

Planning Application: Report of Handling

Reference No. 22/0329/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (2) Renfrew
South and Gallowhill

Applicant: Beijing
Banquet

Registered:
14 June 2022

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of single storey
extension to rear and installation of rooflight in retrospect

LOCATION: Beijing Banquet, 200 Arkleston Road, Renfrew

APPLICATION FOR: Full Planning Permission

RECOMMENDATION

Grant subject to
conditions



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IDENTIFIED KEY ISSUES

- The application site is identified by Policy P1 'Renfrewshire's Places' of the Adopted Renfrewshire Local Development Plan (2021).
- Four representations have been received which relate to loss of privacy, amenity and daylight; noise, smell and an increase in waste; and previous unauthorised development.
- There have been no objections from consultees.
- The proposals are considered to be compliant with the relevant policies and guidance of the Local Development Plans.

Alasdair Morrison
Head of Economy &
Development

REPORT OF HANDLING FOR APPLICATION 22/0178/PP

SITE ADDRESS	Beijing Banquet, 200 Arkleston Road, Renfrew
PROPOSAL	Erection of single storey extension to rear and installation of rooflight in retrospect
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>Planning permission is sought for the erection of a single storey extension to the rear and installation of a rooflight (in retrospect) at Beijing Banquet, 200 Arkleston Road, Renfrew.</p> <p>The proposed extension would have an approximate external footprint of 29sq m with an overall height of 2.6m and would be finished in a brickwork basecourse, with render above.</p> <p>The application site is bound to the north and east by residential properties, to the south by Arkleston Road and to the west by a petrol filling station.</p> <p>It should also be noted that the current application has been submitted as an alternative to the unauthorised containers which are presently sited at this location and are subject to enforcement action.</p>
SITE HISTORY	<p>Application No: 21/1089/PP Description: Partial change of use of first floor storage area into managers accommodation Decision: Granted</p> <p>Application No: 22/0050/PP Description: Siting of refurbished steel containers to rear and installation of rooflight (in retrospect) Decision: Withdrawn</p> <p>Application No: 01/0852/AD Description: Display of 1 internally illuminated free standing pole sign; two externally illuminated fascia signs; two externally illuminated free standing signs; three externally illuminated wall signs; and one internally illuminated menu case. Decision: Granted subject to conditions</p>
CONSULTATIONS	<p>Transport Scotland – No objections.</p> <p>Communities & Housing Services (Environmental Protection Team) – No objections.</p>
REPRESENTATIONS	<p>Four letters of representation objecting to the proposed development have been received, the substance of which can be summarised as follows:-</p> <ol style="list-style-type: none"> 1. The unauthorised rooflight impacts on privacy.

	<p>Response – addressed within main body of assessment.</p> <p>2. The proposed extension will compromise amenity and affect daylight. Response - addressed within main body of assessment.</p> <p>3. Noise already an issue to the rear of the premises and proximity of extension could exacerbate this. Construction hours in the past have been at unsociable hours and not in accordance with approved plans which may happen again. Response – No objections have been raised in this respect in relation to the current proposals by Environmental Services as a consultee which would warrant refusal of the application.</p> <p>4. Increasing this facility will increase waste and attract vermin. Response – No objections have been raised in this respect in relation to the current proposals by Environmental Services as a consultee which would warrant refusal of the application. Should issues arise this should be reported to Environmental Services directly.</p> <p>5. The smell from the premises is unacceptable and an increase in its scale could make this worse. Response – No objections have been raised in this respect in relation to the current proposals by Environmental Services as a consultee which would warrant refusal of the application. Should issues arise this should be reported to Environmental Services directly.</p> <p>6. Do not want any further building overlooking properties. Response – Noted and addressed within main body of assessment.</p> <p>7. An extraction flue is shown on the drawings. Response – This relates to an existing installation and does not form part of the current proposals.</p>
DEVELOPMENT PLAN POLICIES	<p>Adopted Renfrewshire Local Development Plan 2021 Policy P1: Renfrewshire's Places</p> <p>New Development Supplementary Guidance 2022 Delivering the Places Strategy</p> <p>Material considerations Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal shall require to be assessed against the policies and guidance set out above, the history of the site, the comments of the consultees and any objections received.</p>
PLANNING ASSESSMENT	<p>The application site is covered by Policy P1 which encourages further development were that development would not adversely affect existing development or be adversely affected by existing development.</p>

	<p>In considering whether the proposals could adversely affect existing development Alterations and Extensions to Existing Properties of the Delivering the Places Criteria of the New Development Supplementary Guidance requires to be considered.</p> <p>In this regard, the development would be of an appropriate scale, size and massing which would not constitute over development particularly given the discreet location to the rear of the building.</p> <p>The design and materials would also be suitably reflective of the main restaurant building and surrounding residential development, respecting the character of the surrounding area.</p> <p>As the proposals would see a replacement of presently sited containers for a permanent structure of enhanced build quality, it is also considered that the amenity of the neighbouring residents would be enhanced by the proposals.</p> <p>In addition to the above, it should be noted that an enforcement notice was served in relation to the siting of the containers on site and as such should the application in question be granted, the terms of the enforcement notice remain in that the containers require to be removed from site.</p> <p>Overall therefore the proposed extension is considered to be compatible with the surrounding area and commensurate with the provisions of Policy P1 and the New Development Supplementary Guidance Delivering the Places Criteria.</p> <p>Considering the retrospective rooflight, given the height of the opening and it's angled positioning it is not considered that this would have a significant direct impact on the privacy of neighbours on this occasion and as such is also considered acceptable on balance.</p> <p><u>Recommendation and reasons for decision</u></p> <p>In light of the above assessment, the proposal is considered to be acceptable and it is therefore recommend that planning permission be granted, subject to conditions.</p>
RECOMMENDATION	Grant subject to conditions.

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.

Conditions

1. That before development starts, full details of the facing materials to be used on

all external walls and roofs shall be submitted to, and approved by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

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 Gwen McCracken on 07483419705.