

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 04 FEBRUARY 2011

**10/0928/PP: PROPOSED ERECTION OF 10 NO. SINGLE STOREY 2
BEDROOMED / 4 PERSON OLDER & AMBULANT DISABLED
DWELLINGS WITH ASSOCIATED GARDENS, PARKING AND
INFRASTRUCTURE AT NEWLANDS DRIVE, KILMARNOCK**

BY EAST AYRSHIRE COUNCIL

Report by Head of Planning and Economic Development

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0928/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning permission is sought for 10 single storey amenity dwellinghouses. The houses are to be laid out in a mix of terraced and semi-detached properties in a "crescent" development style. Each dwellinghouse will have front and rear gardens and all houses have parking spaces within their curtilage with access from Newlands Drive being taken through the Phase 1 of this development at the existing access point for what was previously, Arness Terrace. Whilst one housetype is proposed, the applicant has varied the external design and distribution of external materials to add variety into the streetscene. External materials comprise red concrete roof tiles, white wet dash render, a mix of blue grey/red/buff facing brick and grey upvc double glazed windows. Whilst the site is elevated above Newlands Drive, it is fairly flat and level across the site.

1.2 All houses in the proposed development have been designed for use by elderly ambulant and disabled occupiers and will be for social rent only. The housing is designed to conform to the Space Standards provided in the New Scottish Housing Handbook and the Housing for Varying Needs guidelines, which means the dwellings are as obstruction-free for intended occupants as possible. The Council has been awarded funding from the Scottish Government to construct this project.

1.3 Supporting information submitted by the applicants' agent has advised that an open day was held on 28 October 2010. The event was attended by 8 local residents. The applicant's agent states that the proposals were well received and supported by those in attendance. No negative comments were submitted. The open day was held as part of the community engagement process (separate to the planning application process) to inform the public, obtain their views and encourage their participation and partnership in order that all parties have a say in the form of development being proposed.

2. RECOMMENDATION

2.1 It is recommended that this application for planning permission be approved subject to the conditions listed on the attached sheet.

3. CONCLUSIONS

3.1 The Town and Country Planning (Scotland) Act 1997 requires that applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. As indicated in Section 5 of the report the application is consistent with the provisions of the Development Plan.

3.2 As indicated in Section 6 of the report there are material considerations relevant to this application, but in this instance, it is considered that the material considerations are not such as to indicate that the proposal would be unacceptable.

3.3 The proposed development can be satisfactorily accommodated within the application site. The design and external finish will not be inappropriate to this residential area and will be in keeping with the design of properties approved in Phase 1 of this site. The proposed dwellinghouses are single storey in height and can be accommodated without resulting in overlooking or loss of amenity to the adjoining properties or surrounding area in general. The proposed development has not received any objections through the consultation or representation processes and is therefore considered to be appropriate. It is considered that this application should be approved, subject to conditions.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Council, as this would not be a significant departure from Council policy.

Alan Neish
Head of Planning and Economic Development

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

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INFRASTRUCTURE AT NEWLANDS DRIVE, KILMARNOCK**

BY EAST AYRSHIRE COUNCIL

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an application for planning permission to be considered by the Northern Local Planning Committee under the scheme of delegation as the Council is the applicant.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located on an area of open grassland at Newlands Drive to the north-west boundary of Kilmarnock. The application site extends to some 0.5 hectare in area. The land previously comprised residential dwellinghouses at Arness Terrace and Millhill Terrace which were demolished. The site is located within the residential area of Onthank to the north of Kilmarnock at Newlands Drive which comprise a mix of terraced and cottage flats, set out as 2 storey properties.

2.2 The application site is a grassed area of land which is elevated above Newlands Drive. The area of land where these dwellinghouses are proposed is generally flat and is bound to the north and west by the sports pitches and a small sports pavilion enclosed by palisade fencing. To the south east of the application site is Phase 1 of this development which seeks to provide 16 single storey dwellinghouses for older / ambulant residents as detailed in Section 6 of this report. Beyond Phase 1 to the east, the site is bounded by Newlands Drive past which are residential properties and to the south by the rear gardens and access road for the residential properties at Kilmaurs Road.

2.3 **Proposed Development:** Planning permission is sought for 10 single storey amenity dwellinghouses. The houses are to be laid out in a mix of terraced and semi-detached properties in a "crescent" development style. Each dwellinghouse will have front and rear gardens and all houses have parking spaces within their curtilage with access from Newlands Drive being taken through the Phase 1 of this development at the existing access point for what was previously, Arness Terrace. Whilst one housetype is proposed, the applicant has varied the external design and distribution of external materials

to add variety into the streetscene. External materials comprise red concrete roof tiles, white wet dash render, a mix of blue grey/red/buff facing brick and grey upvc double glazed windows. Whilst the site is elevated above Newlands Drive, it is fairly flat and level across the site.

2.4 All houses in the proposed development have been designed for use by elderly ambulant and disabled occupiers and will be for social rent only. The housing is designed to conform to the Space Standards provided in the New Scottish Housing Handbook and the Housing for Varying Needs guidelines, which means the dwellings are as obstruction-free for intended occupants as possible. The Council has been awarded funding from the Scottish Government to construct this project.

2.5 Supporting information submitted by the applicants' agent has advised that an open day was held on 28 October 2010. The event was attended by 8 local residents. The applicant's agent states that the proposals were well received and supported by those in attendance. No negative comments were submitted. The open day was held as part of the community engagement process (separate to the planning application process) to inform the public, obtain their views and encourage their participation and partnership in order that all parties have a say in the form of development being proposed.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Scottish Water, East Ayrshire Council Roads and Transportation (Flooding) Service, Leisure Services and SEPA have not replied to their consultation at the time of writing this report.

An appropriately worded advisory note can be incorporated to suggest early contact with Scottish Water, Roads (Flooding) and SEPA should Members decide to grant consent.

3.2 North West Community Council: There is no North West Community Council in operation at the present time.

3.3 East Ayrshire Council Housing Service supports this development as the proposals form Phase Three of the East Ayrshire Council new build Council housing proposals, and are contained in the approved East Ayrshire Strategic Housing Investment Plan 2010/2011 – 2014/ 2015.

3.4 East Ayrshire Council Roads and Transportation Service advises that it has no objections subject to conditions detailing SUDS, a construction traffic management plan and confirmation of Scottish Water / SEPA approval for drainage. The Service also requests an advisory note that the applicant makes early contact with the Service to discuss Roads Construction Consent matters including, road condition surveys, road markings, the provision of a grit bin and to tie the Construction Traffic Management Plan into the CTMP in operation for Phase 1.

Appropriately worded conditions and/or advisory notes can be incorporated into any consent granted for the proposed development.

3.5 East Ayrshire Council Environmental Health Service has no objections subject to the use of conditions/ notes in terms of construction hours, noise from construction works, the burning of construction waste, drainage, suitable dust suppression measures where appropriate in the construction phase and contaminated land.

These matters can be addressed by the use of conditions/ advisory notes should consent be granted for the proposed development.

3.6 Scotland Gas Networks and SP Power Systems have no objections and provide a copy of plans showing their apparatus in the vicinity of this site.

An advisory note can ensure that the applicant contacts Scottish Gas and SP Power Systems to clarify that their apparatus is not affected by this development.

3,7 East Ayrshire Council Outdoor Amenities Section comments that the site is in close proximity to sports pitches, consideration should be given to the future maintenance of this boundary hedge and who will be responsible for it, consideration to a higher ball fence of at least 4 metres in height and to noise and possible damage to properties from the nearby small football pitch and the maintenance of the open space to the rear of plots 25 and 26.

Issues regarding maintenance were referred to the applicant's agent who has confirmed that the Council's Housing Service will maintain all ground. The boundary hedge is to be removed as part of this application and Members are advised it is not protected. Compensatory landscaping is however proposed within the site and Sports Scotland was fully consulted over Phase 1 of these proposals and did not object noting that this is a former brownfield site. The applicants have advised that they would not support any proposals for an incongruous 4 metres high fence as the design affords a more open view for passive surveillance and that if any problems were to materialise at a later date, the Housing Service would seek to resolve these in discussions with Leisure Services. Housing Services have also advised that all prospective tenants are able to view the properties prior to accepting a tenancy and would be made aware of the nearby sports pitches.

3.8 East Ayrshire Council Legal Services has no objections.

4. REPRESENTATIONS

4.1 No letters of representation have been received.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan (2007) and the Adopted East Ayrshire Local Plan (EALP) (2010).

Ayrshire Joint Structure Plan (AJSP)

5.2 There are no relevant policies in the Ayrshire Joint Structure Plan and the application is therefore assessed against the EALP.

Adopted East Ayrshire Local Plan 2010 (EALP)

5.3 Policies RES3, RES23, RES26, RES29, RES30 and ENV7 apply to this application.

5.4 Policy RES3 states that within settlement boundaries, the Council will positively encourage the sympathetic residential development of gap, infill or other redevelopment sites not specifically safeguarded or identified for particular development purposes on the Local Plan maps. Such proposals will be particularly supported where the development:

- (i) has no adverse impact on the surrounding natural and built environment and adjacent uses;

The proposed development would have minimal impact on the surrounding built environment and adjacent uses noting the neighbouring residential properties. Whilst the site currently comprises open grassland, this is not safeguarded in the local plan for open space. It is also noted that the site formerly comprised residential properties which were previously demolished owing to their condition. The proposed dwellinghouses are all single storey in design and although they will be located on an area of elevated ground, noting the distances to neighbouring properties, there are no concerns in terms of privacy/overlooking.

- (ii) has no unacceptable transportation and infrastructure implications;

There are no outstanding issues from the Council's Roads and Transportation Service and other consultees.

- (iii) is compatible with surrounding densities and housing types; and

The densities and house types are acceptable for this location.

- (iv) is in full compliance with the Council's approved Design Guidance.

The proposed development complies with the Council's Design Guidance relating to New Residential Development.

5.5 Policy RES30 states that community care housing must be within close proximity to a post office or a range of shops and be located on a public transport route to be acceptable.

Whilst the site is located some distance from the nearest post office, it is located on a bus route and is close to nearby existing shops. Given the current accommodation need for older and ambulant disabled people in this area of Kilmarnock, and the existing approval of Phase 1 as detailed in Section 6 of this report, it is considered that the proposed development is appropriate in terms of this policy.

5.6 Policy RES23 concerns the provision of public open space.

Given the scale of the development, no formal public recreational open space requires to be provided however areas of open space are include within the application which will tie this phase into phase 1 on site.

5.7 Policy RES26 concerns the provision of private open space.

All rear garden areas are compliant with the required private open space provision for residential properties for special needs housing.

5.8 Policy ENV9 expects developers to comply fully with the Council's existing and emerging design guidance.

The proposed development is considered to be compliant with this policy. Whilst the site is elevated above Newlands Drive, it is generally flat in level across the site and the proposed single storey houses that face the existing properties on Newlands Drive are far in excess of the Council's informally operated minimum window-to-window distance guidelines. Sufficient garden ground is provided and the design and layout are considered to be appropriate to the surrounding area.

5.9 Policy RES29 which relates to Developer Contributions requires that developers of sites for 4 or more dwellinghouses to make an appropriate contribution in line with the council's Supplementary Planning Guidance.

The developer was requested to make this contribution and advised that to do so would render the proposed development unviable. In these circumstances and in respect of the particular instances of this application providing special needs housing for

rent, it is considered that it would be appropriate not to require a developer contribution for this proposed development.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of this application are the consultation responses received, the impact upon the amenity of the area and the planning history.

Consultation Responses

6.2 The consultation responses are detailed in the report and have been carefully considered. The submissions do not raise any issues of sufficient weight to warrant refusal of this application. It is considered that any issues raised by consultees can be addressed by conditions or advisory notes should Members choose to grant consent.

Impact on Amenity

6.3 It is noted that there are sufficient landscaping and grassed areas in the vicinity of this application site, that this site will not affect the existing sports pitches which are well used by the local community and the residential uses surrounding the site. Residential use is therefore appropriate for this site. The design of the proposed dwellinghouses raises no issues in terms of visual amenity and the proposals are not considered to be detrimental in amenity terms to the enjoyment of surrounding residential properties noting that the new dwellinghouses will not have a detrimental impact on the privacy of surrounding properties and will be of a suitable scale, design and layout. The site has been designed in order to retain the adjoining sports pitches and will also not impact upon the existing sports pavilion.

Planning History

6.4 Planning application no. 10/0588/PP for the erection of 16 no. single storey older and ambulant disabled dwellings with associated gardens, parking and infrastructure was Approved with Conditions by the Northern Local Planning Committee at its meeting on 10 September 2010. At this committee Condition 14 was amended relative to the Construction Traffic Management Plan and an additional condition was added by Members to ensure there were no deliveries to the site on a Saturday afternoon taking into cognisance the nearby sports pitches.

The above application represents the first phase of the overall development which includes the access for this second phase. Should Members choose to grant consent for this application, the above additional / amended conditions can be incorporated into any decision.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are financial implications arising from this application noting that this Council is the applicant.

7.2 There are legal implications with regard to the determination of this application as the Council is the applicant. If Members decide to grant consent, there is however no requirement to refer this application to the Scottish Government under Circular 3:2009 'Notification of Planning Applications'.

8. CONCLUSIONS

8.1 The Town and Country Planning (Scotland) Act 1997 requires that applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. As indicated in Section 5 of the report the application is consistent with the provisions of the Development Plan.

8.2 As indicated in Section 6 of the report there are material considerations relevant to this application, but in this instance, it is considered that the material considerations are not such as to indicate that the proposal would be unacceptable.

8.3 The proposed development can be satisfactorily accommodated within the application site. The design and external finish will not be inappropriate to this residential area and will be in keeping with the design of properties approved in Phase 1 of this site. The proposed dwellinghouses are single storey in height and can be accommodated without resulting in overlooking or loss of amenity to the adjoining properties or surrounding area in general. The proposed development has not received any objections through the consultation or representation processes and is therefore considered to be appropriate. It is considered that this application should be approved, subject to conditions.

9. RECOMMENDATION

9.1 It is recommended that this application for planning permission be approved subject to the conditions listed on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the application would not require to be referred to the Council, as this would not be a significant departure from Council policy.

Alan Neish
Head of Planning and Economic Development

24 January 2011
FMF

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Approved Ayrshire Joint Structure Plan
5. Adopted East Ayrshire Local Plan.
6. Planning Application No. 10/0588/PP
7. Northern Local Planning Committee Minutes for meeting on 10 September 2010.
8. Circular 3:2009 "Notification of Planning Applications".

Anyone wishing to inspect the above papers please contact Fiona Finlay,
Principal Planning Officer, on 01563 576798

Implementation Officer: Dave Morris

TP24

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0928/PP

Location	Newlands Drive Onthank Kilmarnock
Nature of Proposal:	Proposed erection 10 no. single storey 2 bedroomed / 4 person older & ambulant disabled dwellings with associated gardens, parking and infrastructure
Name and Address of Applicant:	East Ayrshire Council Council Headquarters London Road Kilmarnock KA3 7BU
Name and Address of Agent	Robert Potter And Partners 7 Miller Road Ayr KA7 2AX

Officer's Ref: Fiona Finlay
01563 576798

The above application for Planning Permission should be granted subject to the following conditions:-

1. The development hereby approved shall be implemented in accordance with the plans stamped as forming part of this permission unless a variation is required by a condition of the permission or a non-material change has been agreed in writing by the Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

2. Notwithstanding the submitted plans, details and samples of all external materials to be used in the construction of the dwellings and driveway surfaces shall be submitted to and approved by the Planning Authority in writing prior to the commencement of development on site and implemented as approved thereafter.

REASON: In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character of the area.

3. Notwithstanding the approved plans, full landscaping details, including the species and size of proposed trees and any hedging, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site.

REASON: In the interests of residential amenity.

4. The landscaping proposals as approved under the terms of Condition 3 above shall be completed within the first planting season following the completion of the last dwelling house. For the avoidance of doubt this landscaping scheme shall include the landscaping of the garden grounds of individual plots.

REASON: In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

5. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any trees, shrubs or plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

REASON: In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

6. No demolition or external construction work, site clearance or preparation works shall take place before 08:00 hours and after 18:00 hours on Mondays to Fridays and before 08:00 hours and after 13:00 hours on Saturdays, nor at any time on Sundays.

REASON: In the interests of residential amenity.

7. During the period of construction works, the developer of the site shall ensure that adequate and continuing measures are taken such that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction and any other vehicles.

REASON: In the interests of public and road safety.

8. No materials other than topsoil shall be brought into the site for the purposes of infilling or upraising ground levels without the prior written consent of the Planning Authority.

REASON: In order to control the development of the site and materials used in the making up of ground levels.

9. Any waste arising from the construction works shall be disposed of to the satisfaction of the Waste Management Authority and other than by means of burning on site.

REASON: In the interests of residential amenity.

10. Prior to any work commencing on site and notwithstanding the approved plans, details of all boundary treatment shall be submitted to and approved in writing by the Planning Authority. All boundary treatment shall thereafter be provided on site as approved prior to the last dwellinghouse being occupied.

REASON: In the interests of residential amenity.

11. Subject to further written confirmation that the condition of the existing top-soil is appropriate, details of a scheme to spread top-soil over the adjoining sports pitches shall be submitted for the written approval of the Planning Authority prior to any work commencing on site. The details to be submitted shall include a timescale for these works to be carried out on site which shall be during the closed season. All spreading works required by the terms of this condition, shall be undertaken to the satisfaction of the Planning Authority. If the soil is not of an appropriate condition to be used on the sports pitches, it shall be disposed of to a suitably licensed waste facility.

REASON: In order to improve the playing field surface of the adjacent sports pitches.

12. For the period of construction works on site, all construction works traffic/machinery/equipment shall be parked at all times within the application site unless with the prior written consent of the Planning Authority.

REASON: In the interests of road safety and residential amenity.

13. Prior to any work commencing on site, written evidence shall be submitted to the Planning Authority confirming Scottish Water approval of discharge and the extent of Scottish Water's adoption of the drainage system.

REASON: In order to ensure appropriate drainage to and from the proposed development.

14. Prior to the commencement of any works on site, details of a Sustainable Urban Drainage System and its maintenance following installation, shall be submitted to and approved in writing by the Planning Authority, in consultation with the Council's Roads and

Transportation Service, and shall be installed and fully operational prior to the houses being occupied.

REASON: To ensure the provision of adequate surface water drainage within the site.

15. A detailed Construction Traffic Management Plan shall be submitted to and approved in writing by the Planning Authority, in consultation with the Council's Roads and Transportation Service, prior to any work commencing on site. The Traffic Management Plan shall include details of measures to be adopted and the approved plan shall thereafter be implemented as approved on site for the entire period of construction works unless with the prior written consent of the Planning Authority. For the avoidance of doubt the Construction Traffic Management Plan shall also include details of measures to be adopted that will pay particular attention to where construction and site traffic is being parked on the surrounding road network.

REASON: In order to minimise the impact of vehicular traffic on the surrounding residential area.

16. If any unsuspected contamination is discovered on site, the Council shall be informed immediately, and remedial measures formulated to address the risk of exposure to key receptors which shall be submitted to and approved in writing by the Planning Authority prior to the continuation of site works. Subsequent confirmation that remedial measures have been implemented on site as agreed shall thereafter be submitted to and approved in writing by the Planning Authority prior to the occupation of the first dwellinghouse on site.

REASON: In order to ensure that any unsuspected contamination is dealt with appropriately.

17. Notwithstanding the terms of Condition 6 above, there shall be no deliveries to the application site at any time on a Saturday.

REASON: In the interests of amenity and to ensure that the proposed construction works do not adversely affect the use of the adjacent sports pitches.

Advisory Notes to Applicant:

1. Construction works associated with the development shall be carried out in accordance with SEPA's guidelines on avoidance of pollution, and reference should be made to the relevant Pollution Prevention Guidance (PPG) from SEPA. Any waste materials imported to the site should be stored and used only in accordance with the waste management licence or exemption under the Waste Management Licensing Regulations 1994 as amended. Any waste materials removed from the site must be disposed of at

a suitably licensed or exempt waste management facility in accordance with these Regulations.

2. The applicant should make early contact with Scottish Water Developer Services, Clyde House, 419 Balmore Road, Glasgow, G22 6NU regarding sewer and water connections. The applicant should ensure that prior to development commencing on site, they have secured agreement from Scottish Water regarding the suitability of all proposed drainage connections and the suitability of the existing infrastructure to accommodate such connection.

3. The developer should make early contact with Scottish Environment Protection Agency and Scottish Water to confirm their request to utilise a Sustainable Urban Drainage System (SUDS) with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.

4. The Council does not currently have a general agreement with Scottish Water in relation to the maintenance of public SUDS. Proposals for site specific arrangements which may require to involve the developer or other third parties will be considered within the overall framework recommended in the design manual for SUDS published by CIRIA.

5. The applicant shall make early contact with the Council's Roads and Transportation Service (Tel. 01563 576310) or at Greenholm Street, Kilmarnock with regard to Roads Construction Consent matters including condition surveys of all surrounding carriageways, give way road markings and traffic signage, the provision of a grit bin and the requirement to tie in the Construction Traffic Management Plan for Phase 1 of this overall development with the CTMP for this phase.

6. The applicant is advised to contact Scottish Power and Scotland Gas Networks with regard to their apparatus in the vicinity of the site.

7. The applicant is advised that a heavy standard of 5 metres in height is the Council's preferred option for the proposed trees.

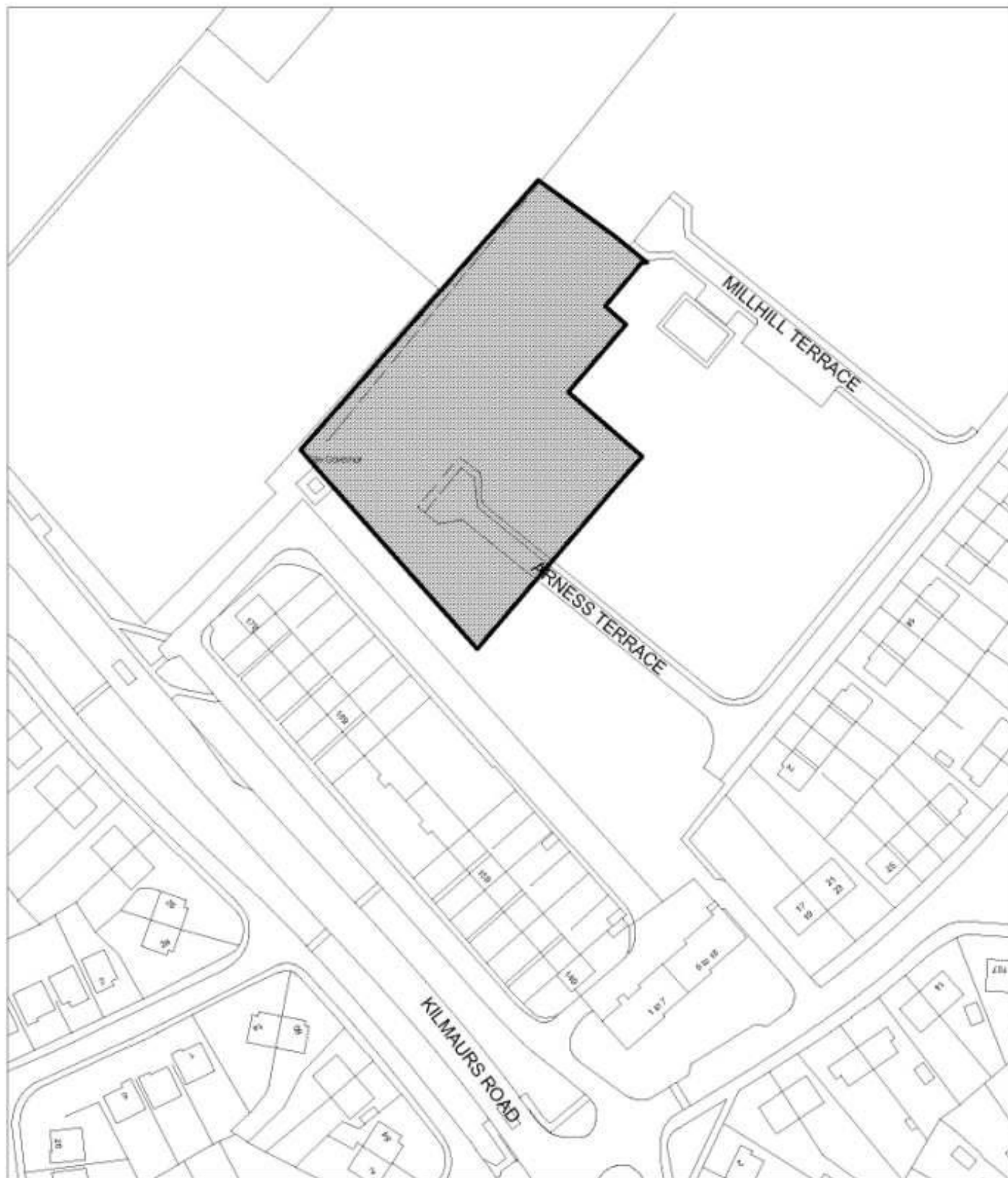
8. The applicant is advised to make early contact with Scotland Gas Networks to discuss whether their apparatus will be affected by the proposed works.


9. The applicant is advised that a section of Arness Terrace will require to be stopped-up under the Town & Country Planning (Scotland) Act 1997 (as amended) and early contact is recommended with Development Planning and Regeneration at East Ayrshire Council Planning and Economic Development, 6 Croft Street, Kilmarnock KA1 1JB or on 01563 576757.

10. The applicant shall employ suitable dust suppression measures on the site for the period of construction works. Further clarification can be obtained from East Ayrshire Council's Environmental Health Service on 01563 554007.

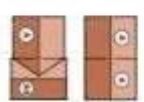
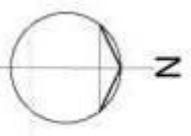
Reason for this Decision

The proposed development is consistent with the Development Plan and there are no material considerations that would indicate that the application should be refused.



Title/Location	Newlands Drive	East Ayrshire Council	↑
	Kilmarnock	Department of Neighbourhood Services Planning & Economic Development Service. 6 Croft Street	
	Application No. 10/0928/PP	Kilmarnock KA1 1JB	
Key		Tel: (01563) 576790 Fax: (01563) 576774	
	Application Site	E-Mail : Planning@east-ayrshire.gov.uk	
		Com Date: 04/02/2011	

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2 Bed / 4 Per Older
 & Ambulant Disabled
 Dwelling House Type A 73.80 m² - 5 No.
 Type A3 80.40 m² - 4 No.
 Total = 10 No. dwellings
 Area of Site outlined in red = 0.5 Ha
 Parking @ 210% = 21 No. spaces



SUDS Detention Basin
 (design to be confirmed by Engineer)

DESCRIPTION	DATE	BY	REVISION
1. Issue for approval	12/08/16	JH	1
2. Issue for construction	12/08/16	JH	2
3. Issue for construction	12/08/16	JH	3
4. Issue for construction	12/08/16	JH	4
5. Issue for construction	12/08/16	JH	5
6. Issue for construction	12/08/16	JH	6
7. Issue for construction	12/08/16	JH	7
8. Issue for construction	12/08/16	JH	8
9. Issue for construction	12/08/16	JH	9
10. Issue for construction	12/08/16	JH	10
11. Issue for construction	12/08/16	JH	11
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49. Issue for construction	12/08/16	JH	49
50. Issue for construction	12/08/16	JH	50
51. Issue for construction	12/08/16	JH	51
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99. Issue for construction	12/08/16	JH	99
100. Issue for construction	12/08/16	JH	100

Proposed Site Plan
ROBERT POTTER & PARTNERS
 CONSULTING ARCHITECTS & PROJECT MANAGERS
 East Ayrshire Council/Arbuthnott Initiatives
 Proposed Older and Ambulant Disabled
 Housing, Newlands Drive Phase 2,
 Kilmarnock

7559/02