

David Henderson Brantwoode 4 Munro Drive West Helensburgh G84 9AA 12.06.2023,
20.07.2023, 05.10.2023
Theresa Fury 11 Upper Colquhoun Street Helensburgh Argyll And Bute G84 9AQ
01.07.2023
Michael Davis 79 Main Street Ochiltree East Ayrshire KA18 2PE 10.07.2023
Sonia Sharp 17 Harris Grove East Kilbride Glasgow G75 8TU 24.06.2023
John Butt Upper Culverden 2A West Lennox Drive Helensburgh Argyll And Bute
13.06.2023, 31.08.2023
Neil Douglas 4 Upper Colquhoun Street Helensburgh Argyll And Bute G84 9AH 15.07.2023
Max Carruthers 5 Upper Colquhoun Street Helensburgh Argyll And Bute G84 9AQ
13.06.2023
Alastair Wilson 7 Upper Colquhoun Street Helensburgh Argyll And Bute G84 9AQ
04.06.2023, 05.10.2023
Janette Wilson 7 Upper Colquhoun Street Helensburgh Argyll And Bute G84 9AQ
12.06.2023
Ruth Munro 2 Upper Colquhoun Street Helensburgh Argyll And Bute G84 9AQ 13.06.2023
Liliana Sheychenko 6 West Munro Drive Helensburgh Argyll And Bute G84 9AA 08.06.2023
Mr Garry Sharp 17 Harris Grove East Kilbride Glasgow G75 8TU 23.06.2023
John Shelton 3 West Douglas Drive Helensburgh Argyll And Bute G84 9AL 26.06.2023,
18.07.2023, 11.06.2023, 25.09.2023, 28.09.2023, 02.10.2023
San Choi Wong 1 West Douglas Drive Helensburgh Argyll And Bute G84 9AL 13.06.2023
Sally Shelton 3 West Douglas Drive Helensburgh Argyll And Bute G84 9AL 13.06.2023,
28.09.2023
Sheila Clarke 25 Larchfield Colquhoun Street Helensburgh Argyll And Bute 01.07.2023
Alistair McLuskey 6 West Munro Drive Helensburgh Argyll And Bute G84 9AA 05.07.2023,
07.06.2023

the site. I have been to site and viewed the issues with the current broken surface water drainage and I am content that the proposed alterations to reinstate this are sufficient. As this is a proposed extension and not a new build there is no requirement for the applicants to install a new SUDS system. They do however require consent to alter the existing drainage which is broken given this involves engineering works. They intend to do this by digging a new french drain at the rear of the site to pick up the broken field drains which were discharging water into the solum of the property and then route the new field drain to the front of the property to tie in with the existing drainage discharge

Concern that the existing combined sewerage pipe could be compromised by the proposed repairs and alterations to surface water drainage

Comment: *this is noted however, should this occur then this would be a private civil matter*

Concern that the proposed hard landscaping will cause further issues with surface water drainage

Comment: *this is noted and I would note that a safeguarding condition should be added to*

Comment; *This is being dealt with as a separate enforcement matter*

Concern that the drawings submitted do not show the finished external ground levels on the site in particular to the rear where the unauthorised ground works have taken place

Comment; *The applicants have provided updated sections which adequately show the proposals for these areas*

Concern that the viewpoints used by the applicants in showing the impacts of the proposal on the wider conservation area are inaccurate

Comment; *I have visited the site and*

Comment; A safe guarding condition will be appended to the decision notice to require that a scheme of planting is submitted to and approved by the authority prior to works starting on site. It is further noted that the bio-diversity officer will be consulted on this

Note that the drainage is shared within neighbouring title deeds

Comment; this is a private civil matter

Concern that the perforated metal cladding which is to be used on section of the first floor extension will affect the privacy of neighbouring properties

Comment; This is noted however it is not considered that this material will allow the glazing to act as a window as it is a form off screening. A safeguarding condition will be added to the decision notice requiring samples of all external materials are submitted to and approved by the authority prior to work starting on site and a further safeguarding condition will be added to require that the gazing behind this screening is to be opaque

Concern about the scale of the extensions in terms of overdevelopment of the plot as a whole

Comment; This is noted however, the proposed extensions are not considered to be overdevelopment of the site as the resultant

Note that the rexisions to retain tCo of the chmneys is stile1not acceetaple

stonework will require samples by wby of a recommended condition

Comment; *this is noted, the applicants have updated the drawings to show this gate post being reinstated on completion of the works*

Note that the removal of two number windows to the East Elevation of the existing building is unacceptable

Comment; *Please see full assessment below*

Note that the original internal ceiling details should not be lost

Comment; *the existing property is not listed therefore no permission is required for any internal alterations*

Concern in regards to the use of the temporary enclosure of the Hill House as a design precedent

Comment; *This would not be taken into account as this is a temporary structure*

Query as to how far the proposed extension will be to the aaNGp23(s)-32(i)22(o)23(n)23 0 TcD2()11(a

guise of the building by modernising, yet not overpowering it. To create such a building of this flexibility, a high level of nuanced design in terms of materiality and massing articulation had to be considered. There are also a number of holding works we have proposed to the house to ensure its long term survival;

- Removal of redundant chimneys*
- Localised roof repairs*
- Refurbishment / Replacement of existing windows*
- Localised Sandstone repairs*
- Damp treatment*

2016 & December 2016)

Natural Environment

SG LDP ENV 6 – Impact on Trees / Woodland

Historic Environment and Archaeology

SG LDP ENV 16(a) – Impact on Listed Buildings

SG LDP ENV 17 – Development in Conservation Areas and Special Built Environment Areas (SBEAs)

SG LDP ENV 18 – Demolition in Conservation Areas

Sustainable Siting and Design

SG LDP Sustainable – Sustainable Siting and Design Principles

Resources and Consumption

SG LDP SERV 2 – Incorporation of Natural Features / SuDS

- (ii) **List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 3/2013.**

Third Party Representations

Consultation Responses

Planning History

[ABC draft Technical Note – Argyll and Bute Windows \(April 2018\)](#)

[Argyll and Bute proposed Local Development Plan 2 \(November 2019\)](#) – The Examination by Scottish Government Reporters to the Argyll and Bute Local Development Plan 2 has now concluded and the [Examination Report](#) has been published (13th June 2023). The Examination Report is a material consideration of significant weight and may be used as such until the conclusion of the LDP2 Adoption Process. Consequently, the Proposed Local Development Plan 2 as recommended to be modified by the Examination Report and the published Non Notifiable Modifications is a material consideration in the determination of all planning and related applications.

Spatial and Settlement Strategy

Policy 01 – Settlement Areas

Policy 04 – Sustainable Development

High Quality Places

Policy 05 – Design and Placemaking

Policy 08 – Sustainable Siting

Policy 09 – Sustainable Design

Policy 10 – Design – All Development

Policy 15 – Protection, Conservation and Enhancement of Our Historic Environment

Policy 16 – Listed Buildings

Policy 17 – Conservation Areas

Sustainable Communities

Policy 61 – Sustainable Urban Drainage Systems (SUDS)

High Quality Environment

Policy 77 – Forestry, Woodland and Trees

(L) Has the application been subject of statutory pre-application consultation (PAC):
No Pre-application consultation required .

(M) Has a sustainability check list been submitted: N/A

(N) Does the Council have an interest in the site: No

(O) Requirement for a pre-determination hearing: No

(P)(i) Key Constraints/Designations Affected by the Development:

Conservation Area

Listed Buildings

(P)(ii) Soils

[Agricultural Land Classification:](#)

Built Up Area

[Peatland/Carbon Rich Soils Classification:](#)

N/A

[Peat Depth Classification:](#)

N/A

Does the development relate to croft land?

No

Would the development restrict access to croft or better quality agricultural land?

N/A

Would the development result in fragmentation of croft / better quality agricultural land?

N/A

(P)(iii) Woodland

Will the proposal result in loss of trees/woodland?

No

(If yes, detail in summary assessment)

Does the proposal include any replacement or compensatory planting?

N/A

(P)(iv) Land Status / LDP Settlement Strategy

Status of Land within the Application

Brownfield

ABC LDP 2015 Settlement Strategy

Main Town Settlement Area

ABC pLDP2 Settlement Strategy

Settlement Area

ABC LDP 2015 Allocations/PDAs/AFAs etc: N/A

ABC pLDP2 Allocations/PDAs/AFAs etc: N/A

(P)(v) Summary of Assessment and summary of determining issues and material considerations:

Site Description

Planning permission is sought for the alterations and extensions to an existing detached two storey traditional villa located at; 4 West Lennox Drive, Helensburgh. The existing property is located within the Helensburgh Hill House Conservation Area and is directly adjacent to a category B listed property. Located on the opposite side of the street from the site is A listed Brantwoode and adjacent to this is B listed Strathmoyn. Furthermore, located on the street behind the site is A listed Red Towers and adjacent to this is B listed Tordarroch. It is noted that historically the site was subdivided and a modern dwelling was

built within the rear garden grounds. The area surrounding the property is a well-established residential area consisting of several listed properties as noted above, set with large plots as well as some modern dwellings which have been built within the garden grounds of the original villas.

The house plot measures approximately 2165sqm, the existing house including the single storey element has a footprint of approximately 216sqm, with the single storey element having a footprint of 55sqm. The existing garage has a footprint of approximately 30sqm and the timber sheds have a combined footprint of approximately 18sqm bringing the total built element on site to approximately 264sqm. The existing house is sited towards the rear of the plot with a large front garden. The site gently slopes downhill from North to South.

Proposal Description

The proposal seeks to remove the single storey hipped roof element and replace this with a new two storey extension. This proposed extension has a footprint of 90sqm whereas the original single storey element had a footprint of 55sqm. The proposal also seeks to remove the existing garage which has a footprint of 30sqm and replace this with a larger garage / gym which has a footprint of 70sqm. The proposal also seeks to introduce a covered external 'link' canopy between the garage / gym and the new extension, this has a footprint of 25sqm. The proposals also seek to remove the timber garden sheds. In summary the

contemporary in materials and massing and seek to create a clear and defined stance on what is new and what is old. In this regards the following polices are considered.
It should be noted that the full assessment is contained within Appendix 1 of this report.

property nor on the wider conservation area. Again the design and conservation officer has further comment on this as follows; *The policy test is whether the development would preserve or enhance the character or appearance of the conservation area, and whether it would preserve the character, special architectural or historic interest of the setting of any listed buildings. As noted in my consultation responses I feel that the design of the contemporary extension is well thought through and is a positive contribution within the conservation area. I have had concerns over chimney removal and roof reconfiguration and these have been discussed with the agent. The planning officer and myself agreed that the cumulative impact pushed the change in character and appearance to be contrary to policy, however the settled proposal of retaining 2 chimneys and the rear roof reconfiguration is in my view, satisfactory in policy terms as the overall character and appearance of the conservation area will be preserved. Whilst the contemporary extension obviously changes the appearance of the house, I believe that it is complimentary and complies in policy terms with NPF4 Policy 7 (d) and LDP2 Policy 16.*

External landscaping has also been proposed which is mix of dark and light grey pavers and concrete along with raised planting beds and areas of indicated planting. This information is limited and I would propose to attach a safeguarding condition to any approval requiring that a scheme of hard and soft landscaping is submitted to and approved by the authority prior to works starting on site. This would include any planting which would be considered by the biodiversity officer. ~~Issue 10~~ Also note that any hard landscaping would require to be permeable as to not affect the surface water drainage. A retaining wall is also proposed along the Northern boundary that will return around the East and West boundaries to the rear of the existing property. Within the site there are approximately 12 trees that bound the eastern boundary, a single large tree at the southern boundary and 3 trees along the western boundary, no works or removals have been proposed to any trees within the site. In terms of the existing trees on site and any neighbouring trees that may be effected by the proposals such as the large copper beach tree within the adjoining garden of 2 Upper Colquhoun Street, Helensburgh which will have its roots within the sites boundary, it is recommended that these trees will be protected by safeguarding conditions that special protection measures are put in place and maintained during all construction as

SG LDP ENV 18, SG LDP SERV 2 and SG LDP - Sustainable Siting and Design Principles of the Argyll & Bute Council Local Development Plan as well as Policies 01, 04, 05, 08, 09, 10, 15, 16, 17, 61 and 77 of LDP 2 and there are no other material considerations which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

(S) Reasoned justification for a departure to the provisions of the Development Plan:

No Departure

(T) Need for notification to Scottish Ministers or Historic Environment Scotland: No

Author of Report: Emma Jane

Date: 18.09.2023

Reviewing Officer:

Kirsty Sweeney
Area Team Leader
Dated: 29.09.2023

Fergus Murray
Head of Development and Economic Growth

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 23/00652/PP

9. Notwithstanding the effect of condition 1; All existing trees on site shall be protected at all times during the construction period by means of the erection of a 1.2 metre high fence in accordance with Clause 8.2.2 of BS 5837 "Trees in Relation to Construction" at least one metre beyond the canopy of each tree including the copper beach tree located within the neighbouring garden of 2 Upper Colquhoun Street, Helensburgh who's roots and canopy are partially within the application site.

Reason: *The landscape features to be protected are important to the appearance and character of the site and the surrounding area and are required to successfully integrate the proposal with its surroundings.*

10. Notwithstanding the effect of condition 1; Prior to work starting on site, full details of any external lighting to be used within the site or along its access shall be submitted to and approved in writing by the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any glare or light spillage outwith the site boundary.

Reason: *In order to avoid the potential of light pollution infringing on surrounding land uses/properties.*

11. Notwithstanding the effect of condition 1; The first floor glazing to the North elevation (shower room window) and the first floor glazing to the West elevation (behind the proposed screening) of the proposed extension shall be of obscure glass and maintained in perpetuity in obscure glass to the satisfaction of the Planning Authority.

Reason: *In order to protect the privacy and amenity of adjacent properties.*

12. Notwithstanding the effect of condition 1; Prior to work starting on site details of the replacement chimney pots to the existing building shall be submitted to and approved in writing by the Planning Authority.

Reason: *In the interests of visual amenity and to ensure that the proposals do not adversely affect the architectural and historic character of the building.*

13. Notwithstanding the effect of condition 1; Prior to work starting on site identification and assessment of all potential sources of nuisance, including noise/ vibration, dust, and any temporary lighting provided, which may cause disturbance to nearby residents during the demolition / construction process should be undertaken by the applicant. This should include consideration of intended hours of operation, movement of vehicles, use of plant and storage of equipment and materials on site.

For all potential sources of nuisance the applicant will be required to provide a management plan with details of suitable control measures to be put in place so as to ensure that construction does not cause loss of amenity to local residents and/or statutory nuisance.

Reason: *In order to avoid sources of nuisance in the interest of amenity.*

14. Notwithstanding the effect of condition 1; In order to minimise, as far as necessary, the level of noise and/or vibration to which nearby existing residents will be exposed during the construction process the hours of operation of the site should be restricted to 08.00 to 18:30 Monday to Friday and 08.00 to 13.00 on Saturdays. There should be no operation on Sundays or Bank Holidays.

Reason: *In order to avoid sources of nuisance in the interest of amenity.*

NOTE TO APPLICANT

n/a

APPENDIX A RELATIVE TO APPLICATION NUMBER: 23/00652/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A Settlement Strategy

- 1.1. The site is located within the Main Town Settlement Zone of Helensburgh as identified in the Argyll and Bute Local Development Plan 2015 (LDP) wherein Policy LDP DM 1 gives encouragement to sustainable forms of small scale development on appropriate sites.
- 1.2. NPF 4 Policy 1 requires that significant weight be given the global climate and nature crises when considering new development. Policy 2 seeks to encourage, promote and facilitate development that minimises emissions and adapts to impacts on climate change. NPF 4 Policy 5 aims to protect locally, regionally, national and internationally valued soils.
- 1.3. The development is located within an identified settlement with access to community facilities and public transport networks, consistent with the LDP Settlement Strategy, and as such complies with the Sustainability criteria established by Policy LDP STRAT 1, and is compatible with the provisions of NPF 4 Policy 1 in terms of addressing the Climate Crisis in principle. The site is located within an established residential area and will not impact upon soil that has material value. It is recommended that any planning permission will be subject to a model planning condition.
- 1.4.

C. Natural Environment

3.1 NPF4 Policy 3 generally seeks to protect biodiversity, reverse biodiversity loss and to deliver positive benefits from development that strengthens nature networks. Policy 3(c) requires that proposals for local development will include appropriate biodiversity measures proportionate to

natural and built features which contribute to the character of the conservation area (including boundary walls, trees and hedges) are retained.

4.5 The provisions of NPF 4 Policy 7 (as it applies to the current proposal) are LDP 3 and SG LDP ENV 16(a) and SG LDP ENV 17, however NPF 4 Policy 7(a) imposes an additional requirement for a detailed assessment as summarised above which was requested by the councils design and conservation officer within their original consultation response. The applicants have taken this on board and have submitted a revised design and access statement as well as the submission of a visual impact assessment which is considered acceptable under the requirements of the above.

4.6 Officers are satisfied that the proposed development, by reason of siting, scale, form and design is of a sufficiently high standard and will preserve and enhance the character and appearance of this part of the Hill House Conservation Area in accordance with NPF 4 Policy 7, Policy LDP 3, SG LDP 16(a), and relevant HES guidance on development impact on historic assets.

F. Impact on Woodland

5.1 As the site is located within a conservation area any works to the existing trees within the site would require tree works consent. Within the site accTETBT1 02(g)23(,)11()-18[a]23(s)-32(t)11(e)23()1

- 6.2 During the determination process the applicant has submitted plans to show a re-routed and repaired surface water drainage scheme for the site. It is noted that consent is not required for the repair of existing drainage but is required if there are proposed alterations to the existing drainage. As such the applicant has submitted drawing to show the surface water drainage alterations. I have been to site and viewed the issues with the current broken surface water drainage and I am content that the proposed alterations to reinstate and alter this are sufficient. As this is a proposed extension and not a new build there is no requirement for the applicants to install a new SUDS system. The submitted drawings show a new french drain running along the northern boundary of the rear site to pick up the broken field drains which were discharging water into the solum of the property and then route the new field drain to the front of the property to tie in with the existing drainage discharge.
- 6.3 Subject to the above, it is considered that the proposal makes adequate provision for services infrastructure in accordance with the provisions of NPF4 Policy 22, SG LDP SERV 2 and LDP2 Policy 61.