

# Planning Application: Report of Handling

Reference No. 18/0259/PP



Renfrewshire  
Council

## KEY INFORMATION

### Ward 9:

Johnstone North,  
Kilbarchan, Howwood and  
Lochwinnoch

### Applicant:

Mr James  
17 Elm Walk  
Bearsden  
G61 3BQ

**Registered:** 09/04/2018

Report by Director of Communities, Housing and Planning  
Services

### PROSPECTIVE PROPOSAL:

ERECTION OF TWO STOREY DETACHED DWELLING  
HOUSE

### LOCATION:

POLICE STATION, CALDER STREET, LOCHWINNOCH

### APPLICATION FOR:

PLANNING PERMISSION - FULL

## RECOMMENDATION

Grant Subject to  
Conditions

Fraser Carlin  
Head of Planning and  
Housing



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## IDENTIFIED KEY ISSUES

- The proposals accord with the adopted Renfrewshire Local Development Plan land use designation Policy P1 'Places' and Policy ENV3 'Built Heritage'.
- There have been two letters of objection on the grounds that the proposed building is out of character with the street and conservation area and concern over the utilities linked to adjoining houses.
- The form, siting, design, density, external finish and layout of the proposed development are considered to be acceptable.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES  
REPORT OF HANDLING FOR APPLICATION 18/0259/PP

APPLICANT:	Mr Craig James
SITE ADDRESS:	Police Station, Calder Street, Lochwinnoch, PA12 4DD
PROPOSAL:	Erection of two storey detached dwellinghouse
APPLICATION FOR:	<a href="#">Planning Permission-Full</a>

DATE OF ADVERT:	02/05/2018
NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>Two representations have been received.</p> <p>One representation states that the proposed building is out of character with the rest of the street and does not blend with the conservation area of the village.</p> <p>The second representation raises concerns over drainage, water and electrical supply as these utilities are linked to the adjoining dwellinghouses.</p> <p>In response to the comments made in the representations, impact on the character of the conservation area is addressed in detail in the main body of the report. In summary, the proposal provides an opportunity to re-use a vacant, brownfield site in the middle of Lochwinnoch, erecting a dwellinghouse which respects the character of the surrounding area and conservation area.</p> <p>Concerns over drainage, water and electricity supply are not material planning considerations. However, they have been forwarded to the applicant for consideration.</p>
CONSULTATIONS:	<p><b>Environment &amp; Infrastructure Services (Roads/Traffic)</b> - No objection subject to conditions with respect to visibility splay requirements, construction of the access, gates should be prohibited from opening outwards, and containment of surface water within the site. A property of the size proposed requires 3 parking spaces.</p> <p><b>Environmental Protection Section</b> - No objection. Land contamination advisory note to be included in the decision notice.</p>
PRE-APPLICATION COMMENTS:	None.

ENVIRONMENTAL STATEMENT	Not applicable.
APPROPRIATE ASSESSMENT	Not applicable.
DESIGN STATEMENT	Provides background information on the proposal, concluding that demolition of the police station and erection of the detached dwellinghouse in the manner proposed would have a minimal impact on the streetscene.

LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan (August 2014)</u> Policy P1 - Renfrewshire's Places Policy ENV3 - Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy - Places Development Criteria and Places Checklist Delivering the Environment Strategy - Built Heritage and Conservation Areas</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide.</p>
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PLANNING HISTORY	18/0297/CC - Demolition of police station. Concurrent application yet to be determined.
SITE VISIT	08/05/2018
DESCRIPTION	<p>This application seeks planning permission for the erection of a two storey detached dwellinghouse on the site of the former police station on Calder Street, Lochwinnoch.</p> <p>The police station comprises of a single storey flat roofed building adjoining the north western gable elevation of a two storey semi detached dwellinghouse. It sits 3m forward of the front elevation of the semi detached dwellinghouses, 10.5m back from the heel of the footway on Calder Street, and has a rectangular footprint of approx 60 square metres. The building is finished in brown roughcast to match the adjoining dwellings.</p> <p>The application site is bound by an access lane to the north west with residential properties beyond, Calder Street to the north east with residential properties beyond, the adjoining semi detached properties to the south east and further residential properties to the south west.</p> <p>Demolition of the police station will be assessed separately under concurrent conservation area consent application 18/0297/CC.</p> <p>The proposed dwellinghouse is two storey, incorporating a dual pitched gable roof 5.5m in height at eaves level, and 8m in height at the ridge line. It will follow through the line of the adjacent semi detached dwellinghouse with respect to both the front elevation and the eaves, with a slight set down in the ridge line. There will be a 0.8m separation between the gable elevation of the proposed house and the adjacent dwellinghouse.</p> <p>The proposed dwellinghouse also incorporates a single storey porch to the front, and a single storey extension to the rear.</p> <p>The existing parking area to the front of the police station will be utilised as a driveway, while there is also associated garden ground to the rear.</p>

DESIGN AND MATERIALS	The proposed dwellinghouse incorporates a dual pitched gable roof, with fenestration and finishing materials to match the adjacent semi detached dwellings.
SCALE AND POSITIONING	<p>The proposed dwellinghouse is two storey in height which is reflective of the predominant built form along Calder Street.</p> <p>The dwellinghouse is set back from the street frontage in line with the front elevation of the adjacent semi detached properties.</p>
PRIVACY AND OVERLOOKING	The proposed dwellinghouse will not directly overlook private garden ground or habitable room windows associated with neighbouring properties.
DAYLIGHT AND OVERSHADOWING	The scale and position of the dwellinghouse, coupled with the orientation of the site, also ensures that there will be no significant issues raised with respect to daylight or overshadowing.
LANDSCAPING (INCLUDING GARDEN GROUND)	The proposed dwelling will benefit from sufficient garden ground.
ACCESS AND PARKING	The existing access which served the police station will be utilised, while there is sufficient space within the curtilage of the dwellinghouse to meet the required parking standards.
SITE CONSTRAINTS	Conservation Area designation.
OTHER COMMENTS	<p>Policy P1 of the adopted Renfrewshire Local Development Plan states that within uncoloured areas on the proposals map there will be a general presumption in favour of a continuance of the built form. New developments should be compatible with, and complementary to, existing uses and demonstrate that they would cause no significant harm to these uses.</p> <p>Residential development on the site is considered to comply in principle with Policy P1 as it represents a continuation of the existing built form which is compatible with surrounding uses.</p> <p>The primary consideration in the assessment of the application thereafter is the extent to which the proposal complies with the New Development Supplementary Guidance Places Development Criteria and Places Checklist, and the Councils Residential Design Guide.</p> <p>The New Development Supplementary Guidance and associated Residential Design Guide identify a checklist of design considerations which form the basis of good places design. The design considerations will be assessed as follows.</p> <p><b>Context and Character</b> Calder Street is located within Lochwinnoch Conservation Area and is predominantly characterised by 1.5 and 2 storey buildings of traditional form and design, directly abutting the heel of the footway.</p> <p>This provides a well defined built form, character and identity to the street. The main exception to this predominant built form is</p>

the application site which comprises the single storey police station and adjoining semi detached dwellinghouses. These buildings depart from the predominant built form on two main counts: they are set back from the edge of the footway, and they are of a non traditional appearance with respect to design and finish.

The contribution these buildings make to the character of the streetscene is not considered to be significant. The police station itself is of a functional design and its form and appearance is not considered to add significantly to the character of the street.

It has also now become vacant. The proposal provides an opportunity to demolish the building with the view to erecting a dwellinghouse in its place which respects the character of the area.

#### **Access and Connectivity**

There is an existing dropped kerb at the access which will allow vehicles to enter and exit the site.

The front curtilage will be extensive, with sufficient space to meet current parking standards.

With regard to connectivity, the site is within close proximity of the amenities along High Street and Main Street.

#### **Layout and Built Form**

The proposed development seeks to replicate the layout of the existing semi detached properties which adjoin the police station.

The proposed dwellinghouse will be set back from the street frontage and in line with the front elevation of the existing dwellings. The proposal will also reflect the two storey form of these properties and will match them in height at eaves level.

The layout and form of the proposed dwellinghouse is not considered to have a detrimental impact on the streetscene.

The proposed dwelling will also benefit from sufficient garden ground.

#### **Environment and Community**

There are no existing mature trees on the site which will be impacted by the proposals.

#### **Buildings and Design**

The design of the dwellinghouse will not be incongruous or out of keeping within the streetscene.

Adequate provision can be made for all services.

Finally, there are no areas of public or private open space, or existing landscape or ecological features, which require retention or safeguarding.

In relation to residential amenity, the proposed dwellinghouse

	<p>will not directly overlook private garden ground or habitable room windows associated with neighbouring properties.</p> <p>The scale and position of the dwellinghouse, coupled with the orientation of the site, also ensures that there will be no significant issues raised with respect to daylight or overshadowing.</p> <p>In view of the above, the proposed development complies with Policy P1 of the adopted Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance on Delivering the Places Strategy.</p> <p>Policy ENV3 of the Local Development Plan states that Conservation Areas will be safeguarded, conserved and enhanced where appropriate. Development proposals within or in the vicinity of built heritage assets will be required to demonstrate that there is no negative impact to their site or setting.</p> <p>In this instance, the proposed development seeks to replicate the form of the semi detached dwellinghouses which adjoin the police station.</p> <p>When considering impact on the conservation area, it is considered that the demolition of the single storey police station and the erection of a two storey dwellinghouse which reflects the design and finish of the semi detached properties adjoining the site, will not have a detrimental impact on the site or setting of the conservation area.</p> <p>The character of Lochwinnoch Conservation Area will be preserved, and on this basis the proposals are compliant with Policy ENV3 of the Renfrewshire Local Development Plan.</p> <p>In respect of the consultation responses which have not been addressed above, a land contamination advisory note can be included with the decision notice.</p> <p>With regard to the conditions recommended by Environment &amp; Infrastructure Services (Roads/Traffic), visibility splay requirements would relate to land outwith the control of the applicant. However, it is noted that the existing access which served the police station will be re-used. The opening mechanism for any gates can be controlled via condition, as can provision for drainage.</p>
RECOMMENDATION	<p>Having given consideration to the above assessment, it is found that the proposal complies with the policies and guidance of the Council. It is therefore recommended that the application should be approved, subject to conditions.</p>

- 1 **Reason for Decision**  
The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan
- 2 That prior to the commencement of development on site, a specification detailing the

design and materials associated with all proposed hard surfaces within the curtilage of the dwellinghouse hereby approved shall be submitted to, and approved in writing by, the Planning Authority. The specification shall also include details for the drainage of surface water from the hard surfaces, with provision made to direct water run off to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason: To ensure that hard surfaces are suitable for use within the Conservation Area in the interests of preserving its character, and to ensure that surface water is directed away from any road which bounds the curtilage of the dwellinghouse in the interests of sustainable surface water management.

- 3 That prior to the commencement of development on site, a specification detailing the location, design and finish of all gates (including opening mechanism), fences, walls or other means of enclosure shall be submitted to, and approved in writing by, the Planning Authority.

Reason: To ensure that proposed boundary treatments are suitable for use within a Conservation Area, in the interests of preserving its character and visual amenity.

- 4 That before development starts, full details and/or samples of the facing materials to be used on all external walls (including windows, rainwater goods and soil vent pipes) and roofs (including the roof verges) of the dwellinghouse hereby approved shall be submitted to, and approved in writing by, the Planning Authority.

Reason: To ensure that proposed finishing materials are suitable for use within a Conservation Area, in the interests of preserving its character and visual amenity.

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.