

RENFREWSHIRE COUNCIL

Application No: 18/0031/PP

DEVELOPMENT AND HOUSING SERVICES  
RECOMMENDATION ON PLANNING APPLICATION

Regd: 21/02/2018

**Applicant****Agent**

Mr Amin  
45 Broomlea Crescent  
Inchinnan  
PA4 9PJ

Mr McQuiston  
44 Lainshaw Avenue  
Shortlees  
Kilmarnock  
KA1 4RZ

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**Nature of proposals:**

Erection of first floor extension over shop to accommodate storage area with associated stair access to side and alterations to frontage.

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**Site:**

45 Broomlea Crescent, Inchinnan, Renfrew, PA4 9PJ

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**Application for:**

Planning Permission-Full

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**Description**

Planning permission is sought for the erection of a first floor extension over a single storey shop unit at Broomlea Crescent, Inchinnan in order to create a storage area. The application also seeks consent for the formation of an associated external stairway to the side of the unit and alterations to the unit frontage.

The shop is an existing standalone commercial unit in a residential area which operates as a convenience store serving the local area. The shop has its principal frontage facing Broomlea Crescent to the south-east, alongside a parallel section of Luckingsford Road beyond. The shop is located within an irregular shaped plot which is bounded by the gardens of neighbouring two storey semi-detached houses on either side and at the rear.

The existing shop is of a rectangular footprint measuring some 12 metres width by 9 metres depth. The shop currently features a flat roof which reaches a height of some 3.35 metres.

Consent is sought for the addition of a first floor over the entire footprint of the building. This would be contained underneath a hipped roof which would reach a maximum height of approximately 8.5 metres. The storage area would be accessed via an internal stairway and also by the proposed external stairway which would serve as a fire exit. The external stairway would be erected against the south-west elevation of the building where it would provide access to the first floor via a door on the side elevation of the extension. The extension would also contain office, kitchen and WC facilities.

The alterations to the frontage of the existing building include the replacement of the door and the infilling of its windows. A site inspection has established that these elements have already been undertaken and consent is therefore sought for these aspects retrospectively.

Advertising panels have been applied to the shopfront but as these constitute advertisements they come under separate planning legislation (The Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984) and require consideration in terms of advertisement consent rather than planning permission.

**History**

None.

### **Policy & Material Considerations**

#### **Development Plan**

##### **Renfrewshire Local Development Plan 2014**

Policy P1 - Renfrewshire's Places.

Policy C2 - Development Outwith the Network of Centres.

#### **New Development Supplementary Guidance**

Places Development Criteria.

Places Checklist.

Meeting Local Neighbourhood Demand.

#### **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 proposals require to be assessed against the above policies and guidance and the comments of any representees and consultees.

#### **Publicity**

The Council has undertaken statutory neighbour notification procedures.

#### **Objections/Representations**

6 letters of representation, one from an elected member for the area, have been submitted. The substance of the objections raised are:

- The purpose of the proposal being the provision of a domestic flat, taking into consideration the scale of the development, the incorporation of first floor windows and the inclusion of shower and WC facilities (when a WC already exists at ground floor level);
- The ground floor windows having already been infilled without consent, to the visual detriment of the streetscene;
- The pitch and height of the roof in relation to neighbouring houses potentially being excessive and incongruous on the surrounding built environment;
- The impact of the proposal on the outlook of neighbouring dwellinghouses;
- The impact of the proposal on sunlight afforded to neighbouring dwellinghouses;
- The potential for the first floor windows to encourage break-ins;
- Overlooking from the first floor windows;
- Overlooking from the external staircase;
- The visual impact of the external staircase;
- The safety of the external staircase and whether there are alternative provisions in the event of fire;
- The proposals adding to existing problems regarding the storage of vehicles and other items outside the shop which impede access for residents and other necessary transport such as emergency vehicles and bin lorries;
- Noise and disturbance resulting from the proposed development, including the effects of increased loading or unloading of vehicles;
- Noise during construction;
- The impact on property values in the area.

#### **Consultations**

**Glasgow Airport Safeguarding** - No objection.

**NATS** - No objection.

## Summary of Main Issues

Environmental Statement - Not applicable.

Appropriate Assessment - Not applicable.

Design Statement - Not applicable.

Access Statement - Not applicable.

Other Assessments - Not applicable.

Planning Obligation Summary - Not applicable.

Scottish Ministers Direction - Not applicable.

## Assessment

The application site is located within an area which is primarily residential in nature, where Policy P1 of the Renfrewshire Local Development Plan applies. The policy states that there will be a presumption in favour of a continuance of the built form in the area, subject to new developments being compatible and complementary to other uses in the area and demonstrating no significant harm to these uses as set out by criteria outlined in the New Development Supplementary Guidance.

Policy C2, which refers to retail and commercial developments outwith the Council's "Network of Centres", is also relevant given the location of the application site within a residential area.

The extension would add to the floorspace of an established commercial outlet within an area which is otherwise dominated by residential use. While the outlet is long-established, consideration is required regarding the impact on the amenity of the surrounding residential environment as a result of the additional floorspace created and the associated intensification of the existing business that this may be anticipated to generate.

The applicant has advised that the extension is necessary in order to provide additional storage to support their business, as well to make provision for post office facilities within the shop. They have advised that storage within the building is currently limited to a small partitioned area at the rear containing a kitchenette and WC but this cannot be continued on account of environmental health regulations, as well as reasons of practicality. The storage of vehicles outside the premises is also attributed to the lack of storage within the building, while the applicant has also cited a decrease in the frequency that suppliers undertake deliveries, which means taking on greater levels of stock between deliveries.

While the current lack of room for storage within the building is evident, concern is raised that the effective doubling of the floorspace of the development would make provision for a greater intensity of activity at the premises which would be out of keeping with the character of the surrounding residential environment.

This commercial activity would potentially include an increase in loading and unloading vehicles which would increase disturbance to neighbouring residents. While residents in the area may expect a degree of disturbance as a result of their proximity to an established shop, the increase in the scale of the development would take the building beyond the scale of a typical neighbourhood convenience store. In this regard, the surrounding area is principally residential in nature and any ancillary uses should be complementary to the housing rather than more dominant in nature.

It is considered that such an increase in the scale of a commercial use would impact on the residential character of the area. This would therefore be contrary to Policy P1, as well as to Policy C2, which states that retail and commercial proposals should be of an appropriate scale which does not significantly impact upon the function, character and amenity of the surrounding area.

The applicant has chosen to incorporate a hipped roof design over the extension in order to



accord with the surrounding housing. The neighbouring housing throughout Broomlea Crescent is dominated by two storey semi-detached properties with shared hipped roofs. The proposed hipped roof over the shop would reflect the approximate 30 degree pitch of these roofs, but with its apex marginally higher at approximately 8.5 metres instead of the approximate 8.2 metres height of the houses. The design of the extension is therefore in keeping with the character of the surrounding houses and the overall mass of the building itself would not appear out of context. However, the shop is set within a smaller curtilage than the neighbouring housing, particularly at the rear, and this would contribute to the sense of overdevelopment of the commercial use.

In terms of the effects of its scale and massing, the development would have some impacts on views from some of the neighbouring dwellinghouses. However, impact on private views is not a material planning consideration. However the scale and dominance of the proposal on the outlook of neighbouring properties is a relevant issue. The rear corners of the building in this case are in proximity to the side boundaries of the nearest dwellinghouses on either side; however the angling of the building in relation to the nearest houses mitigates any significant loss of outlook.

The nearest neighbouring gardens are also noted to be a suitable size that any overshadowing would be confined to relatively small portions of the gardens at certain times of day given the movement of the sun. The applicant has also chosen to remove the first floor windows in order to address any overlooking concerns from the windows.

Site inspection has noted that the ground floor windows have already been infilled without consent. The applicant has advised that these works were undertaken in the interests of security following previous break-ins. The infilled windows have been covered with panelling containing adverts but the incorporation of a glazed door still allows visibility into the shop when it is operating. The windows had previously been largely obscured by advertisements for some years and given the security reasons for undertaking these works and the suitable appearance of the glazed door, I do not consider the frontage alterations by themselves to be significantly detrimental to the surrounding streetscene.

The proposed stair is set back from the front building line and would not appear overtly dominant on the streetscene, although it would add to the overall mass of the proposed development. There would also be a degree of overlooking from the stairs towards the neighbouring house and garden to the west, although the impact on any 'habitable' windows would be at oblique angles only, including a conservatory at the rear of the neighbouring house to the west.

While an internal stair to the first floor is also proposed within the building, an external access from the first floor is also necessary in order to provide a fire exit. The proposals are also likely to require the felling of trees along the western and northern boundaries of the site. However, these are not covered by a Tree Preservation Order and are mostly coniferous species, with some younger deciduous trees, and are not of such value as to warrant protection.

In conclusion, it is considered that while the impact of the development on the outlook, privacy or light afforded to individual dwellinghouses would not be so significant as to warrant refusal of the development, the general impact of the development on the character of the residential area is considered adverse.

The proposals would result in the expansion of an existing commercial use to a scale that would be out of proportion with its original purpose as a local convenience store which should be complementary to the primary use in the area of residential. This would be to the detriment of the function and general character of the residential area.

In terms of the points of representation not addressed in the above assessment:

- Should the applicant wish to incorporate a flat on the first floor, they would have to apply for planning permission.
- Issues regarding the safety of the stairway would be an issue for any subsequent application for a building warrant rather than a material planning consideration;
- Noise disturbance during construction is not a material planning consideration;
- Impact on property values is not a material planning consideration.

**Recommendation and reasons for decision**

The proposed development is found to be contrary to the policies and guidance of the Council. It is therefore recommend that this application should be refused.

**Index of Photographs**

Site photographs have been taken and the images archived.

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**RECOMMENDATION**

Refuse

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**Other Action**

**Conditions and Reasons**

- 1 The proposed development would result in an increase in the floorspace of a commercial use which, as a result, would be over-dominant rather than complementary to the primary use in the area of residential. The scale of the development would in this respect be detrimental to the function and character of the residential area and therefore be contrary to Policies P1 and C2 of the Renfrewshire Local Development Plan.

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.



