

RENFREWSHIRE COUNCIL

Application No: 17/0792/PP

DEVELOPMENT AND HOUSING SERVICES
RECOMMENDATION ON PLANNING APPLICATION

Regd: 22/11/2017

Applicant**Agent**

Punch Partnerships (PTL) Ltd (B)
Jubilee House
2nd Avenue
Burton Upon Trent
Staffordshire
DE14 2WF

Paterson Architects
3 Seton Mains
Longniddry
EH32 0PG

Nature of proposals:
Erection of three dwellinghouses.

Site:
Public House, 25 New Street, Kilbarchan, Johnstone, PA10 2LN

Application for:
Planning Permission-Full

Description

Planning permission is sought for the erection of three dwelling houses on a gap site located within the centre of Kilbarchan and within the Kilbarchan conservation area. The application site extends to 0.1 hectares and there is a change in levels downwards of approximately 5 metres from the north to the south of the site. The site has ground cover with shrubs and self seeded trees and a mix of mature deciduous trees on its edges. The proposal would comprise two, 2 storey semi-detached dwellings and one two storey detached dwelling. The dwellings would be set perpendicular to each other and the semi's would face onto Loom Walk Upper while the detached dwelling would be positioned to the rear but accessed from Loom Walk Lower which provides access and parking provision for existing dwellings. The semi-detached dwellings would be set approximately 5 metres above the ground level of the detached dwelling and each would have front and rear private amenity space. The dwellings would have hipped slated roofs and would be finished in white render with a brick base course.

The application site is bounded to the north by Loom Walk, to the east by a resource centre, to the west by terraced/semi detached housing with render finishes and slate roofs and to the south by the Glenleven Public House and New Street beyond.

History

None relevant.

Policy & Material Considerations
Development Plan

Renfrewshire Local Development Plan August 2014
Policy P1 - Renfrewshire's Places
Policy ENV3 - Built Heritage

New Development Supplementary Guidance
Places Development Criteria
Development within Conservation Areas

Material considerations

Renfrewshire Councils Residential Design Guide

Historic Environment Scotland's Policy Statement 2016 and associated Guidance Notes on Conservation Areas, Settings, New Development in Historic Settings

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out above, and the general advice set out in associated guidance, any issues raised through consultation or representation and the physical attributes of the site.

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of the legislation. In addition, the proposals were advertised in the Paisley and Renfrewshire Gazette as development within a conservation area, with a deadline for representations of 20/12/2017.

Objections/Representations

There have been 2 letters of objection received and the issues raised can be summarised as follows:

1. During construction there may be unacceptable disruption to the access and the operations of the adjacent resource centre.
2. The proposal could impact unacceptably on the existing trees on the site.
3. The proposal could impact unacceptably on parking provision within the surrounding area.

Consultations

The Director of Environment and Communities (Road/Traffic) - No objection subject to a condition to ensure that pedestrian links from upper to lower Loom Walk are retained and a direct pedestrian path link from the upper dwellings to the existing footway of upper Loom Walk is provided.

The Director of Environment and Communities (Design Services) - No comment.

The Director of Environment and Communities (Environmental Services) - No objection subject to the submission and approval of a noise impact assessment which addresses the potential noise impact of the neighbouring public house and the submission of a site investigation report and remediation strategy which demonstrates that the site is fit for residential use.

Scottish Water - No objection.

The West of Scotland Archaeological Service - No objection.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design & Access Statement - It is stated within the report that the site layout seeks to make a positive contribution to the surrounding streets and neighbouring homes and that by utilising a limited palette of materials, colours and simple landscape design the proposal is

respectful of the scale and form of its surroundings and the context within which it is set. It is stated that the development provides barrier free and level access.

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case the relevant documents of the Development Plan comprises the Adopted Renfrewshire Local Development Plan 2014 (LDP) and associated New Development Supplementary Guidance (SG), including Renfrewshire's Places Residential Design Guide.

The determining issues in this case are whether the proposal is in compliance with the policies of the development plan; whether the proposal can be accommodated within the site as proposed and whether the proposal would have an unacceptable impact on its surroundings.

Referring to the policies set out above, the proposed development of three dwellings is acceptable in principle because the area is allocated for the continuance of the built form on the Proposals Map of the Adopted Renfrewshire Local Development Plan. Policy P1 considers that new development within these areas should be compatible and complementary to existing uses and demonstrate that they would cause no significant harm to these uses as set out by the criteria in the New Development SG. Therefore there is no conflict with the provisions of Policy P1, in principle.

Considering the provisions of The Delivering the Places Strategy of the New Development Supplementary Guidance and Renfrewshire's Places Residential Design Guidance, the following conclusions can be made :-

a) The density of the development proposed is not in keeping with the density of the surrounding area which is characterised by large gardens and generous levels of amenity space around dwellings. The dwellings proposed will have minimal amenity space levels and although this would normally be acceptable in modern residential developments is it not considered to be an acceptable level of provision given the substantial plots and character of the surrounding area.

b) With regard to layout, built form, design and the use of materials, the proposed semi-detached dwellings at the higher northern end of the site provide a suitable road frontage onto Higher Loom Walk, and although the lower house is orientated towards Lower Loom Walk and has a frontage onto it, Lower Loom Walk acts as a parking area for the adjacent houses as well as an access road to dwellings on its north western side, with the effect that the access could appear as over development. With regard to layout, concerns are raised due to the positioning of the houses and resultant impacts on amenity from the topography of the site, specifically the acute change in levels from north to south. As a result of the level change, the semi detached dwellings located in the upper part of the site would sit some 5 metres above the dwelling located in the lower portion of the site. Given that there will be limited space between the upper and lower dwellings, the upper dwellings would appear unacceptably overbearing to the lower dwelling, being located only 9 metres to the south. In addition, the private garden associated with the lower dwelling would be unacceptably overlooked by the dwellings on the higher portion of the site, especially given the raised patio areas accessed by means of double doors on the southern elevation. The

gardens proposed lack privacy which could affect their usage and the overall visual impression is of over development. Due to the potential overlooking and acute change in levels which would result in the upper dwellings towering over the lower dwellings it has not been demonstrated that an acceptable residential environment can be created through the current proposal.

In this regard in areas of established residential development the overriding objective will be to avoid any significant erosion of the local character and the environmental quality, amenity and privacy enjoyed by the people who currently live there and also to secure a satisfactory level of amenity for the future residents of the new property. The overarching purpose of policy and guidance in this respect is to strike the right balance and this has not been achieved for the reasons outlined above.

c) Given the number of dwellings proposed, there is no requirement for open space/play areas as part of the application.

d) There are a number of self seeded trees on the site and mature trees on its boundaries which contribute to the character of the area. The development proposed retains a number of trees on the boundaries of the site and there is scope to add to this by means of additional landscaping which would form a condition of any planning permission granted .

e) Consultation responses indicate that adequate service provision can be achieved.

f) While the nature of surrounding development is primarily residential, there is a public house located some 20 metres to the south east of the site boundary. The Director of Environment and Community (Environmental Services) has stated that the proposed development will result in the introduction of a noise sensitive development and that complaints of noise from live music within this Public House have been received in the past. As such it is recommended that the development is not brought into use until the applicant submits to, and has approved by the Planning Authority a noise assessment to determine the impact of this noise source on the development and the details of any mitigation which may be required.

g) Given the location of the site, the development would not constitute backland development and a suitable frontage can be achieved.

It is concluded therefore, that the application proposal does not fully comply with the relevant New Development Supplementary Guidance.

Policy ENV3 of the Local Development Plan, and the New Development Supplementary Guidance on Development within Conservation Areas and Listed Buildings seek to preserve and enhance townscape quality and requires that it is demonstrated that the proposal will enhance the visual amenity, individual settings, buildings, open space and historical architectural character of the Conservation Area. These policies are expanded upon by Historic Environment Scotland's Guidance Notes on ' New Design in Historic Settings' which considers that the introduction of successful new buildings can enhance the historic setting, become a valued addition and contribute to a sense of place. It considers that new interventions in historic settings should respect the urban grain which is the pattern of streets and spaces rather than of buildings. With regard to design it is considered that new design should consider the surrounding scale, hierarchy and massing of the existing built form and the sensitive use of appropriate colour, texture and pattern of materials, whether traditional or contemporary, and their use and detailing is crucial in making a development stand out or blend in.

In so far as the street scene would be affected, it is considered that this would not be enhanced on Loom Walk Lower with the addition of inappropriately sited buildings at heights and in a location which would be generally visible in the street scene and which would fail to

contribute positively to the character of the area.

It is concluded therefore, that the application proposal does not comply with the relevant policy considerations and will not protect, preserve and enhance the visual amenity and character of the conservation area.

In terms of the points of representation not covered in the above assessment, I would comment that The Director of Environment and Communities (Roads/Traffic) has recommended that a condition should be imposed on the grant of any planning permission to secure the provision of an alternative pedestrian link from lower to upper Loom Walk to replace the informal one across the site which will be lost and to enable the visitor parking to be utilised by the lower dwelling. It is also recommended that a condition be imposed to secure the provision of a direct pedestrian path link from the upper dwellings to the existing footway of upper Loom Walk is provided.

Recommendation and reasons for decision

In light of the above assessment, it is considered that the proposed development does not comply with Policy P1 and ENV 3 of the adopted local development plan and new development supplementary guidance, will not result in the creation of an acceptable residential environment and will be detrimental to the amenity of the conservation area by virtue of form and siting. It is therefore recommended that the application be refused.

Index of Photographs

The site has been photographed and the images archived.

RECOMMENDATION

Refuse

Other Action

Conditions and Reasons

- 1 **Reason for Decision**
The proposal does not fully accord with the provisions of the Development Plan and other material considerations were not considered to carry sufficient weight to justify the grant of planning permission.
- 2 The proposal is contrary to Policy P1 of the Adopted Local Development Plan 2014, the associated New Development Supplementary Guidance 'Delivering the Places Strategy' and Renfrewshire's Places Residential Design Guide due to the nature of the proposal, the size of the site and the changes in levels. The relationship between the dwellings will result in an unacceptable impact on the lower dwelling and overlooking of the rear garden area, limiting its effective use. As a result, the development will appear as over development of the site and an acceptable residential environment will not be created.
- 2 The proposal is contrary to Policy ENV 3 of the Adopted Renfrewshire Local Development Plan 2014 and associated New Development Supplementary Guidance as a result of inappropriately sited buildings at heights and in a location which would be generally visible in the street scene and which would fail to contribute positively to the character of the area. As such the application proposal will not protect, preserve and enhance the visual amenity and character of the conservation area.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers,
please contact David Bryce on extension 7892.

