

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 04 JUNE 2010

**10/0306/PP: ERECTION OF EXTENSION WITHIN EXISTING COURTYARD
AND ASSOCIATED WORKS
AT EAST AYRSHIRE COUNCIL HEADQUARTERS, LONDON ROAD,
KILMARNOCK BY HEAD OF INFORMATION TECHNOLOGY AND ASSET
MANAGEMENT**

Report by Head of Planning and Economic Development

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 This application seeks to infill the eastern of the two courtyards at the Council's London Road Headquarters building and to erect a single storey extension comprising a total of 120 square metres in floor area. Not all the courtyard will be developed leaving 72 square metres of open space.

1.2 The extension will be flat roofed and will comprise external materials of smooth render walls and roofing felt.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions on the attached sheet.

3. CONCLUSIONS

3.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.2 As detailed previously in this report there are no applicable policies in the Development Plan. The application therefore falls to be assessed against the material considerations, none of which indicate that permission should be refused. In summary, the proposed extension will have no visual impact on the surrounding established residential area noting it will be located within a courtyard of the Council's headquarters complex.

CONTRARY DECISION NOTE

Should the Committee agree that this application be refused contrary to the recommendation of the Head of Planning and Economic Development then the application will not require to be referred to Full Council as it 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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MANAGEMENT**

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 which is 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 comprises the Council's Headquarters building at London Road, Kilmarnock. The site is bound by London Road to the north beyond which are residential properties and on all other boundaries by residential properties.

2.2 **Proposed Development:** This application seeks to infill the eastern of the two courtyards at the Council's London Road Headquarters building and to erect a single storey extension comprising a total of 120 square metres in floor area. Not all the courtyard will be developed leaving 72 square metres of open space.

2.3 The extension will be flat roofed and will comprise external materials of smooth render walls and roofing felt.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Piersland and Bentinck Community Council and The East Ayrshire Access Panel have not responded to their consultations at the time of writing this report.

Noted.

4. REPRESENTATIONS

4.1 No letters of representation have been received following neighbour notification.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this planning application the relevant Development Plan comprises the Adopted East Ayrshire Local Plan. There are however no relevant policies in the adopted local plan. Consequently greater weight should be afforded to the material considerations as detailed in Section 6 of this report.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of this application are the Alteration to the East Ayrshire Local Plan Finalised Version with Modifications, the consultation responses, design/amenity considerations and planning history.

Alteration to the East Ayrshire Local Plan with Modifications

6.2 There are no applicable local plan policies relevant to the determination of this application and therefore, greater weight is attached to the remaining material considerations.

Consultation Responses

6.3 No issues have been raised in the consultation process which warrant refusal of the application.

Design/Amenity

6.4 This extension will be located in a courtyard centrally located within the Council's headquarters complex. The extension will not be visible to the general public and it will not have any impact on the residential amenity of the surrounding area. The external finishes of the extension would be addressed by condition should Members choose to grant consent.

Planning History

6.5 There is no outstanding planning history for this site that would affect the determination of this planning application.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are financial implications for the Council as the works are to be implemented through allocated East Ayrshire Council funds.

7.2 In terms of legal implications, although this Council is the applicant, there is no requirement to refer this application to the Scottish Government under Circular 3/2009 'Notification of Planning Applications' should Members choose to grant consent.

8. CONCLUSIONS

8.1 Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

8.2 As detailed previously in this report there are no applicable policies in the Development Plan. The application therefore falls to be assessed against the material considerations, none of which indicate that permission should be refused. In summary, the proposed extension will have no visual impact on the surrounding established residential area noting it will be located within a courtyard of the Council's headquarters complex.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions on the attached sheet.

CONTRARY DECISION NOTE

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

Alan Neish
Head of Planning and Economic Development

31 May 2010
FMF/FR
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application forms and plans
2. Statutory Notices and Certificates
3. Adopted East Ayrshire Local Plan
4. Alteration to the East Ayrshire Local Plan with Modifications

Anyone wishing to inspect the above papers should 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: 10/0306/PP

Location	East Ayrshire Council Headquarters London Road Kilmarnock East Ayrshire
Nature of Proposal:	Erection of extension within existing courtyard and associated works
Name and Address of Applicant:	Head of Service Information Technology and Asset Management Eac Headquarters London Road Kilmarnock KA3 7BU
Name and Address of Agent	Asset Improvement Service Lugar Council Offices Rigg Rd Lugar Cumnock KA18 3JQ

Officer's Ref: Fiona Finlay
01563 576798

The above Planning Permission application should be approved subject to conditions:

Condition


1. Prior to any work commencing on site, details and samples of external materials shall be submitted to and approved in writing by the Planning Authority. All external materials shall thereafter be used on site as approved.

Reason: In the interests of visual amenity and in order to ensure a satisfactory external finish for the existing building.

REASON FOR THIS DECISION

The application would not be in conflict with the development plan and there are no material considerations which indicate that the proposed development should be refused.



Title/Location	London Road, HQ	East Ayrshire Council	↑
	Kilmarnock	Planning & Economic Development Division.	
	Application No. 10/0306/PP	6 Croft Street	
		Kilmarnock KA1 1JB	
		Tel: (01563) 576790 Fax: (01563) 576774	
		E-Mail : Planning@east-ayrshire.gov.uk	
Key		Com Date: 4/6/2010	Checked By
	Application Site		

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