

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 08 DECEMBER 2006

**06/0742/FL: PROPOSED ERECTION OF EXTENSION TO NURSING HOME
AT: SPRINGHILL HOME, SPRINGHILL HOUSE, 80 PORTLAND ROAD,
KILMARNOCK
BY MR HUGH MUIR**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the erection of a four storey extension to the rear and side of the existing nursing home. The demolition of the 1960s two storey extension will be required to accommodate the proposed extension. The existing nursing home has 22 bedrooms with a total of 32 residents. The proposed extension has 52 additional bedrooms with en-suite facilities, four additional day rooms; TV rooms; sluice facilities and quiet rooms. The proposed extension will enable single occupant bedrooms with ensuite facilities in line with the requirements, from 2007, as published by The Scottish Executive publication: "National Care Standards". Four of the proposed bedrooms will provide accommodation for couples. In total the nursing home is proposed to have a total of 74 bedrooms for a total of 76 residents. The design of the proposed extension replicates the design, materials and features of the existing listed mansion house, with the proposed use of natural slate roof, wet cast render and stone detailing to the window surrounds, columns and roof parapet. The proposed extension, while reflecting many of the design elements of the original building, is intended to be of a simple design to ensure the existing listed building is the most prominent feature of the development.

2. RECOMMENDATION

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

3. CONCLUSIONS

3.1 As indicated at Section 5 of the report the application is considered to accord with the policies of the Adopted Local Plan. Therefore given the terms of

Sections 25 and 37 (2) of the Town and Country Plan (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise.

3.2 As indicated at Section 6 of the report there are material considerations relevant to this application. The proposal accords with policies ENV 4, ENV 7 and RES 22 of the Adopted EALP as the proposed extension is considered to be of an appropriate size, scale and design that is compatible with the B-Listed Springhill House. The proposed extension has been designed to minimise overlooking to the adjoining properties whilst echoing the character and architectural quality of the existing listed former mansion house. Listed Building Consent was granted on 30 August 2006, for the same extension and the amenity bodies and Historic Scotland raised no adverse comments at that time regarding the design, scale and materials of the proposed extension. The access road will be upgraded to an adoptable standard which will meet the concerns of the objection.

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 it will not require to be referred to the Development Services Committee as there would be no significant breach of 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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AT: SPRINGHILL HOME, SPRINGHILL HOUSE, 80 PORTLAND ROAD,
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Report by Head of Planning, Development & 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 subject to an objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site extends to approximately 0.5 hectares and comprises the existing B-Listed Springhill House, an early Victorian classical mansion house built over three floors, a two storey modern extension to the rear built in the late twentieth century and the access road from Portland Road which provides access to the nursing home and a number of private and local authority dwellings. The application site is bounded to the north by 1 ½ storey dwellings built in late 1990's to the south and by east by sheltered housing and to the west by the railway line.

2.2 **Proposed Development:** Full planning permission is sought for the erection of a four storey extension to the rear and side of the existing nursing home. The demolition of the 1960s two storey extension will be required to accommodate the proposed extension. The existing nursing home has 22 bedrooms with a total of 32 residents. The proposed extension has 52 additional bedrooms with en-suite facilities, four additional day rooms; TV rooms; sluice facilities and quiet rooms. The proposed extension will enable single occupant bedrooms with ensuite facilities in line with the requirements, from 2007, as published by The Scottish Executive publication: "National Care Standards". Four of the proposed bedrooms will provide accommodation for couples. In total the nursing home is proposed to have a total of 74 bedrooms for a total of 76 residents. The design of the proposed extension replicates the design, materials

and features of the existing listed mansion house, with the proposed use of natural slate roof, wet cast render and stone detailing to the window surrounds, columns and roof parapet. The proposed extension, while reflecting many of the design elements of the original building, is intended to be of a simple design to ensure the existing listed building is the most prominent feature of the development.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objections to the application and require that the road works are completed to an adoptable standard prior to the commencement of development on-site. Road construction consent in respect of the roads improvements has already been issued in respect of two new houses to the south; granted in outline.

The requirement of the Roads Division can be addressed by attaching appropriately worded conditions to any grant of planning consent.

3.2 Scotland Gas Networks and East Ayrshire Council's Environmental Health Licensing and Community Safety Division have no objections to the proposed development.

Noted.

3.3 The Grange/ Howard Community Council have no objections to the proposed development on the understanding that the access road to Springhill House is upgraded to an adoptable standard.

The upgrading of the access road can be addressed by attaching an appropriately worded condition to any grant of planning consent.

3.4 The Scottish Environment Protection Agency (SEPA) has no adverse comments although have advised that all foul drainage arrangements must be connected to the foul sewer in accordance with Scottish Water requirements and surface water should be treated by way of a suitably designed SUDS system. All waste materials generated by the development that requires to be removed shall be removed by licensed waste carriers.

The requirements of SEPA can be addressed by attaching suitably worded conditions and notes to any grant of planning consent.

3.5 Scottish Water have no objections to the proposed development but have advised that the proposed extension would possibly interfere with their existing infrastructure and recommend early contact with them as the proposed extension may involve building over what is known as the western intercepting sewer. They recommend that the applicant utilises a Sustainable Urban Drainage System for the treatment of surface water.

The requirements of Scottish Water can be addressed by means of an appropriately worded note attached to any grant of planning consent and a condition and notes for the provision of SUDS.

4. REPRESENTATIONS

4.1 There is one objector to the proposed development and their grounds of objection are as follows:

4.2 The access road is single lane and serves not only the Nursing Home but also a number of dwellings. The existing road could not possibly service an enlarged Springhill House with additional traffic from staff and visitors and the dwellings. Pedestrians are at serious risk as there is no footpath. The volume of traffic which will be generated in addition to that which already exists will cause real conflict as there is no passing place, the road being single track.

The concerns of the objector, whilst noted, are not echoed by the Roads Division. The access road will be upgraded to an adoptable standard which will involve road widening and reconstruction. This will be required to be undertaken prior to any development commencing on site.

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 are 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 (1999) and the Adopted East Ayrshire Local Plan (EALP).

The Adopted Ayrshire Joint Structure Plan

5.2 There are no specific policies of a strategic nature within the Ayrshire Joint Structure Plan relevant in the determination of this application.

The Adopted East Ayrshire Local Plan (EALP)

5.3 Policies ENV 4, ENV 7 and RES 22 of the Adopted EALP are specifically relevant in the consideration of this application.

5.4 Policy ENV 4 seeks to ensure that all development within or affecting the setting of a Conservation Area or affecting the setting of a listed building is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. The Policy also states that development proposals should seek to preserve, enhance or incorporate features which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

It is considered that the proposed extension fully complies with Policy ENV4 of the Adopted East Ayrshire Local Plan in that the design, external finishes, size and scale of the proposals are in keeping with the existing B-Listed Springhill House. It should be noted that this proposal has already received Listed Building Consent.

5.5 Policy ENV 7 expects developers to comply fully with the Council's Design Guidance which states that alterations and extension to a listed building should remain subordinate to the original building and should reflect and enhance the overall character and appearance of the listed building in terms of size, scale, fenestration, finish and materials used. The material finish of the extension should be in keeping with and sympathetic to the existing building. Traditional finishes and details will require to be appropriate to the building concerned.

The proposed extension is of simple design to ensure that it remains subordinate to the original building. The use of a natural slate roof, wet dash render and stone detailing involves materials which are in keeping and sympathetic to the original building. The proposed extension is compatible with the listed former mansion and is compliant with Policy ENV 7 and the Council's Design Guidance in terms of its design, size and materials.

5.6 Policy RES 22 requires 15m² of open space per bed space.

The proposed development meets this requirement.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of this application are the consultations and representation received which are detailed in Sections 3 and 4 of the report, and the planning history of the site.

Consultations and Representations

6.2 The consultations and representations received are addressed in Sections 3 and 4 of the report, none of which indicate that the application should be refused. The concerns of the objector, whilst noted, are not echoed by the Roads Division. An appropriately worded condition to ensure the access road is upgraded to adoptable standard prior to the commencement of any development on site can be attached to any grant of planning consent. This would, therefore, address concerns relative to road safety.

Planning History

6.3 05/1198/LB; Demolition of Former Bedroom Extension and Erection of Extension to Form Additional Bedrooms approved with condition on 30 August 2006.

The proposed extension was granted Listed Building Consent having been notified to The Scottish Ministers.

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 at Section 5 of the report the application is considered to accord with the policies of the Adopted Local Plan. Therefore given the terms of Sections 25 and 37 (2) of the Town and Country Plan (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise.

8.2 As indicated at Section 6 of the report there are material considerations relevant to this application. The proposal accords with policies ENV 4, ENV 7 and RES 22 of the Adopted EALP as the proposed extension is considered to be of an appropriate size, scale and design that is compatible with the B-Listed Springhill House. The proposed extension has been designed to minimise overlooking to the adjoining properties whilst echoing the character and architectural quality of the existing listed former mansion house. Listed Building Consent was granted on 30 August 2006, for the same extension and the amenity bodies and Historic Scotland raised no adverse comments at that time regarding the design, scale and materials of the proposed extension. The access road will be upgraded to an adoptable standard which will meet the concerns of the objection.

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 it will not require to be referred to the Development Services Committee as there would be no significant breach of policy.

Alan Neish
Head of Planning Development and Building Standards

27 November 2006
(BD/RH)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation Responses.
4. Letter of Representation.
5. Adopted East Ayrshire Local Plan.
6. Approved Ayrshire Joint Structure Plan.
7. Listed Building Consent Application no: 05/1198/LB

Anyone wishing to inspect the above papers please contact Barry Douglas on 01563 576770.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

06/0742/FL

Site of Proposal: SPRINGHILL HOUSE
80 PORTLAND ROAD
KILMARNOCK

Nature of Proposal: ERECTION OF EXTENSION TO NURSING
HOME TO PROVIDE ADDITIONAL
BEDROOM ACCOMMODATION

Name & Address of Applicant: HUGH MUIR
3 SOUTH BEACH
TROON
KA10 6EF

Name & Address of Agent: ARCHITECTURAL DESIGN SERVICES
11 TITCHFIELD ROAD
TROON
KA10 6AN

DPOs Reference: BD/RH

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 14 August 2006 and the amended plans received by the Planning Authority on 03 November 2006.

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

2. Notwithstanding the approved plans, the developer shall ensure that the access road and footpath is upgraded to a standard suitable for adoption by the

Roads Division prior to the commencement of any development approved under this permission.

REASON In the interests of road safety and the residential amenity of the area.

3. Notwithstanding the submitted plans hereby approved details and samples of wooden sash and case windows and the proposed natural stone shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and implemented as approved thereafter.

REASON In the interests of visual amenity and residential amenity.

4. Notwithstanding the submitted plans the roof of the proposed extension shall be covered in a natural slate, details and samples of which shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and implemented as approved thereafter.

REASON In the interests of visual amenity and to ensure the development does not detract from the adjoining building.

5. Notwithstanding the submitted plans a sample panel of the proposed wet cast render finish shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and implemented as approved thereafter.

REASON In the interests of visual amenity.

6. Notwithstanding the submitted plan hereby approved a landscaping scheme including the treatment of the boundary of the site and the provision of a useable area of open space within the development site shall be submitted to and approved by the Planning Authority prior to the commencement of development on site. The scheme shall be implemented not later than the next planting season after the occupation of the extension.

REASON In the interests of visual amenity.

7. No construction works, site clearance or preparation works shall take place before 08:00 hours and after 17:00 hours on Mondays to 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 to ensure 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 and residential amenity.

9. All building materials associated with the proposed extension shall be stored within the application site at all times throughout the period of construction. No building materials shall be stored at the front of Springhill House or along any footways.

REASON To safeguard the residential amenity of the area and in the interests of road safety.

11. Notwithstanding the submitted plans hereby approved a drawing of a scale of not less than 1:50 of the front elevation of the extension shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and implemented thereafter as approved.

REASON In the interests of visual amenity and to ensure a high quality development in keeping with the existing Listed Building.

12. Notwithstanding the submitted plans hereby approved, details and samples of the proposed paint colour of the timber windows and external doors shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and implemented thereafter as approved.

REASON In the interests of visual amenity.

13. Prior to the commencement of development 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. The Sustainable Urban Drainage System shall thereafter be formed and maintained on site in accordance with the approved details prior to the occupation of any of the residential units.

REASON To ensure that adequate drainage is provided.

14. Notwithstanding the submitted plans, the approved car parking spaces shall be formed and brought into use prior to the extension being occupied.

REASON To ensure that there is adequate parking for the approved development.

NOTES:-

1. The applicant should make early contact with Scottish Water as the proposed may interfere with their existing infrastructure, "western intercepting sewer" Scottish Water advise that with regard to Build Over legislation the applicant should contact Stephen Welsh, 419 Balmore Road, Glasgow, G22 6NU.

2. The applicant shall make early contact with East Ayrshire Council's Roads and Transportation Division in relation to any road occupation permits or appropriate consents which may be required in relation to the proposed development. The Roads and Transportation Division can be contacted on 01563 576310.

3. Prior to the commencement of development on site, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.

4. The applicant should make early contact with Scotland Gas Networks as the development may affect their apparatus in the area. Scotland Gas Networks can be contacted on 0141 418 4093.

5. 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.

6. SUDS shall be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**