

APPLICATION FOR REVIEW

DC19/145

Notice of Review

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect
of Decisions on Local Developments
The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND)
Regulations 2013
The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (If any)	
Title	MR.	Ref No.	
Forename	MARTYN	Forename	
Surname	KENNEDY	Surname	
Company Name	N/A	Company Name	
Building No./Name	148	Building No./Name	
Address Line 1	DUMBICK ROAD	Address Line 1	
Address Line 2		Address Line 2	
Town/City	DUMBARTON	Town/City	
Postcode	G82 3LZ	Postcode	
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Application Details			
Planning authority	WEST DUMBARTONSHIRE COUNCIL		
Planning authority's application reference number			
Site address	<div>148 DUMBICK ROAD SILVERTON DUMBARTON. G82 3LZ.</div> <div>PLANNING SERVICES RECEIVED 02 JUN 2020 PASS TO REF NO</div>		
Description of proposed development			

Notice of Review

Date of application	17/07/19	Date of decision (if any)	06/03/20
<p>Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.</p>			
4. Nature of Application			
Application for planning permission (including householder application)			<input checked="" type="checkbox"/>
Application for planning permission in principle			<input type="checkbox"/>
Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)			<input type="checkbox"/>
Application for approval of matters specified in conditions			<input type="checkbox"/>
5. Reasons for seeking review			
Refusal of application by appointed officer			<input type="checkbox"/>
Failure by appointed officer to determine the application within the period allowed for determination of the application			<input type="checkbox"/>
Conditions imposed on consent by appointed officer			<input checked="" type="checkbox"/>
6. Review procedure			
<p>The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.</p> <p>Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.</p>			
Further written submissions			<input type="checkbox"/>
One or more hearing sessions			<input checked="" type="checkbox"/>
Site inspection			<input checked="" type="checkbox"/>
Assessment of review documents only, with no further procedure			<input checked="" type="checkbox"/>
<p>If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.</p> <div style="border: 1px solid black; height: 40px; width: 100%; margin-top: 10px;"></div>			
7. Site Inspection			
In the event that the Local Review Body decides to inspect the review site, in your opinion:			
Can the site be viewed entirely from public land?			<input checked="" type="checkbox"/>
Is it possible for the site to be accessed safely, and without barriers to entry?			<input checked="" type="checkbox"/>

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If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

SMALL GATE AT DRIVEWAY, THIS CAN BE LEFT
UNLOCKED IF I AM CONTACTED ON [REDACTED]

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

I AM SEEKING A REVIEW OF MY APPLICATION
ON THE BASIS THAT THE DECISION WAS TAKEN ON
THE BASIS OF MISLEADING INFORMATION CONTAINED
WITHIN THE REPORT OF HANDLING (DELEGATED).
I REFUTE THAT THE REQUIREMENT FOR THE
TIMBER SCREEN AT 2.4m HIGH ALIGNS WITH
SECTION 5 RELEVANT POLICY OF THE REPORT
OF HANDLING

Have you raised any matters which were not before the appointed officer at the time
your application was determined? Yes ☐ No ☒

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer
before your application was determined and c) why you believe it should now be considered with your review.

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9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

N/A.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form



Statement of your reasons for requesting a review



All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.



Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision, notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:



Name:

MARTIN KENNEDY

Date:

27/ MAY/2020

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

WEST DUNBARTONSHIRE LOCAL PLAN 2010 SECTION GD1
DEVELOPMENT CONTROL (REFERRED IN SECTION 5) STATES,

A.4.1

ALL NEW DEVELOPMENT IS EXPECTED TO BE OF A HIGH
QUALITY AND DESIGN AND TO RESPECT THE CHARACTER AND
AMENITY OF THE AREA IN WHICH IT IS LOCATED. PROPOSALS
WILL BE REQUIRED TO:

BE APPROPRIATE TO THE LOCAL AREA
IN TERMS OF LAND USE, LAYOUT AND DESIGN, (INCLUDING
SCALE, DENSITY, MASSING, HEIGHT, ASPECT, EFFECT ON
DAYLIGHTING, CRIME PREVENTION MEASURES AND PRIVACY);
DEVELOPERS WILL BE REQUIRED TO SUBMIT DESIGN
STATEMENTS AS APPROPRIATE.

NOTWITHSTANDING THE FACT THAT NO BOUNDARY FENCE IS
SHOWN ON THE APPROVED DRAWINGS, I WOULD SUGGEST
THAT A FENCE OF THE SCALE REQUIRED BY THE
PLANNING CONDITION WOULD BE INAPPROPRIATE IN TERMS
OF MASS, HEIGHT AND EFFECT ON DAYLIGHTING
REFERENCED ABOVE. PLANT GROWTH ON EITHER SIDE OF
SUCH A FENCE WOULD BE ADVERSELY AFFECTED. THE
SCALE OF THIS FENCE WOULD BE COMPLETELY
DISPROPORTIONATE TO ANY OTHER FENCE IN THE WIDER
NEIGHBOURHOOD AND IS MORE AKIN TO THAT WHICH WOULD
BE SEEN IN AN INDUSTRIAL ESTATE, NOT A
RESIDENTIAL COMMUNITY. AT THE REQUIRED SCALE, IT
WOULD NEED TO BE DESIGNED BY A STRUCTURAL

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ENGINEER TO AVOID COLLAPSE DURING PERIODS OF HIGH WIND. THIS I WOULD SUGGEST IS IN DIRECT CONTRAVENTION OF THIS SECTION OF THE LOCAL PLAN.

2. IN REPORT OF HANDLING SECTION 6. APPRAISAL IT IS STATED "THE APPLICANT PROPOSES A 2.4m HIGH FENCE ON THE NORTHERN BOUNDARY WITH 146 DUMBUCK ROAD ... AND THIS ARRANGEMENT HAS BEEN SOUGHT IN THE REPRESENTATION." DURING THE VISIT TO MY SITE IN SEPTEMBER 2019 THE CASE OFFICER, MS. FANE TENNANT, BROACHED THE POSSIBILITY OF INTRODUCING THE FENCE REFERRED TO ABOVE. DURING THIS DISCUSSION, I ADAMANTLY REFUSED THIS SUGGESTION, AND LEFT MS. TENNANT IN NO DOUBT OF MY POSITION IN THIS REGARD. HER REPORT OF HANDLING IS THEREFORE A MISREPRESENTATION OF OUR DISCUSSION. IT HAS NEVER BEEN MY INTENTION TO ERECT A FENCE AS SUGGESTED. AGAIN, THERE IS NO FENCE SHOWN ON THE PLANNING APPLICATION DRAWINGS.



REPORT OF HANDLING BY APPOINTED OFFICER
AND DECISION NOTICE

DC19/145

WEST DUNBARTONSHIRE COUNCIL

REPORT OF HANDLING (Delegated)

APP NO: DC19/145

CASE OFFICER: Ms Jane Tennant

ADDRESS/SITE: 148 Dumbuck Road, Dumbarton, G82 3LZ

PROPOSAL: Erection of single storey extension

1 Site Description/Development Details

This application seeks permission for the erection of a single storey extension to a two storey end of terrace dwelling in Dumbarton. The site is located in an established residential area of post-war housing on the corner of Dumbuck Road and White Avenue and to the west of the A82 Stirling Road.

The proposed pitched roof extension would measure 4.5 by 4m in footprint, it would project out from the side elevation slightly and there would be a window facing down the garden path towards the front of the house (east). The southern and western elevations would have no windows, however there would be rooflights on the south facing roof plane. Patio doors are proposed on the north elevation. The material finishes are not noted. The proposed extension would provide an additional living room.

2.Consultations

None.

3.Application Publicity

N/A

4.Representations

Two representations have been received and can be summarised as follows.

- Privacy concerns with location of bifolding doors
- Requirement for fencing along northern boundary to safeguard privacy of neighbouring property
- Proposal may result in increased on street parking thereby exacerbating existing situation with regards on street parking

5. Relevant Policy

West Dunbartonshire Local Plan 2010

GD1 – Development Control

H5 _ Development within Existing Residential Areas

West Dunbartonshire Local Development Plan (LDP1) Proposed Plan

BC4 _ Existing Neighbourhoods

West Dunbartonshire Local Development Plan (LDP1) Proposed Plan

On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.

West Dunbartonshire Local Development Plan 2

Policy H4 - Residential Amenity

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

On 19th September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.

6. Appraisal

The applicant proposes a 2.4m high fence on the northern boundary with no.146 Dumbuck Road which would ensure there is no overlooking or privacy issues with the adjoining property which was raised as a concern in representations. While this is higher than that of a standard screen fence (typically 1.8/2m high) this would ensure there is not the ability to overlook from the extension to the neighbouring garden and rear windows and would safeguard privacy and this arrangement has been sought in the representation.

With regards to the other representation; the proposal will not result in an increase in bedrooms and so parking is not considered in this assessment.

Two conditions are recommended. One will ensure that the 2.4m fence is implemented and maintained. The other will ensure that the material finishes of the extension match the host dwelling in the interests of visual amenity.

The proposal complies with the relevant policies of the Adopted and Proposed Plans. The design is acceptable and there would be no adverse impact on residential amenity. Adequate garden ground would remain. It is recommended that planning permission be approved.

7. Added Value

None.

8. Recommendation

Grant planning permission

9. Conditions

1. The external materials to be used in carrying out the development hereby permitted shall match in colour, form and texture, and shall otherwise harmonise with the existing building at the date of the application.

REASON: To ensure a satisfactory standard of appearance of the development in keeping with the existing building.

2. A 2.4 metre high, when measured from ground level, close boarded timber screen fence shall be erected along the extent of the northern boundary to the application site as illustrated on plan no. PL002A and shall be retained in perpetuity.

REASON: To safeguard neighbouring amenity.

FOR NOTING ***Informatives***

01. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.

02. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice: a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing); b) A Notice of Completion of Development as soon as practicable once the development has been completed

03. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.

04. The plans referred to as part of this decision are

- ***Location Plan and Existing Plans PL 001 Rev A***
- ***Proposed Plans PL 002 Rev A***

Grant of Planning Permission

WEST DUNBARTONSHIRE COUNCIL
TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (SCOTLAND) REGULATIONS

Proposal **Erection of single storey rear extension**

Site 148 Dumbuck Road
Dumbarton
G82 3LZ

Applicant Mr Martyn Kennedy

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: GRANT PLANNING PERMISSION SUBJECT TO THE CONDITIONS AND REASONS CONTAINED IN THE ACCOMPANYING PAPER(S) APART.

NOTE: *IT SHOULD BE UNDERSTOOD THAT THIS PERMISSION DOES NOT CARRY WITH IT ANY NECESSARY CONSENT OR APPROVAL TO THE PROPOSED DEVELOPMENT UNDER ANY OTHER STATUTORY ENACTMENTS.*

DATED THIS: 6th day of March 2020

STRATEGIC LEAD, REGULATORY
16 CHURCH STREET,
DUMBARTON G82 1QL

SIGNED
for WEST DUNBARTONSHIRE COUNCIL

Reason for Decision

1. The proposal complies with the relevant provisions of the West Dunbartonshire Adopted Local Plan 2010, the West Dunbartonshire Proposed Local Development Plan (LDP1)(2016) and the West Dunbartonshire Proposed Local Development Plan (LDP2)(2019) and there are no other material considerations that indicate otherwise. This is determined following an assessment which has had regard to the provisions of the development plans, so far as material to the application, and to any other material considerations.

Conditions

1. The external materials to be used in carrying out the development hereby permitted shall match in colour, form and texture, and shall otherwise harmonise with the existing building at the date of the application.
2. A 2.4 metre high, when measured from ground level, close boarded timber screen fence shall be erected along the extent of the northern boundary to the application site as illustrated on plan no. PL002A and shall be retained in perpetuity.

Reasons

1. To ensure a satisfactory standard of appearance of the development in keeping with the existing building.
2. To safeguard neighbouring amenity.

FOR NOTING

Informatives

01. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.
02. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in

writing upon the forms specified for the purpose and attached to this decision notice:

- a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
 - b) A Notice of Completion of Development as soon as practicable once the development has been completed
03. A grant of planning permission does not authorise works under the Building (Scotland) Acts. A separate Building Warrant may be required.
04. The plans referred to as part of this decision are Location Plan and Existing Plans PL 001 Rev A
Proposed Plans PL 002 Rev A

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
PLANNING ETC. (SCOTLAND) ACT 2006

RIGHTS OF AGGRIEVED APPLICANTS (DELEGATED DECISIONS)

1. If this decision involves a refusal of planning permission or the granting of permission subject to conditions, and if the applicant is aggrieved by this decision, they may seek a review of this decision with the Local Review Body within 3 months of the date of this notice.

Notice of Review forms and guidance can be obtained and submitted to us from the Scottish Government [ePlanning portal](#)

The review may be submitted in writing to:

**West Dunbartonshire Council
Planning Local Review Body
16 Church Street
Dumbarton G82 1QL
01389 737930**

2. If permission to develop is refused or granted subject to conditions (whether by the Planning Authority or the Scottish Ministers), and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.

PLANNING APPLICATION FORM, PLANS
AND SUPPORTING INFORMATION

DC19/145

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (SCOTLAND) ACT 1997
The Town and Country Planning (Development Management Procedure) (SCOTLAND) REGULATIONS 2013

Please refer to the accompanying Guidance Notes when completing this application

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	
Forename	MARTYN	Forename	
Surname	KENNEDY	Surname	
Company Name		Company Name	
Building No./Name	148	Building No./Name	
Address Line 1	DUMBUCK ROAD	Address Line 1	
Address Line 2		Address Line 2	
Town/City	DUMBARTON	Town/City	
Postcode	G82 3LZ	Postcode	
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	

3. Address or Location of Proposed Development (please include postcode)
148 DUMBUCK ROAD, DUMBARTON G82 3LZ

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

4. Describe the Proposed Works
Please describe accurately the work proposed: PROPOSED SINGLE-STORY REAR EXTENSION AND INTERNAL ALTERATIONS TO EXISTING HOUSE.

Have the works already been started or completed Yes ☐ No ☒

If yes, please state date of completion, or if not completed, the start date:

Date started: Date completed:

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PASS TO
REF NO

If yes, please explain why work has already taken place in advance of making this application.

5. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal? Yes ☐ No ☒

If yes, please provide details about the advice below:

In what format was the advice given? Meeting ☐ Telephone call ☐ Letter ☐ Email ☐

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes ☐ No ☐

Please provide a description of the advice you were given and who you received the advice from:

Name: Date: Ref No.:

6. Trees

Are there any trees on or adjacent to the application site? Yes ☐ No ☒

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

7. Changes to Vehicle Access and Parking

Are you proposing a new altered vehicle access to or from a public road? Yes ☐ No ☒

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access? Yes ☐ No ☒

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangement for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently Exist on the application site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total of existing and any new spaces or reduced number of spaces)

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

8. Planning Service Employee/Elected Member Interest

Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes ☐ No ☒

Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes ☐ No ☒

If you have answered yes please provide details:

DECLARATION

I, the applicant / agent certify that this is an application for planning permission and that accompanying plans/drawings and additional information are provided as part of this application. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed ☒

I, the applicant/agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes ☐ No ☐ N/A ☒

Signature:

Name:

MARTYN KENNEDY

Date:

15/2/19

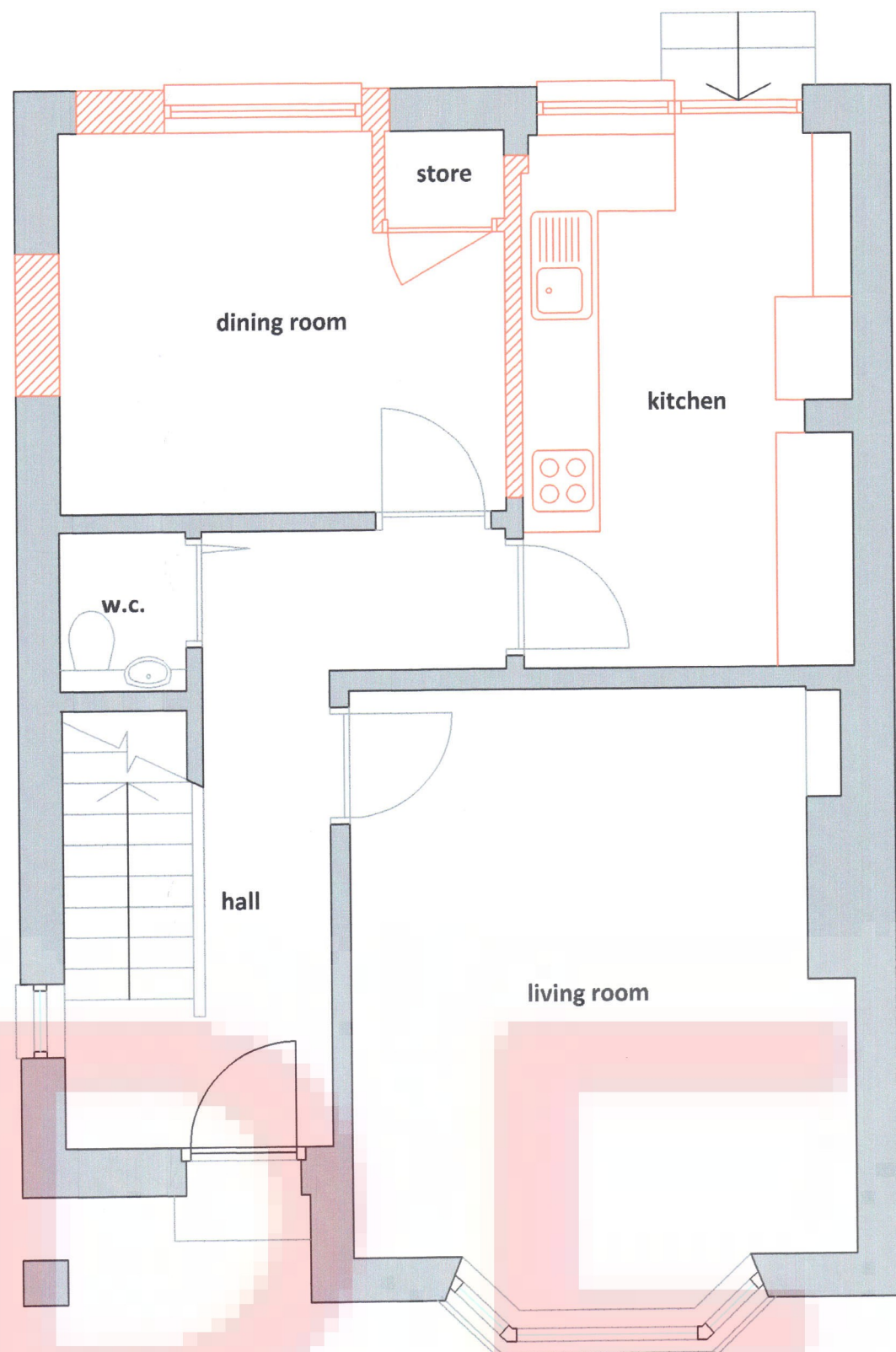
Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.

PLANNING

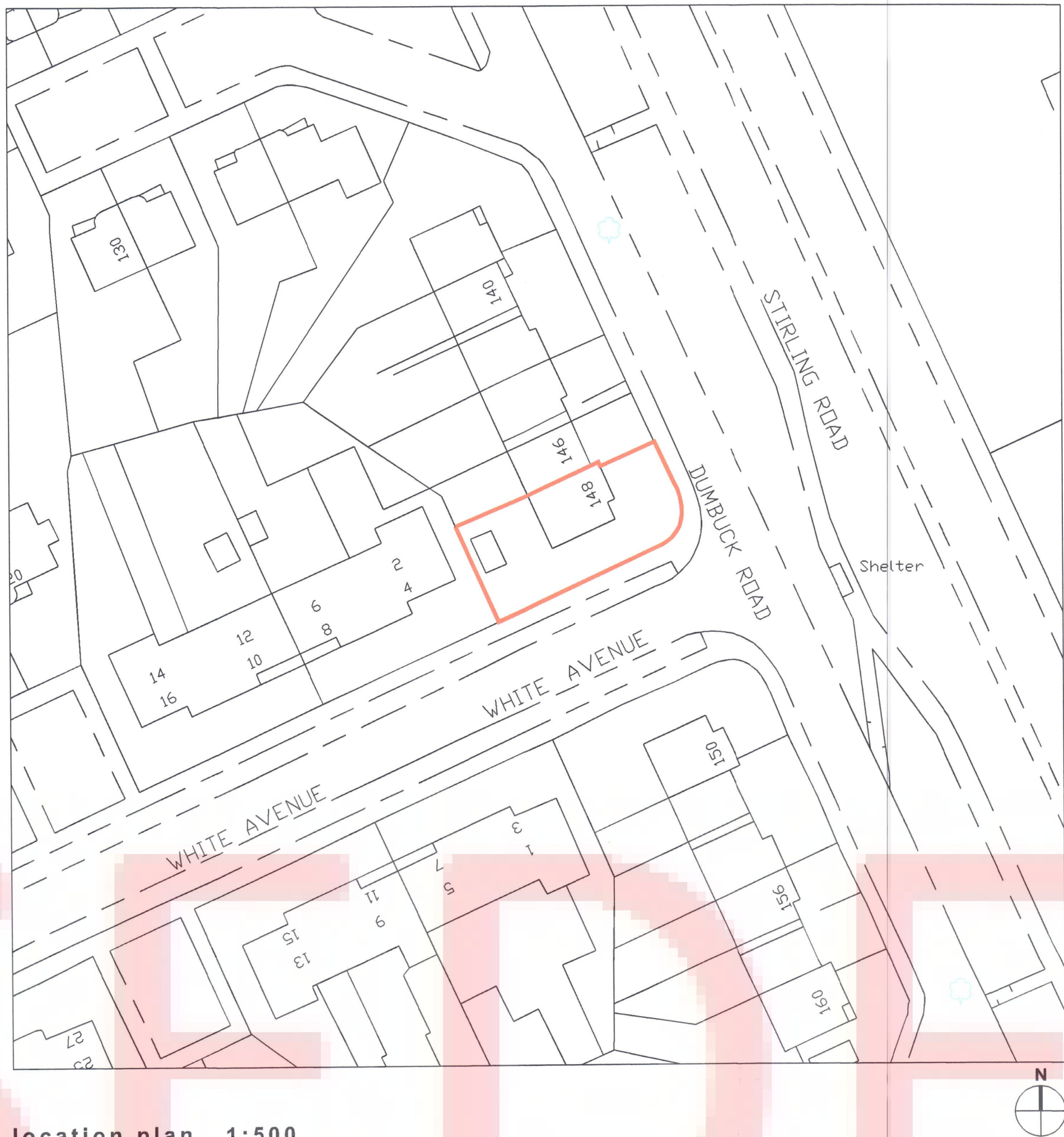
revision A:
revision B:
revision C:



existing site plan 1:100



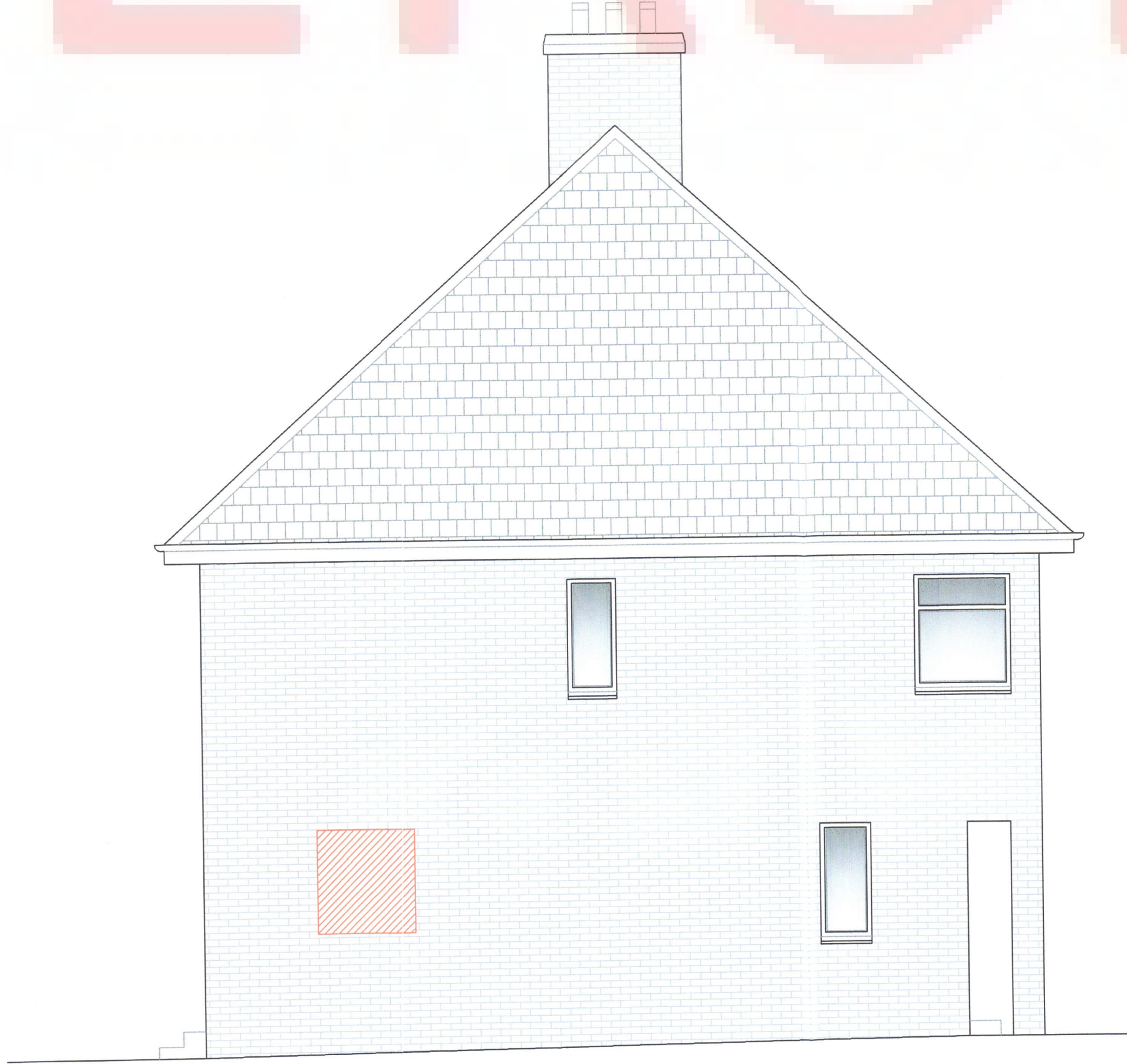
existing ground floor plan 1:50



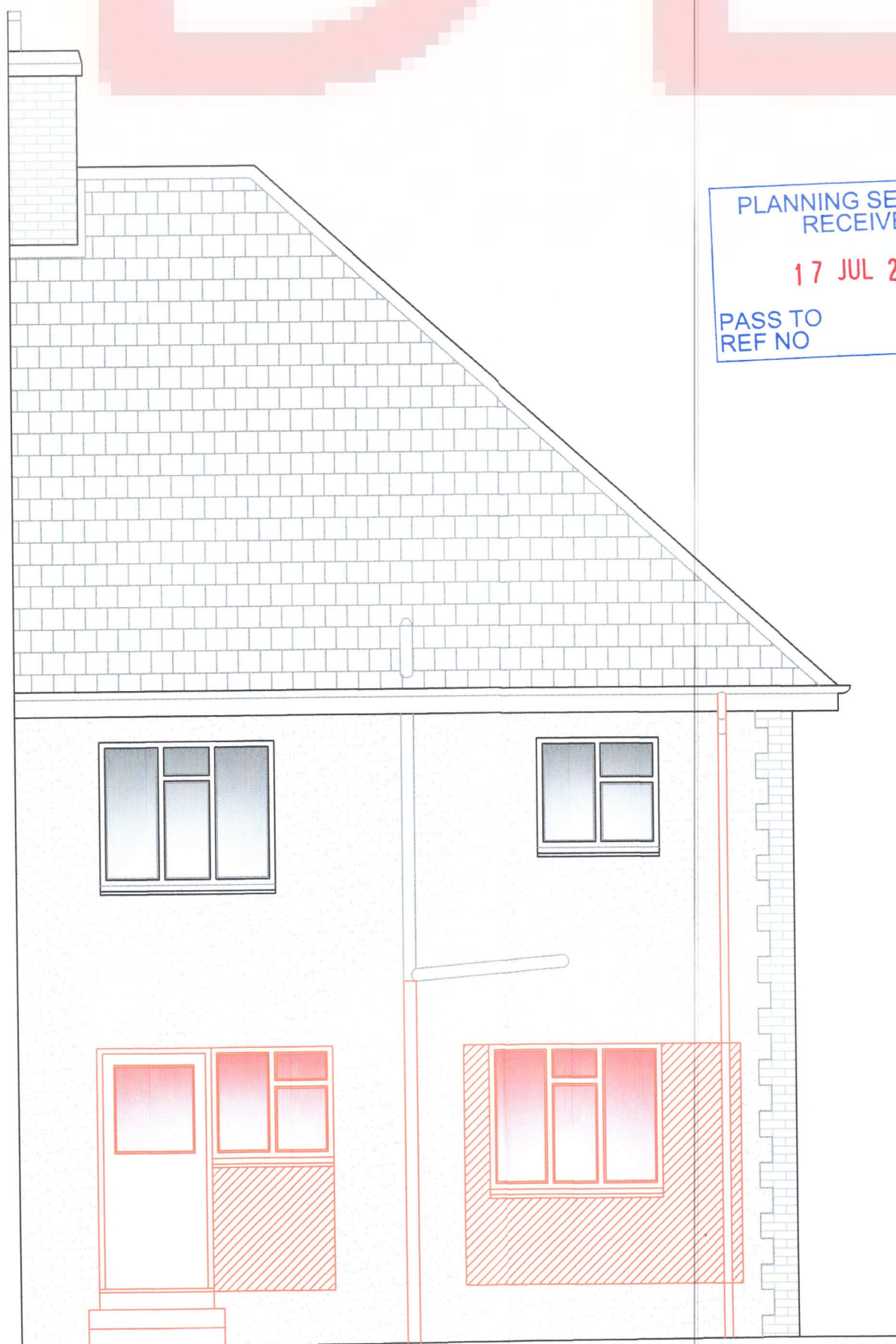
location plan 1:500



existing front elevation 1:50



existing side elevation 1:50



existing rear elevation 1:50

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REF NO

application site boundary

dontakings

client:
**Mr. & Mrs. M Kennedy,
148 Dumbuck Road,
Dumbarton,
G82 3LZ**

project:
**Proposed single-storey rear
extension and internal alterations
to existing house.**

job number:
2019-008

drawings:
Existing ground floor plan 1:50
Existing front elevation 1:50
Existing side elevation 1:50
Existing rear elevation 1:50
Site plan 1:100
Location plan 1:500
Existing photographs

drawing number:
PL 001

scale:
as shown @ A1

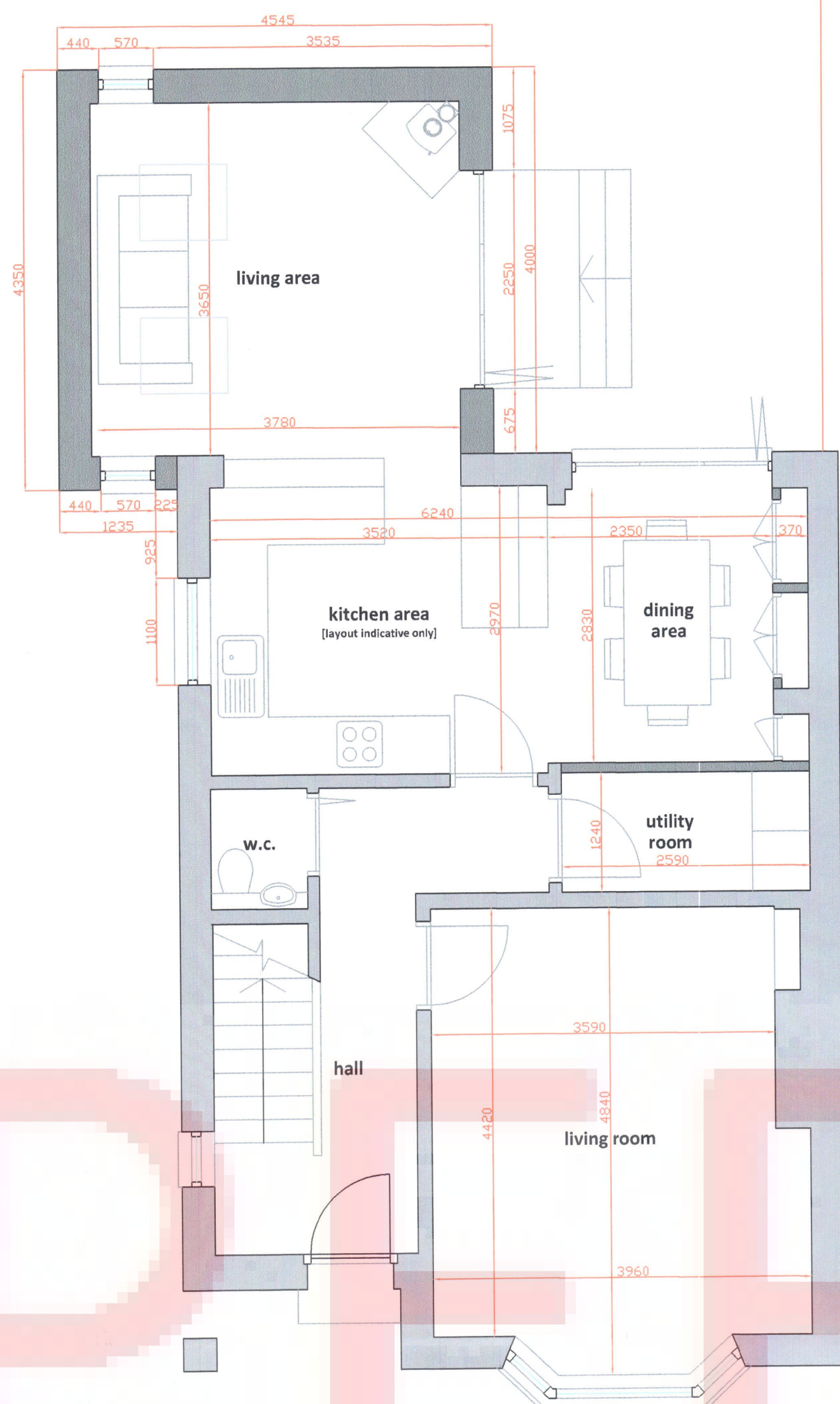
date:
June 2019

PLANNING

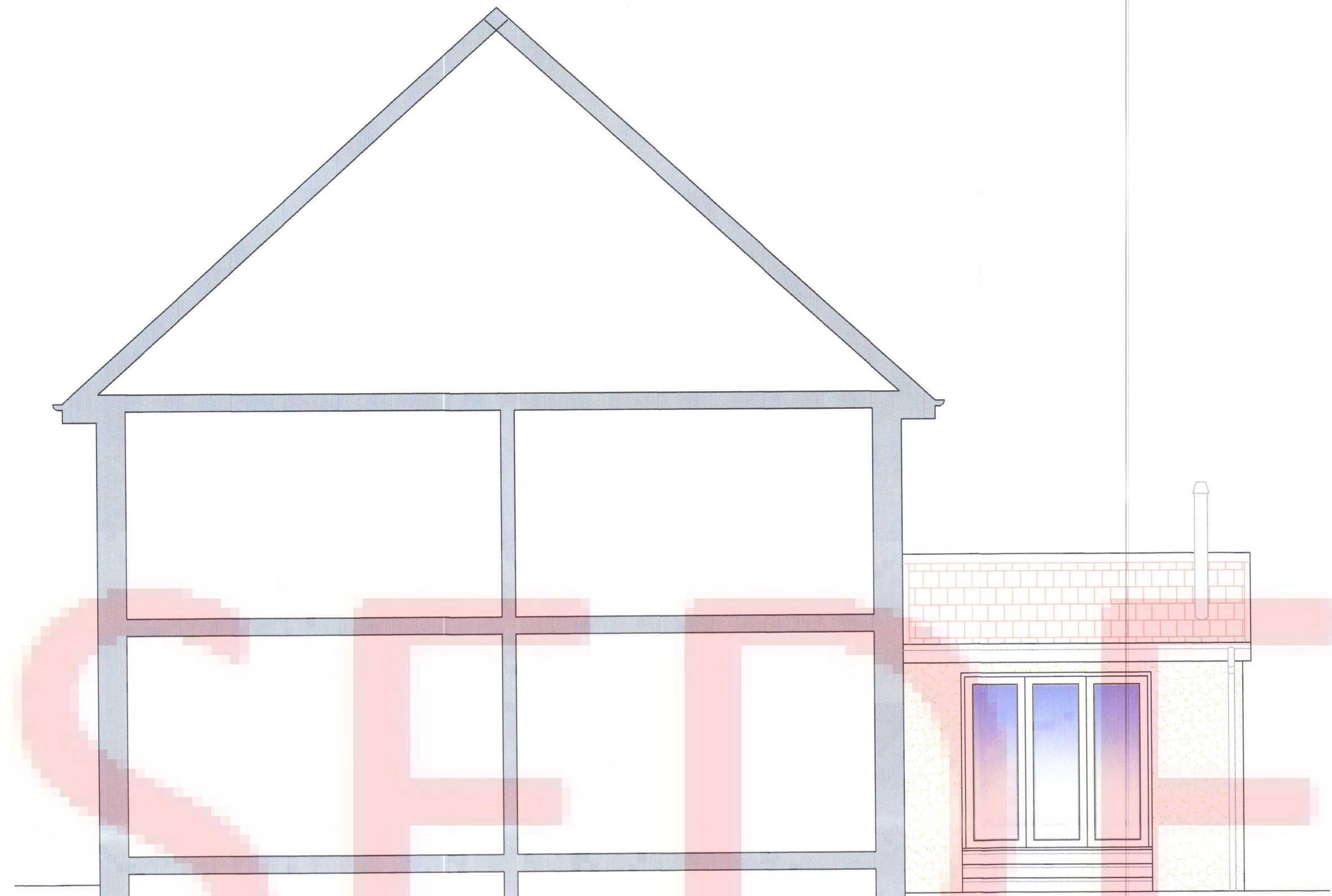
revision A:
revision B:
revision C:



proposed site plan 1:100



proposed ground floor plan 1:50



proposed north-side elevation/section 1:50



proposed front elevation 1:50



proposed rear elevation 1:50



proposed south-side elevation 1:50

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REF NO

application site boundary



downtakings

client:
**Mr. & Mrs. M Kennedy,
148 Dumbuck Road,
Dumbarton,
G82 3LZ**

project:
**Proposed single-storey rear
extension and internal alterations
to existing house.**

job number:
2019-008

drawings:
Proposed ground floor plan 1:50
Proposed front elevation 1:50
Proposed side elevations 1:50
Proposed rear elevation 1:50
Proposed site plan 1:100

drawing number:
PL 002

scale:
as shown @ A1

date:
June 2019

From: [Jane Tennant](#)
To: [planningscanindex](#)
Subject: FW: DC19/145 Urgent!!!
Date: 07 October 2019 07:45:21
Attachments: [PL_001A.pdf](#)
[PL_002A.pdf](#)
[image005.png](#)
[image004.png](#)
[image002.png](#)
[image008.png](#)
[image007.png](#)
[image006.png](#)

Hi,

Could you index the attached plans to DC19/145 and redact please.

Kind regards,

Jane

From: Martyn Jones [mailto:]
Sent: 27 September 2019 09:59
To: Jane Tennant
Subject: Re: DC19/145 Urgent!!!

Morning Jane,

I'm contacting you on behalf of Mr Martyn Kennedy, applicant at the above address. Following your recent meeting with Mr. Kennedy, I attach revised drawings PL001A and PL002A, these drawings have now been amended as follows:

- existing chimney now omitted from main roof.
- proposed window to rear elevation of extension now omitted.
- New 2.4m high timber fence now proposed along rear boundary with no. 146 Dumbuck Road.

I trust these changes are acceptable to you and will allow the application to be granted.

Many thanks,

Martyn Jones

From: [Jane Tennant](#)
Sent: Friday, 6 September 2019 11:54
To: [REDACTED]

Dear Martyn,

I write to you with regards to the proposed extension at 148 Dumbuck Road.

The proposed extension in its current form is not acceptable as it raises concerns in terms of residential amenity. Residential amenity is a key planning consideration, overlooking and privacy form part of this. It is considered that the location of the window and patio doors should be moved elsewhere affording all residents privacy within their own homes and gardens, including your household.

In order to make it acceptable the fenestration requires to be amended (see image below). The patio doors require to be altered and placed to the rear, the smaller window to the rear should be omitted.



The patio doors should be situated between the blue lines (southern elevation) and the red lines demark solid walls. Placing the patio doors on the southern elevation would allow for more light into the house, alternatively the patio doors could be relocated to the eastern elevation.

I also observed that the chimneys have taken down when I was on my site visit the existing plans should reflect this.

Please revise the plans so that they are acceptable to the Planning Authority. We would request that they are submitted within two weeks of the date of this email, failure to do so would result in the proposed extension being refused.

Jane Tennant

Planning Officer

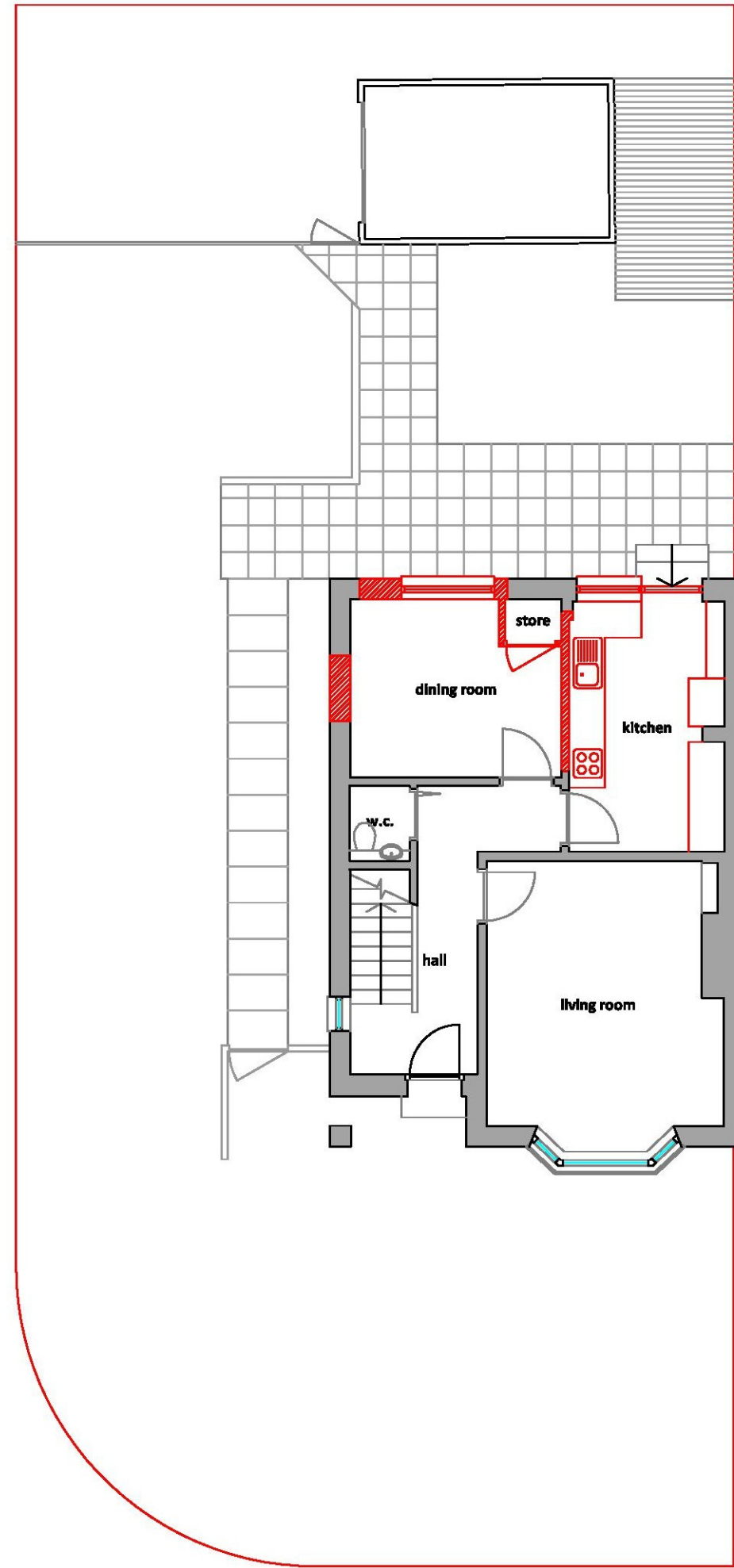
Development Management

Planning & Building Standards

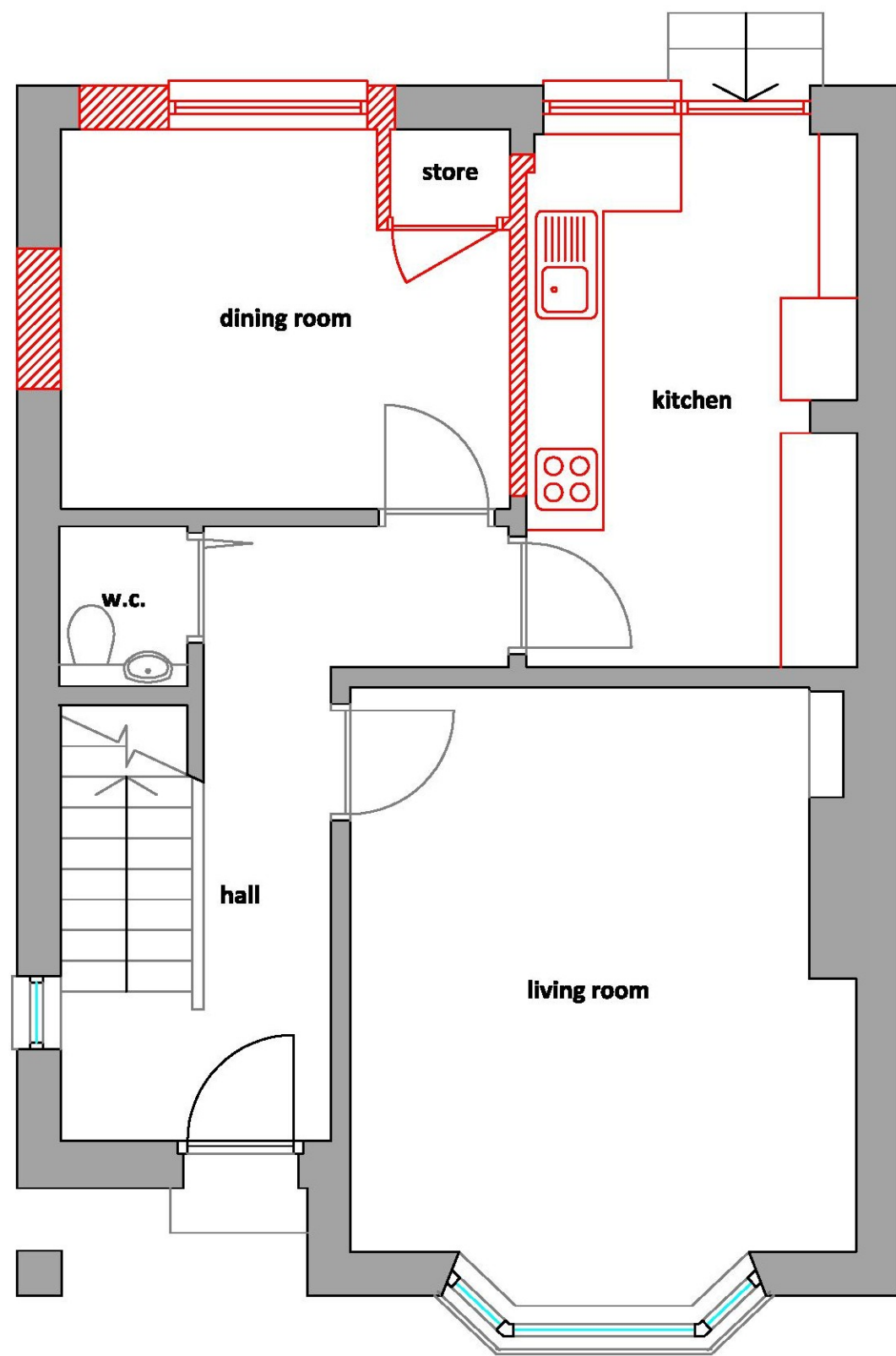
Tel : [REDACTED]



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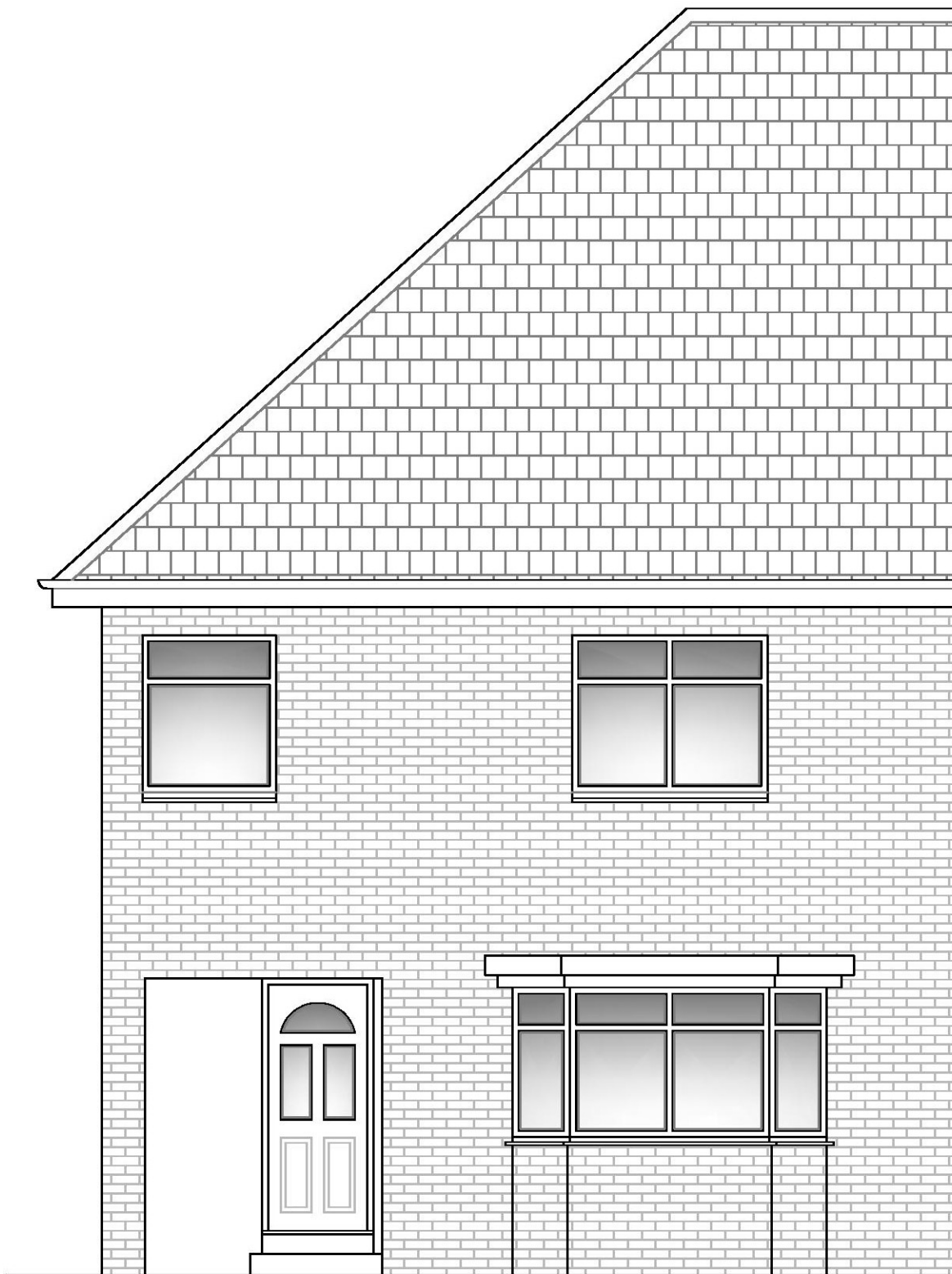
existing site plan 1:100



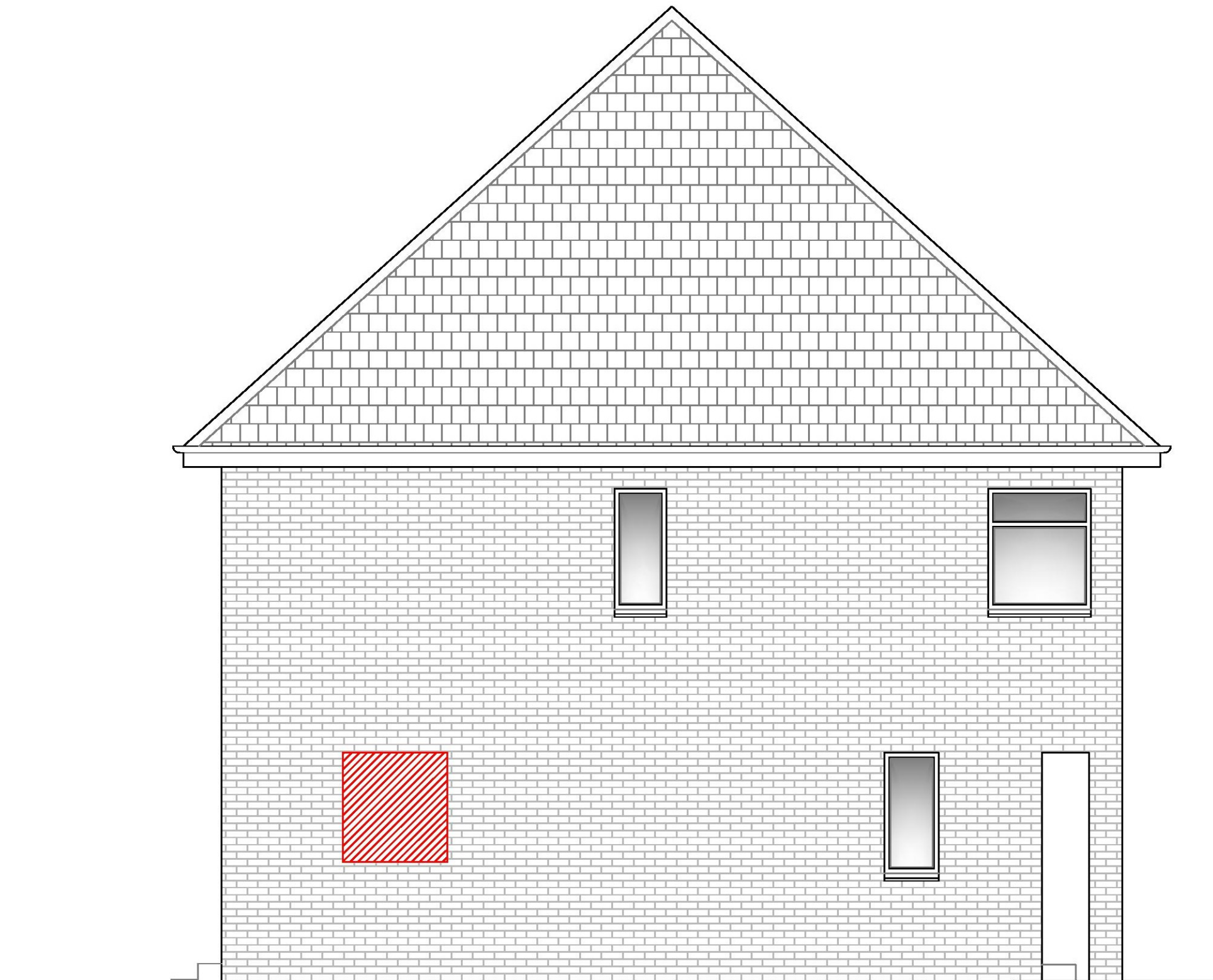
existing ground floor plan 1:50



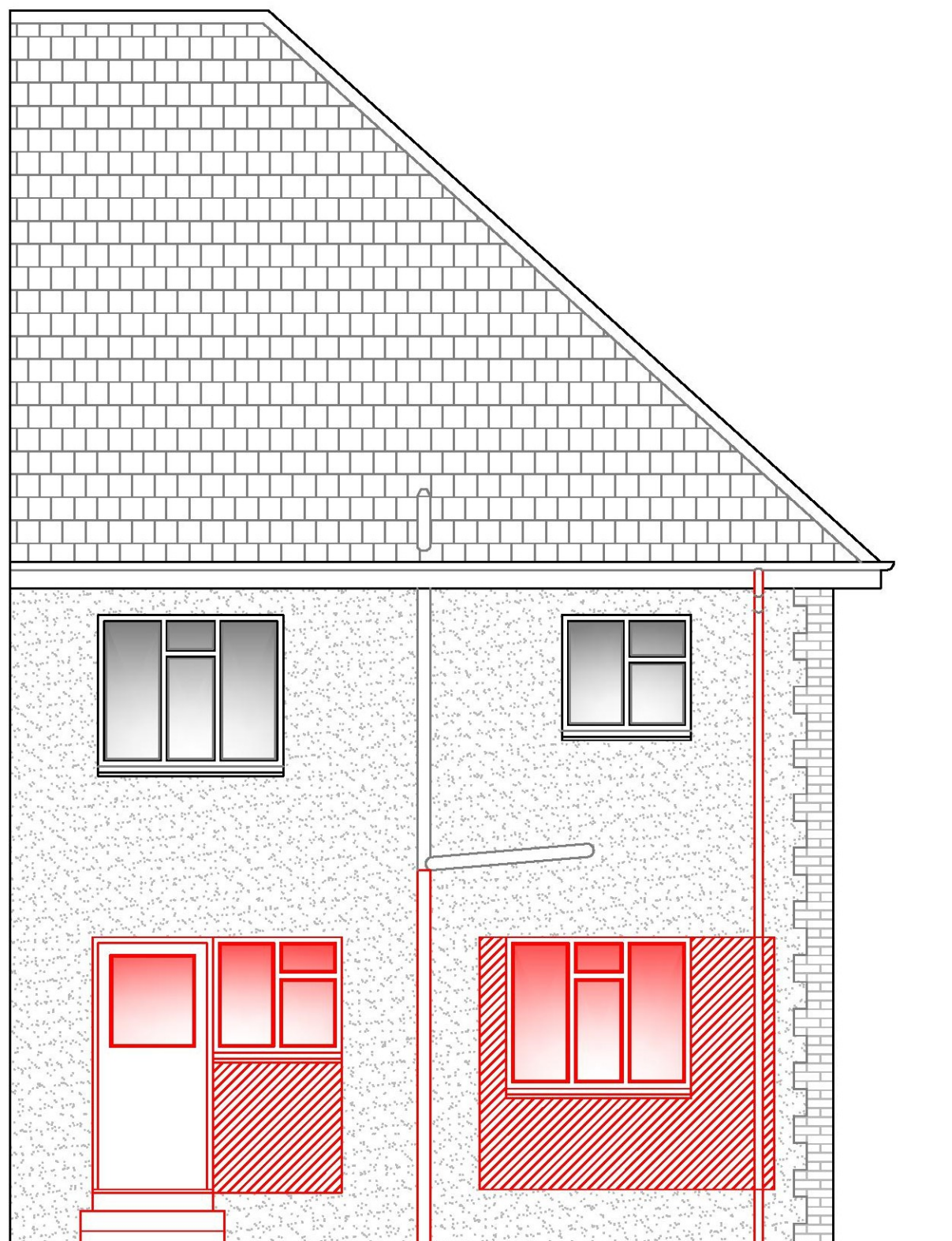
location plan 1:500



existing front elevation 1:50



existing side elevation 1:50



existing rear elevation 1:50

PLANNING

revision A: 21.08.2019:
existing chimney omitted from elevations.

revision B:

revision C:

application site boundary

downtakings

AMENDED

client:
Mr. & Mrs. M Kennedy,
148 Dumbuck Road,
Dumbarton,
G82 3LZ

project:
Proposed single-storey rear
extension and internal alterations
to existing house.

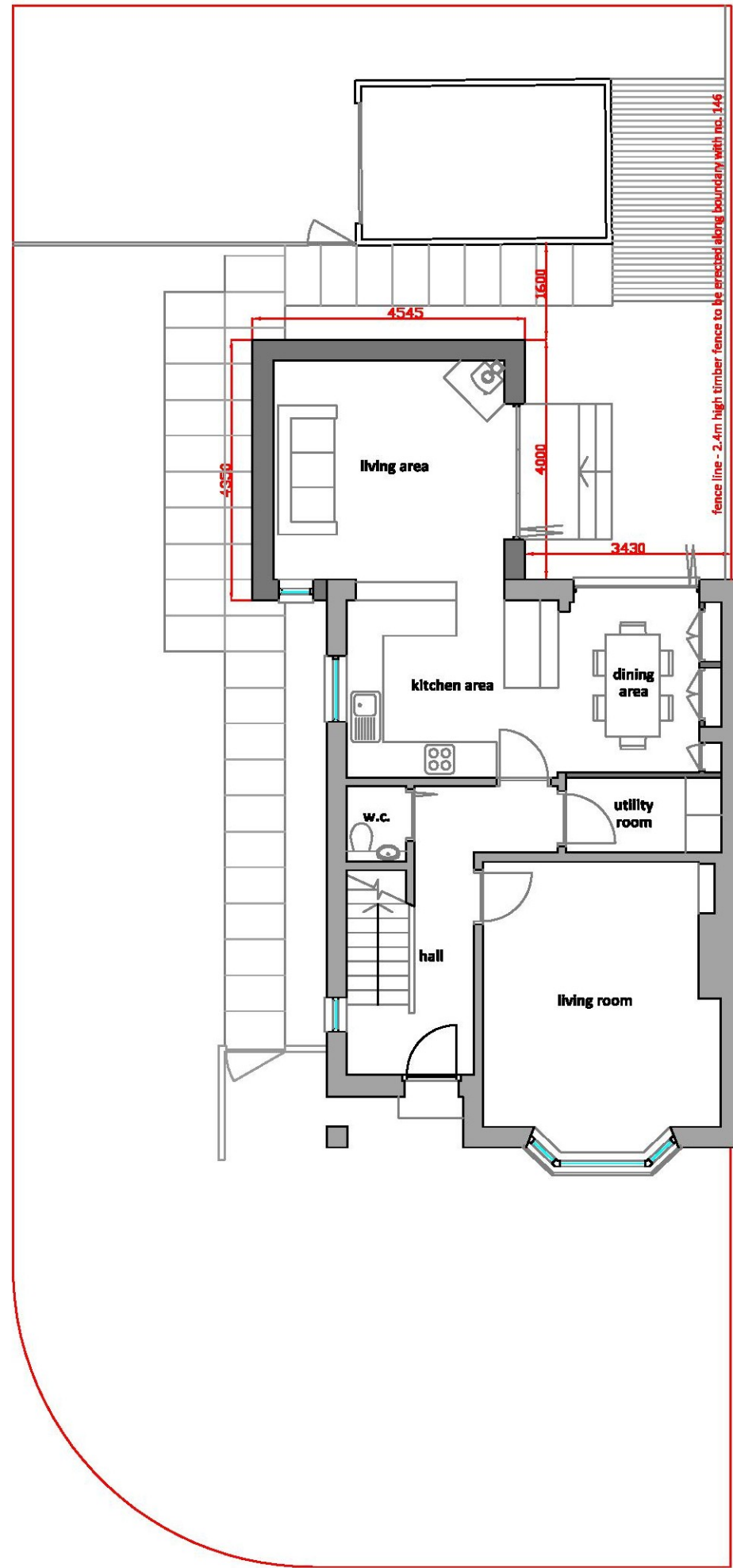
job number:
2019-008

drawings:
Existing ground floor plan 1:50
Existing front elevation 1:50
Existing side elevation 1:50
Existing rear elevation 1:50
Site plan 1:100
Location plan 1:500
Existing photographs

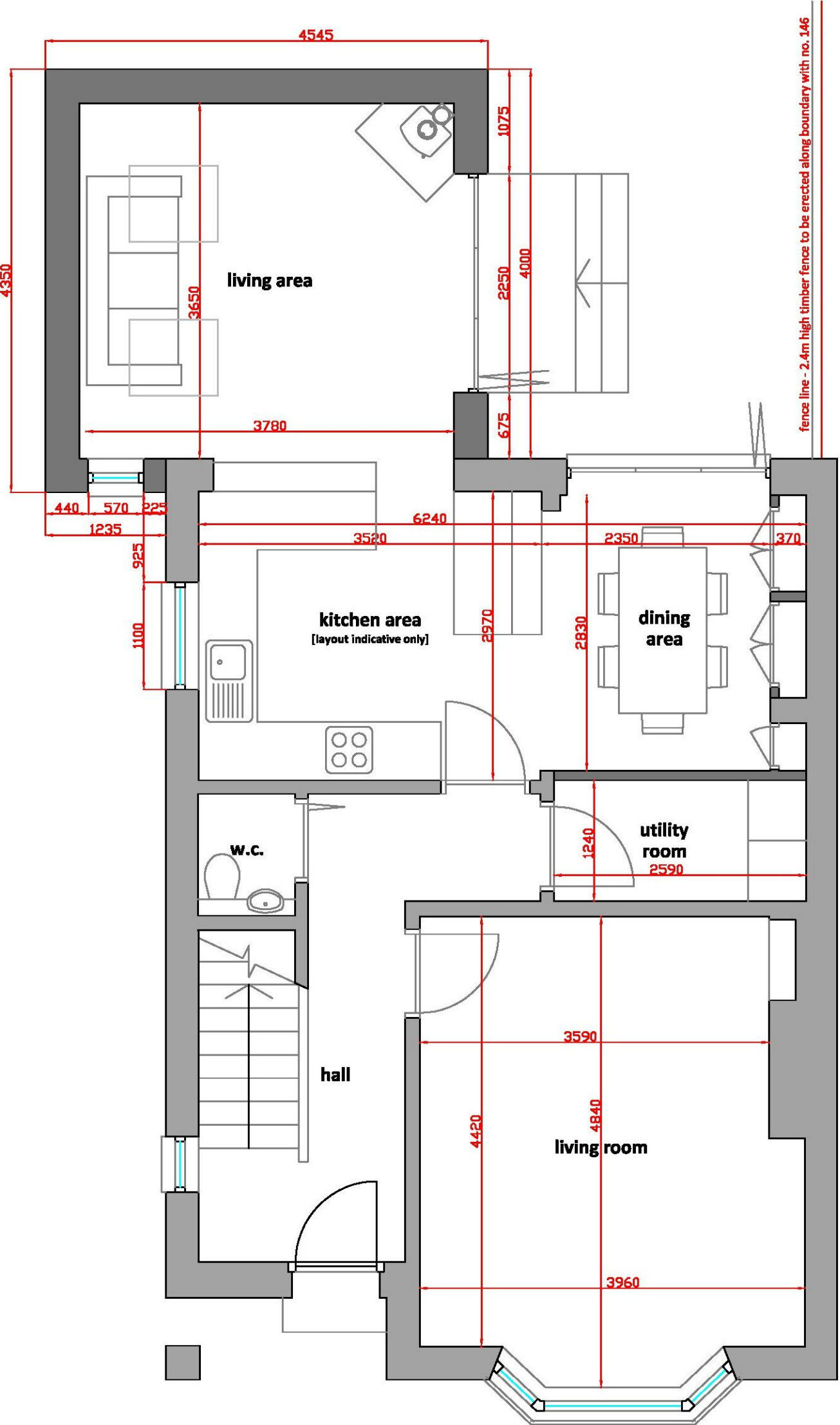
drawing number:
PL 001A

scale:
as shown @ A1

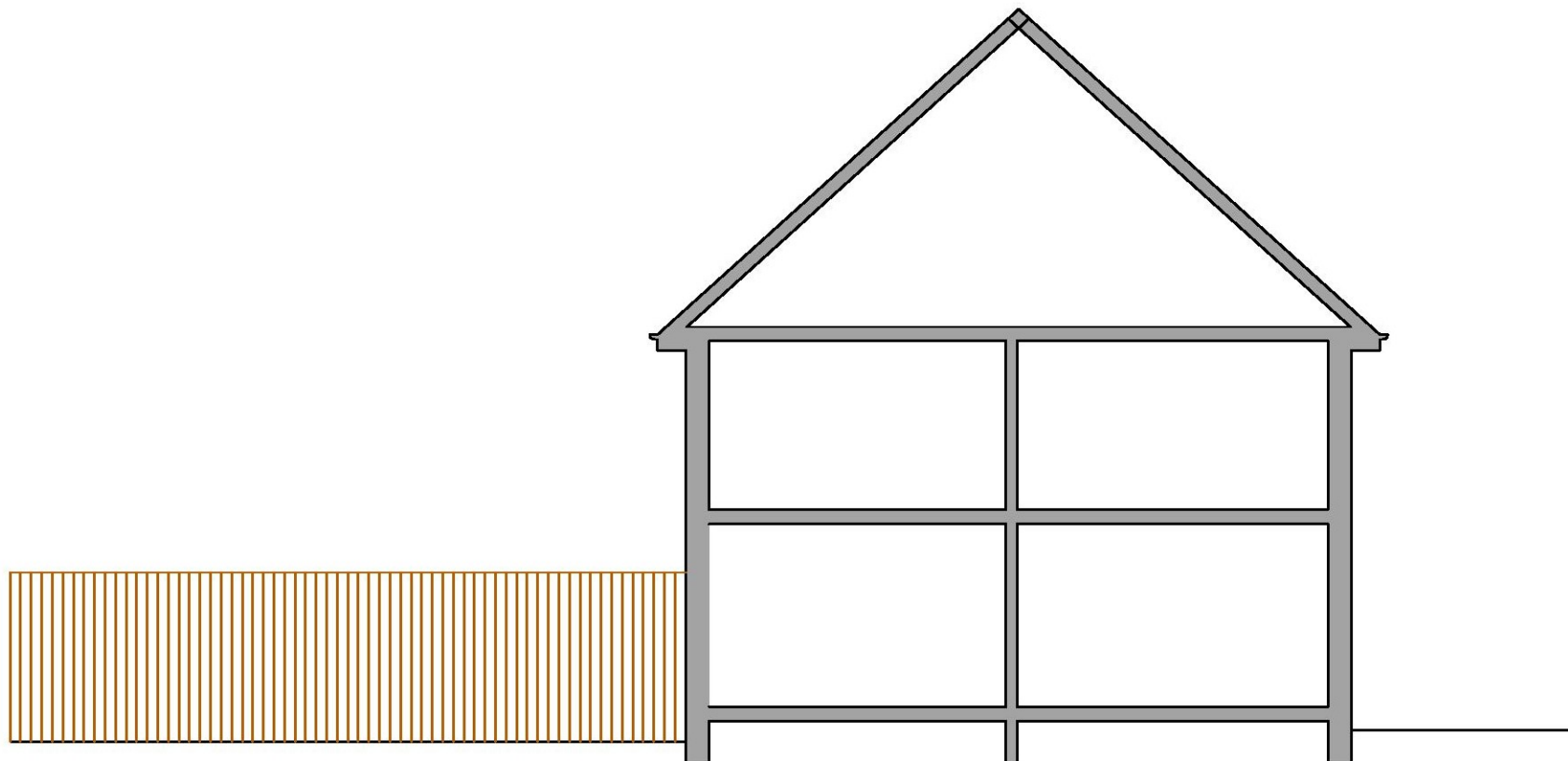
date:
June 2019



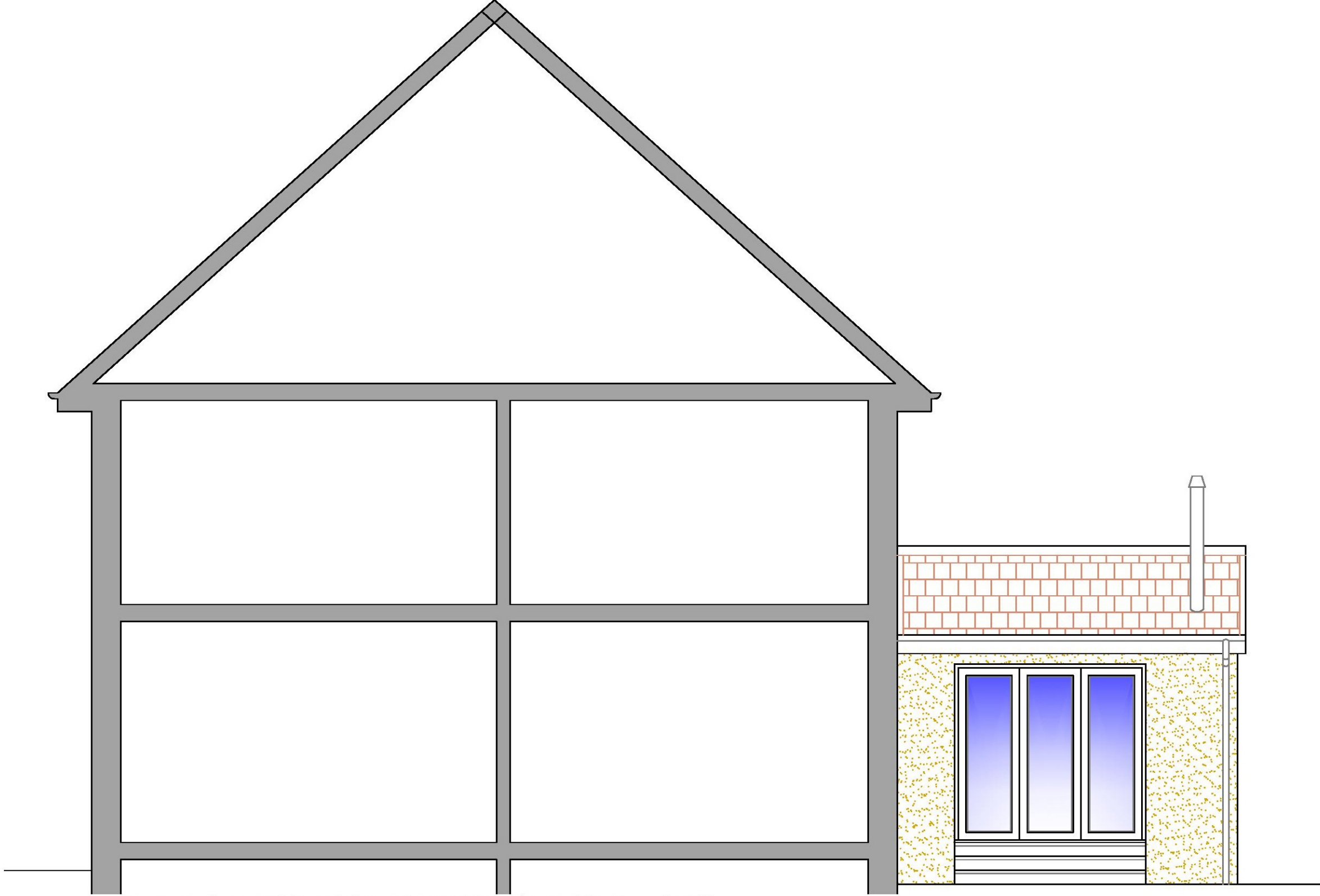
proposed site plan 1:100



proposed ground floor plan 1:50



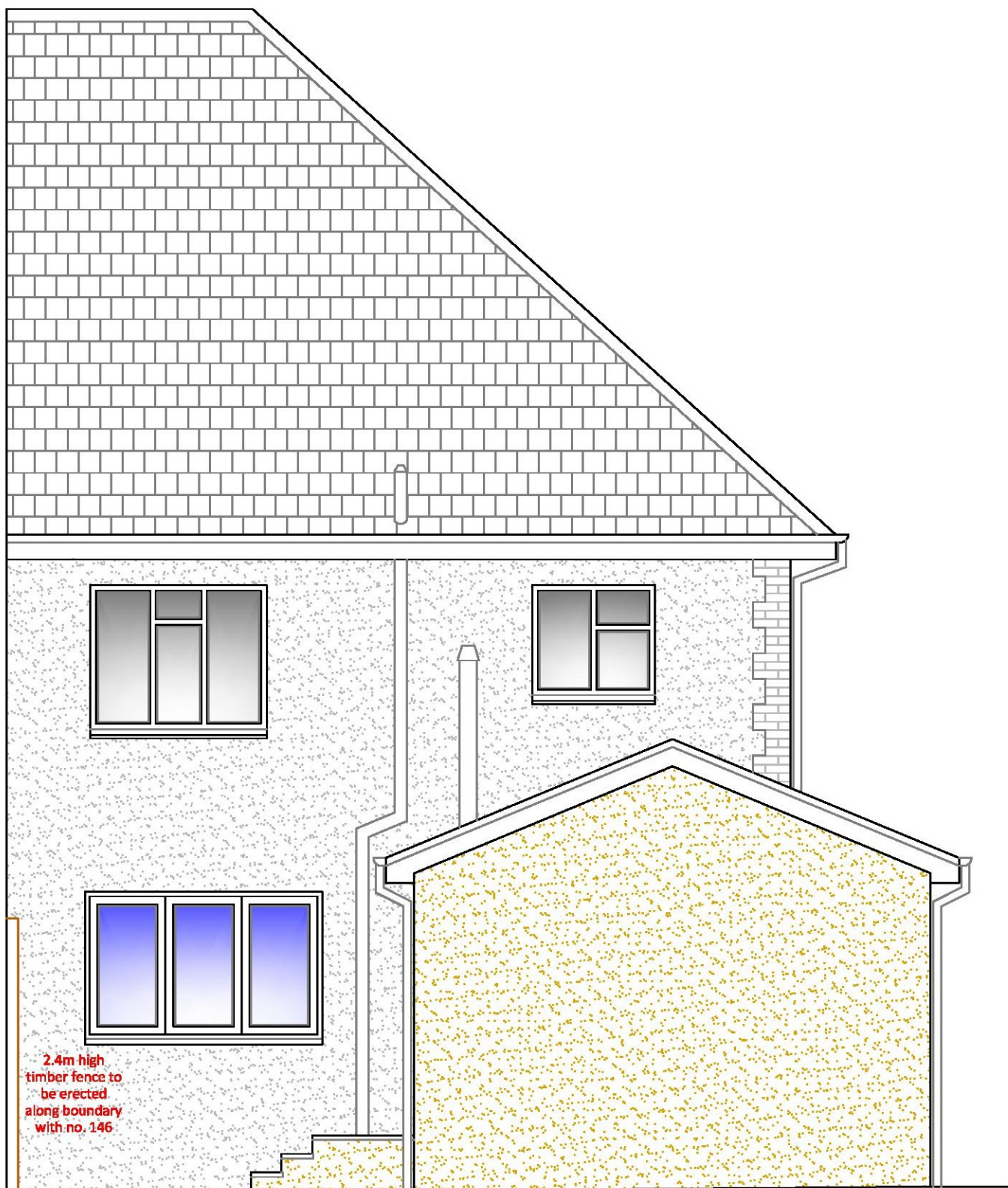
proposed elevation showing fence along boundary with no. 146 1:100



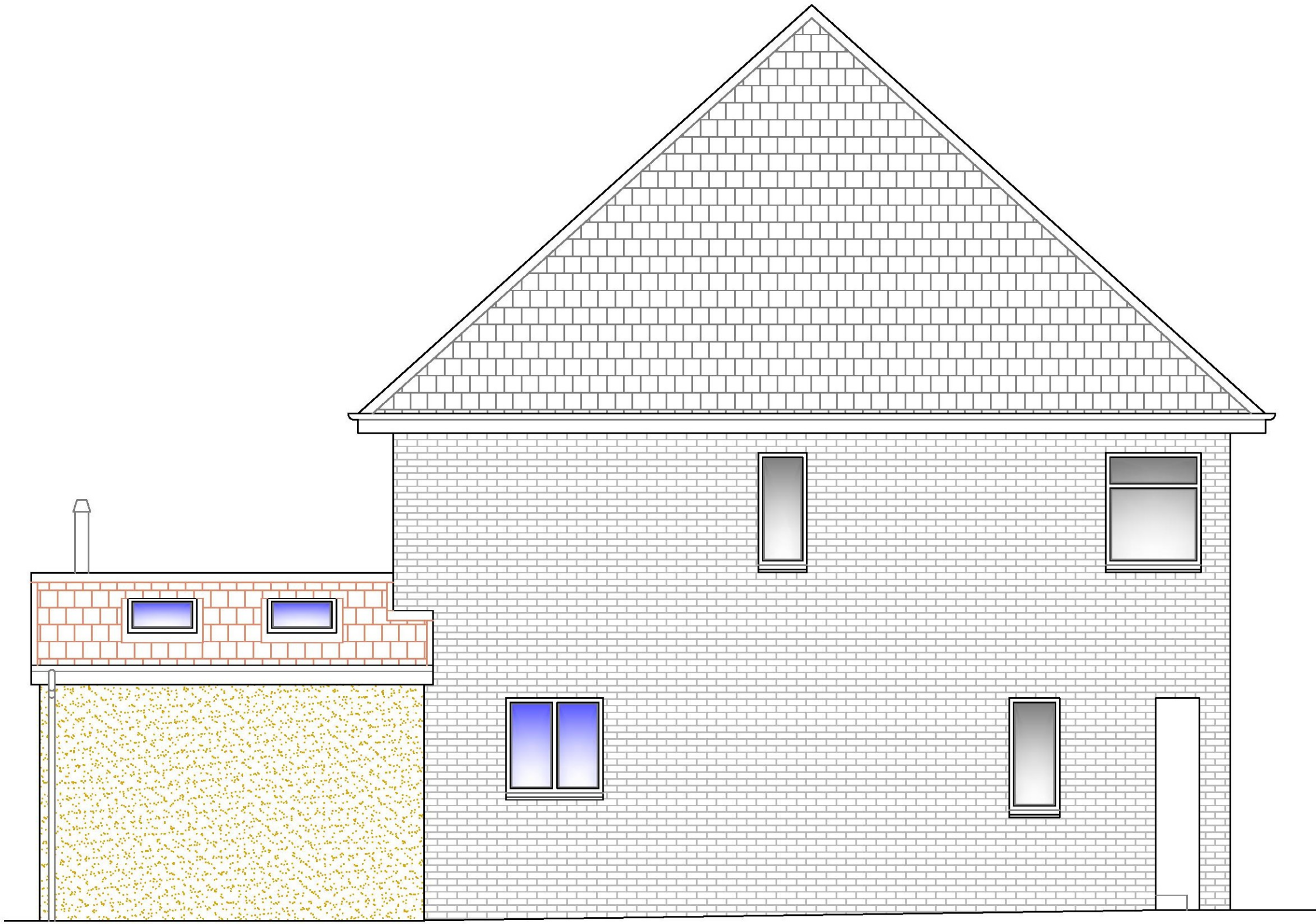
proposed north-side elevation/section 1:50



proposed front elevation 1:50



proposed rear elevation 1:50



proposed south-side elevation 1:50

PLANNING

revision A: 21.09.2019: existing chimney omitted from elevations, window removed from rear elevation of extension, 2.4m high timber fence now proposed along boundary to rear garden of no. 146.	
revision B:	
revision C:	
application site boundary	
downtakings	
AMENDED	
client:	Mr. & Mrs. M Kennedy, 148 Dumbuck Road, Dumbarton, G82 3LZ
project:	Proposed single-storey rear extension and internal alterations to existing house.
job number:	2019-008
drawings:	Proposed ground floor plan 1:50 Proposed front elevation 1:50 Proposed side elevations 1:50 Proposed rear elevation 1:50 Proposed site plan 1:100 Proposed fence elevation 1:100
drawing number:	PL 002A
scale:	as shown @ A1
date:	June 2019

OBJECTIONS TO PLANNING APPLICATION

DC19/145

26/8/19.



Miss. M. CUTHENDEN
4 WHITE AVE
SILVERTON
Q82 2SH.

Dear Sir / Madam,

I am writing about a letter I received about a proposed extension at 148 Dumbuck RD - DC 19/145. I would like to know the dimensions of this build. How far from the back of the building out. Length size, how many metres away from their garage and from my boundary.

Also I would like to bring up the issue of traffic. I speak on behalf of all the neighbours that this will effect as we have issue's with this neighbour when it comes to parking in our street of White Ave.

We have barely enough parking as it is for the residents and have dealt with the council and Sackie Gaillie on this issue.

We know that this neighbour will ensure that all work vehicles will take up space in our street.

So all we ask as residents that common courtesy is observed and that they can park at front of house, in his driveway or even across the back of driveway.

We understand there might be situations where this might not be possible but to try to observe the issue we have with parking in the street for the residents when they have full use of a driveway. Look forward to hearing back from you

Yours Sincerely

RE: DC19/145

PLANNING SERVICES
RECEIVED

09 SEP 2019

MRS LINDA WALKER

146, DUMBUCK ROAD

DUMBARTON.

G82 3LZ

For the attention of
Jane Tennant

PASS TO
REF NO

Date: 09.09.2019

Home Telephone: [REDACTED]

Mobile [REDACTED]

email [REDACTED]

Regarding planning application ref DC19/145 for single storey rear extension @ 148, DUMBUCK ROAD.

Dear Sir/Madam,

Regarding my neighbour Mr Martyn Kennedy's application of his extension, I hereby object to the placement of the bifolding doors/windows, facing onto my property. I feel this would be an invasion of my privacy. I have been informed by Mr. Kennedy, that he intends to remove the rear boundary fence, between both properties.

The fence is a 6 foot wooden fence, which was erected approximately 10 years ago. He has also informed me, that he has no intentions of replacing the fence. Therefore, the placement of the bifolding doors/windows in the proposed plans, I feel would have to be relocated to another wall/part of extension.

[REDACTED]

[REDACTED]

Also, if fence was damaged ie: by weather or age, then I feel it would be Mr. Kennedy's liability for any repairs / replacement of same or similar sized wooden fence, as Mr. Kennedy did remove the hedge that was between gardens, before he erected the fence, without my knowledge.

Yours sincerely,

[REDACTED]

RELEVANT LOCAL PLAN,
LOCAL DEVELOPMENT PLAN: PROPOSED PLAN (2016)
AND LOCAL DEVELOPMENT PLAN 2: PROPOSED PLAN POLICIES

DC19/145



WEST DUNBARTONSHIRE LOCAL PLAN



ADOPTED BY
WEST DUNBARTONSHIRE COUNCIL
MARCH 2010

04

General Development

4.1

The enhanced role of the Local Plan in providing clear development control advice is stated in Section 25 of the Town and Country Planning (Scotland) Act 1997. Planning Advice Note 40 Development Control indicates that development control should satisfy the expectations of various groups and users of the service. Local Plans form the basis for development control decisions and provide a stable background for investment decisions.

4.2

The Local Plan indicates, amongst other matters, development control policy in relation to the main land uses within the Plan area. This chapter provides guidance in relation to new development in general, and also to specific redevelopment opportunities. Chapter 12 indicates Local Plan policy in relation to more specific types of development not dealt with elsewhere in the Plan.

Development Control

4.3

The following policy relates to all new development and applies to the whole of the Plan area.

4.4 Policy GD 1 - Development Control

4.4.1

All new development is expected to be of a high quality of design and to respect the character and amenity of the area in which it is located. Proposals will be required to:

- be appropriate to the local area in terms of land use, layout and design (including scale, density, massing, height, aspect, effect on daylighting, crime prevention measures and privacy); developers will be required to submit design statements where appropriate;
- be energy efficient, including considering options for micro-renewable technologies;
- ensure that landscaping is integral to the overall design, that important landscape features and valuable species and habitats are conserved and where possible enhanced, and that there is an emphasis on native planting;
- ensure that the value of the historic and natural environment is recognised, and is not devalued or threatened by the proposal;
- ensure that open space standards are met;
- assess and address any existing or potential increase in flood risk and/or environmental pollution, provide drainage consistent with Sustainable Urban Drainage Systems design guidance and ensure that suitable remediation measures





- are undertaken on contaminated sites;
- demonstrate, where appropriate, that the development will not result in a negative impact on the water environment;
- ensure that increases in traffic volumes and adverse impacts on air quality are avoided or minimised by including provision for public transport, pedestrian and cycling access, and considering the need for a Green Travel Plan;
- meet the roads, parking and access requirements of the Council (particularly for disabled people and the emergency services) reflecting national guidance where appropriate;
- consider the availability of infrastructure and the impact on existing community facilities;
- minimise waste, and provide for the storage, segregation and collection of recyclable and compostable material; a Site Waste Management Plan may be required; and
- be consistent with other Local Plan policies.

Reasoned Justification

4.4.2

Policy GD 1 sets out the criteria which will be used in considering all development proposals and applications for planning permission. The intention of the policy is to ensure that all new development enhances the Plan area and environmental quality in general. The emphasis on the importance of design reflects a similar emphasis in SPP 1 and the Designing Places document published by the Scottish Government. This emphasis has been continued in more recent policy and advice, and SPP 20 draws together and reinforces the Government's design policy commitment. Achieving better quality design in the built environment and public open space requires design to be given greater importance from the beginning. New development should provide lasting improvements to the built environment, create successful places and promote local distinctiveness. PAN 68 Design Statements provides further advice. Specific design guidelines have been produced for both the Clydebank and Dumbarton Riverside areas and have been approved as Supplementary Planning Guidance. Other Local Plan policies within the following chapters will give more guidance to developers on specific types of development, for example Policy H 4 in relation to new housing. These should be referred to where appropriate, and together with Policy GD 1, will form the first point of reference when considering planning applications.

4.4.3

Development proposals on sites which have watercourses flowing through them or adjacent to them, or which are at risk from tidal flooding, are likely to be required to be submitted with a Flood Risk Assessment. Further details in relation to flooding and drainage are provided in the flooding and sustainable urban drainage policies in Chapter 13. However, it is considered appropriate to apply Sustainable Urban Drainage Systems to all new developments, whether or not they are currently affected by flooding, in order to address diffuse pollution originating



from new developments, as well as controlling site run-off so as not to exacerbate flood risk elsewhere. The Government has endorsed the guidance “Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland” published by the Sustainable Urban Drainage Systems Scottish Working Party, but further guidance may be appropriate as methods develop. PAN 61 Planning and Sustainable Urban Drainage Systems provides further advice. It should be noted that as at 2009 the Council does not have a policy of adopting SUDS features and the matter of liability and maintenance must be discussed for every development with the Council, to ensure all parties are aware of their responsibilities prior to any construction. The Council requires that any planning applications affecting contaminated land include suitable remediation measures so that the ground is made suitable for the new use, as required by PAN 33 Development of Contaminated Land. Finally, the Water Framework Directive and related regulations require that the physical characteristics of water courses as well as the quality is to be protected - see also paragraphs 13.8.1 and 13.8.2.

4.4.4

The requirement to minimise waste and provide for its storage and collection from new development is in accordance with SPP 10 Planning for Waste Management and PAN 63 Waste Management Planning. A Site Waste Management Plan may be required to minimise waste at source on construction sites through the accurate assessment of the use of materials and the potential for recycling material on or off site.

Redevelopment Opportunity Sites

4.5

There are a number of sites within West Dunbartonshire which are in need of comprehensive redevelopment. These sites have not been identified within the individual chapters because they are suitable for a variety of future uses, including mixed uses. Policy GD2 will apply to these sites.



in place for these areas. The importance of design is reflected both in SPP 1, which indicates that a proposal may be refused solely on design grounds, and SPP 3. A number of recent Planning Advice Notes (for example on Housing Quality, New Residential Streets, Designing Safer Places and Inclusive Design) provide further advice and information on good practice in terms of housing design. Options for micro-renewable technologies should be considered as part of a range of energy efficiency measures. Open space and car parking facilities are essential elements of acceptable housing layouts, and the Council will expect developers to conform to the standards laid down by Policy R2 and the Roads Development Guide respectively and in particular consider the development of Home Zones. Existing trees, hedges, shrubs and other natural and manmade features contribute to landscape quality and biodiversity, and should be retained and enhanced. In relation to access to new dwellings, developers will be strongly encouraged to provide homes which are accessible to all and will meet the needs of a growing elderly population - design and layout should comply with the Housing for Varying Needs guidance.

Development within Existing Residential Areas

6.37

As well as ensuring that new residential development reaches the highest standard, it is also vital that the character and amenity of existing residential areas is protected and enhanced by any new development which is proposed. This is particularly important when, as a matter of policy, development is being actively promoted within the existing built up area.

6.38 Policy H5 - Development within Existing Residential Areas

6.38.1

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded and where possible enhanced. Development within existing residential areas will be considered against the following criteria:

- the need to reflect the character of the surrounding area in terms of scale, density, design and materials;
- the requirement to avoid over development which would have an adverse effect on local amenity, access and parking or would be out of scale with surrounding buildings;
- the need to retain trees, hedgerows, open space and other natural features;
- extensions to dwellings must complement the character of the existing building, particularly in terms of scale and materials, not dominate in terms of size or height, and not have a significantly adverse affect on neighbouring properties;





- the subdivision of the curtilage of a dwelling for a new house should ensure that the proposed plot can accommodate a house and garden; the new house and garden to be of a scale and character appropriate to the neighbourhood; sufficient garden ground should be retained for the existing house; the privacy of existing properties should not be adversely affected and separate vehicular accesses should be provided;
- with regard to non-residential uses, whether they can be considered ancillary or complementary to the residential area, and would not result in a significant loss of amenity to the surrounding properties. A significant loss of amenity might be expected to occur as a result of increased traffic, noise, vibration, smell, artificial light, litter, hours of operation and general disturbance; and
- the proposal conforms with other Local Plan policies.

Reasoned Justification

6.38.2

This policy seeks to ensure that the character of existing residential areas is protected and that all development proposals within these areas will maintain or enhance their amenity. It is considered that using sympathetic design, avoiding over-development and retaining existing landscape features is the best way of achieving this. It is particularly important that the development of infill and gap sites should not be at the expense of open space which makes an important contribution to the quality of local environments.

6.38.3

The introduction of small-scale non-residential uses to existing residential areas may be acceptable, but their impact on the residential environment will be the overriding consideration. Policy H 5 indicates the factors which might lead to a loss of amenity in an existing area. However, there may be benefits in encouraging some other suitable uses into existing residential areas, for example nursing homes, children's nurseries and offices, which could provide small-scale local services and employment opportunities.

Priority Areas

6.39

The Scottish Government has identified five strategic objectives for a Wealthier and Fairer, Healthier, Smarter, Safer and Stronger and Greener Scotland. The Fairer Scotland Fund has replaced several previous funding streams, including the Community Regeneration Fund, and will help the Community Planning Partnership regenerate disadvantaged communities. Allocations of the Fund were informed by using the Scottish Index of Multiple Deprivation.

West Dunbartonshire Local Development Plan



2015

Chapter 4 - Developing Sustainably

4.1 Introduction

4.1.1 The location and design of development are major influences on moving towards a more sustainable future. The most sustainable locations for new development are normally within our existing urban area on previously developed land and close to the public transport network and existing infrastructure. Development can minimise the use of scarce resources, both in construction by using sustainable materials, and in operation by minimising the use of carbon-based energy and the creation of waste. Development can also be sustainable by being of a lasting and adaptable use and design, and by not impacting on the enjoyment or operation of adjacent land and buildings.

4.1.2 Energy production and climate change are amongst the most common issues associated with sustainable development, and they are both relevant to West Dunbartonshire. The area has wind and water resources which may be suitable for energy production. It is also an area affected by flooding which is predicted to increase in severity and frequency as a result of climate change. Planning has a role to play in encouraging renewable energy production and in reducing the risk of flooding.

4.1.3 This section sets a framework for addressing these issues.

4.2 Successful Places and Sustainable Design

4.2.1 All types of development can contribute towards a more sustainable future by creating or contributing towards successful places through their location, layout and design.

4.2.2 Policy DS1 sets out criteria to be considered when preparing and assessing development proposals. These relate to the six qualities of successful places. All development proposals will be assessed against the relevant criteria of this policy and it should be used as a guide to develop and improve proposals. Other policies of the Plan will also be relevant depending upon the location and type of development.



Policy DS1

4.2.3 All development will be expected to contribute towards creating successful places by having regard to the relevant criteria of the six qualities of a successful place:

<p>Distinctive</p> <ul style="list-style-type: none"> ✓ reflects local architecture and urban form, reinstating historic street patterns where appropriate; ✓ fits within the local landscape or streetscape, with regard to materials, design and layout; ✓ contributes positively to our built heritage, aiding the interpretation of historic buildings, monuments and places; ✓ makes the most of important views; ✓ retains built or natural assets which make the local area distinct; ✓ creates quality open spaces, using native species in landscaping. 	<p>Resource efficient</p> <ul style="list-style-type: none"> ✓ reuses existing buildings and previously developed land; ✓ minimises energy use and loss, including by taking advantage of natural sunlight and shelter; ✓ incorporates low or zero carbon energy-generating technologies (see Appendix 1 for detail); ✓ makes use of available sources of heat; uses building materials from local or sustainable sources; ✓ higher density in town centres and areas with convenient access to good public transport services; ✓ provides space for the separation and collection of waste. 	<p>Safe and Pleasant</p> <ul style="list-style-type: none"> ✓ avoids unacceptable impacts on or from adjoining uses, including noise, smell, vibration, dust, air quality, invasion of privacy and overshadowing; ✓ protects people, property and infrastructure from flooding; ✓ enables natural surveillance of public spaces and does not create spaces which are unsafe or likely to encourage or facilitate crime; ✓ incorporate appropriate lighting.
<p>Adaptable</p> <ul style="list-style-type: none"> ✓ in areas that are subject to change (e.g. town centres and industrial areas) new development is suitable for a range of uses; ✓ new housing is designed to be suitable for a mix of occupants; ✓ buildings or spaces likely to be become neglected or obsolete are avoided. 	<p>Easy to get to / move around</p> <ul style="list-style-type: none"> ✓ provide good path links within the development, to the wider path network and public transport nodes; ✓ place the movement of pedestrians and cyclists above motor vehicles; 	<p>Welcoming</p> <ul style="list-style-type: none"> ✓ creates an attractive gateway to the development or the local area; ✓ easy to find a way around, through simplicity of layout and/or signage; ✓ creates an attractive and active street frontage; ✓ accessible to all; ✓ creates landmarks and incorporates street art and street furniture.

puts pedestrians first. Neighbourhoods should have a variety of house types to meet the needs of people at different stages in their lifecycle. New homes should be designed taking account of issues that are important to residents such as the need for adequate and flexible internal space, energy efficiency, noise insulation and natural light.

6.6.3 Key elements of design and the standards expected for all new housing development will be set out in Residential Development Principles for Good Design Supplementary Guidance.

6.7 Existing Neighbourhoods

6.7.1 New house-building will form only a small part of the overall number of houses in West Dunbartonshire. The majority of residents live in well-established residential areas. It is important that these areas are kept or made as attractive as possible for the residents living there.



6.7.2 The term 'residential amenity' refers to the pleasantness of living somewhere. It reflects the appearance of buildings and their surroundings, the amount and quality of open and green spaces, the level of traffic, noise and privacy. Residential amenity can be adversely affected by development which is out of character in terms of design or overdevelopment, removes valued open space, introduces an inappropriate amount of traffic or noise, or overlooks private areas. Householder development such as extensions, driveways and decking will generally be acceptable except where there is a significant adverse impact on neighbours. Supplementary Guidance will be produced on this matter. Local shops, community uses and some small scale employment uses such as nurseries and offices may add to the attractiveness of a residential area and provide convenient services, but need to respect the amenity of the area.

Policy BC4

6.7.3 Development that would significantly harm the residential amenity, character or appearance of existing neighbourhoods will not be permitted.

6.8 Community Facilities

6.8.1 In addition to housing, there are a range of other facilities that contribute to a community being attractive and successful, for example

schools, local shops, health facilities, leisure centres, community halls, quality open spaces and outdoor sports facilities.



6.8.2 In 2013, the Council approved a 10 year Capital Plan with specific projects identified for development in the period to 2016. Projects identified by this Local Development Plan include a new Kilpatrick Secondary School on the site of the current school, a shared campus for early and primary school education in Bellsmyre on the site of the current St Peter's primary school, a new cemetery for Dumbarton and an extension to the Vale of Leven cemetery. A site for the extension to the Vale of Leven cemetery is still to be identified. A replacement school for Our Lady and Saint Patrick's secondary school in Dumbarton for which a site



LOCAL DEVELOPMENT PLAN 2

West 
Dunbartonshire
COUNCIL

August 2020

Creating Places

Local Development Plan 2 sets out a vision for West Dunbartonshire to be a great place to live, work and visit. This vision is for the creation of places that put the needs of the people that use them first. West Dunbartonshire has great places reflecting its history, industrial heritage and outstanding natural beauty.

The Creating Places policies seek to ensure that all new development enhances and protects our great places and strengthens existing communities, as well as creating new and distinctive places which generate economic activity; encourage walking, cycling and healthy lifestyles; support sustainable patterns of movement and energy efficiency; and connect people to the historic and natural environment. By meeting these objectives new development will lead to vibrant and walkable places which enable our communities, in line with the Council's Strategic Priorities, to be Flourishing, Independent, Nurtured, Empowered and Safe.

Policy CP1: Creating Places sets out criteria which guide development proposals through the design process so as to achieve the six qualities of successful places as set out in Scottish Planning Policy: Distinctive, Safe and Pleasant, Welcoming, Adaptable, Resource Efficient and Easy to Move Around and Beyond. Further guidance on the stages of the design process set out in the criteria of Policy CP1 and the distinctive character of West Dunbartonshire will be provided in the Creating Places Supplementary Guidance.

Green infrastructure is an essential component of liveable, walkable and sustainable places. It includes parks, play areas, nature reserves and street trees, as well as rivers, ponds, sustainable drainage systems and other water features. Developers must consider green infrastructure first and as an integral part of designing places for people.

As this Plan is focused on raising the standards and quality of design within West Dunbartonshire, Policies CP1 and CP2 will apply to all development.

The implementation of the Creating Places policies will be supported through the activity of the Place and Design Panel; the preparation and adoption of site specific guidance as Supplementary Guidance; and the preparation of Supplementary Guidance on Creating Places as well as Green Network and Green Infrastructure. Policies CP3 and CP4 relate to the following topics:

- CP3: Masterplanning and Development Briefs
- CP4: Place and Design Panel

Policy CP1

Creating Places

New development shall take a design led approach to creating sustainable places which put the needs of people first and demonstrate the six qualities of successful places. All new development is required to:

- a) Demonstrate an understanding of the local context and contribute positively towards the **distinctive identity** of West Dunbartonshire; retaining, reinforcing and responding to established patterns of development, natural features and the historic environment.
- b) Ensure that **streets** are safe, comfortable and attractive for all users; creating an accessible, inclusive and walkable network of streets and paths which consider the role of streets as places for people first.
- c) **Green infrastructure** must be an integral part of the design process for development from the outset; in line with the requirements set out in Policy CP2.
- d) Ensure that the **layout and form** of the development, including the relationship between the buildings, streets and spaces, protect and enhance the amenity of existing communities, future occupiers and neighbouring development sites.
- e) Ensure that the design and construction of new **buildings and materials** used are of a high quality, sustainable and suited to the climate and location;
- f) Provide **sustainable design** which supports waste reduction targets and reduce carbon emissions in the development's construction and end use.

All new development is also required to accord with the guidance set out within the Creating Places Supplementary Guidance.

Note: Until such times as the Creating Places Supplementary Guidance is adopted by the Council, the 'Residential Development: Principles for Good Design' Planning Guidance, which is non-statutory, should be referred to by landowners and/or developers.

Homes for Particular Needs

As in many other areas of Scotland, West Dunbartonshire has a growing population of older people. Ideally people should be supported to allow them to continue to live independently in their own homes as they get older. This might require adaptations to their existing home, or moving to more suitable accommodation, for example, to a home without stairs. The demand for sheltered housing or housing specifically built for older people is also likely to increase. Proposals for this type of accommodation in suitable accessible locations, for whatever tenure, will be welcomed. In addition, all new housing should comply with the Housing for Varying Needs guidance to ensure it is suitable for all life stages and that it will meet future needs.

Despite the desire to help older people remain at home and, as our population continues to age, the demand for care home and nursing home places will continue to increase. The Council has provided a new Care Home at Crosslet Estate in Dumbarton, and a second is to be built at Queens Quay in Clydebank. A new private care home in Alexandria has been completed and has been opened for use. This reorganisation of Care Homes has resulted in the sites of the former smaller homes being vacated, creating opportunities for redevelopment to other appropriate uses. The reuse of these properties for residential development and other uses is supported by this Plan, subject to being in accordance with the provisions of this Plan.

Policy H3
Homes for Particular Needs

Particular needs housing will be supported on the sites contained within Table 3 of this Plan, and other suitable sites, where they accord with the relevant policies of the Plan.

Table 3: Sites for Particular Needs Housing				
Site Ref	Address	Location	Status	Particular Need
H3(1)	Auchentoshan	Clydebank	Proposal	Care Home
H3(2)	Queens Quay	Clydebank	Consent	Care Home
H3(3)	Dalreoch	Dumbarton	Proposal	Travellers' Site
H3(4)	Cochno Waterworks	Hardgate	Consent	Care Home

Note: Development of those sites which are in the greenbelt will be restricted to the uses and areas identified.

Residential Amenity

New house-building is only a small part of the overall number of homes in West Dunbartonshire. The majority of residents live in well-established areas, and it is important that these are kept or made as attractive as possible for the residents living there. Inappropriate development which could have a detrimental impact on the amenity of a community will not be supported. Local shops, community uses and some small scale employment uses, such as nurseries and offices, can add to the attractiveness of a residential area and provide convenient services, but must respect the amenity of the area.

Policies CP1 and CP2, the Creating Places Supplementary Guidance and other relevant policies of the Plan, will be used in conjunction with Policy H4 to ensure all new development is well integrated with existing residential areas and has no detrimental impact on them.

Policy H4
Residential Amenity

The Council will protect, preserve and enhance the residential character and amenity of existing residential areas at all times. In this regard, there will be a general presumption against:

- a) Extensions to residential properties and/or outbuildings within the curtilage of the Plot, which would have adverse significant impacts upon neighbouring properties, including but not limited to, overshadowing, overlooking, overbearing, insufficient parking, and the character and appearance of the area;
- b) The establishment of non-residential uses within, or in close proximity to, residential areas which potentially have detrimental effects on local amenity or which cause unacceptable disturbance to local residents;
- c) The development for other uses on locally important areas of recreational or amenity open space, which are not safeguarded or covered by Policy G1, but significantly contribute to the character and appearance of the residential area concerned, or which offer opportunities for informal outdoor sport and recreation;
- d) The removal of play equipment from areas of recreational open space;
- e) The closure or disruption of existing footpaths, which provide important links between housing areas and areas of public open space; local shops and other community facilities and transportation nodes etc.;

New housing developments will not be permitted in locations where existing, established adjacent uses are likely to have an unacceptable impact on the amenity of future residents.

PROPOSED CONDITIONS

DC19/145

DC19/145 – 148 Dumbuck Road, Dumbarton

CONDITIONS

Condition 1 with regards materials should remain unchanged.

Condition 2

The existing fence along the northern boundary of the site shall be retained in perpetuity and if the fence becomes damaged or requires to be replaced, it shall be replaced with a fence of the same height and extent as the current fence.

Reason: To protect the amenity of the residents of the adjoining property.