

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING & PROPERTY POLICY BOARD ON 17/05/2016

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Page
16/0088/PP Ward 10: Bishopton, BoW, Langbank	Persimmon Homes Limited	Site on Northern boundary of Shillingworth Steadings, Kilgraston Road, Bridge of Weir	Substitution of house type on Plot 9 (Amendment to application ref no: 14/0831/PP).	A1
RECOMMENDATION:	GRANT			
16/0096/PP Ward 10: Bishopton, BoW, Langbank	Persimmon Homes Limited	Site on Northern boundary of Shillingworth Steadings, Kilgraston Road, Bridge of Weir	Substitution of house type on Plot 29 and reconfiguration of plot (Amendment to application ref. no. 14/0831/PP)	A2
RECOMMENDATION:	GRANT			
<hr/>				
Total Number of Applications to be considered =		2		

Planning Application: Report of Handling

Application No. 16/0088/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir and Langbank

Applicant

Persimmon Homes Limited
180 Findochty Street
Garthamlock
Glasgow
G53 5EP

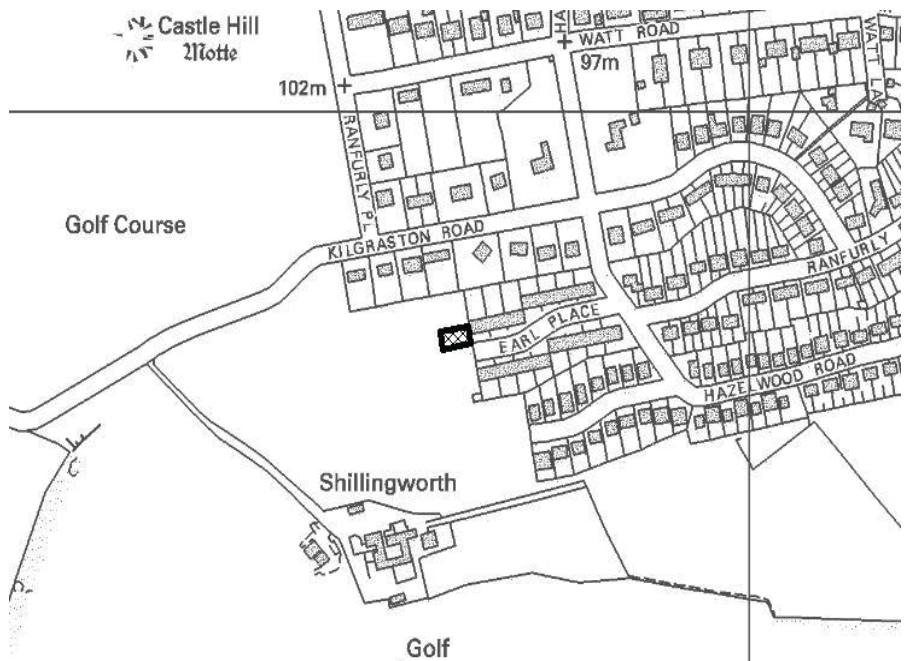
Registered: 11/02/2016

Report by Director of Development and Housing Services

PROPOSAL: SUBSTITUTION OF HOUSE TYPE ON PLOT 9
(AMENDMENT TO APPLICATION REF. NO. 14/0831/PP)

LOCATION: SITE ON NORTHERN BOUNDARY OF
SHILLINGWORTH STEADINGS, KILGRASTON ROAD, BRIDGE
OF WEIR

APPLICATION FOR: FULL PLANNING PERMISSION



© Crown Copyright and database right 2013. All rights reserved. Ordnance Survey Licence number 100023417.

RECOMMENDATION

Grant.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals are consistent with the adopted Renfrewshire Local Development Plan; within which the site is included in Renfrewshire's Housing Land Supply.
- Consent has previously been granted on this site for a residential development.
- The proposed amended form, design and layout of the development are considered to be acceptable.

Introduction

Members will recall that planning permission was granted subject to conditions on 25/08/2015 for the erection of a residential development on this site comprising 43 dwellinghouses associated infrastructure and landscaping (14/0831/PP).

A further application submitted in December 2016 (15/0831/PP) sought amendments to the approved scheme through the substitution of house types on Plots 9 and 29 and amendments to the plot layout adjacent to Plot 29. That application was refused at the planning and Property Policy Board in January 2016 as it was considered that the proposal for Plot 29 would have unacceptably altered the relationship between the development and its boundary to the green belt by removing a punctuation point to the green belt, contrary to Policy P3 of the adopted Renfrewshire Local Development Plan and New Development Supplementary Guidance.

This application seeks amendments to the approved scheme through the substitution of the house type on Plot 9 only. A separate concurrent application (16/0096/PP) seeks consent for the substitution of the house type on Plot 29.

Description

This application proposes to substitute the previously approved 'Carradale' house type on Plot 9 with the 'Roslin' house type which has a 'stand-alone' garage. The position of the substituted house type would be moved approximately 2.5 metres forward on the plot (west) and an additional area of hardstanding created to the north to provide access to the 'stand-alone' garage.

History

16/0096/PP - Substitution of housetype on Plot 29 and reconfiguration of plot (Amendment to application ref no:

14/0831/PP). Currently under consideration.

15/0831/PP - Substitution of house types on Plots 9 and 29 and amendments to layout to Plot 29 (Amendment to application ref no: 14/0831/PP). Refused 27/01/2016

14/0831/PP - Erection of residential development comprising 43 dwellinghouses and associated infrastructure, open space and landscaping. Granted subject to conditions on 25/08/2015.

14/0229/NO - Proposal of Application Notice for a residential development with associated access roads, open space and landscaping. Accepted.

14/0229/NO - Request for screening opinion on the need for an Environmental Impact Assessment. Determined that EIA not required.

Policy and Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan 2014

Policy P3 - Additional Housing Sites

New Development Supplementary Guidance 2014

Places Development Criteria

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the proposal requires to be considered against the policies and guidance set out above, the comments of consultees, representations received and the physical attributes of the site.

Publicity

Neighbour notification has been carried out in accordance with statute.

Objections/ Representations

None.

Consultations

None required.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The applicant has claimed that it is proposed to replace the approved 'Carradale' house type on Plot 9 to a 'Roslin' house type in order to enhance the appearance of the street elevation and introduce a degree of symmetry to the run of houses positioned on Plot 4 through to Plot 9. In this regard the approved house type has an integral garage whereas the proposed house type has a detached garage which, it is claimed, would be better located to the rear of the property to mirror the approved dwelling on Plot 4. The proposal requires to be assessed in relation to the relevant policies and guidance of the adopted Renfrewshire Local Development Plan and potential impacts of the amendment proposed.

The 'Roslin' house type is an accepted house type in this development and has been approved in various locations throughout the site, therefore no new issues are raised with regard to design. This house type is larger than the 'Carradale' house type it will replace, but has a similar plot ratio to other plots where the 'Roslin' has been approved. It will sit slightly forward in the plot but will be in line with the approved house type on Plot 4 in the run of houses from Plot 4 to Plot 9 and will maintain an adequate separation distance from the dwellinghouse on Plot 8. The detached garage will be located to the side and rear of the dwellinghouse and will be accessed via a new driveway. The Director of Community Resources (Traffic) offered no objection when consulted on the previous proposal and has maintained

this position. The garage will be positioned close to the rear boundary of the plot adjacent to the side boundary of an established dwellinghouse at 14 Earl Place which is at a lower level than the application site. However, given that the garage will back onto a side elevation with no windows it is considered that there will be no unacceptable overlooking or other impact on residential amenity as a result. The amended house type is not considered to raise any other new issues than previously considered.

It is considered that the proposed substitution of house type complies with the policies and guidance set out above which seek to ensure that new developments make a positive contribution to Renfrewshire's places.

Recommendation and Reasons for Decision

In light of the above assessment the proposal is considered to be acceptable. It is therefore recommended that planning permission be granted.

Recommendation

GRANT

Conditions & Reasons

Reason for Decision

1. 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.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 16/0096/PP



Renfrewshire
Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir and Langbank

Applicant

Persimmon Homes Limited
180 Findochty Street
Garthamlock
Glasgow
G53 5EP

Registered: 15/02/2016

Report by Director of Development and Housing Services

PROPOSAL: SUBSTITUTION OF HOUSE TYPE ON PLOT 29 AND RECONFIGURATION OF PLOT (AMENDMENT TO APPLICATION REF. NO. 14/0831/PP)

LOCATION: SITE ON NORTHERN BOUNDARY OF SHILLINGWORTH STEADINGS, KILGRASTON ROAD, BRIDGE OF WEIR

APPLICATION FOR: FULL PLANNING PERMISSION



© Crown Copyright and database right 2013. All rights reserved. Ordnance Survey Licence number 100023417.

RECOMMENDATION

Grant.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals are consistent with the adopted Renfrewshire Local Development Plan; within which the site is included in Renfrewshire's Housing Land Supply.
- Consent has previously been granted on this site for a residential development.
- The proposed amended form, design and layout of the development are considered to be acceptable.

Introduction

Members will recall that planning permission was granted subject to conditions on 25/08/2015 for the erection of a residential development on this site comprising 43 dwellinghouses, associated infrastructure and landscaping (14/0831/PP).

A further application submitted in December 2016 (15/0831/PP) sought amendments to the approved scheme through the substitution of house types on Plots 9 and 29 and amendments to the plot layout adjacent to Plot 29. That application was refused at the Planning and Property Policy Board in January 2016 as it was considered that the proposed substitution of house type on Plot 29 would have unacceptably altered the relationship between the development and its boundary to the green belt by removing a punctuation point, contrary to Policy P3 of the Local Development Plan and New Development Supplementary Guidance.

This application seeks amendments to the previously approved scheme through the substitution of the house type on plot 29 and a realignment of the house within the plot, seeking to maintain the punctuation this plot affords to the green belt adjacent. A separate concurrent application seeks consent for the substitution of the approved house type on Plot 9.

Description

This application proposes to substitute the approved 'Roslin' house type on Plot 29 with the 'Callander' house type which has a 'stand-alone' garage. The position of the proposed replacement house type is proposed to be moved approximately 2 metres to the north away from the southern boundary of the site. A new driveway would be formed to access a 'stand-alone' garage which would be positioned to the rear of the plot.

History

16/0088/PP - Substitution of house type on Plot 9 (Amendment to application ref no: 14/0831/PP). Currently under consideration.

15/0831/PP - Substitution of house types on Plots 9 and 29 and amendments to layout to Plot 29 (Amendment to application ref no: 14/0831/PP). Refused 27/01/2016

14/0831/PP - Erection of residential development comprising 43 dwellinghouses and associated infrastructure, open space and landscaping. Granted subject to conditions on 25/08/2015. 14/0229/NO - Proposal of Application Notice for residential development with associated access roads, open space and landscaping. Accepted.

14/0229/NO - Request for screening opinion on the need for an Environmental Impact Assessment. Determined that EIA not required.

Policy and Material Considerations

Development Plan

Adopted Renfrewshire Local Development Plan 2014

Policy P3 - Additional Housing Sites

New Development Supplementary Guidance 2014

Places Development Criteria

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the proposal requires to be considered against the policies and guidance set out above, the physical attributes of the site and any other considerations material to the assessment of the application.

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the

Paisley and Renfrewshire Gazette on 24th February 2016 with deadline for representations to be received of 06th April 2016.

**Objections/
Representations**

None.

Consultations

None required.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - N/A

Access Statement - N/A

Other Assessments - N/A

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The applicant has submitted that it is proposed to replace the house type on Plot 29 to avoid the route of a sewer and gas service wayleave, for the existing Shillingworth Steadings located adjacent to the southern boundary of the application site. It is proposed to substitute the approved 'Roslin' house type for the 'Callander' house type, which is smaller in footprint, and would have a 'stand-alone' garage located to the side/rear. The change to the approved layout would involve the positioning of the proposed replacement house type 2 metres further away from the southern boundary of the site. This arrangement would retain an acceptable landscaping buffer along the southern site boundary as previously approved. Landscaping on the southern boundary of the site was previously considered to be necessary to ensure a natural buffer between the residential development and the converted Shillingworth Steadings which are located immediately adjacent.

The proposed amended layout is considered acceptable on the basis that it provides a recognisable termination to the

extent of development at the southern boundary of the site and a punctuation between the development and adjacent green belt with an appropriate landscaped edge. The layout now proposed has been agreed with the applicant by negotiation through the submission of a number of revised layout plans and follows the identification by the applicant of a wayleave within the site which restricted the developable area. It is considered that the wayleave constraint has been appropriately addressed by the revised layout proposed without detriment to the established need for an appropriate relationship at the southern boundary of the site with the adjacent steadings and the green belt beyond.

For these reasons it is considered that the amendments proposed comply with the policies and guidance set out above which seek to ensure that new developments make a positive contribution to Renfrewshire's places.

**Recommendation and
Reasons for Decision**

In light of the above assessment the proposal is considered to be acceptable. It is therefore recommended that planning permission be granted.

Recommendation

GRANT

Conditions & Reasons

Reason for Decision

1. 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.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.