

7th February, 2019

Ref. 18070/3.17/DS RevA

Planning Application 18/0825/PP

New Dwelling House at Rossland Crescent, Bishopton

Design Statement

Introduction

On behalf of our Clients Mr Anthony Derrick and Ms Lynda Gemmell, we submitted an Application for Planning Permission in Principle application, registered on the 27th November 2018, to develop the grounds (here after referred to as the open space) at Rossland Crescent, Bishopton, application ref 18/0825/PP. Our brief at present is to prepare information for a single detached dwelling house a storey and a half (a bungalow), and to submit an application for Planning Permission in Principle. The new dwelling will be modest and discreet property, sympathetic to the surrounding properties and will be positioned so as to minimise the impact on neighbouring properties.

Brief Site Description and Background

The application site is located on part of the open space grounds at Rossland Crescent, forming a central island overlooked by all properties to Rossland Crescent. The grounds were previously owned by Mr Ernest Hasler who had previously purchased it from the MOD (locally under the ownership of the Workers Ammunition Factory) some years ago. Mr Hasler had applied for full planning permission for two single dwelling houses in January of 2013, (the planning officer at the time was Suzanne Carson, application reference no. 13/0044/PP). The application was latterly withdrawn. Mr Hasler had thereafter submitted a planning application for the erection of a memorial stone, planning application reference 18/0325/PP. The memorial stone has now been installed and sits at the north end of the open space, adjacent to the trees on site. At the time the land was sold to Mr Derrick and Ms Gemmell one of the conditions of the sale was that the memorial stone project would be fulfilled. The land is now currently owned by Mr Derrick and Ms Gemmell. Although the ground is within the residential area, it is open space and is covered by Policy P1, "Renfrewshire's Places." It is currently occupied by mature trees to the North corner of the site and an electrical substation housed on a hard standing to the South West corner of the site, separated (from the large lawn area) and protected by steel Palisade fencing. There is also a hard standing area, which is used by some of the residents of Rossland Crescent for parking of Camper Vans / additional off street parking. There are number of bollards, sparsely spaced, located on grounds and on the pavements opposite, to restrict parking and to mark speed control bumps. As of March the area of open space, (the lawn), will be maintained by Mr Derrick and Ms Gemmell.

The Proposal

Our proposal seeks to respect the open space aspect of the grounds by positioning a new dwelling to the West of the lawn area, between the existing mature trees and substation. This minimises the impact on the open space, and allows an uninterrupted outlook from the existing dwellings. The new

proposal will look onto the newly completed property opposite (adjacent to No.s 52 and 53 Rossland Crescent), on the Western stretch of road, running from South West to North. The new dwelling house will take access from the street frontage, ensuring that most of the open space is maintained without interruption, both physically and visually.

Surrounding Locale and wider Context

The open space is bounded by semi-detached properties, on two sides, typically consisting of 3 bedroomed properties over two storeys. A new bungalow was erected and recently finished, located adjacent to No.s 52 and 53 Rossland Crescent. Most properties have independent driveways, therefore it is assumed that parking is predominantly off street with the exception of Nos. 3 and 4 Rossland Crescent, which both have private enclosed gardens to the front. Some of the properties have recently obtained permission to extend. All surrounding dwellings have an entrance porch which face the access road (Rossland Crescent). To the West of the open space there is stretch of land opposite the application site which remains as a substantial open space occupying land further to the West, in between Rossland Crescent, Newton Road and Rossland Gardens. The local Dry Cleaners and supermarket also back onto this open space, which has an area of circa 1.915Ha, excluding a childrens' play park at Newton Rd (Circa 0.04526 Ha) and the football pitch grounds (Circa 1.045 Ha). Total area of the open space adjacent to Rossland Crescent is circa 3Ha.

Site Application Ratio

The site application area is 0.0562 Ha. The immediate open space area at Rossland Crescent (total) is 0.24079 Ha. The site application is therefore only **23.3%** of the immediate grounds or **1.7%** of the overall open space in the vicinity.

Proposed Dwelling

The proposed dwelling shall be of a character that is sympathetic to the grounds and character of the surrounding dwelling in terms of;

- Scale: The proposed dwelling shall be no more than 1 and a half storeys, with a pitch roof – a bungalow.
- Size: The proposed dwelling shall be 3 or 4 bedrooms.
- Materials: The materials will be sympathetic to the surrounding local with traditional finishes, or contemporary alternative to respect the properties adjacent.
- The proposed dwelling shall have off street parking, in keeping with the general arrangement of the wider content of Rossland Crescent. Parking can be designed to meet the requirements of the roads guidelines. Our Client is also amenable to a new pedestrian footpath and additional 'visitors' / general on-street parking being formed, which can be accommodated by altering the grounds beyond the heel kerb.
- Visibility splays, as required by the roads guidelines, will be achieved.
- The proposed dwelling is sited so as to minimise impact on surrounding dwellings – located to the West. Most dwellings will continue to look onto the open space. The trees to the north of the open space screen the application site – the impact on Nos. 1 and 2 Rossland Crescent is minor. The newly completed development adjacent to No.s 52 and 53 will be positioned opposite our proposed site, which helps in balancing the streetscape.
- The proposals do not present a concern in terms of noise or disturbance, as this is a proposed residence.
- We believe that drainage arrangements will not have significant impact on the current service and can be accommodated without complication.

Community Council Discussion

Bishopton's community council minutes of 9th January 2019, attended by PC Fiona Murray, PC Mark Ewing, John Smith (Scotplan) Michelle Fairbairn and Cllr Colin McCulloch discussed our Client's application under Matters Arising:

"Matters Arising. The recent planning application for a house on the green space at Rossland Cresc., was discussed. Appears there were NO neighbour notifications sent out! There was only 1 property within the 20m radius that mandates notification – this was the new bungalow, which does NOT yet appear on the O.S. maps which are used to identify contiguous properties, so it did not get notice! Cllr McCulloch was asked to ensure that ALL properties around the green were formally advised. Sam again mentioned the amenity site being unable to process re-cycling materiel reflecting the household separation. The general response had been "put it in the general waste container" which means it is contaminated and therefore not recyclable! "

Please note that the land is incorrectly referred to as "Green Space," which arguably creates negativity around the proposal. This is open space and zoned as residential. We would also draw your attention to the neighbourhood notifications which were supposedly sent to only one party within the area due to use of an old OS plan which did not include the contiguous properties.

Response to Planning Comments, as per James Weir's email of 29/01/19

NB. Planning Officer's comments in red.

1. The proposed development is for recreation or physical activity use and it improves the quality and range of facilities;

The proposed development is not primarily for recreation, however our Client is open to discussion about the redevelopment of the remaining ground (76.7%) for recreation or physical activity for public use. The land does not currently provide any existing landscaping or ecological features that enhance the surroundings, nor that require to be maintained. Our Client is open to negotiation about a planning condition that could be put in place to ensure that the lawn is enhanced further and made publically accessible. This may be through new landscaping, planting, park benches and a potential footpath which divides the large mass of turfed area. This in turn would improve the outlook to dwellings overlooking the grounds, thereby improving the quality and range of facilities. Our Client would be in agreement to discussing a maintenance programme, between the residents. Our Client would also be amenable to discussion concerning the adoption of this land by Renfrewshire Council.

2. There is a long term excess in the provision of pitches, playing fields and public open space in the wider area, taking into account long term strategy for provision, estimated demand and overall recreational and amenity value;

The wider open spaces are accessible to Rossland Crescent / Bridgend. A formal recreation area could be installed within the ownership boundary, however the grounds have a gradient (higher ground being to the North West and diminishing to the East) which prohibits the installation of a level play park. Substantial enabling works, grading and some retention of the ground may be required. We do not believe that there is a specific requirement for additional playing pitches or parks. A landscaping scheme would be more appropriate, however our Client is open to negotiation with Renfrewshire Council Planning Dept to come to some mutual arrangement to enhance amenities.

3. The development will not lead to a significant net loss of open space;

Please refer figures opposite under “Site Application Ratio.” The proposed application area is very little in terms of the wider context (1.7%) and 23.3% of the area of the immediate grounds.

4. The proposal incorporates the retention or enhancement of the existing facilities on part of the site, while enabling redevelopment of the surplus section of the site for another purpose. In addition, there is no significant adverse impact on the amenity of nearby residents;

As per our comments under point 1, The land does not currently provide any existing landscaping or ecological features that enhance the surroundings, nor that require to be maintained other than the lawn. By siting the application site to the West, the impact on the site is minimised and maintained as open space. The existing trees would remain unaltered. Our Client would be amenable to a planning condition which allows for a planting scheme to be incorporated into the proposals to soften the boundary treatments and screen the fence line.

5. Alternative provision of equal or greater community benefit and accessibility would be made available on another site;

Our Client would be amenable to negotiation in respect of this / options available to our Client for this. The obvious sites that may benefit from enhancement are within the vicinity. Please refer our previous comments above (2).

6. The benefit of the proposed development to the public clearly outweighs the present open space value of the site;

The benefit of the open space at present is relief only – the grounds do not appear to be used for recreation. The grounds are, in part, used for parking of camper vans which deter from the open space policy. Our Client would be willing to address this issue as appropriate. The grounds do not give specific enhancement by way of landscaping or public access for enjoyment. The positioning of the new dwelling has been strategic so as to minimise impact on the open space. As proposed under point 1 above, the open space could be further enhanced by landscape designed space, with shrubs, plants etc and paths to make the grounds more accessible to all. This could provide screening of the substation and new boundaries, lessening the impact of the new boundary treatments and enhancing the outlook from the surrounding properties. With the proposed dwelling backing onto the open space, this provides a further vantage point whereby the grounds can be monitored.

7. The amenity of the surrounding area will not be significantly affected by the loss of open space and by the nature of the proposed development.

As discussed above, through strategic siting of the application site, maintaining the existing trees and potential enhancement of the open space through planting scheme and landscaping design.