

RENFREWSHIRE COUNCIL

Application No: 18/0609/PP

COMMUNITIES, HOUSING AND PLANNING SERVICES  
RECOMMENDATION ON PLANNING APPLICATION

Regd: 29/08/2018

**Applicant****Agent**Mrs Brewster  
Wayside  
Main Road  
Langbank  
Port Glasgow  
PA14 6XPScotplan  
96 Main Road  
Langbank  
PA146UX**Nature of proposals:**

Erection of dwellinghouse (in principle)

**Site:**

Wayside, Main Road, Langbank, Port Glasgow, PA14 6XP

**Application for:**

Planning Permission in Principle

**Description**

The application seeks consent for the erection of a dwellinghouse in principle, within the side garden area of a property located on Main Road, Langbank. The existing dwelling is a two storey, semi-detached property, constructed in natural stone, with a slate roof and of identical appearance to the adjoining property.

The plot area for the proposed dwelling would be sited to the west of the existing house, measuring 232sqm. The proposed dwelling would have a footprint of 78sqm. As the application is in principle, the applicant has provided no details in relation to the height, scale, massing and design of the proposed dwelling, other than a footprint of the proposed unit on the block plan.

**History**

11/0865/PP – Erection of a two-storey extension to the rear and side of the dwellinghouse – Granted.

15/0765/PP – Erection of a single storey extension to the rear of dwellinghouse – Granted.

**Policy & Material Considerations**

Development Plan - Adopted Renfrewshire Local Plan

Policy P1 – Renfrewshire's Places

**New Development Supplementary Guidance**

Places Development Criteria

Residential Development Within Garden Grounds

**Material Considerations**

Planning legislation requires that planning decisions be 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 Renfrewshire Local Development Plan



policies set out above and the New Development Supplementary Guidance.

### **Publicity**

The Council has undertaken neighbour notification in accordance with the requirements of the legislation and an advert was placed in the local press, with a deadline for representation being the 26 September 2018.

### **Objections/Representations**

One letter of objections was received in connection with the proposal. The issues raised related to the following matters:

- Impact on daylight/sunlight of neighbouring properties;
- Effect from noise/debris during construction works;
- Parking.

### **Consultations**

**Environment & Infrastructure Service (Roads/Traffic)** – No objections, subject to conditions.

**Environment & Infrastructure Service (Design Service)** – No comments.

**Transport Scotland** – No comments.

**Network Rail** – No objections subject to conditions.

### **Summary of Main Issues**

**Environmental Statement** - N/A

**Appropriate Assessment** - N/A

**Design Statement** - N/A

**Access Statement** - N/A

**Other Assessments** - A supporting statement was submitted with the application to make a justification for the proposal.

**Planning Obligation Summary** - N/A

**Scottish Ministers Direction** -N/A

### **Assessment**

Policy P1 of the adopted Renfrewshire Local Development Plan states that there is a presumption in favour of the built form, proposed uses should demonstrate that they have no adverse impact on existing uses.

As the proposal is for the erection of a dwellinghouse within an established residential area, it is considered that the proposal complies in principle with this policy.

New residential developments also require to be assessed against 'Residential Development within Garden Grounds' as well as the 'Places Development Criteria' which is contained within the New Development Supplementary Guidance. In relation to this guidance, the following points require to be considered:

**The position, orientation and access to the proposed house and the relationship with the existing and surrounding properties requires to maintain and respect the**



**established development pattern** - In this regard, the area is characterised by a mix of both traditional and modern house types. The immediate adjacent property (owned by the applicant), is a semi-detached dwelling of traditional appearance, both set within equal plot ratios.

The proposal seeks to use the existing garden ground to the west side of the applicants dwelling. It is considered that the development plot is not large enough to suitably locate another dwelling with adequate garden ground as well as leave the existing property adequate garden ground. It would result in increasing the density of the site to a degree which would be detrimental to the overall amenity of the site and surrounding area. It is considered that the proposal represents over-development, detrimental to the area and contrary to Policy P1 as well as the associated New Development Supplementary Guidance.

The applicant has put forward supporting information that the proposed development follows the general pattern of development and plot ratios in the vicinity of the site. It is acknowledged that there are some house plots along this street which are comparable in either width or length. However as set out above, it is considered that erecting a residential unit on this site would create a density that is not appropriate for this site, location and the overall streetscene.

The existing dwelling forms part of an attractive semi-detached building, which is identical in terms of the design and plot ratios, with an appropriate separation distance from the properties on either side. It is considered that this creates a balanced and symmetrical appearance and setting. Sub-dividing the plot of the semi-detached unit and the construction of an additional dwelling adjacent to the applicant's property would significantly detract from the well balance plot ratio which would be detrimental to the overall visual amenity of the property and general area.

The applicant has provided supporting information setting out that the material used for the proposed dwellinghouse will match that of the existing dwelling. It is considered that although such measures would assist, it would not contribute sufficiently to mitigate the negative visual impact from the overdevelopment of the site. Therefore, for the reasons stated above the proposal would be contrary to the Development Plan and New Development Supplementary Guidance.

**The new residential unit will not result in back-land development** – The proposal is not considered to constitute back-land development, as the frontage of the proposed dwellinghouse would have frontage on to the Main Road.

**The scale, size, massing and associated garden space of the proposed new residential unit will be similar to surrounding dwellings in the area** – As has been outlined above, the site is of an insufficient size to sustain an additional dwelling and the proposal would constitute over-development of the site.

The applicant has provided examples of similar plot ratios, such as the adjacent recently constructed flatted development. The flatted block is considered to have adequate plot ratios given the flatted nature of the properties. As such it is not considered that this is a comparable example to the proposal.

**The privacy and amenity of the existing and proposed residential units will be comparable** – The proposal is in principle and details such as window arrangements do not form part of the submission. Any detailed plans would require to have layouts/designs that address any issues in relation to privacy.

In terms of amenity, as outlined above, give the tight nature of this for a new dwellinghouse and leaving garden ground for the existing dwellinghouse, it is difficult to see how both can



be afforded sufficient amenity.

In terms of the Places Development Criteria, the relevant points therein have been assessed and considered above.

In relation to the issues raised in the objection, it is considered that noise and disturbance during building and construction works are not a material planning consideration. Impact on daylight/sunlight cannot be assessed at present given that the application is only in principle and the details of the proposed dwelling having no be provided with the submission. Consultation with Environment and Infrastructure Service raised no issues with regards to parking.

#### **Recommendation and reasons for decision**

In light of the above assessment, the proposed development is not considered to comply with the relevant policies of the adopted Renfrewshire Local Development Plan and the guidance set out in the New Development Supplementary Guidance, as the proposal would result in overdevelopment of the site to the detriment of the amenity of the site and surrounding area. Therefore, it is 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 The proposed dwelling is considered to be inappropriate in terms of scale and positioning and would introduce an incongruous and discordant element contrary to the established pattern of development within the residential area. The proposal is therefore considered to be contrary to Policy P1 of the adopted Renfrewshire Local Development Plan and the New Supplementary Guidance.
- 2 The proposal is considered to comprise overdevelopment of the site and would give rise to an adverse impact on the amenity of neighbouring properties in particular and the surrounding area in general and also result in the loss of the existing amenity space serving the applicants dwelling, therefore it is considered to be contrary to Policy P1 of the adopted Renfrewshire Local Development Plan and the New Supplementary Guidance.

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 Sharon Marklow on 0141 618 7835.



# Supportive Planning Statement

## Wayside, Main Road, Langbank

### Introduction

Scotplan have been appointed to submit a planning application for land adjoining Wayside, Main Road Langbank, for development of a 2bed room detached property.

This application has been subject to discussions with Renfrewshire Council Planning Department and a response dated 18<sup>th</sup> April 2018 indicates that the authority does not consider this a suitable site for development. (See Appendix 1).

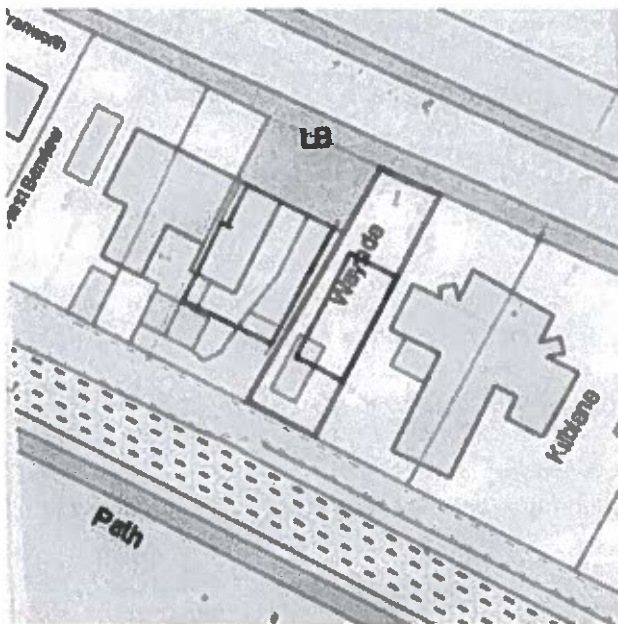
Scotplan have appraised all relevant factors and are of the opinion that this undeveloped garden area is appropriate for residential development as it is within the boundaries of the community of Langbank and that there is more than adequate space for a detached property without any adverse impact on any factors as defined by Renfrewshire Council Local Plan Policy.

In addition, it is argued that the planning officer has not fully appraised the Council's own adopted Local Plan policy and Supplementary Guidance and has ignored the Scottish Governments requirement to support sustainable economic growth.

*"Scottish Planning Policy (SPP) aims to increase sustainable economic growth which is the main purpose of the Scottish Government. This means that the planning system should help build a growing economy, but at the same time protect our environment for future generations and make sure that communities can enjoy a better quality of life"*

### Location

The site of the proposed detached property is shown on the plan below



### Site / Property Dimensions and Comparisons

As the site is immediately adjacent to a newly completed 2storey 2 house flatted development on the site of the former Village Shop, it has been considered of value to compare property sizes, density of development and front and rear garden dimensions of the Shop Site, the proposed house site and the remaining property at Wayside.

This has produced the following results

## 1 Shop Site

### 2 flatted development

Plot size	355 sqms providing	177.5 sqms per residential unit
Development Size	155 sqms providing	78 sqms per residential unit
Front Garden	104 sqms providing	52 sqms per residential unit
Rear Garden	84 sqms providing	42 sqms per residential unit

## 2 Proposed House

Plot Size	232 sqms	31% larger than 1
House Size	78 sqms	Same unit size as Shop Site
Front Garden	70 sqms	35% larger than 1
Rear Garden	88 sqms	109% larger than 1

## 3 Wayside Donor House

Plot Size	330 sqms	42%	larger than 1
House Size	180 sqms	130%	larger than 1
Front Garden	72 sqms	38%	larger than 1
Back Garden	88 sqms	109%	larger than 1

These comparisons show that there is more than adequate surplus side garden ground to accommodate the principle of a 78 sqm detached 2 bed room house, with sufficient front and rear garden as well as adequate retained ground for front and rear gardens for Wayside, the donor property.

## Renfrewshire Council Local Plan Policy

The Renfrewshire Local Development Plan and New Development Supplementary Guidance provide the general principles that are applied to householder alterations and extensions.

### *Policy P1 – Renfrewshire’s Places*

*Within uncoloured areas on the proposals maps there will be a general presumption in favour of a continuance of the built form.*

*New developments 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 Supplementary Guidance.*

### *New Development Supplementary Guidance*

*Alterations and extensions to existing residential properties will be considered in relation to the following criteria and the Council’s Householder Development Guidance:*



- *The development requires to be of an appropriate scale, size and massing which does not constitute over development and reflects the established development pattern;*
- *It reflects the design and materials of the existing house and the character of the surrounding area;*
- *It does not significantly reduce the amenity of the neighbouring residents or the surrounding area.*

Based on the above Council Guidance it is evident that the proposed development fully complies with Local Plan policy as

- The site is within the uncoloured are of Langbank and *there will be a general presumption in favour of a continuance of the built form.*

The proposal also complies with the recently approved supplementary guidance Appendix 2 and Appendix3 due to the following justification

- The scale of the development and the retained donor property compares favourably with the recently approved adjoining shop redevelopment site in terms of scale of plot, size of residential unit and scale of front and rear gardens and other recent developments in Main Road Langbank.
- The proposed development is an outline application and the applicant is willing to accept conditions to reflect and address any design requirement, in blending with the new adjoining shop development, and with the potential use of Stone appearance quoins as a solution also in harmony with the stone fronted existing donor property Wayside. In relation to the character of the surrounding area Main Road Langbank is not a Conservation Area and this is reflected in the extreme mixture of property types and Land uses (from detached, semi-detached, flatted and terraced housing as well as restaurant, Station access, tennis courts and Bowling Green) all within this limited 500 metre frontage. Council concerns expressed about the symmetry of the property at Wayside and the adjoining Kilblane requires to acknowledge that Kilblane has already been converted to 2 flats with appropriate subdivision of garden ground. There is therefore no obvious symmetry issues that have been contravened and the proposal merely adds to the acceptable mix of house sizes and styles that have been successfully permitted and accommodated in the Main Road of Langbank.
- The proposed house outline boundaries propose a house that is set back from the frontage of the new shop flatted development, to protect any easterly views from their living room windows, yet integrated with the setback frontage of Wayside

## Conclusions

Based on the Government's Presumption in Favour of Sustainable Economic Development and in compliance with Renfrewshire Council's Development Plan policy it is recommended that this application should be favourably considered, and consent granted

John M Smith

## **Appendix 1 Response from Renfrewshire Council**

*John,*

*I note the content of your email and my previous correspondence from 2015. My opinion remains the same, the site is not considered of a suitable size to accommodate any further development. The adjacent flattened development involved the demolition of a former commercial property to facilitate this. Also I would not agree that it is a 'gap site', it is the garden area/amenity space of 'Wayside', which is a semi-detached property, with equal spacing on either side, between the side elevations of both properties and the site boundaries. The erection of an additional house adjacent to your clients dwelling, would change this symmetry and perspective entirely, which would be detrimental to the visual amenity of the streetscene.*

*Trust this clarifies my position on the matter.*

*Regards,*

*Graham*

---

*Graham Westwater  
Planner  
Development and Housing Services  
Renfrewshire House, Cotton Street, Paisley, PA1 1JD  
Phone: 0141 618 7887 Fax: 0141 618 7935  
Email: [dc@renfrewshire.gov.uk](mailto:dc@renfrewshire.gov.uk)*

## **Appendix 2: Supplementary Guidance**

LDP\_Supplementary  
Guidance2014\_13.ppt

## **Appendix 3 : Householder Guidance**

Renfrewshire\_Householder\_Development

John M Smith  
Director  
**SCOTPLAN**  
96 Main Road  
Langbank



Renfrewshire  
PA14 6UX

---

Office	01475540630
Mobile	07825654790

---

