

Planning Application: Report of Handling

Reference No. 22/0248/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (9) Johnstone North, Kilbarchan, Howwood and Lochwinnoch

Applicant:
Mr John Smith

Registered:
06.04.2022

Report by Head of Economy & Development

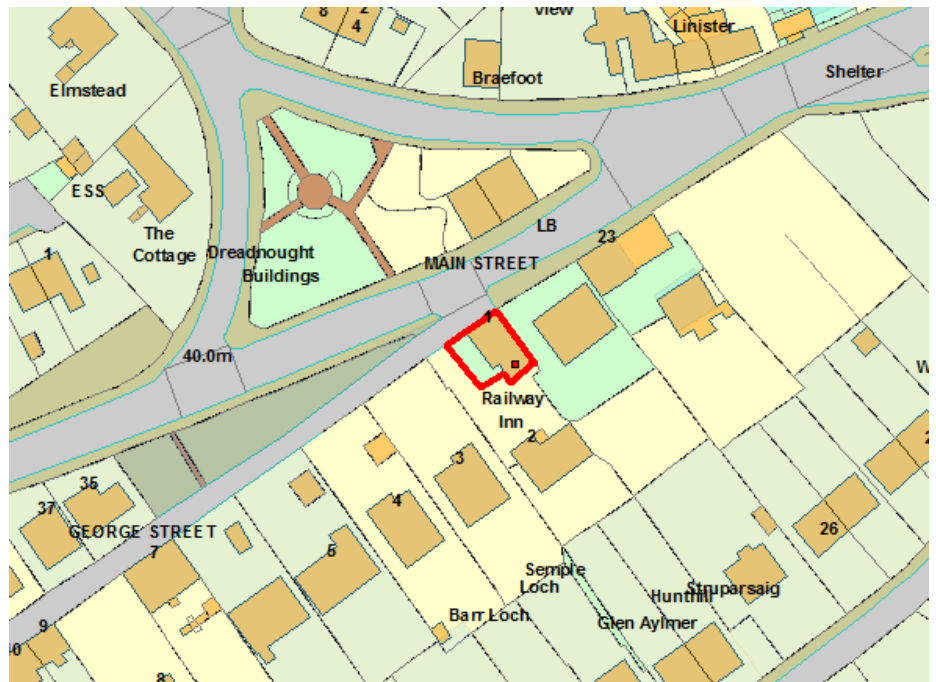
PROSPECTIVE PROPOSAL: Formation of outdoor terrace to side of public house

LOCATION: 1 George Street, Howwood

APPLICATION FOR: Full Planning Permission

RECOMMENDATION

Grant subject to conditions



IDENTIFIED KEY ISSUES

- The application site is identified by Policy P1 'Renfrewshire's Places' of the Adopted Renfrewshire Local Development Plan (2021).
- Seven representations have been received from six parties which relate to noise, road safety, loss of privacy and residential amenity.
- There have been no objections from consultees.
- The proposals are considered to be compliant with the relevant policies and guidance of the Local Development Plan.

Alasdair Morrison
Head of Economy &
Development

REPORT OF HANDLING FOR APPLICATION 22/0248/PP

SITE ADDRESS	1 George Street, Howwood
PROPOSAL	Formation of outdoor terrace to side of public house
RECOMMENDATION	Granted subject to conditions

PROPOSALS	<p>This application seeks consent for the formation of an outdoor terrace to side of a public house located on George Street, Howwood. The site fronts the road to the north west and is bound by a convenience store to the north east and residential properties to the south east and south west.</p> <p>The proposed outdoor terrace is positioned to the side of the building and extends 2.97 metres from the side elevation and measures 9.1 metres in length. The terrace includes a stained timber fence to the side and a white painted rendered low wall to the front with an inward opening hinged timber gate.</p> <p>The initial proposal has been altered following sightline concerns from Roads Development regarding the proposed timber fence to the side of the terrace. Revised drawings have been submitted to mitigate the concerns with the fence and the front wall lowered to 1.05 metres in height.</p>
SITE HISTORY	<p>Application No: 22/0818/PP</p> <p>Description: Alterations to frontage and single storey extension to side elevation</p> <p>Decision: Granted</p>
CONSULTATIONS	<p>Chief Executive's Service (Roads Development) – No objections.</p> <p>Communities & Housing Services (Environmental Protection Team) – No objections subject to a condition restricting the hours of use to prior to 9pm.</p>
REPRESENTATIONS	<p>7 objections were received from 6 parties with the following concerns:</p> <ol style="list-style-type: none"> 1. Noise Response - addressed within main body of assessment. 2. Road safety Response - addressed within main body of assessment. 3. Reduction of residential amenity Response - addressed within main body of assessment. 4. Loss of privacy Response - addressed within main body of assessment.

	<p>5. Odour from cigarette smoke Response – Not a material consideration that can be taken into account during the assessment.</p> <p>6. Impact on mortgage applications Response – Not a material consideration that can be taken into account during the assessment.</p>
DEVELOPMENT PLAN POLICIES	<p>Renfrewshire Local Development Plan (2021) Policy P1: Renfrewshire's Places</p> <p>New Development Supplementary Guidance (2021) 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 site is located within an area that is covered by Policy P1 of the Renfrewshire Local Development Plan. Policy P1 states that new developments should be compatible and complementary to existing uses and demonstrate that they would cause no significant harm to these uses.</p> <p>The outdoor terrace is positioned to the side of the premises. In terms of visual amenity, the design of the outdoor terrace does not raise any issues. The development is subordinate to the premises and is considered acceptable in terms of scale and siting. Communities & Housing Services (Environmental Protection Team) have been consulted and have requested that a condition be applied to restrict the use of the beer garden to prior to 9pm. The condition is considered appropriate to ensure the development would not impact on the residential amenity of nearby properties.</p> <p>The proposed development does not raise any concerns in terms of privacy or overlooking due to the screening provided by the proposed fence to the side of the terrace.</p> <p>In terms of road safety, Roads Development have been consulted and have no objections to the proposed development.</p> <p>In view of the above, the proposed development is considered to be acceptable.</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 the outdoor terrace shall not be in use after 21:00 hours.

Reason: In the interest of residential amenity.

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.