

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 10 SEPTEMBER 2010

**10/0582/PP: PROPOSED ERECTION OF 8 NO. SINGLE STOREY OLDER
AND AMBULANT DISABLED DWELLINGS WITH ASSOCIATED
GARDENS/PARKING AND INFRASTRUCTURE
AT LAMMERMUIR ROAD, 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=10/0582/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning consent is sought for 10 single storey amenity houses. The houses are in a layout of semi-detached properties with a group of 4 semi-detached properties facing into an internal access road with rear gardens facing onto the boundaries of the site, beyond which are the rear gardens of existing two storey properties. Each dwellinghouse will have a front and rear garden and all houses have 2 parking spaces within their curtilage. All properties have an internal layout comprising, living room, kitchen, 2 bedrooms and bathroom.

1.2 All houses in the proposed development have been designed for use by elderly ambulant and disabled occupiers and will be for 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.

1.3 A supporting statement submitted by the applicants' agent has advised that two open days were held on 27 April 2010 and 3 June 2010. Comments were received from people who attended and no negative comments were submitted. The open days were held as part of the community engagement 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. There are no consultation responses which suggest that the application should be refused and no letters of representation have been received.

3.3 The proposed development can be satisfactorily accommodated within the application site. The design and external finish will not be inappropriate to this established residential area. The proposed dwellinghouses are single storey in height and the attached planning conditions require the submission of a landscaping scheme and also details of proposed boundary treatment to ensure that the amenity of adjoining and new houses is protected.

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.

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 10 SEPTEMBER 2010

**10/0582/PP: PROPOSED ERECTION OF 8 NO. SINGLE STOREY OLDER
AND AMBULANT DISABLED DWELLINGS WITH ASSOCIATED
GARDENS/PARKING AND INFRASTRUCTURE
AT LAMMERMUIR ROAD, 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 sloping grassland to the south-eastern boundary of Kilmarnock. The application site extends to some 0.382 hectares in area. It is currently grassland and is located within the residential area of Bellfield to the south of Kilmarnock.

2.2 The application site is a grassed area of land which slopes north/south. The application site is bound by two storey residential properties comprising a mix of terraced, semi-detached and cottage flats at Lammermuir Road, Leadhills Road, Grampian Road and Cairngorm Road.

2.3 **Proposed Development:** Planning consent is sought for 10 single storey amenity houses. The houses are in a layout of semi-detached properties with a group of 4 semi-detached properties facing into an internal access road with rear gardens facing onto the boundaries of the site, beyond which are the rear gardens of existing two storey properties. Each dwellinghouse will have a front and rear garden and all houses have 2 parking spaces within their curtilage. All properties have an internal layout comprising, living room, kitchen, 2 bedrooms and bathroom.

2.4 All houses in the proposed development have been designed for use by elderly ambulant and disabled occupiers and will be for 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.

2.5 A supporting statement submitted by the applicants' agent has advised that two open days were held on 27 April 2010 and 3 June 2010. Comments were received from people who attended and no negative comments were submitted. The open days were held as part of the community engagement 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 has not responded to their consultation.

Noted. An advisory note can be attached to any consent that Members might choose to grant, that advises the applicant to make early contact with Scottish Water.

3.2 The Scottish Environment Protection Agency (SEPA) does not object to the proposal and comments via standard advice on foul and surface water drainage, pollution prevention and domestic waste.

Appropriately worded conditions and/or advisory notes can be incorporated to address such issues should Members decide to grant consent.

3.3 Bellfield Community Council have not responded to their consultation.

Noted.

3.4 East Ayrshire Council Neighbourhood Services (Housing Service) support these proposals and advise that they form part of the Phase Two East Ayrshire Council house building programme for the provision of new build council housing for older/ambulant disabled people. The development also forms part of the Year One Affordable Housing Investment Programme works, as set out in the approved East Ayrshire Strategic Housing Investment Plan.

Noted.

3.5 East Ayrshire Council Roads and Transportation Service has no objections subject to conditions concerning the submission of a street lighting layout, drainage confirmation from Scottish Water, a SUDS scheme and a Construction Traffic Management Plan.

Noted. Should Members choose to grant consent, this matters can be conditioned.

3.6 East Ayrshire Council (Environmental Health) have no objections subject to the use of conditions/ notes in terms of construction hours, noise from construction works, the burning of construction waste and drainage. In respect of contaminated land, it is recommended that a condition be attached which will ensure that the required works that have been highlighted in the Site Investigation Report undertaken by the applicants, are carried out on site prior to the dwellinghouses being occupied.

These matters can be addressed by the use of conditions/ advisory notes should Members decide to grant consent.

3.7 Scotland Gas Networks have not replied to their consultation.

Noted but regardless, an advisory note can recommend that the applicant contacts Scottish Gas to ensure their apparatus is not affected by this development.

3.8 East Ayrshire Council Legal Services have no comments to make on this application.

Noted.

3.9 Scottish Power have no objections and provide a copy of a plan showing their apparatus in the vicinity of this site

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

3.10 East Ayrshire Council's Outdoor Services do not object and point out that the existing hedging/shrubs around the area will form good screening between the existing and proposed houses and should be retained where possible.

Noted. Whilst there are no Tree Preservation Orders on this site, the applicants have advised that the maintenance of any existing vegetation would be too problematic given the client group who would occupy the properties and that they intend to erect a 1.8metre high timber fence along the rear gardens which will abut the existing boundary. The applicant has also pointed out that the Secure by Design Accreditation process has highlighted the extent of shrubbery within the application site in terms of security and surveillance. This recommendation to Members also however includes a landscaping condition which requires that some planting take place within the curtilage of the properties to provide some visual interest in addition to further details being conditioned in respect of boundary treatment.

It is also noted that the proposed dwellinghouses will be single storey in design and should not give rise to concerns regarding privacy. This is due to the existing site levels which naturally

slope down from Lammermuir Road at the access point down to the most south-eastern point of the site. All properties which surround the site are two storey properties and there is not therefore considered to be a significant concern regarding privacy and overlooking.

4. REPRESENTATION

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

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) (2003).

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 2003 (EALP)

5.3 Policies RES4, RES9, RES19, RES22 and ENV7 apply to this application. Policy RES4 encourages the sympathetic residential development of gap, infill or other redevelopment sites, including those sites created through the large scale demolition of existing housing, not specifically safeguarded or identified for particular development purposes on the Local Plan maps. Developments will be assessed against a set of four stated criteria, as follows:

- (i) 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 predominant residential use in the surrounding area. Whilst the site currently comprises open grassland, this is not safeguarded in the local plan for open space.

- (ii) transportation and infrastructure implications;

The Council's Roads and Transportation Service and other consultees have no outstanding issues in this regard.

- (iii) compatibility with surrounding densities and housing types; and

The proposal is generally compatible with surrounding densities and housing types as discussed in Section 5.7 of this report.

(iv) compliance with the Council's Development Promotion and Design Guidance.

The proposed design and layout is acceptable for this location as discussed in Section 5.7 of this report.

5.4 Policy RES9 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 need for housing for older and ambulant disabled people in this area of Kilmarnock, it is considered that the proposed development is appropriate in terms of this policy.

5.5 Policy RES19 concerns the provision of public open space.

Given the scale of the development, no formal public recreational open space requires to be provided.

5.6 Policy RES22 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.

5.7 Policy ENV7 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. The dwellinghouses are proposed in an acceptable layout and will not dominate the surrounding area by virtue of their single storey design. The houses can be appropriately accessed, have sufficient private gardens and their design and external finish will be largely in-keeping with the surrounding area. Whilst the shrubbery is proposed to be removed within the site, due to site levels and recommended conditions concerning landscaping and boundary treatment, there are no significant privacy concerns.

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 with Modifications, the consultation responses received and the impact upon the amenity of the area.

Alteration to the East Ayrshire Local Plan, Finalised Draft with Modifications

6.2 Policies RES3, RES30, RES23, RES26, RES29 and ENV9 are all relevant in the determination of this application.

6.3 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 surrounding residential neighbourhood. Whilst the site currently comprises open grassland, this is not safeguarded in the local plan for open space.

- (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.

6.4 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 need for older and ambulant disabled people in this area of Kilmarnock, it is considered that the proposed development is appropriate in terms of this policy.

6.5 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.

6.6 Policy RES26 concerns the provision of private open space.

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

6.7 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 noting the response to Section 5.7 in this report.

6.8 Policy RES29 which relates to Developer Contributions requires that developers of sites for 4 or more dwellinghouses 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 given this application is providing special needs housing, it is considered that it would be appropriate not to require a developer contribution for this proposed development.

Consultation Responses

6.9 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 should Members choose to grant consent.

Impact on Amenity

6.10 Given the remaining landscape and grassed areas in the vicinity, and the residential uses surrounding the site, it is considered that housing is a suitable use for this site. The design of the proposed dwellings raises no issues in terms of visual amenity and the proposals are not considered to be detrimental in amenity terms.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are financial implications for 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. There are no consultation responses which suggest that the application should be refused and no letters of representation have been received.

8.3 The proposed development can be satisfactorily accommodated within the application site. The design and external finish will not be inappropriate to this established residential area. The proposed dwellinghouses are single storey in height and the attached planning conditions require the submission of a landscaping scheme and also details of proposed boundary treatment to ensure that the amenity of adjoining and new houses is protected.

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

1 September 2010
FMF/FR

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Adopted East Ayrshire Local Plan.
5. Finalised East Ayrshire Local Plan with Modifications
6. 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

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0582/PP

Location	Lammermuir Road Bellfield Kilmarnock East Ayrshire
Nature of Proposal:	Proposed erection of 8 no single storey older and ambulant disabled dwellings with associated gardens/parking and infrastructure
Name and Address of Applicant:	EAC Housing Services Council Headquarters London Road Kilmarnock KA3 7BU
Name and Address of Agent	Andrew Easton 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. All trees to be planted on site shall be placed in tree pits throughout the area under the control of the Roads Construction Consent.

REASON In the interest of traffic safety and road and footway maintenance in and around the locus.

3. 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.

4. 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.

5. The landscaping proposals as approved under the terms of Condition 4 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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 dwellinghouse to which it relates, being occupied.

REASON In the interests of residential amenity.

12. All works to address ground conditions/site contamination identified in the Ground Investigation Report by Johnston Poole & Bloomer shall be undertaken on site as approved and prior to the occupation of any of the dwellinghouses. Upon completion of these works, a verification statement shall be submitted to and approved in writing by the Planning Authority which confirms the following:-

- i) verification of the capping layer depths;
- ii) provide copies of validation test results for capping layer soils which are to be imported onto the site;
- iii) details of the water supply protection measures.

REASON In order to ensure that all ground conditions/site contamination has been dealt with appropriately.

13. Prior to any work commencing on site, details (including a phasing plan for its provision), of a street lighting layout shall be submitted to and approved in writing by the Planning Authority. The approved scheme shall thereafter be formed on site as approved in accordance with the phasing plan and shall be maintained thereafter.

REASON In the interests of pedestrian and road safety.

14. 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.

15. 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 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.

16. 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.

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

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 on 0845 601 8855. 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 to confirm their request to utilise a Sustainable Urban Drainage System (SUDS) with regard to surface water. SEPA 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 is advised to make early contact with Scottish Water Developer Services, Clyde House, 419 Balmore Road, Glasgow, G22 6NU regarding sewer and water connections.

6. The applicant shall make early contact with the Council's Roads and Transportation Service (Tel. 01563 576358) with regard to any traffic management, road construction or works administered by that Service.

7. The applicant is advised to contact Scottish Power with regard to their apparatus in the vicinity of the site.

8. If any unsuspected contamination is discovered on site, the Council should be informed immediately, and remedial measures formulated to address the risk of exposure to key receptors.

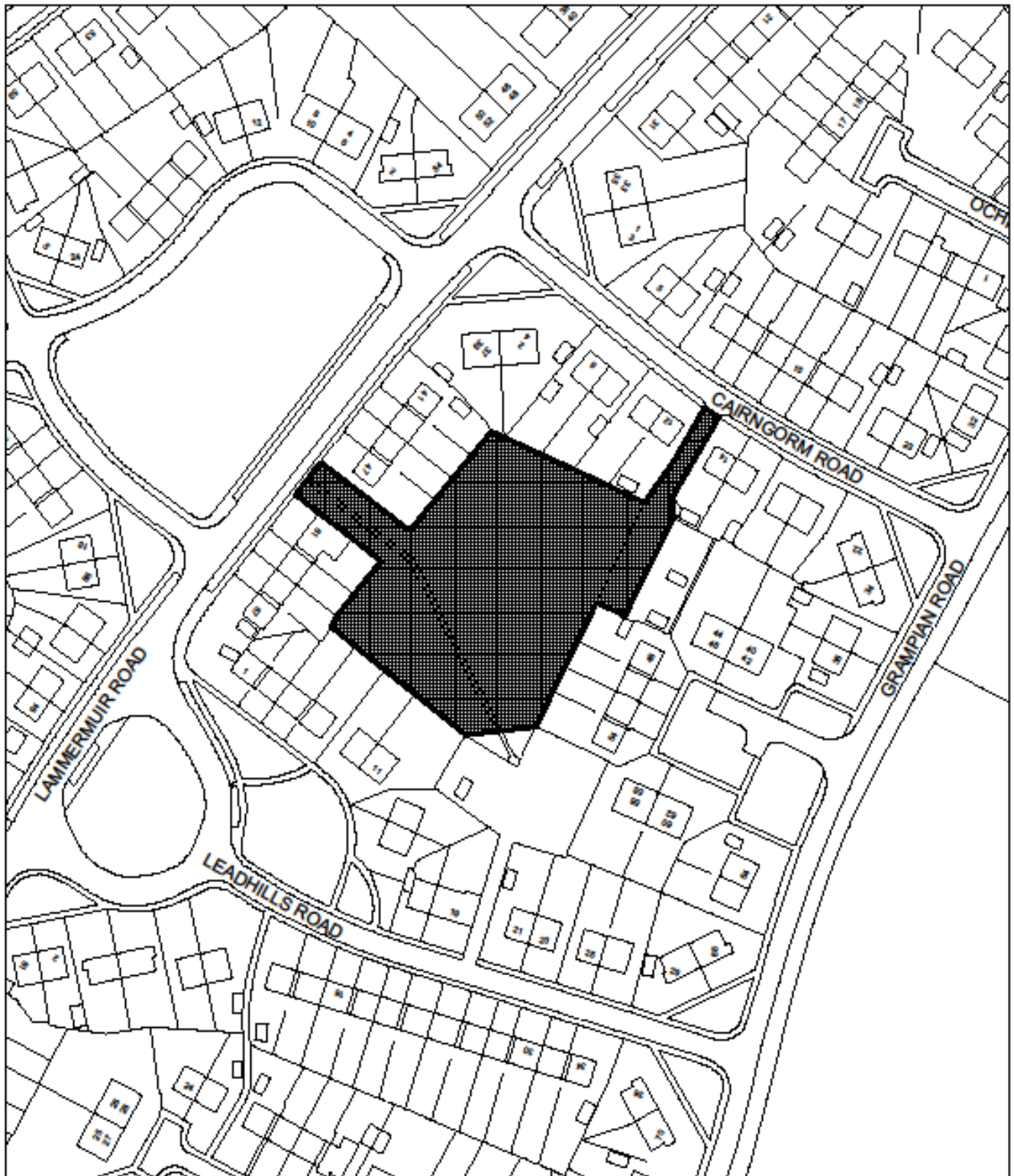
9. The applicant is advised that a heavy standard of 5 metres in height is the Council's preferred option for the proposed trees.



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

11. In terms of Condition 12, the applicant is advised that the verification statement shall be formulated in line with CLR11 Model Procedures for the Management of Land Contamination and with reference to Summary Guidance and Checklists for the Development of Potentially Contaminated Land which is available to download at <http://www.east-ayrshire.gov.uk/devser/planandbuild/dpguidance.asp>.

Reason for the Decision

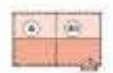
The proposed development is consistent with the policies of the adopted Local Plan and the emerging Local Plan and there are no material considerations that would indicate that the application should be refused.



<p>Title/Location</p> <p>Lammermuir Road</p> <p>Kilmarnock</p> <p>Application No. 10/0582/PP</p>	<p>East Ayrshire Council</p> <p>Department of Neighbourhood Services Planning & Economic Development Service. 6 Croft Street Kilmarnock KA1 1JB Tel: (01563) 576790 Fax: (01563) 576774 E-Mail : Planning@east-ayrshire.gov.uk Com Date: 10/09/2010</p> 
<p>Key</p>  <p>Application Site</p>	

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NOTES
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 SHOWN TO BE FULFILLED TO BE SHOWN ON SITE PRIOR TO
 COMMENCEMENT OF WORKS



2 Bed / 4 Per Older & Ambulant Disabled
 Dwelling House Type A 73.90 m² - 4 No.
 Type A1 75.00 m² - 4 No.

Area of Site outlined in red = 0.382 ha

Parking @ 225% = 18 no spaces

--- Denotes 1800mm high timber boarded fence
 --- Denotes 1200mm high timber boarded fence

REVISIONS & ADDITIONS	DATE	BY
1. Site Plan submitted to Planning Department, City of Edinburgh Council for consideration.	18/07/10	DP
2. Site Plan submitted to Planning Department, City of Edinburgh Council for consideration.	18/07/10	DP
3. Development agreed.	18/07/10	SMC
4. Local conditions proposed for the site.	18/07/10	DP
5. Local conditions proposed for the site.	18/07/10	DP
6. Final approved site plan.	18/07/10	DP

**EAC/Altrum Homes Initiative
 Proposed Older and Ambulant Disabled
 Housing, Lammern Road, Kilmarnock**

PROPOSED SITE PLAN

ROBERT POTTER & PARTNERS
 CHARTERED ARCHITECTS & PROJECT MANAGERS

7 MILLER ROAD, AIN
 10 NEWTON ROAD, DUNDEE
 100 MILLER ROAD, DUNDEE
 100 MILLER ROAD, DUNDEE

SCALE: 1:200 @ A1
 DATE: June 2010
 DRAWN BY: CDF
 CHECKED BY: REVISION: F

7534/02