

# Planning Application: Report of Handling

Reference No. 21/1295/PP



Renfrewshire  
Council

## KEY INFORMATION

**Ward:** (10) Houston,  
Crosslee and Linwood

**Applicant:**  
Mr Singh 2 Crosslee  
Crescent  
Houston  
Johnstone  
Renfrewshire  
PA6 7DT

**Registered:**  
16 June 2021

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Erection of porch to front of dwellinghouse and erection of detached garage within rear curtilage

**LOCATION:** 2 Crosslee Crescent, Houston

**APPLICATION FOR:** Full Planning Permission



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## RECOMMENDATION

Grant subject to  
conditions

Alasdair Morrison  
Head of Economy and  
Development

## IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2021) and associated supplementary guidance.
- 8 representations have been received.
- The form, siting, design, external finish and layout of the proposed development is acceptable and there will be no impact on amenity of the site or surrounding area.

RENFREWSHIRE COUNCIL  
REPORT OF HANDLING FOR APPLICATION 21/1295/PP

SITE ADRESS:	2 Crosslee Crescent, Houston
PROPOSAL:	Erection of porch to front of dwellinghouse and erection of detached garage within rear curtilage
RECOMMENDATION	Grant subject to conditions

INTRODUCTION	<p>This report relates to an application for planning permission for a householder development which would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request has been submitted by three members, within 21 days of an application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board.</p> <p>This request was submitted in line with the scheme submitted to Scottish Ministers and approved by Council on 1 March 2018 and has been subject to discussion between the Convenor of the Communities Housing &amp; Planning Board and the Head of Economy and Development who have agreed that in this instance it would be appropriate for the Board to consider this application.</p>
PROPOSALS	<p>This application seeks consent for the erection of a porch to the front and the erection of detached garage within the rear curtilage of a two storey detached dwellinghouse located on Crosslee Crescent, Houston.</p> <p>The site is located on a corner plot and is bound by Crosslee Crescent to the west and south and residential properties to the north and east.</p> <p>The property itself incorporates a hipped roof design and is finished in white render, buff facing brick, brown concrete roof tiles and brown timber windows.</p> <p>The proposed porch is position to the front of the dwellinghouse. It extends 1.32 metres from the front elevation and measures 1.92 metres in width. The porch incorporates a dual pitched roof which measures 3.21 metres in height to the ridge and 2.68 metres in height to the eaves. The proposed finishing materials include roof tiles to match the existing house and facing brick to match the existing house.</p> <p>The proposed garage measures 3.5 metres in width and 6.5 metres in length. The garage incorporates a dual pitched roof</p>

	<p>which measures 4.33 metres in height to the ridge and 2.44 metres in height to the eaves. The roof is to be finished with roof tiles to match the existing house and the walls to be finished with facing brick to match the existing house.</p> <p>The initial proposal submitted consisted of a double garage measuring metres in 7.0 metres in width and 8.0 metres in length. The scale of the garage raised concerns as it would result in overdevelopment of the site. As a result the agent submitted revised plans with a reduction in size to a single garage.</p>
SITE HISTORY	<p>Application No: 18/0712/PP</p> <p>Description: Erection of two storey extension to side of dwellinghouse</p> <p>Decision: Granted subject to conditions.</p>
CONSULTATIONS	<p><b>Infrastructure and Environment Services (Roads):</b> - No objections.</p>
REPRESENTATIONS	<p>8 objections were received with the following concerns:</p> <ul style="list-style-type: none"> <li>• Property already has a double garage and no justification has been provided as to why building is required;</li> <li>• Stand-alone garage might attract the attention of criminality;</li> <li>• Loss of garden area and construction of a unit this size is not in keeping with other residencies. Approving this will set a precedent that will enable further reduction of green spaces in the area;</li> <li>• No provision to ensure new building will not be used for commercial purposes;</li> <li>• Potential flood risk to neighbouring properties/road if garden not levelled out;</li> <li>• Impact light to gardens;</li> <li>• Impact value of properties;</li> <li>• Garage could be used as separate dwelling in its own right ;</li> <li>• Service strip could be used as private parking;</li> <li>• Road safety concerns;</li> <li>• Garage would negatively impact visual amenity;</li> <li>• The proposed porch may impact the ability of the existing garage to be utilised for its intended purpose;</li> <li>• The boundary of the property shown on the plan is incorrect as it includes the service strip which does not belong to the property.</li> </ul>

LOCAL DEVELOPMENT PLAN POLICIES	<p><u>Renfrewshire Local Development Plan (2021)</u> Policy P1 Renfrewshire's Places.</p> <p><u>Draft New Development Supplementary Guidance (2019)</u> Alterations and Extensions to Existing Properties.</p> <p><u>Material considerations</u> Renfrewshire's Householder Development Guidance.</p>
PLANNING ASSESSMENT	<p><u>Renfrewshire Local Development Plan (2021) and draft New Supplementary Guidance</u> It is considered that the proposal complies with <b>Policy P1 of the adopted Renfrewshire Local Development Plan (2021)</b> because the development comprises of alterations to a residential property within a residential area.</p> <p>The <b>New Development Supplementary Guidance</b> states that alterations and extensions to existing residential properties should be of an appropriate scale, size and massing which does not constitute over development, they should reflect the design and materials of the existing house and the character of the surrounding area, and they should not significantly reduce the amenity of the neighbouring residents or the surrounding area.</p> <p>In order to determine whether the development complies with the above it is necessary to assess the proposal against the criteria set out in the <b>Council's Householder Guidance</b>. These are:</p> <p><u>Design &amp; Materials</u> The porch incorporates a dual pitched roof design which is in keeping with the character of the dwellinghouse. The design of the porch does not raise any issues.</p> <p>The garage incorporates a dual pitch roof design. The overall design of the garage is considered acceptable.</p> <p>The proposed finishing materials of the porch and garage are to match the existing dwellinghouse. In the interests of visual amenity a planning condition should be applied to the decision with regards to the finishing materials.</p> <p><u>Scale and Positioning</u> The porch is positioned to the front of the dwellinghouse and is subsidiary to the existing dwellinghouse. It is considered that the development will not have a detrimental impact on visual or residential amenity, therefore, is considered acceptable in terms of scale and positioning.</p> <p>The proposed garage is positioned within the rear curtilage close to the rear boundary. The garage is acceptably set back from the road to the side of the dwellinghouse. The garage is</p>

	<p>also set back from the building line of the neighbouring property to the east.</p> <p>The footprint of the garage is considered appropriate in relation to the size of the garden and would not result in overdevelopment of the site. As such, the proposed garage is considered acceptable in terms of scale and positioning.</p> <p><u>Privacy and Overlooking</u></p> <p>The proposed porch windows are part of a non-habitable room, therefore, do not raise any concerns in relation to privacy and overlooking.</p> <p>The proposed garage window directly faces into the applicant's property, therefore, does not raise any issues in terms of privacy and overlooking.</p> <p><u>Daylight and Overshadowing</u></p> <p>There are no concerns in relation to daylight and overshadowing due to the scale and position of the development within the application site.</p> <p><u>Representations</u></p> <p>The concerns regarding visual amenity and impact on light to gardens have been addressed through the above assessment.</p> <p>With regards to the concern that the development setting a precedent, the garage has been reduced in size and it is considered that the development would not set an undesirable precedent in the area.</p> <p>Environment &amp; Infrastructure Services - (Roads) were consulted and have not raised any objections to the proposal, therefore, there are no concerns with regards to road safety.</p> <p>In relation to the concerns regarding the use of the garage, a planning condition can be applied to ensure it is not used for commercial activity.</p> <p>In terms of the concerns about the proposed garage forming a separate dwelling, this does not form part of the proposal and would require to be considered as part of a future planning application.</p> <p>The concerns raised regarding the service strip potentially being used a private parking, the garage attracting criminality, impact on value of properties are not material planning considerations that can be taken into account during the assessment of the application.</p> <p>In terms of the issue related to the potential flood risk if garden is not levelled out, this is a matter that is considered through the building warrant stage of the development.</p>
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	<p>The point raised regarding the service strip not belonging to the property is an ownership issue which is not deemed a material planning consideration, therefore, cannot be considered as part of the assessment.</p> <p>There are no other material considerations. It is therefore recommended that planning permission is 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 consideration which outweighed the presumption in favour of development according with the Development Plan.

### **Conditions**

1. That the finishing materials to be used for the external walls and roof shall match in colour and texture those of the existing dwellinghouse to the satisfaction of the Planning Authority.

Reason: In the interests of the visual amenity of the area.

2. That the use of the garage hereby permitted shall be restricted to private use incidental to the enjoyment of the dwellinghouse on the site and no commercial activity shall be carried out in, or from, the garage;

Reason: To safeguard the residential amenity of the area.

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.