

My Ref:
Contact: Graham Westwater
Telephone: 0141 618 7887
Email: dc@renfrewshire.gov.uk
Date: 26/10/2018



Scotplan
96 Main Road
Langbank
PA146UX

Proposal: Erection of dwellinghouse (in principle)
Location: Wayside, Main Road, Langbank, Port Glasgow, PA14 6XP
Application No. 18/0609/PP

Dear Sir/Madam

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a decision notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to appeal against this decision to the Scottish Ministers and notes on how to appeal are attached.

Yours faithfully,


Fraser Carlin
Head of Planning and Housing



**Renfrewshire
Council**

DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations
2013

TO
Mrs Brewster
Wayside
Main Road
Langbank
Port Glasgow
PA14 6XP

With reference to your application registered on 29/08/2018 for Planning Permission in Principle for the following development:-

PROPOSAL

Erection of dwellinghouse (in principle)

LOCATION

Wayside, Main Road, Langbank, Port Glasgow, PA14 6XP

DECISION

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Planning Permission in Principle for the reasons given on the reverse/paper apart.

PLANS AND DRAWINGS

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated 26/10/18

Signed

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Appointed Officer
on behalf of Renfrewshire Council

PAPER APART

TERMS AND CONDITIONS

- 1 The proposed dwelling is considered to be inappropriate in terms of scale and positioning and would introduce an incongruous and discordant element contrary to the established pattern of development within the residential area. The proposal is therefore considered to be contrary to Policy P1 of the adopted Renfrewshire Local Development Plan and the New Supplementary Guidance.

- 2 The proposal is considered to comprise overdevelopment of the site and would give rise to an adverse impact on the amenity of neighbouring properties in particular and the surrounding area in general and also result in the loss of the existing amenity space serving the applicants dwelling, therefore it is considered to be contrary to Policy P1 of the adopted Renfrewshire Local Development Plan and the New Supplementary Guidance.



**Renfrewshire
Council**

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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