

RENFREWSHIRE COUNCIL

Application No: 18/0433/PP

COMMUNITIES, HOUSING AND PLANNING SERVICES
RECOMMENDATION ON PLANNING APPLICATION

Regd: 03/07/2018

Applicant

Agent

Mr Tsakiroglou
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Alimos
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17455

Nature of proposals:

Erection of four detached dwelling houses, formation of access road and associated parking.

Site:

Land to East of Brown Street, Stoney Brae, Paisley

Application for:

Planning Permission-Full

Description

Planning permission is sought for the erection of four, two storey detached dwellinghouses with associated parking and the creation of a new access road. Each proposed dwelling has an external footprint of 100sqm and a plot size in excess of 600sqm and will be finished in a wet dash render and a natural slate. The proposed access for this development, taken from Stoney Brae, through the existing access through the boundary wall into the site.

The application site comprises of an oblong area of land which is accessed from Stoney Brae, which is a narrow cobbled road. The majority of the site is located within the Paisley Town Centre Conservation Area with the proposed access road located outside the Conservation Area. The site is heavily wooded, with predominantly self seeded specimens. The topography of the site slopes steeply from south to north.

Access is provided from Stoney Brae and runs parallel with the rail line. To the south the site is bounded by the rear boundary of Oakshaw House and Oakshaw Lodge. To the west the site is bounded by a stone wall and beyond is the rear garden of Nos. 38/40 Oakshaw Street East. To the north west of the site are two storey dwellinghouses which are located on Blenheim Court. To the immediate east of the larger section of the site is the former Gaelic Church's cemetery which is separated from the site by a stone wall. Electricity cables run through the site from south to north.

History

04/0530/PP - Erection of single dwellinghouse and an accompanying garage - Granted.

05/0998/PP - Erection of property containing 3 flatted dwellings, three accompanying garages and associated access. – Granted.

06/0467/PP - Erection of four 2 storey detached dwellinghouses and associated garages – Withdrawn.

10/0153/PP - Erection of four 2 storey detached dwelling houses - Invalid return.

10/0649/PP - Formation of vehicle and pedestrian gate (Amendment to previous consent 05/0998/PP) - Granted.

10/0701/PP - Erection of 4 no. detached dwelling houses, formation of access road and associated parking. – Granted.

Policy & Material Considerations**Adopted Development Plan - Adopted Renfrewshire Local Plan 2014**

Policy P1 - Renfrewshire's Places

Policy ENV3 - Built Heritage

Policy I1 - Connecting Places

New Development Supplementary Guidance

Places Development Criteria

Development within Conservation Areas

Infrastructure

Proposed Development Plan - Adopted Renfrewshire Local Plan 2019

Policy P1 - Renfrewshire's Places

Policy ENV3 - Built & Cultural Heritage

Policy I1 - Connecting Places

New Development Supplementary Guidance

Creating Places

Conservation Areas

Infrastructure

Material Considerations

Planning legislation requires that planning decisions be made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the local plan policies set out above and the new supplementary guidance.

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of the legislation and advert was placed in the local press on 1st August 2018.

Objections/Representations

Three letters of objection have been received in relation the proposal. The issues raised are:

- Stability of the slope to support the buildings proposed.
- Flooding/drainage impacts.
- Removal of trees.
- Working days/hours and potential for disturbance during construction works.
- Impact of works on existing boundary wall.
- Pollution as a result of the development.
- Impact on privacy/overlooking at neighbouring properties.
- Loss of light/overshadowing.
- Impact on ecology/wildlife.

Consultations

Environment & Infrastructure (Roads/Traffic) - Object to the proposal on a number of grounds, comprising connectivity and pedestrian access issues and the gradient/contours of the site have raised concerns that large vehicles entering the site, (such a bin lorry), could be at risk of tipping.

Environment & Infrastructure (Design) - A drainage impact has been requested, which can be dealt with via condition.

Environmental Protection Section (Noise) - A Noise Impact Assessment was requested by this service, which was subsequently submitted and the findings considered to be

Network Rail - No objection subject to a number of conditions.

Summary of Main issues of:-

Environmental Statement - N/A

Appropriate Assessment - N/A

Design Statement - A Design and Access statement was submitted with the application, given it's location within the Conservation Area.

Access Statement - N/A

Other Assessments - A Noise Impact Assessment were submitted in support of the application. A tree survey was also carried out and the findings submitted in a report with the application.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

Policy P1 of both the Adopted and Proposed Renfrewshire Local Development Plans state that there is a presumption in favour of the built form and proposed uses should demonstrate they have no adverse impact on existing uses. As the proposal is for the erection of four dwellings within an established residential area, it is considered that the proposed development complies with this policy in principle.

New residential developments require to be assessed against the criteria within the adopted and proposed new supplementary guidance, to determine their impact, the following is considered:

Built form, design and layout of the proposal - The site is situated within the Paisley Town Centre Conservation Area and therefore the proposal requires to be of a high quality in terms of design and materials.

The proposed villas are substantial and relate favourably to the form and scale of the established properties within the Conservation Area. A wet dash render and natural slate finish is proposed for the dwellings which is considered to be compatible with the historic character of the area. The proposed staggered layout of the plots relates positively to the proposed access road while allowing the proposed dwellings to be located a minimum of 18m from the closest neighbouring building.

Density of new developments - The proposed detached dwellings are considered to be in keeping with the density of the surrounding area which is characterised by large detached villas, some of which have been subdivided into flats.

Adequate provision of services - The proposal is for four dwellings within an established residential area, existing services can be utilised.

Open space provision within new residential developments - As the site is small there is no requirement for public open space provision. It is considered that the layout and plot provision of the proposal provides adequate open space.

Potential impacts upon existing landscaping and ecological features - With regards to the protection of existing landscaping features, the applicant has submitted a tree survey which identified 19 trees for removal although 6 of the identified trees are out with the Conservation Area. However the tree survey carried out identifies that several are unhealthy and the majority are not considered to be significant specimens. If the proposal were to be considered favourably, a condition could be imposed requiring replacement planting to compensate for the loss of the trees would be attached.

area is residential in character, therefore residential use, would have no adverse impact on the surrounding area. A noise impact assessment was undertaken to assess the effect of the railway line, which borders the site, on the proposed dwellings. The conclusions of this were found to be satisfactory, subject to a condition relating to window specifications.

Furthermore, the proposal does not raise any issues of overlooking or overshadowing (the closes building to building distance would be 18m, which is the minimum requirement for directly opposing window openings) and provides a layout which does not greatly conflict with the established pattern of development in the area. Given these distances, there would be no impact on loss of daylight/overshadowing.

Proposals require to create attractive street networks - An access road, taken from Stoney Brae, is proposed to serve the development. Since the proposed residential development does not directly front onto an existing road the proposal could be considered to represent a form of backland development. However, the proposal does include the provision of a new road which the proposed dwellings will front onto.

In terms of connectivity, the Director of Environment and Infrastructure (Roads) is not satisfied with the proposed footway connections, which for an edge of town centre site is considered important given that this would lead to public transport networks, services and facilities. The inadequacy of the footway links to surrounding areas is contrary to Policy 11 of the Adopted and Proposed Renfrewshire Local Development Plans as all developments require to ensure appropriate provision and accessibility to connect to active travel and public transport networks.

Development should contribute to overall character of a place - As has been discussed above, the design and character of the proposed dwellings will not impact on the character of the site or surrounding area. The area has a range of differing house types, of different periods and styles of architecture.

Given the site is within the Paisley Town Centre Conservation Area, the impact on the setting requires to be assessed, in terms of the design and materials of the proposed dwellings, within the context of the site. In terms of design, the proposed dwellinghouses will be of a modern design, with traditional features and materials, incorporating the use of natural slate on the roofs and timber framed, sash and case windows. Therefore, it is considered that the proposal complies with Policy ENV3 of the Adopted and Proposed Renfrewshire Local Development Plan and the New Development Supplementary Guidance.

The comments provided by consultees also require to be considered. The Director of Environment and Infrastructure (Roads) has a number of concerns regarding the proposal, in terms of connectivity and pedestrian access to the site and also with regards road safety, in terms of vehicles accessing the site. Lengthy discussions have taken place between the applicant and the Council regarding these issues in an attempt to resolve them. The applicant has submitted substantial supporting information to attempt to demonstrate that the means of access would be safe for high vehicles, (such as bin lorries) to enter and exit the site. However, despite this, the initial objection still stands, in terms of road and pedestrian safety, as it has not been sufficiently demonstrated that the risk has been minimised and the issue resolved. While it is acknowledged that development has been granted on the site previously, the access was taken from a different point, therefore this safety risk was not an issue at that time.

In terms of issues raised by the objectors; loss of privacy/overlooking and daylighting/overshadowing issues have been addressed in the foregoing assessment and all found to be acceptable. In terms of flooding/drainage, a DIA has been requested to be carried out and this can be controlled via condition on any approval issued. The loss of trees has been considered in the assessment of the application and found to be acceptable in this

to compensate. In terms of the impact on ecology and wildlife, there are no environmental or wildlife designations covering the site. However if the conclusions of this proposal were found to be satisfactory, a condition relating to a survey would be attached. The remaining issues regarding the stability of the site, integrity of the boundary wall, pollution and working hours during construction, are not material planning considerations in this instance and are therefore not relevant in the assessment of the application.

Recommendation and reasons for decision

In light of the above assessment, the proposed development is recommended for refusal, given the objection for the Director of Environment and Infrastructure on road and pedestrian safety grounds and that the development is contrary to Policy I1 - Connecting Places.

Index of Photographs

The site has been photographed and the images archived.

RECOMMENDATION

Refuse

Other Action

Conditions and Reasons

- 1 That the proposed means of access to the site is considered to be unsafe for vehicles to access and egress the site, posing a risk to pedestrian and road safety.
- 2 That the proposals are contrary to Policy I1 - Connecting Places given the inadequacy of good accessibility and connectivity to/from the site to the surrounding area.

Fraser Carlin
Head of Planning and Housing

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.