

RHU & SHANDON COMMUNITY COUNCIL

Howard.Young@argyll-bute.gov.uk

Inverallt
Shandon
Helensburgh
G84 8NR

01436 820314

07736 070336

secretary@rhuandshandoncommunity.org

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Objection from Rhu and Shandon Community Council 23/00139 NMA to 19/02479/PP

We object to this on the grounds of

1. **Failure to comply with LDP7:** "Developments in a conservation area will only be supported where the character and appearance of the conservation area is preserved or enhanced, and "natural and built features which contribute to the character including boundary walls are maintained. This area is neither preserved nor enhanced by this proposed building. The old stone walls, very much a feature of Manse Brae, one of the oldest roads in Rhu will certainly not be enhanced by this structure towering over 3 metres above the existing wall which will be demolished and replaced by a new "stone finished end wall" with a totally inappropriately styled garage door.

For the record it should be noted that the plans included in both 19/02479/PP and 23/00139/NMA show neither the length nor width of the proposed building and the NMA application does not show the height. Hence in what follows, most of the dimensions are taken by measuring A3 copies of the plans supplied by Planning or from measurements at the site; the latter is now easy to accomplish since the old workshop has been demolished and the concrete floor area is now clearly visible.

2. **Failure to comply with LDP9: Overshadowing of sites shall be resisted.**
The revised proposal sets this building 1.5m from the corner of Beechwood Cottage, in a direction measured parallel to the remaining boundary wall of the plot with 17 Inchgower Grove. Beechwood Cottage is 2m high to the gutters; the new building is 3.5m to the gutters. A gate, 1.5m wide and 2.8m high, to the Bin Storage area is shown from the corner of Beechwood Cottage to the midpoint of the side of the new building. The side wall of the new building is 4.8m wide which means that 2.4m protrude forward, setting the corner of the new building 3.4m from the window of Beechwood Cottage. A clear case of overshadowing. The new building is certainly not "subordinate" to Beechwood Cottage as claimed in the design statement. Extending the length has only exacerbated the problem.
3. **Like for like replacement is allowed.**
This is not a like for like replacement. The existing shed, 3m high at its highest point, was essentially a wooden lean-to tucked behind the old stone wall on Manse Brae with a sloping roof, with little or no visible impact on Manse Brae. There was an extension from the side wall of the shed into the rhombus shaped space formed by the wall of the garage of 17 Inchgower Grove, the side wall of Beechwood cottage and the end of the shed. The original planning application claimed the area for the development was 55 m², which appears to be a significant discrepancy. Our

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calculations give 43.65 m² and the Summary Valuation 01/09/J25680/0015A, effective from 1st April 2023 from the Dumbarton and Argyll Valuation Board gives the area as 41.3m².

4. In the NMA, the L shaped stair to the upper floor in the original application has been replaced by a straight stair. Again no details are given but the footplate shown in the diagram is not large enough to allow for a staircase meeting the required dimensions for rise, going and pitch. This suggests that what is being planned is a loft ladder.
5. There are several of outstanding issues from the original application.
 - a. The original application, made no mention that the Workshop/store was going to be a Joiners Workshop. This was only revealed in the Report of Handling. **"The applicant wishes to develop the workshop to accommodate a joinery business with Class 4 office use at upper level"**.
The Environmental Health Officer did not respond to the original consultation request. We respectfully suggest that had she been made fully and properly aware of the purpose for which the building was intended, she would have replied. We are aware that it was a joiner's workshop in the 1960s; however joinery today combines the regular use of power tools and machinery creating industrial processes which can, when carried out in any residential area; bring detriment to the amenity of that area by reason of noise, vibration, smell, fumes and dust. As such we would claim that the development constitutes a bad neighbour development and no evidence, apart from a non-response by Environmental Health, has been provided to deny this.
 - b. Can a building designated for Class 4 business use operate without a toilet and wash hand basin?
The Mandatory Standard 3.12 on sanitary facilities in the Buildings Standards technical handbook, published in December 2020 suggests not.
 - c. The original permission specified that **"No development shall be commenced until details of surface water drainage system (SUDS) to be incorporated have been submitted and approved by the planning authority"**. We would have expected details of the SUDS in the NMA, especially since work has now started on the development.
 - d. With reference to 4 above, the MNA application indicates that access to the upper floor is by means of a loft ladder suggesting that the main purpose of this building will be to operate as a garage? Is this allowable? Is a garage designated Class 4 use?

Jean Cook.

Jean Cook
Secretary, Rhu & Shandon Community Council

Copied by
email to Members of the Rhu & Shandon CC
Councillor Maurice Corry
Councillor Iain Paterson
Councillor Mark Irvine