

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 30 JUNE 2004

**04/0288/FL: PROPOSED EXTENSION TO EXISTING DOCTORS' SURGERY
AT 34 PORTLAND ROAD, KILMARNOCK
BY TRINITY MEDICAL PROPERTIES**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning consent is sought to erect an extension to the existing doctors' surgery with a view to improving facilities at the premises.

The details of the development comprise the following:-

- A one and a half storey extension of length 22 metres and width 13 metres within the existing rear garden. Owing to the drop in ground levels from the existing villa to the rear garden, the highest point of the pitched roof will be 9.5 metres in height but no higher than the cornice of the rear elevation. The extension will be 2 metres from the western side boundary and 5 metres from the eastern boundary and the extension will be connected to the existing villa by a glazed unit corridor 1.5 metres in length. A horizontal ribbon window arrangement will provide natural daylight to the ground floor comprising colour coated aluminium frames and render panels in between the windows. The roof will have velux windows to provide natural light to the upper floor.
- The internal layout of the building will be amended within the existing villa to lower the internal floor level of the house to facilitate the removal of the front access ramp. The ground floor in the existing villa will provide a reception, waiting area and office accommodation and the ground floor of the extension will provide consulting rooms and an enclosed rear escape stair. The upper floor of the original villa and proposed extension will accommodate office space, patient records, meeting room and staff accommodation in addition to attic space for future expansion.
- The existing villa will be extended to the side on a single storey basis of some 20 square metres to add symmetry to the building when viewed from Portland Road.
- The existing rear wall built of natural stone to a height of in excess of 2.0 metres will be demolished and re-built in a position which allows clear visibility onto the lane to allow for vehicle access to a car park within the

existing rear garden area accommodating 8 spaces. The applicant has indicated that the final arrangement of the wall may include some traditional metal railings. The blonde sandstone walls to the side boundaries will not be affected by the development.

- 15 trees/bushes will be removed within the existing rear garden area with 4 new semi-mature trees planted.
- The windows within the existing property will be replaced with upvc units.

1.2 A 644 signature petition has been submitted in support of the proposed development. It states that support is offered on the basis that:-

- The surgery is well located and accessible to patients.
- The proposal will extend the facilities available to patients.
- Proposals can be designed in a manner appropriate to the Conservation Area.
- The proposal will not affect the front elevation to Portland Road.

1.3 The applicant has submitted a design statement in support of the proposals saying that it is intended to produce a high quality building offering a much needed and improved public service that is promoted by Ayrshire and Arran Primary Care NHS Trust. The present surgery is cramped and inadequate and the practice cannot deliver the wide range of services that it should be delivering. These include minor surgery procedures, nurse led triage and diagnostic results interpretation services and chronic disease clinical services, anti coagulant services and generic nursing provision sharing community and practice based nursing duties.

1.4 The applicant submits that the proposed design of the extension incorporates the following features in an attempt to overcome all problems and enable the delivery of much-needed services in appropriate premises:-

- It is proposed to lower the ground and first floor internal levels of the existing property to reduce the overall scale and massing of the extension and achieve a lower overall height of building. This change in internal ground level will allow the removal of the unsightly ramp at the front elevation and still ensure compliance with the Disability Discrimination Agency Regulations 1995.
- All clinical rooms are required to be located at ground floor level by Ayrshire and Arran Health Board.
- The layout has been designed to reduce the area of extension to an absolute minimum and all rooms and corridor paths are to the minimum specifications of the Health Board.

- The ridge line of the extension has been kept as low as possible at the cornice level of the villa and the extension has been designed as a simple dual pitched single block to be an uncomplicated form. The external materials reflect the majority of buildings on Portland Road which are similarly finished painted sandstone with a natural slate roof. The extension will be in-keeping with the Scottish vernacular.
- The side extension will mirror the existing right-hand extension to give a balanced elevation and retain the existing villa as the dominant building and mitigate the ad-hoc collection of extensions along Portland Road. It is also submitted that the rear extension will be barely visible from Portland Road due to neighbouring properties and visually unobtrusive especially in comparison with more inappropriate extensions along Portland Road.
- The trees being removed are mainly fruit trees, 4 of which have a marked leaning. These trees will be replaced with 4 semi-mature trees.
- Two existing doctors' practices in Dundonald Road and London Road in Conservation Areas have been previously extended fairly recently with larger buildings to the rear of an existing main sandstone buildings and used a greater percentage of garden ground than this proposal and a far less percentage of floor space when set against the existing building.

1.5 The applicant states that this is a vital healthcare project of great importance to the community and its social dimensions should take precedence over other less important issues. This project will contribute to the health of residents within Kilmarnock by allowing a greater range of healthcare services in a more efficient manner from larger more spacious premises.

2. RECOMMENDATION

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

3. CONCLUSIONS

3.1 As indicated in Section 5 of this report, the application is considered to be in accordance with the Development Plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

3.2 As indicated in Section 6 of this report, there are material considerations relevant to this application. The extension proposed relates to an existing community facility and aims to retain and improve the facilities offered to patients resident within Kilmarnock. The extension whilst of larger size and scale seeks to extend the premises in a simple design which, whilst modern, shies away from replication of the villa to avoid a 'pastiche' extension and follows the Scottish vernacular in many of its design features.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards the application will not require to be referred to the Development Services Committee as there would be no significant breach of Council policy.

Alan Neish
Head of Planning, Development and Building Standards

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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**04/0288/FL: PROPOSED EXTENSION TO EXISTING DOCTORS' SURGERY
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Report by Head of Planning, Development and Building Standards

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation as it is an application of area significance.

2. APPLICATION DETAILS

2.1 **Site Description:** This application relates to 34 Portland Road which is an existing doctors' surgery located within a traditional stone villa on Portland Road. The site lies within the Dundonald Road Conservation Area and is surrounded to the east and west by similar traditional properties in commercial use, to the north by Portland Road beyond which is a modern doctors' surgery and chemist and to the south lies a rear access lane accessed from both Ellis Street and Seaford Street. The villa is of blonde natural sandstone construction with the front elevations painted cream and a natural slate roof. The rear garden area is bounded by traditional sandstone walling.

2.2 **Proposed Development:** Full planning consent is sought to erect an extension to the existing doctors' surgery with a view to improving facilities at the premises.

The details of the development comprise the following:-

- A one and a half storey extension of length 22 metres and width 13 metres within the existing rear garden. Owing to the drop in ground levels from the existing villa to the rear garden, the highest point of the pitched roof will be 9.5 metres in height but no higher than the cornice of the rear elevation. The extension will be 2 metres from the western side boundary and 5 metres from the eastern boundary and the extension will be connected to the existing villa by a glazed unit corridor 1.5 metres in length. A horizontal ribbon window arrangement will provide natural daylight to the ground floor comprising colour

coated aluminium frames and render panels in between the windows. The roof will have velux windows to provide natural light to the upper floor.

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- 15 trees/bushes will be removed within the existing rear garden area with 4 new semi-mature trees planted.
- The windows within the existing property will be replaced with upvc units.

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- The surgery is well located and accessible to patients.
- The proposal will extend the facilities available to patients.
- Proposals can be designed in a manner appropriate to the Conservation Area.
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2.4 The applicant has submitted a design statement in support of the proposals saying that it is intended to produce a high quality building offering a much needed and improved public service that is promoted by Ayrshire and Arran Primary Care NHS Trust. The present surgery is cramped and inadequate and the practice cannot deliver the wide range of services that it should be delivering. These include minor surgery procedures, nurse led triage and diagnostic results interpretation services and chronic disease clinical services,

anti coagulant services and generic nursing provision sharing community and practice based nursing duties.

2.5 The applicant submits that the proposed design of the extension incorporates the following features in an attempt to overcome all problems and enable the delivery of much-needed services in appropriate premises:-

- It is proposed to lower the ground and first floor internal levels of the existing property to reduce the overall scale and massing of the extension and achieve a lower overall height of building. This change in internal ground level will allow the removal of the unsightly ramp at the front elevation and still ensure compliance with the Disability Discrimination Agency Regulations 1995.
- All clinical rooms are required to be located at ground floor level by Ayrshire and Arran Health Board.
- The layout has been designed to reduce the area of extension to an absolute minimum and all rooms and corridor paths are to the minimum specifications of the Health Board.
- The ridge line of the extension has been kept as low as possible at the cornice level of the villa and the extension has been designed as a simple dual pitched single block to be an uncomplicated form. The external materials reflect the majority of buildings on Portland Road which are similarly finished painted sandstone with a natural slate roof. The extension will be in-keeping with the Scottish vernacular.
- The side extension will mirror the existing right-hand extension to give a balanced elevation and retain the existing villa as the dominant building and mitigate the ad-hoc collection of extensions along Portland Road. It is also submitted that the rear extension will be barely visible from Portland Road due to neighbouring properties and visually unobtrusive especially in comparison with more inappropriate extensions along Portland Road.
- The trees being removed are mainly fruit trees, 4 of which have a marked leaning. These trees will be replaced with 4 semi-mature trees.
- Two existing doctors' practices in Dundonald Road and London Road in Conservation Areas have been previously extended fairly recently with larger buildings to the rear of an existing main sandstone buildings and used a greater percentage of garden ground than this proposal and a far less percentage of floor space when set against the existing building.

2.6 The applicant states that this is a vital healthcare project of great importance to the community and its social dimensions should take precedence

over other less important issues. This project will contribute to the health of residents within Kilmarnock by allowing a greater range of healthcare services in a more efficient manner from larger more spacious premises.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Department of Neighbourhood Services has no comments to offer relative to the proposed development.

Noted.

3.2 Scottish Water have not objected to the proposed development although have recommended early contact with their organisation should Members choose to grant consent.

Noted. An advisory note can be attached to any consent.

3.3 The Coal Authority have no objections to make.

Noted.

3.4 East Ayrshire Council Outdoor Services have no objections to make although request that any maintenance or Community Service Account held land which may be damaged by this proposal, should be reinstated to the satisfaction of the Outdoor Amenities Manager or his nominee.

Noted. Should Members choose to grant consent an advisory note can be attached to any consent.

3.5 Scottish Environment Protection Agency have no objection on the understanding that the foul drainage is connected to the public sewer and recommend consultation with Scottish Water.

Noted. Members are referred to Section 3.2 of this report.

3.6 The Architectural Heritage Society of Scotland find the plans difficult to follow with misleading drawings and no scale and inadequate heights of the extension. It is suggested that the extension may work better with a larger link to distance it from the house.

Noted. It is however considered that a larger link corridor would only result in an extension of increased depth within the rear garden area which would add to the bulk of the extension making it a more prominent structure in the surrounding area.

3.7 East Ayrshire Council Roads and Transportation Division have no objection to the amended plans submitted which clarify the new access onto Ellis Lane and provide a wide enough access to allow traffic to pass with sufficient sightline visibility.

Noted.

3.8 The Scottish Civic Trust recommend this application be refused on the following grounds:-

- It is acknowledged that a number of properties in the street have had substantial extensions to the rear although none are so ambitious and inappropriate in scale. The extension would be almost twice the length and wider than the extension on the adjacent property and twice the footprint of the existing building. The section on the plans is misleading as it is taken through the link which is smaller in height and width than the bulk of the extension. It fails to show the real scale and impact of the proposal on the existing building.
- The proposed materials are not appropriate for a Conservation Area. They do not reflect a blonde sandstone building with natural slate roof and timber sash and case windows, where many neighbouring buildings are of the same quality.
- The proposal would be detrimental to the existing building and Conservation Area and it is contrary to Policy ENV 4 of the EALP.
- The proposal would be against Section 64 of the Planning (Listed Building and Conservation Areas)(Scotland) Act 1997 which requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- Whilst the Trust understand the need for new facilities they suggest that if improvements are required to such a drastic extent that such a significant extension is needed, then re-location to larger facilities nearby would be a more appropriate solution.

Noted. Members are referred to Sections 5 and 6 of this report in response to the above comments.

3.9 Historic Scotland also refer to Section 6.4 of the Planning (Listed Building and Conservation Areas)(Scotland) Act 1997 as stated above in Section 3.8. They comment on the size and scale of the floor area of the extension in relation to the existing villa and advise that they are of the view that with the exception of the disabled access ramp, the proposals will not enhance the character or

appearance of the Conservation Area. It is considered that the 3 main planning considerations are the loss of the historic fabric of the villa, loss of garden ground and any precedent set for the future. Historic Scotland refer to the planning appeal decision for a new house at 40 Portland Road in 1997 which was refused by the Council based on its conflict with the Conservation Area which is characterised by large gardens and high stone walls.

3.10 Historic Scotland further refer to the Memorandum of Guidance on Listed Buildings and Conservation Areas which states that particularly sensitive and controversial issues can arise from proposed developments within or adjacent to Conservation Areas and Planning Authorities should consider seeking the views of the Royal Fine Arts Commission and any local amenity body which is a view shared by the Scottish Ministers in Circular 30/1996.

3.11 It is considered that the first priority should be to have regard to special architectural and visual qualities which give rise to the designation of the Conservation Area and any proposal that would erode qualities should be refused. Consideration should be given to safeguarding the historic landscape, character or setting of town houses or other land in and around Conservation Areas which contribute to the historic interest, character or setting of that area. In this respect when designating a Conservation Area, a Planning Authority should make it clear those characteristics that should be specifically safeguarded. It is further suggested that special regard should be paid to scale, bulk, height, materials, colour, vertical or horizontal emphasis and detailed design to ensure that the established character of the Conservation Area is protected and enhanced.

3.12 Historic Scotland consider that the scale and external materials for this proposal suggest that the applicants are well aware it will represent a significant departure from well-established local and national Conservation Area policy. It is Historic Scotland's belief that a significant appeal of this site lies in the opportunity to provide car parking and whilst Historic Scotland agree to the importance of providing community-based businesses in the town centre, the application is submitted by potential purchasers and it is considered that the applicants have chosen an unsuitable site for their requirements.

3.13 It is considered that the Dundonald Road Conservation Area provides a high standard of amenity for local residents because it is a historic environment due to the quality of buildings and their siting where garden ground and open space plays a crucial role. If this scheme is permitted it will clearly be to the permanent and significant detriment of the area's visual quality and also to the town. The Council should also give serious consideration as to whether the conversion of garden ground to car parking represents a loss to the character of the area and should be considered in a similar manner to built forms.

3.14 If the Council is considering a decision that will be contrary to policy, they should be sure that the villa at this address will clearly be at risk of dereliction due to lack of any other interest on the open market subject to a reasonable asking price. If the Planning Division is satisfied and agree with Historic Scotland that the planning issues are clear and sufficiently serious, it will have to decide whether new businesses should be encouraged to seek more suitable sites in the town centre through firm decisions based on well established legislation and policy.

Noted. Members are referred to Sections 5 and 6 of this report where the issues raised are assessed in detail.

4. REPRESENTATIONS

4.1 No letters of objection have been received relative to the proposed development. As detailed in Section 2.3 of this report, a 644 signatory petition has been received in support of the proposals.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 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. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan (AJSP) (1999) and the Adopted East Ayrshire Local Plan (EALP)(2003).

Approved Ayrshire Joint Structure Plan (AJSP)

5.2 There are no policies in the AJSP of specific relevance to the determination of this planning application.

Adopted East Ayrshire Local Plan

5.3 Policies CS1, ENV1 and ENV4 of the EALP are relevant in the determination of this application.

5.4 Policy CS1 seeks to encourage community facilities and public health organisations to maintain and improve the services they provide. This policy has been formulated in order to meet all demands for community facility and other service provision throughout East Ayrshire.

The proposal is an existing doctors' surgery which is located within Kilmarnock town centre serving the population of the town. The

proposal seeks to retain the surgery in its existing location and expand and improve the services available at the surgery to the benefit of the community. The proposal would therefore meet the terms of Policy CS1.

5.5 Policies ENV1 and ENV4 are relevant in the consideration of this application and seek to protect, preserve and enhance all listed buildings and conservation areas and to ensure that all development affecting the appearance or setting of a listed building is sympathetic to the building in terms of its layout, size, scale, design, siting, materials and colour of finish. Proposals should seek to preserve, enhance or incorporate features which have due regard to the architectural and historic qualities of the building.

It is acknowledged that the extension is significant in size and is of bulky form. It is however of very simple design and uses materials which reflect the Scottish vernacular with a modern twist. The extension is to be located within an extensive rear garden enclosed by traditional stone walls with existing landscaping. The applicant has sought to minimise the height of the extension by altering the floor levels of the existing villa taking advantage of the lower ground levels of the rear garden. This design feature will reduce the overall scale of the extension such that it will impact less on the Conservation Area. The glazed link corridor also limits the effect on the existing building by suggesting a degree of separation and retaining the sandstone of the rear elevation. Providing the applicant uses a good quality artificial slate, the perspective from Portland Road will not be adverse. It is also considered that whilst the extension is modern in design, to replicate an extension of natural blonde sandstone (which is the external finish of the villa's rear elevation) would result in a 'pastiche' solution that would be unlikely to adequately reflect the natural sandstone of the villa. In this connection the applicant's agent has designed a scheme that will reflect the painted sandstone frontages of the Portland Road villas and linking modern architecture with traditional properties.

The applicant has also attempted to restrict works on the principal elevations to Portland Road and has proposed a limited side extension to balance the front elevation in line with a previous side extension to the eastern gable. Whilst the windows on the side elevations will overlook neighbouring rear gardens, these properties are commercial operations and will not be adversely affected.

It is not therefore considered that the proposal will be detrimental to the Conservation Area or surrounding Listed Buildings. Whilst the comments of both Historic Scotland and the Scottish Civic Trust are noted, this Division has had due regard to the Conservation Area and

its special architectural and historic qualities. It is considered that there needs to be a balance sought between a valuable community resource and the merits of the Conservation Area. It is however not considered that the Conservation Area will be unduly compromised by this development which will retain a valuable community facility within the town centre.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the Memorandum of Guidance on Listed Buildings and Conservation Areas, the consultation responses (which are detailed in Section 3 of the report) and the planning history of the site.

Memorandum of Guidance on Listed Buildings and Conservation Areas

6.2 The relevant provisions of the Memorandum of Guidance on Listed Buildings and Conservation Areas are stated in Historic Scotland's consultation response in Section 3.3 of this report. It is noted that Historic Scotland consider the proposal contrary to this guidance. This Division however considers that the proposed extension can be justified against the provisions of the EALP as detailed in Section 5 of this report.

Consultation Responses and Letters of Representation

6.3 The petition of support is noted in Section 2 of this report and the consultation responses are detailed in Section 3. The responses from the amenity bodies are the prime material considerations in the determination of this application. These responses have been considered although this Division believes that the extension can be justified against the provisions of the Development Plan as detailed within Section 5 of this report. The extension will improve an existing community facility in a design that whilst modern, adopts traditional Scottish features and it is considered that it can be undertaken in a manner that will not unduly compromise the historic and aesthetic quality of the Conservation Area.

Planning History

6.4 There are no previous applications on this site relevant to the determination of this application.

6.5 The consultation response from Historic Scotland refers to a previous appeal at 40 Portland Road in 1997. This proposal was seeking outline planning permission for a new dwellinghouse within the rear garden of the property. It was however seeking to create a separate new planning unit whereas this

proposal is an extension to an existing facility. The appeal application was refused because it was considered unlikely that the house could be designed and positioned without overlooking or being overlooked to a significant extent. It was also refused on the basis that the character of the Conservation Area is derived from large Victorian properties set within large mature walled rear gardens and the sub-division would remove the spaciousness of the garden in a development that would breach the existing pattern orientating towards the rear access lane and also comprising over-development.

It is considered that the current development proposal differs from the above appeal in that it is for an extension to an existing community facility and is not for the subdivision of the site. The proposal will not adversely affect the traditional boundary walls of the site and the overall proportions of the garden will remain unaltered.

7. FINANCIAL AND LEGAL IMPLICATIONS

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

8. CONCLUSIONS

8.1 As indicated in Section 5 of this report, the application is considered to be in accordance with the Development Plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

8.2 As indicated in Section 6 of this report, there are material considerations relevant to this application. The extension proposed relates to an existing community facility and aims to retain and improve the facilities offered to patients resident within Kilmarnock. The extension whilst of larger size and scale seeks to extend the premises in a simple design which, whilst modern, shies away from replication of the villa to avoid a 'pastiche' extension and follows the Scottish vernacular in many of its design features.

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 the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards the application will not require to be referred to the Development Services Committee as there would be no significant breach of Council policy.

Alan Neish
Head of Planning, Development and Building Standards

23 June 2004
FMF/MMM)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Certificates.
3. Public Advertisements.
4. Applicant's supporting information.
5. Petition of support.
6. Consultation Responses.
7. Ayrshire Joint Structure Plan.
8. East Ayrshire Local Plan.
9. Memorandum of Guidance on Listed Buildings and Conservation Areas.

Anyone wishing to inspect the above papers please contact Fiona Finlay on 01563 576768.

Implementation Officer: Dave Morris

040288FL

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

04/0288/FL

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|------------------------------|--|
| Site of Proposal: | Spotland Lodge 34 Portland Road KILMARNOCK |
| Nature of Proposal: | Proposed Extension to Existing Doctors' Surgery |
| Name & Address of Applicant: | Trinity Medical Properties 39 Nicholas Avenue WHITBURN SR6 7DG |
| Name & Address of Agent: | W I Munro Chartered Architects 1 Seaford Street KILMARNOCK KA1 2BZ |

DPOs Reference: FMF/MMM

The above FULL application should be granted subject to the following conditions:-

1. The proposed development shall be carried out in accordance with the application form received on 08 March 2004 and the plans and amended plans received by the Planning Authority on 08 March 2004 and 15 March 2004 and amended plan titled "Elevations as Proposed" received 20 May 2004 and plans and sections as proposed received 22 April 2004.

REASON To ensure that development is carried out in accordance with the approved details.

2. No construction works, site clearance or preparation works shall take place before 7.00am and after 6.00pm, Monday to Friday, before 7.00am or after 12.00 noon on Saturdays and at no time on a Sunday. No heavy plant or machinery shall be used prior to 8.00 am.

REASON In the interests of residential amenity.

3. At all times during the construction of the development hereby approved, all trees to be retained within the site shall be protected by a 3 metres protective zone delineated by a fence, in accordance with details to be submitted to and approved in writing by the Planning Authority.

REASON To prevent the root systems of the trees from suffering compaction.

4. The public road and rear access lane adjacent to the site shall be kept clear of mud or other deposited materials at all times by means of mechanical brushing or wheel washing as appropriate.

REASON In the interests of road safety.

5. All car parking spaces within the site shall be provided prior to the occupation of the extension hereby approved and shall be maintained thereafter.

REASON To ensure the provision of car parking spaces in the interest of residential amenity and road safety.

6. Notwithstanding the approved plans, details and samples of the access and car parking surfacing shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site and shall be implemented as approved on site prior to the occupation of the extension.

REASON In the interests of visual amenity.

7. Prior to the commencement of works on site, full details of the proposed windows for the existing villa including specifications for the thickness of horizontal glazing bars, the method of opening and hinge-points and external colour finish shall be submitted to and approved by the Planning Authority. In this regard, the submitted details of the proposed windows shall also include the provision of a sample window to be available on site confirming the agreed method of opening and all windows shall thereafter be installed as approved prior to the occupation of the extension.

REASON In order to ensure that the design, finish and method of opening of all proposed windows are appropriate to the age and character of the building and are in keeping with the proportions of the existing windows scheduled for replacement.

8. Notwithstanding the approved plans, details and samples of all external materials including colour finishes and including drain pipes shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any development on site and shall be implemented on site prior to the occupation of the extension. The roof material to be used shall include a high quality artificial slate which reflects the size, proportion and thickness of natural slate.

REASON In the interests of visual amenity and in the interests of the character of the Conservation Area.

9. No slate ventilators shall be formed on the roof of the existing building without the prior written consent of the Planning Authority and no trickle vents shall be located in the new window units of the existing building without the prior written consent of the Planning Authority.

REASON In the interests of visual amenity and the character of the Conservation Area.

10. Notwithstanding the approved plans, and prior to any work commencing on site, full specifications of the design and finishes of the rooflight windows to be installed shall be submitted to and approved in writing by the Planning Authority, and the rooflights shall thereafter be implemented as approved. The rooflight windows shall be of the design shown on the approved plans with a vertical glazing bar.

REASON In the interests of visual amenity and the character of the Conservation Area.

11. Prior to any work commencing on site full details of, and colour of finish to all railings and balustrades on the rear elevation of the extension hereby approved shall be submitted to and approved in writing by the Planning Authority and shall thereafter be implemented in accordance with the approved details prior to the occupation of the extension.

REASON In the interests of visual amenity and the character of the Conservation Area.

12. Notwithstanding the approved plans and prior to any work commencing on site, details shall be submitted to and approved in writing by the Planning Authority relating to the method of demolition and re-construction of the natural sandstone wall to the boundary of the site with Ellis Lane. The wall shall be re-built using natural sandstone from the existing wall and the details shall include any gates that shall be of traditional wrought iron design. The approved wall and any gates shall be erected on site as agreed prior to the extension hereby approved being brought into use and shall thereafter be maintained thereafter.

REASON In the interests of visual amenity and the character of the Conservation Area.

13. Notwithstanding the approved plans, the external elevation treatment to the 'ribbon' windows on the side elevations of the extension is not hereby approved. Prior to any work commencing on site, details and samples (including external colour finishes), of the design of the windows and panels between the window units, shall be submitted to and approved in writing by the Planning Authority and shall be implemented on site as approved prior to the extension being brought into use and shall be maintained thereafter.

REASON In the interests of the visual amenity and character of the Conservation Area.

NOTES TO APPLICANT:-

1. The applicant should make early contact with Scottish Water to confirm the extent of any impact on existing Scottish Water infrastructure and to discuss foul drainage connection to the public sewer.
2. Any Community Service Account held land that may be damaged by this application should be reinstated to the satisfaction of the Outdoor Amenities Manager.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
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