

Planning Authority Submissions

My Ref:
Contact: Graham Westwater
Telephone: 0141 618 7887
Email: dc@renfrewshire.gov.uk
Date: 26/10/2018



Scotplan
96 Main Road
Langbank
PA146UX

Proposal: Erection of dwellinghouse (in principle)
Location: Wayside, Main Road, Langbank, Port Glasgow, PA14 6XP
Application No. 18/0609/PP


Dear Sir/Madam

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a decision notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to appeal against this decision to the Scottish Ministers and notes on how to appeal are attached.

Yours faithfully,


Fraser Carlin
Head of Planning and Housing



DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO

Mrs Brewster
Wayside
Main Road
Langbank
Port Glasgow
PA14 6XP

With reference to your application registered on 29/08/2018 for Planning Permission in Principle for the following development:-

PROPOSAL

Erection of dwellinghouse (in principle)

LOCATION

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

DECISION

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Planning Permission in Principle for the reasons given on the reverse/paper apart.

PLANS AND DRAWINGS

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated 26/10/18

Sign

Appointed Officer
on behalf of Renfrewshire Council

PAPER APART

TERMS AND CONDITIONS

- 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.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Applicant: Mrs Brewster	Ref. No: 18/0609/PP
Site: Wayside, Main Road, Langbank, Port Glasgow, PA14 6XP	Officer: Graham Westwater

Plans to be stamped

Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
/	Location/Site Plan	✓		✓

Officers Initials: GW

Admin Initials: [REDACTED]

Checked by : [REDACTED]

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No 18/0609/PP

REFUSED
on **26 OCT 2018**

Signed by [REDACTED]

On behalf of Renfrewshire Council

RENFREWSHIRE COUNCIL

Application No: 18/0609/PP

COMMUNITIES, HOUSING AND PLANNING SERVICES
RECOMMENDATION ON PLANNING APPLICATION

Regd: 29/08/2018

Applicant

Mrs Brewster
Wayside
Main Road
Langbank
Port Glasgow
PA14 6XP

Agent

Scotplan
96 Main Road
Langbank
PA14 6UX

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 not been 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.



18

0609

PP



Description

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

Online Comment

Contact Name: Mr Mark Shaw**Address:****Postcode:****Email Address:****Representation:** OBJ**Comment:**

I have serious concerns about how another building will affect light levels to the neighbouring apartments.

My Mother currently lives in the ground floor apartment & would have to endure building noise/debris during the build.

Parking in the village is an issue already due to the addition of a restaurant & nearby railway station. I also note that a large RV is currently parked in the area of the proposed build - where would that be parked in the event of a successful application?.

Transport Scotland

Trunk Road and Bus Operations (TRBO)
Network Operations - Development Management



Response On Development Affecting Trunk Roads and Special Roads

The Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2013 S.I.2013 No 155 (S.25)

Town and Country Planning (Notification of Applications) (Scotland) Direction 2009

To Renfrewshire Council Paisley	Council Reference:-	18/0609/PP
	TS TRBO Reference:-	SW/143/2018

Application made by Mrs Brewster per Scotplan, 96 Main Road, Langbank, PA14 6UX and received by Transport Scotland on 18 September 2018 for planning permission for erection of dwellinghouse (in principle) located at Wayside, Main Road, Langbank, Port Glasgow affecting the A8 Trunk Road.

Director, Trunk Roads Network Management Advice

1. The Director does not propose to advise against the granting of permission ☒
2. The Director advises that planning permission be refused (see overleaf for reasons). ☐
3. The Director advises that the conditions shown overleaf be attached to any permission the council may give (see overleaf for reasons). ☐

To obtain permission to work within the trunk road boundary, contact the Route Manager through the general contact number below. The Operating Company has responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company during the construction period to ensure all necessary permissions are obtained.

TS Contact:-

Route Manager (A8)
0141 272 7100
Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF
SOUTH WEST
150 Polmadie Road, Glasgow, G5 0HN
0141 218 3800
planning@scotlandtranserv.co.uk

Operating Company:-

Address:-

Telephone Number:-

e-mail address:-

Transport Scotland Response Date:-	28-Sep-2018
Transport Scotland Contact:-	Fred Abercrombie
Transport Scotland Contact Details:-	
	Trunk Road and Bus Operations, Network Operations - Development Management
	Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF
	Telephone Number: 0141 272 7382
	e-mail: development_management@transport.gov.scot

NB - Planning etc. (Scotland) Act 2006

Planning Authorities are requested to provide Transport Scotland, Trunk Road and Bus Operations, Network Operations - Development Management with a copy of the decision notice, and notify Transport Scotland, Trunk Roads Network Management Directorate if the recommended advice is not accepted.

David Moffat

From: DC
Sent: 18 September 2018 17:06
To: David Moffat
Subject: FW: Consultation on Planning Application - 18/0609/PP and Wayside, Main Road, Langbank, Port Glasgow, PA14 6XP

acons des

From: Stewart Marshall
Sent: 14 September 2018 12:50
To: DC <dc@renfrewshire.gov.uk>; Graham Westwater <graham.westwater@renfrewshire.gov.uk>
Subject: RE: Consultation on Planning Application - 18/0609/PP and Wayside, Main Road, Langbank, Port Glasgow, PA14 6XP

Graham,

No comment.

Regards,

Stewart,

Stewart Marshall
Supervisory Engineer
(Flood Risk Management.)
Environment & Communities.
Tel: 0141 618 7879.

From: David Ramsay
Sent: 12 September 2018 10:11
To: Stewart Marshall <stewart.marshall@renfrewshire.gov.uk>
Subject: Consultation on Planning Application - 18/0609/PP and Wayside, Main Road, Langbank, Port Glasgow, PA14 6XP

CONSULTATION ON PLANNING APPLICATION

Please find attached a consultation in respect of the above Planning Application.

To view plans and documents click on the link in letter or retype url into address bar of browser.

Please respond to dc@renfrewshire.gov.uk within 14 days.

<< File: Request notification.RTF >> << File: DES LETTER.pdf >>

**Environment and Communities
Roads Development Team
Observations on Planning Application**

Our Ref: 32/04
Planning Contact Graham Westwater
Roads Contact: Laura Frankgate
Tel: 0141-618-7825

Planning Application No: 18/0609/PP Dated 06/09/2018 Received 18/09/2018

Applicant	Mrs Brewster
Proposed Development	Erection of dwellinghouse (in principle)
Location	Wayside, Main Road, Langbank, Port Glasgow, PA14 6XP
Type of Consent	Planning Permission in Principle

RECOMMENDATION - NO OBJECTIONS / SUBJECT TO CONDITIONS

Proposals Acceptable 1. General	Y or N	Proposals Acceptable 3. New Roads	Y or N	Proposals Acceptable 4. Servicing & Car Parking	Y or N
Provision & links for:-					
Pedestrian *		(a) Widths *		(a) Servicing Arrangements *	
Cyclists *		(b) Pedestrian Provision *		(b) Parking Provision *	
Public transport *		(c) Layout (Horizontal/Vertical Alignment) *		(c) Layout of Parking Bays/ garages *	
Loading *				(d) Drainage	
Parking *		(d) Turning facilities (Circles/ Hammerheads *			
		(e) Junction Details (Locations/ Radii/sightlines) *			
(a) General impact of development *		(f) Provision for P.U. Services *		5. Signing	
(b) Safety Audit Required *		(g) SUDS *		(a) Location *	
(c) Traffic Impact Analysis *		(h) other		(b) Illumination *	
2. Existing Roads					
(a) Pedestrian Provision *					
(b) Type of Connection (Road Junc/Footway Crossing) *					
(c) Locations(s) of Connection(s) *					
(d) Sightlines *					

Comments

Conditions

The visibility splay required for any proposed access should be 2.5m(x) by 40m(y) by 1.05m in height. The access should be constructed in accordance with the National Roads Development Guide 2017. Any proposed gates should be prohibited from being able to open outwards across the footway/carriageway. If gates were to be provided a vehicle should be able to sit clear of the carriageway before accessing the premises. All surface water to be contained within the confines of the site. A 1 bedroom property requires 1 car parking space, a 2-3 bedroom property requires 2 car parking spaces and a 4 bedroom property requires 3 car parking spaces.

Notes for intimation to Applicant

(i) Construction Consent (s21)	REQUIRED / NOT REQUIRED
(ii) Road Bond (S17)*	REQUIRED / NOT REQUIRED
(iii) Road Openings Permit (s56)*	REQUIRED / NOT REQUIRED

Signedjohn Everett for Date18/09/2018.....
 Head of Operations & Infrastructure









SBSI VYH





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 18th April 2018 indicates that the authority does not consider this a suitable site for development. (See Appendix 1).

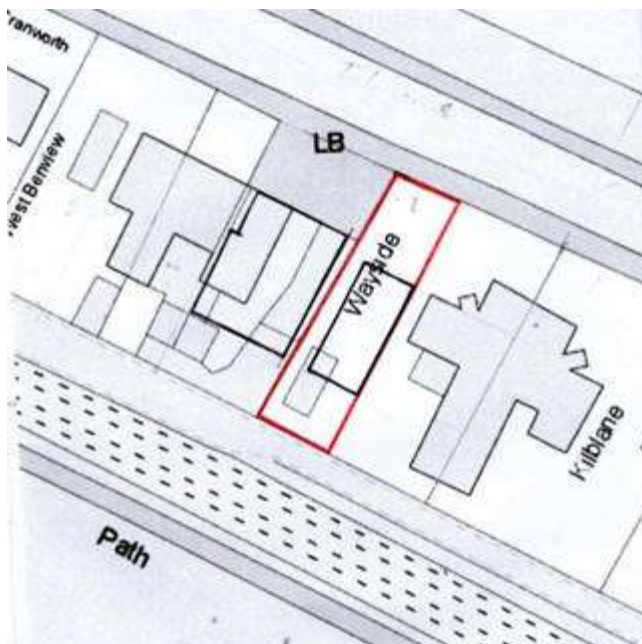
Scotplan have appraised all relevant factors and are of the opinion that this undeveloped garden area is appropriate for residential development as it is within the boundaries of the community of Langbank and that there is more than adequate space for a detached property without any adverse impact on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

Appendix 2: Supplementary Guidance


LDP_Supplementary
Guidance2014_13.ppt

Appendix 3 : Householder Guidance

Renfrewshire_Hous
eholder_Developme

John M Smith
Director
SCOTPLAN
96 Main Road
Langbank

Renfrewshire
PA14 6UX

Office 01475540630
Mobile 



**Renfrewshire
Council**

Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Fax: 0141 618 7935 Email: dc@renfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100125479-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- ☐ Application for planning permission (including changes of use and surface mineral working).
- ☒ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed development of surplus garden ground for the development of a single detached dwelling house in outline

Is this a temporary permission? *

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Scotplan		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	John	Building Name:	
Last Name: *	Smith	Building Number:	96
Telephone Number: *	01475540630	Address 1 (Street): *	96 main road
Extension Number:		Address 2:	langbank
Mobile Number:		Town/City: *	port glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	pa146ux
Email Address: *	john.smith@Scotplan.co.uk		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	wayside
First Name: *	Linda and Russell	Building Number:	
Last Name: *	Brewster	Address 1 (Street): *	Main Road
Company/Organisation		Address 2:	Langbank
Telephone Number: *		Town/City: *	Port Glasgow
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA146XP
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

WAYSIDE

Address 2:

MAIN ROAD

Address 3:

LANGBANK

Address 4:

Address 5:

Town/City/Settlement:

PORT GLASGOW

Post Code:

PA14 6XP

Please identify/describe the location of the site or sites

Northing

673266

Easting

238428

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Email negative response from Council officer

Title:

Mr

Other title:

First Name:

Graham

Last Name:

Westwater

Correspondence Reference
Number:

Date (dd/mm/yyyy):

18/04/2018

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

240.00

Please state the measurement type used:

☐

Hectares (ha)

☒

Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Surplus garden ground

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

☐

Yes

☒

No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

☐

Yes

☒

No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

☐

Yes

☒

No

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

☒

Yes

☐

No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☒

Yes

☐

No, using a private water supply

☐

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

☐

Yes

☒

No

☐

Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

☐

Yes

☒

No

☐

Don't Know

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? *

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: John Smith

On behalf of: Mrs Linda and Russell Brewster

Date: 22/06/2018

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- ☒ Site Layout Plan or Block plan.
☐ Elevations.
☐ Floor plans.
☐ Cross sections.
☐ Roof plan.
☐ Master Plan/Framework Plan.
☐ Landscape plan.
☐ Photographs and/or photomontages.
☒ Other.

If Other, please specify: * (Max 500 characters)

Outline application with a willingness to discuss matters with Renfrewshire Council and agree what additional material may be required to be addressed as part of the application

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr John Smith

Declaration Date: 22/06/2018

Payment Details

Telephone Payment Reference: 0000

Created: 29/08/2018 10:31