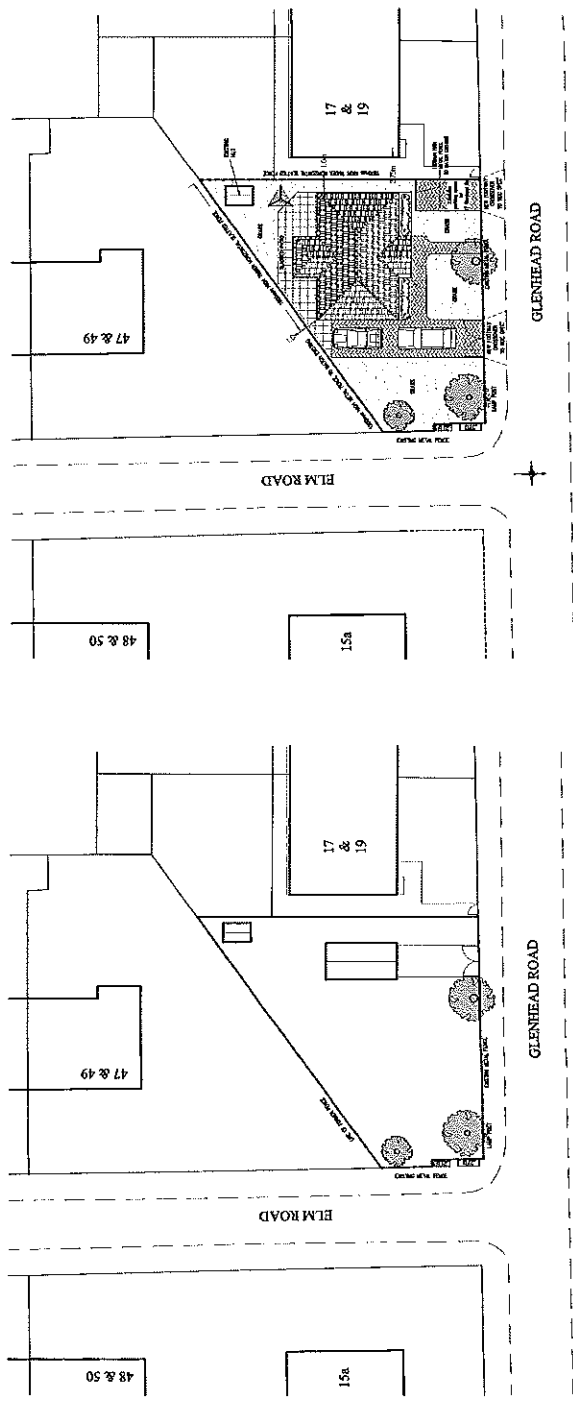
(All areas measured from OS map only)

Average size of back gardens for owner properties on Glenhead Rd/ Elm Rd/ Betula Dr = 33sqm
 Average size of back gardens of 43-50 Elm Rd = 22m²
 Back garden of 17 Glenhead Rd to be reduced to 40m²
 Back garden for proposed new house = 63m²

Application Site edged in red
 Other land owned by applicant edged in blue
 Land common to Nos 17 & 19 shaded yellow

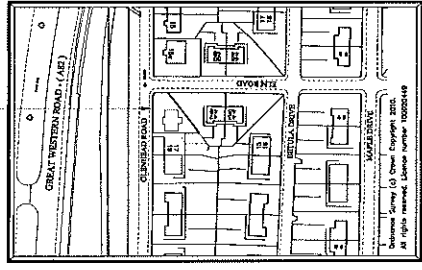


LOCATION PLAN 1:1500



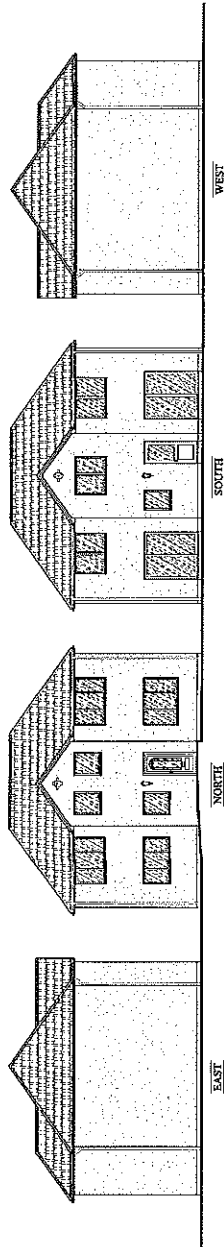
EXISTING & PROPOSED SITE PLANS - 1:200

APPLICATION SITE EDGED IN RED
 OTHER LAND OWNED BY APPLICANT EDGED IN BLUE
 LAND COMMON TO NOS 17 & 19 SHADDED YELLOW

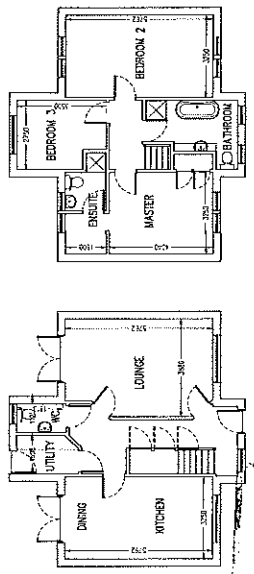


LOCATION PLAN 1:12500

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PROPOSED PLANS & ELEVATIONS - 1:100



AMENDED DRAWINGS RECEIVED
 DATE: 18 October 2010

FINISHES:
 ROOF: Machine Made
 Walls: stain grey concrete block
 Windows & Doors: They dark roughcast, off-white
 Drainage: Manganese steel pipe
 Square downpipes

WEST DUNBARTONSHIRE COUNCIL
 TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
 APPLICATION No. [redacted] DATE: 14/10/10

Key A.151010: Additional parking spaces and subpart C10 plus added to show parking area
 49 GLASSGOW ROAD
 DUNBARTON
 ON 1783
 Tel: 01380 23303
 Fax: 01380 23133
 All services to be completed ON SITE
 17/08/2010 10:58:02 A.
 HAY LOUGH DAVES
 17 Glenhead Road, North
 Dunbarton, G11 3JG
 Tel: 01380 23133
 Fax: 01380 23133
 Proposed Plans & Elevations
 as stated

18 OCT 2010