

Supplementary Agenda

Planning Committee

Date: Wednesday, 4 October 2017

Time: 10.00

Venue: Committee Room 3,
Council Offices, Garshake Road, Dumbarton

Contact: Craig Stewart, Committee Officer
Tel: 01389 737251, craig.stewart@west-dunbarton.gov.uk

Dear Member

Item to Follow

I refer to the agenda for the above meeting of the **Planning Committee** which was issued on 21 September 2017 and now enclose a copy of the undernoted item which was not available for issue at that time.

Yours faithfully

JOYCE WHITE

Chief Executive

Undernote:-

Item to Follow

5 (a) /

Continued Application:-

- 5(a) DC17/156 - Change to roof pitch and height of bungalow at housing development site at Singer Street and Second Avenue, Clydebank by West Dunbartonshire Council (amendment to DC15/238) **49 - 55**

Distribution:-

Councillor Jim Finn (Chair)
Bailie Denis Agnew
Councillor Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Diane Docherty (Vice Chair)
Councillor Douglas McAllister
Councillor Marie McNair
Councillor Lawrence O'Neill
1 Vacancy (non-SNP Member)

All other Councillors for information

Date of Issue: 28 September 2017

WEST DUNBARTONSHIRE COUNCIL**Report by the Strategic Lead - Regulatory****Planning Committee: 4 October 2017**

DC17/156 Change to roof pitch and height of bungalow at housing development site at Singer Street and Second Avenue, Clydebank by West Dunbartonshire Council (amendment to DC15/238)

1. REASON FOR REPORT

- 1.1** This report relates to a local development which is of local interest. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** Minded to grant planning permission subject to the conditions set out in Section 9 and authority be delegated to the Planning and Building Standards Manager to issue the decision provided no further representations are received within the neighbour notification period (expires 4 October 2017).

3. DEVELOPMENT DETAILS

- 3.1** Planning permission has previously been granted for the redevelopment of the corner of Second Avenue and Singer Street to provide 39 new homes, which are a mixture of flats, terraced houses, townhouses and one detached bungalow (permission DC15/238). The development replaces the former flats at this location, and is being provided as affordable housing by the Council's Housing Service. Construction has been underway for several months, but it has come to light that the bungalow (which is currently partially built) has not been constructed in accordance with the approved plans. The current application seeks permission for modifications to this bungalow.
- 3.2** The bungalow occupies a square plot sandwiched between the back gardens of existing semi-detached houses at 8-10 Singer Street and 13-15 Graham Avenue. This part of the site formerly comprised open space with a footpath running along its eastern boundary. To the north of the site is a wide footway in front of flats at Graham Avenue, while to the south is the new housing development and access road. The bungalow is to be a two-bedroomed property which has been designed for wheelchair access including enlarged kitchen and bathroom facilities and a car port with a parking space adjacent to the front entrance door. There will be a small level rear garden with 1.8m high green screen around the three sides to ensure privacy. There are to be no windows or doors on either of the side gable elevations.

- 3.3** The approved plans for the bungalow featured a 30° roof pitch with the ridge height being 6.16m above ground level, but due to the wrong roof trusses being supplied the building currently has a 35° pitch and a ridge height of 7.03m. The original amendment proposed a roof pitch of 22.5° however following concerns raised by adjacent residents it is now proposed to replace this with a mono-pitch roof with a rooflight and a pitch of 10° which would rise from 2.8m to 5.0m (east to west). The roof would be a green roof design which would be planted with sedum (herbs/grasses) to give complete coverage over the surface area. As a result of this new roof design the wall head heights would be altered: on the east elevation they would be reduced from 2.49m-5.46m to a constant 2.4m, on the west elevation they would be reduced from 2.49m-5.46m to a constant 4.5m. In addition, the footprint of the building as built is 0.3m wider than the approved plans, and the proposal seeks to regularise this change. It is also proposed to relocate the car port to the opposite side of the frontage, and there are various minor alterations to window positions.

4. CONSULTATIONS

- 4.1** No consultations were required to be carried out.

5. REPRESENTATIONS

- 5.1** Two representations were received from the neighbouring properties at nos. 13 and 15 Graham Avenue to the original amendment. At the time they had expressed concerns about the height of the bungalow, the proximity of the building to their own properties, the loss of light to their rear gardens, overshadowing into their properties and loss of amenity. However following the most recent amendment for a mono-pitch green roof, no.15 Graham Avenue has withdrawn their objection and comments are awaited from the resident of no.13 Graham Avenue. Further details are discussed in section 7 below.
- 5.2** Re-neighbour notification was carried out on the mono-pitch roof design and the period for expiry of the 21 day neighbour notification is the day of Planning Committee (4 October 2017) and any new representations received up to that date will be reported verbally to Members.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site is identified as within an existing residential area where under Policy H5 new development should reflect the character and amenity of the existing residential areas. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area in

which it is located. The design and layout would comply with Policy H5 and GD1.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP) Proposed Plan

- 7.1** 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 will remain unadopted. All other recommended modifications of the Examination Report have been incorporated into West Dunbartonshire Local Development Plan, which will retain Proposed Plan status. The Council has received legal opinion that the Proposed Plan including the accepted modifications and the Examination Report continue to be a material consideration in the determination of planning applications.
- 7.2** The site is within an Existing Neighbourhood and Policy BC4 states that development that would significantly harm the residential amenity, character or appearance of existing neighbourhoods will not be permitted. Policy DS1 indicates that all new development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming). As discussed below, it is considered that the proposal would comply with these requirements.
- 7.3** Policy GN2 requires development to follow an Integrating Green Infrastructure approach to design from the outset by incorporating SUDS, open space, paths and habitat enhancement at a level proportionate to the scale of development and in accordance with "Our Green Network" guidance. There are no changes proposed to the open space approved as part of the wider development and the proposal is considered to comply with this policy.
- Principle of Development
- 7.4** The principle of redeveloping the site for housing, and of building a bungalow on this particular plot, has already been established by permission DC15/238 which was granted for 39 units on the site including the bungalow at block 1.
- Impact on Amenity of Neighbouring Properties
- 7.5** The representations originally received are by those properties to the east of the development site at nos.13 and 15 Graham Avenue. Both properties have short rear gardens, 5m in length and there is a gap of 2.0m to 2.35m between the gable wall of the bungalow and the shared boundary. The residents' previously enjoyed open space beyond their gardens and to have a building in the present position is a significant change for residents. The gable wall is blank and there is no overlooking from windows. There is a brick wall along the shared boundaries of nos.13 and 15 and given that the garden levels are to be of similar levels there would be no significant overlooking from the

footpath at the side of the bungalow. A 1.8m green screen is proposed around the perimeter of the plot to provide an attractive boundary feature and reduce the impact of the brick gable.

- 7.6** The Planning Manager, the Strategic Lead for Housing and the Housing Strategy Officer met the residents of nos. 13 and 15 Graham Avenue on 18 September to explain the latest proposed changes to the roof of the bungalow. Based on the latest changes no. 15 Graham Avenue has withdrawn their previous representation and comments are awaited from no. 13 Graham Avenue at the time of writing this report. Prior to the bungalow being constructed the adjacent properties would have received direct sunlight from late morning to late evening. With the construction of the bungalow, the adjacent properties would receive sunlight from late morning to early evening. Whilst there would be a change from the uninterrupted sun previously enjoyed by residents the bungalow does not cause permanent overshadowing to the adjacent gardens and allows 5-6 hours of direct sunlight when the sun is at its hottest.
- 7.7** The roof height, as currently constructed on site, is approximately 4.2m and 2.0m higher on the east and west elevations respectively, than that currently proposed. The reduction in roof height and pitch, and the introduction of a green roof now proposed will lessen the impact of the building on the neighbouring properties.

8. CONCLUSION

- 8.1** The alternative mono-pitch roof to the house is considered acceptable and will lessen the impact of the bungalow on adjacent properties. No changes to the plot size, materials proposed or parking provision from the original permission are proposed and the minor alterations to the window positioning and car port location are acceptable.

9. CONDITIONS

- 01.** Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
- 02.** Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site, including retaining walls, shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
- 03.** Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.

- 04. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority and shall be implemented as approved. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design and thereafter implemented as approved.**
- 05. The development shall be constructed in accordance with the proposed ground levels as shown on drawing number(s) J3366-32 Rev E . Any alterations to these levels shall be agreed in writing with the Planning Authority.**
- 06. A landscaping scheme for the amenity open space and boundary of the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after the occupation of the first residential property. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.**
- 07. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:**
- | | |
|-------------------------------------|-------------------|
| Monday to Fridays: | 0800-1800 |
| Saturdays: | 0800-1300 |
| Sundays and public holidays: | No working |
- 08. Unless otherwise approved in writing, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.**
- 09. Prior to the occupation of any house within this development all roads and footpaths within and serving the development shall be completed to the level of bottoming and bitmac base course, including the access bell mouth, visibility splays and all turning heads.**

10. Prior to the occupation of the last dwelling house in the development all roads and footpaths within and serving the development shall be completed to their final specification and adoptable standard.
11. Prior to the occupation of the development hereby approved the car parking spaces shown on the approved drawings P(--)-201 Rev G/01 shall be constructed, surfaced and delineated on the site.
12. No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented as approved.
13. Within one month of the date of this consent, full details of the proposed green roof and its future maintenance shall be submitted for the further approval of the Planning Authority, and implemented as approved.

Peter Hessett
Strategic Lead - Regulatory
Date: 28 September 2017

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Appendix: None

Background Papers:

1. Application Forms and Plans
2. Representations
3. West Dunbartonshire Local Plan 2010
4. West Dunbartonshire Local Development Plan 2015
5. Planning application no: DC15/238

Wards affected: Ward 5 (Clydebank Central)

DC17/156

Change to roof pitch and
height of bungalow
(amendment to DC15/238)

Housing Development Site At Singer Street
And
Second Avenue
Clydebank

