

LOCAL REVIEW BODY

At a Meeting of the Local Review Body held in the Council Chambers, Clydebank Town Hall, Dumbarton Road, Clydebank on Tuesday, 2 November 2010 at 2.00 p.m.

Present: Provost Denis Agnew, Councillors Jim Brown, Geoff Calvert, Jonathan McColl, Willie McLaughlin and Marie McNair.

Attending: Alan Williamson, Planning Adviser; Nigel Ettles, Legal Adviser and Fiona Anderson, Committee Officer, Legal, Administrative and Regulatory Services.

Also Attending: Mr & Mrs M. Kirkwood, Applicant and Mr James Boyd, Agent; and Pamela Clifford, Planning and Building Services Manager.

Apologies: Apologies for absence were intimated on behalf of Councillors Gail Casey, Jim Finn, Douglas McAllister and Craig McLaughlin.

APPOINTMENT OF CHAIR

In the absence of the Chair, Councillor McAllister, the Committee agreed that the meeting be chaired by Provost Agnew. Accordingly Provost Agnew assumed the Chair.

Provost Denis Agnew in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in the item of business on the agenda.

WELCOME AND INTRODUCTION

Provost Agnew welcomed everyone to the meeting and introduced the Elected Members and Officers present.

The Chair then explained how the meeting would proceed.

MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting of the Local Review Body held on 4 May 2010 were submitted and approved as a correct record.

REVIEW OF REFUSAL OF APPLICATION FOR PLANNING PERMISSION

Planning Application DC10/128/HOU – Extension to single storey rear extension at 53 Greenwood Quadrant, Clydebank.

The Planning Adviser advised the Committee that the matter brought before the Local Review Body related to a planning application submitted on behalf of Mr & Mrs Martin Kirkwood which sought permission to further extend a single storey rear extension at 53 Greenwood Quadrant, Linnvale, Clydebank.

He stated that the application related to a ground floor, four-in-a-block flat located within a residential area with similar properties to either side, a road and houses to the front and a railway line to the rear. The property has an existing single storey rear extension with a wooden shed to its rear. The boundary with the upstairs neighbour's garden has a low open fence, whilst there is a high timber fence to the other side. The rear gardens face north.

He advised that it was proposed to build the new extension onto the back of the existing extension, requiring demolition of the shed. The new extension would measure 4 metres wide by 5 metres long, would have a hipped roof and would be finished with concrete roof tiles and roughcast to be similar to the existing extension. It would contain a shower room and a study.

The Planning Adviser outlined Policy H5: Development Within Existing Residential Areas of the West Dunbartonshire Local Plan 2010 which is the policy against which the proposed development is to be assessed.

The Committee was shown an electronic presentation showing the application site and the surrounding area and, in particular, the neighbouring garden ground.

The Planning Adviser confirmed that there had been no representations to the proposed development and was then heard in further explanation of the reasons for refusal of the original application. It had been considered that the extension would have an unacceptable overbearing impact on the neighbour's property due to its length and proximity to the boundary. It would therefore be contrary to Local Plan Policy H5 in that it would have a negative impact on the amenity of the neighbour's property.

The Chair, Provost Agnew, thanked the Planning Adviser for his contribution and invited the Local Review Body Members to comment on whether they had enough information to enable them to determine the review. Following discussion, the Members agreed that they now had sufficient information.

Having heard the Legal Adviser and the Planning Adviser in response to Members' questions and having considered all of the information before them, the Local Review Body concluded that the impact of the proposed development on the adjoining ground floor flat would not be such that the development would be contrary to Policy H5 of the Local Plan. The Local Review Body unanimously agreed to reverse the determination of the appointed officer and to grant planning permission subject to the recommended conditions, as detailed in Appendix 1 hereto.

The Chair, Provost Agnew, then confirmed that a decision letter to this effect would be sent to the applicant.

The meeting closed at 2.30 p.m.

APPENDIX 1

APPLICATION FOR PLANNING PERMISSION CONSIDERED BY THE LOCAL REVIEW BODY ON 2 NOVEMBER 2010

Planning Application DC10/128/HOU – Extension to single storey rear extension at 53 Greenwood Quadrant, Clydebank.

Permission GRANTED subject to the following conditions.

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.

Reason In accordance with the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. The developer shall 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); and
 - (b) A Notice of Completion of Development as soon as practicable once the development has been completed.

Reason In accordance with the terms of Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2008.

3. The materials to be used on the development hereby approved shall be roughcast and roof tiles to match the materials on the existing building.

Reason In the interests of visual amenity.