

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 10 SEPTEMBER 2010

**10/0547/PP: CONVERSION OF FLAT ROOF TO A PITCHED ROOF AND
REMOVAL OF THE EXISTING WATER TANK AND HOUSING AT THE
WARDENS HOUSE, ST MAUR'S GARDENS, KILMAURS, KA3 2SD
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=10/0547/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposal is to remove a water tank from a single storey part of the roof and remove the flat roof on the Wardens House and institute a pitched tiled roof in a compatible colour and roof tile.

2. RECOMMENDATION

2.1 **It is recommended that the application be approved.**

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 the proposal is considered to be in compliance with the applicable policies in the Development Plan. The material considerations do not suggest the application should be refused and it is noted that the proposed design and roofing materials will be in-keeping with surrounding properties which are varied in style and external finish.

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 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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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 which is to be considered by the Northern Local Planning Committee under the scheme of delegation as the Council has an ownership interest in the land to which the application relates.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises 1 -2 storey amenity housing in central Kilmaurs, which is set out in a courtyard style with communal gardens to the centre. The layout of the existing properties at this locale is characterised by flat roofs, and single pitched roofs, of a typical 1960's construction. A range of housing surrounds the site of varying storeys and house types.

2.2 **Proposed Development:** The proposal is to remove a water tank from a single storey part of the roof and remove the flat roof on the Wardens House and institute a pitched tiled roof in a compatible colour and roof tile.

3. CONSULTATIONS RECEIVED

3.1 Kilmaurs Community Council have no objection to this application.

3.2 East Ayrshire Council's Estates Management Section has not responded to their consultation.

4. REPRESENTATIONS

4.1 No letters of objection have been received.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this application the Development Plan comprises the Adopted East Ayrshire Local Plan (EALP) (2003).

5.2 Policy ENV 7 requires all proposals to meet with the Council's Design Guidance.

The proposal is considered to accord with the Council's design guidance as the proposed roofing material and design is in-keeping with surrounding properties in this general residential area and in terms of maintenance, a pitched roof will be more functionally appropriate than a flat roof.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principle material considerations relevant to the determination of this application are the Alteration to the East Ayrshire Local Plan, consultation responses, the impact on the amenity of the area and the planning history.

Alteration to the East Ayrshire Local Plan

6.2 Policy ENV 9 is similar to the current ENV 7, and raises no new issues.

Consultation Responses

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

Impact on the amenity of the area

6.4 The proposal will not adversely affect the amenity of the surrounding area as it is simply a minor change to an existing facility.

Planning History

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

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council arising from this application; other than that the works are proposed by the Council.

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 the proposal is considered to be in compliance with the applicable policy in the Development Plan. The material considerations do not suggest the application should be refused and it is noted that the proposed design and roofing materials will be in-keeping with surrounding properties which are varied in style and external finish.

9. RECOMMENDATION

9.1 It is recommended that the application be approved.

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 Council as it would not be a significant departure from Council Policy.

Alan Neish
Head of Planning and Economic Development

MF/FR
30 August 2010

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
5. Consultation responses

Anyone wishing to inspect the above papers should contact Marion Fergusson, Senior Planning Officer on 01563 576769.

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0547/PP

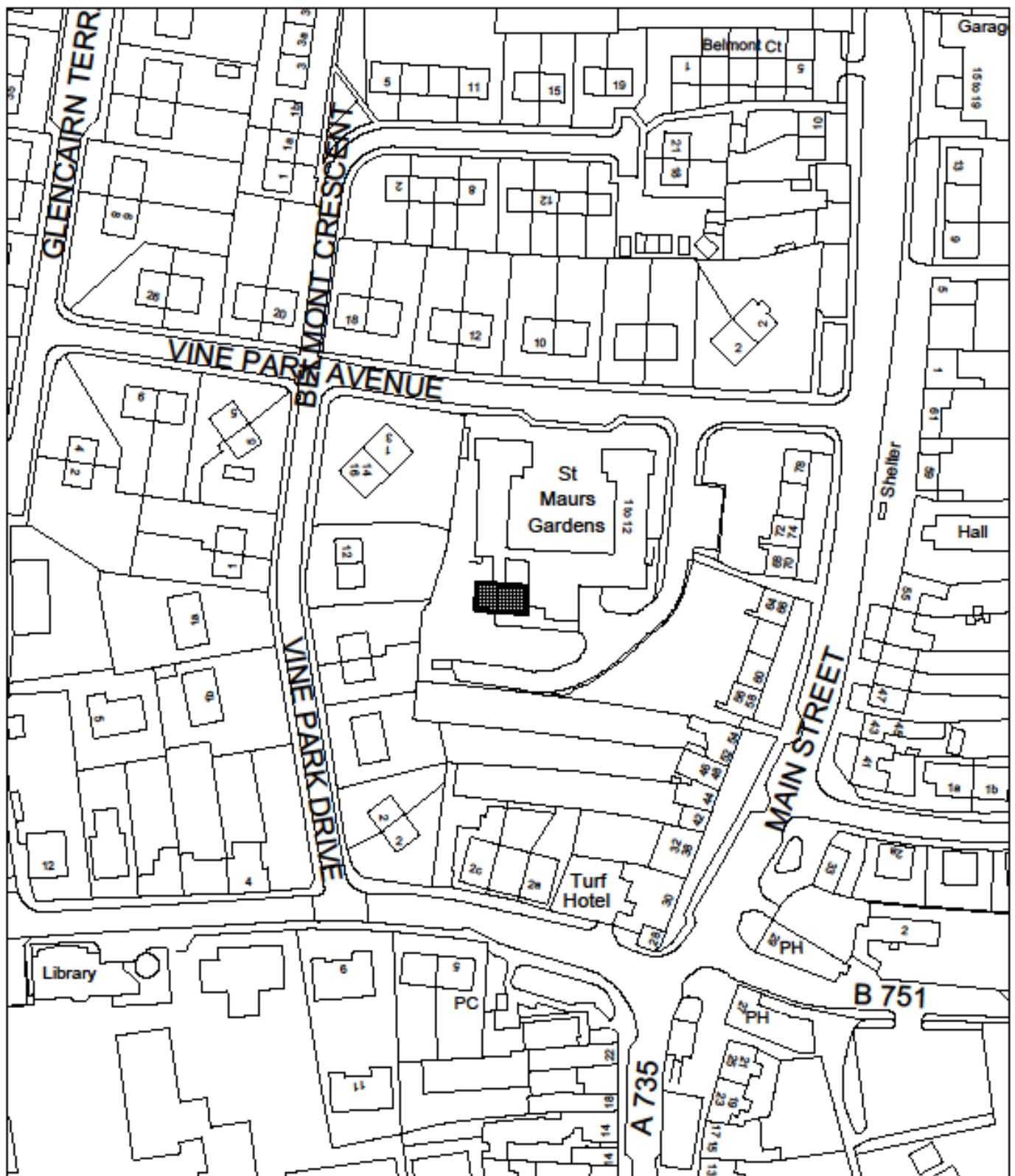
Location	Wardens House St Maur's Gardens Kilmaurs Kilmarnock
Nature of Proposal:	Conversion of flat roof to a pitched roof and removal of the existing water tank and housing
Name and Address of Applicant:	Deputy Chief Executive Elizabeth Morton Council HQ London Road Kilmarnock Scotland
Name and Address of Agent	Asset Improvement Service Lugar Council Offices Rigg Rd Lugar Cumnock KA18 3JQ



Officer's Ref: Marion Fergusson
01563 576769

The above Planning Permission application should be Approved.

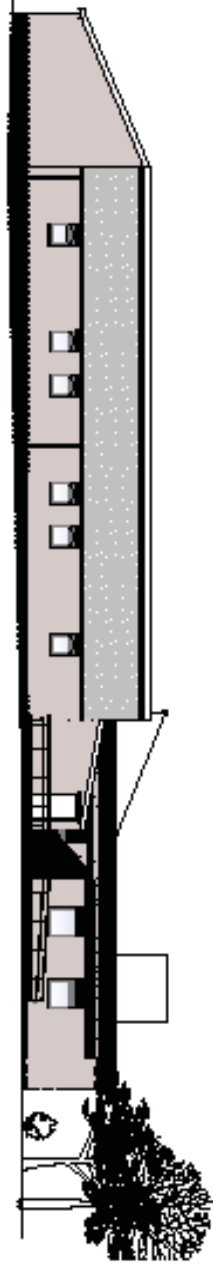
REASON FOR THE DECISION

The application is considered to be appropriate in terms of the Development Plan and the material considerations do not indicate that consent should be refused.

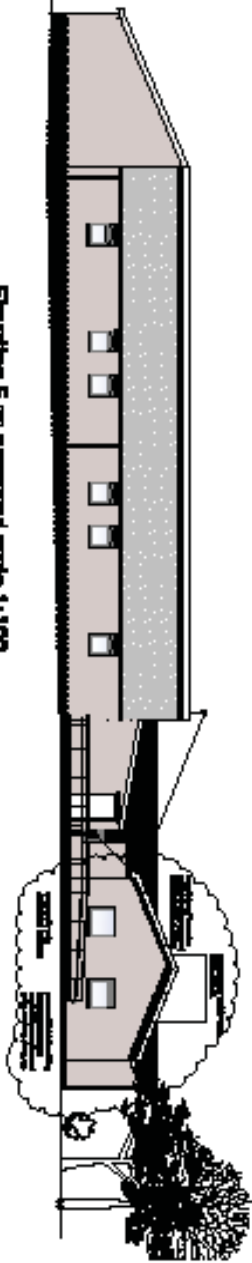


<p>Title/Location St Maurs Gardens</p> <p> Kilmaurs</p> <p> Application No. 10/0547/PP</p>	<p>East Ayrshire Council</p> <p>Department of Neighbourhood Services Planning & Economic Development Service. 6 Croft Street Kilmarnock KA1 1JB Tel: (01563) 576790 Fax: (01563) 576774 E-Mail : Planning@east-ayrshire.gov.uk Com Date: 10/09/2010</p> <div style="text-align: right;">  </div>
<p>Key</p> <div style="display: flex; align-items: center;">  <p>Application Site</p> </div>	

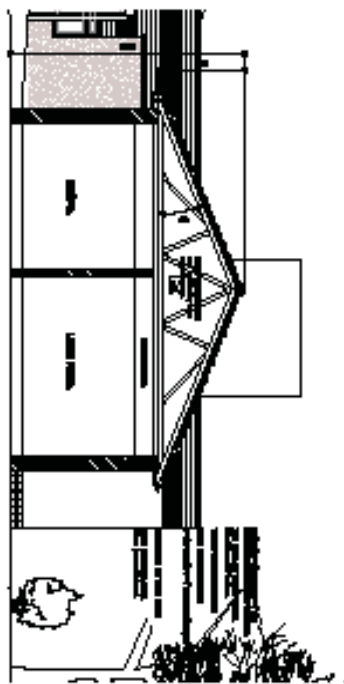
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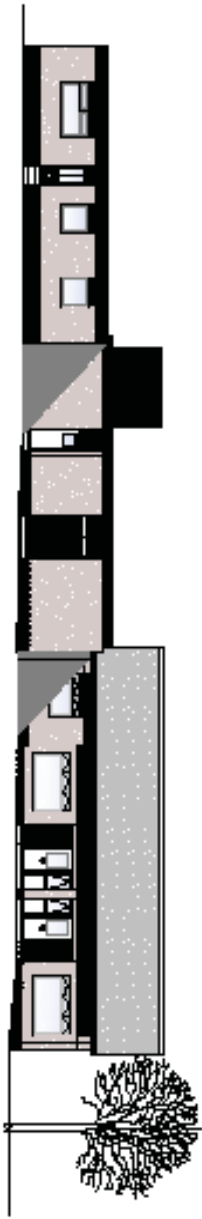
Elevation F as existing scale 1:100



Elevation F as proposed scale 1:100



Vertical section through roof as proposed scale 1:50



Elevation E as existing scale 1:100



Elevation E as proposed scale 1:100

Project Name [Redacted]	
Client [Redacted]	
Address [Redacted]	
Location [Redacted]	
Scale [Redacted]	
Date [Redacted]	
Author [Redacted]	
Reviewer [Redacted]	
Project No. [Redacted]	
Sheet No. [Redacted]	
Scale [Redacted]	
Date [Redacted]	