

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 30 JUNE 2011

**11/0132/PP: ERECTION OF GARAGE
AT
GARAGE CENTRE (SITE 1), OFF STEWART AVENUE, OCHILTREE
BY MR JAMES SMITH**

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=11/0132/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposed development consists of a single wooden garage measuring 4.8 metres in length by 2.7 metres in width and will be 2.4 metres in height at the ridge. The roof will be finished in felt. The garage is positioned at the western side of the site, adjacent to a similar single wooden garage and backing onto the electrical sub station.

2. RECOMMENDATION

2.1 It is recommended that the application for Planning Permission be approved.

3. CONCLUSIONS

3.1 Sections 25 and 37 (2) of the Town and Country Planning (Section) 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 relevant development plan policies against which to assess the application. The only applicable material consideration in this case is the impact on the amenity of the area which has been assessed as minimal.

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 constitute a significant breach of 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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SOUTHERN LOCAL PLANNING COMMITTEE: 30 JUNE 2011

**11/0132/PP: ERECTION OF GARAGE
AT
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BY MR JAMES SMITH

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 Southern 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 is located within the settlement of Ochiltree on an existing garage site located off the south side of Stewart Avenue to the west of the residential property at No. 29. The site is enclosed to the west, east and north by residential properties and to the south by an electricity sub station. Access is provided to the north. At present six garages occupy the area.

2.2 **Proposed Development:** The proposed development consists of a single wooden garage measuring 4.8 metres in length by 2.7 metres in width and will be 2.4 metres in height at the ridge. The roof will be finished in felt. The garage is positioned at the western side of the site, adjacent to a similar single wooden garage and backing onto the electrical sub station.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Ochiltree Community Council has not responded at the time of writing.

4. REPRESENTATIONS

4.1 No representations have been received following neighbour notification and public advertisement of the proposal.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 There are no particularly relevant development plan policies against which to assess this proposal.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material consideration relevant to the determination of this application is the impact on the amenity of the area.

Impact on Amenity

6.2 The proposal is located within an area which is currently being used as a garage site and the design and scale of the garage is similar to that of the existing and those other garages in this area. On this basis visual and residential amenity will not be adversely affected.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council relative to the determination of this application.

8. CONCLUSIONS

8.1 Sections 25 and 37 (2) of the Town and Country Planning (Section) 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 relevant development plan policies against which to assess the application. The only applicable material consideration in this case is the impact on the amenity of the area which has been assessed as minimal.

9. RECOMMENDATIONS

9.1 It is recommended that the application for Planning Permission be approved.

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

constitute a significant breach of policy.

Alan Neish
Head of Planning and Economic Development

21 June 2011

RG/RG

FV/HM

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans.
2. Statutory Letters/Certificates.

Anyone wishing to inspect the above papers please contact Robin Ghosh, Senior Planning Officer, on 01563 553505.

Implementation Officer: Hugh Melvin

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 11/0132/PP

Site of Proposal:	Garage Centre (Site 1) Stewart Avenue, Ochiltree
Nature of Proposal:	Erection of a garage
Name & Address of Applicant:	Mr James Smith 3 Poole Avenue Ochiltree

DPO's: Reference: Robin Ghosh
(01563) 553505

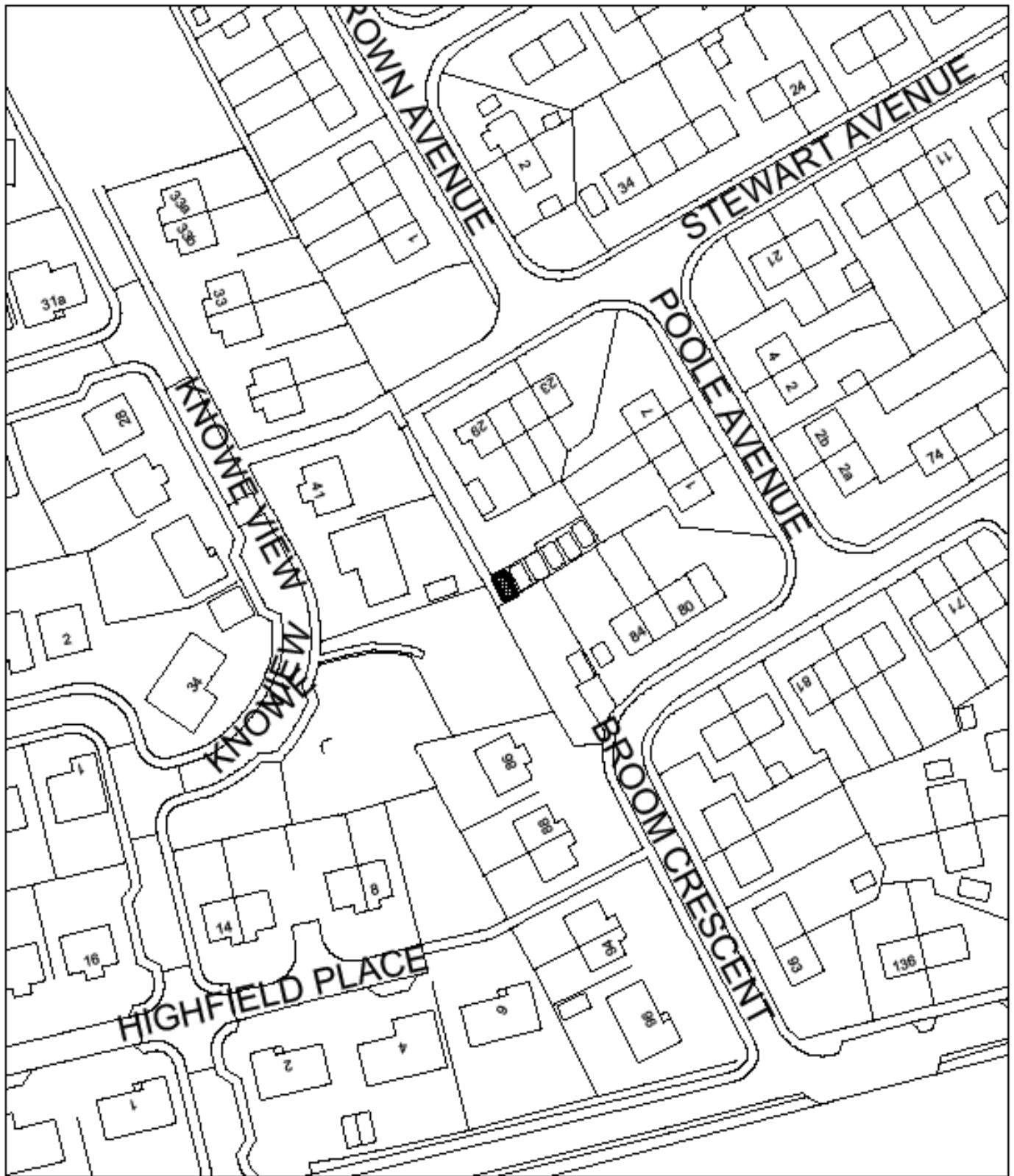
The application should be Approved subject to the following condition:



1. The proposed garage hereby approved shall be maintained in good order to the satisfaction of the Planning Authority.

REASON: In the interests of residential amenity.

Reason for the Decision

The proposed development does not adversely impact on the visual or environmental amenity of the surrounding area.



<p>Title/Location Garage Site, Stewart Avenue</p> <p>Ochiltree</p> <p>Application No. 11/0132/PP</p>	<p>East Ayrshire Council</p> <p>Department of Neighbourhood Services Planning & Economic Development Service The Johnnie Walker Bond 15 Strand Street Kilmarnock KA1 1HU Tel: (01563) 576790 Fax: (01563) 554592 E-Mail : Planning@east-ayrshire.gov.uk Com Date: 30/06/2011</p> 
<p>Key</p>  <p>Application Site</p>	

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STEWART AVENUE GARAGE SITE

PROPOSED GARAGE ON No 1 SITE

