

## **EAST AYRSHIRE COUNCIL**

**CENTRAL LOCAL PLANNING COMMITTEE: 15 OCTOBER 2004**

**04/0839/FL: PROPOSED DWELLINGHOUSE AT LAND ADJACENT  
SPRINGHILL LODGE, PORTLAND ROAD, KILMARNOCK**

### **EXECUTIVE SUMMARY SHEET**

#### **1. DEVELOPMENT DESCRIPTION**

1.1 Full planning permission is sought for the erection of a single detached one-and-a-half storey dwelling house of a similar design and external finishes as the existing lodge house. The proposed location of the dwelling is to the north-east corner of the application site given the location of trees protected by a TPO to the south of the application site. As a result the proposed dwelling is located 1 metre from the mutual boundary with Springhill Lodge, giving a separation distance of approximately 4.1 metres between the proposed dwelling and the original lodge house, and 2.2 metres between the proposed development and the existing extension to the lodge house. It should also be noted that the proposed dwelling is to be located some 3.6 metres behind the building-line of the existing lodge house, ensuring the development is subsidiary to the original lodge house. All ground floor windows are proposed to be located to the southern and western elevations of the dwelling, while velux roof lights are proposed to the northern and southern roof planes. The proposed dwellinghouse will be finished in a smooth cement render to match the adjacent lodge house and smooth concrete roof tiles.

#### **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 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 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 most significant consideration is that planning permission was granted for an almost identical proposal on the same site, although this consent has now expired. The proposal accords with policies RES 4, ENV 4 and ENV 7 of the Adopted EALP as it is considered to be of an appropriate size, scale and design that is compatible with the character of the surrounding area, in particular the B-listed Springhill Lodge. The location of the garden ground to the front and side of the dwellinghouse is considered to be

acceptable in terms of Policy RES 22 given the siting of the adjacent lodge house and the protected trees. The concerns of the objectors can either be addressed by attaching conditions to any grant of planning permission or they are not considered of sufficient weight to warrant refusal of the above development.

### **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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### 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 objections.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site extends to approximately 320 square metres in area, directly to the south of Springhill Lodge and is accessed via the private road off Portland Road which serves Springhill House, Springhill Lodge, Springhill Gardens and the four dwelling houses to the south and east of Springhill Stables. The access road bounds the site to the west, to the south there is a grassed area with several mature trees, subject to an existing Tree Preservation Order (TPO) and to the east is the modern flatted development at Portland Place, which is separated from the application site by a 2- 2.5 metre high traditional stone built wall. The existing Springhill Lodge is directly to the north of the application site and forms a traditional gatehouse, originally serving Springhill House. The lodge is a small "Greek revival" style category B listed single storey dwelling with entrance portico and pediment on the principal elevation, with a centrally located chimney feature. The lodge is finished in a painted white render, natural slate to the roof and a traditional window fenestration comprising of timber sash and casement fittings. The application site forms a generally level grassed plot of land with three mature trees to the south-west corner of the site and a small holly bush to the north-east of the site.

2.2 **Proposed Development:** Full planning permission is sought for the erection of a single detached one-and-a-half storey dwelling house of a similar design and external finishes to the existing lodge house. The proposed location of the dwelling is to the north-east corner of the application site given the location of trees protected by a TPO to the south of the application site. As a result the proposed dwelling is located 1 metre from the mutual boundary with Springhill Lodge, giving a separation distance of approximately 4.1 metres between the proposed dwelling and the original lodge house, and 2.2 metres between the proposed development and the existing extension to the lodge house. It should also be noted that the proposed dwelling is to be located some 3.6 metres behind the building-line of the existing lodge house, ensuring the development is subsidiary to the original lodge house. All ground floor windows are proposed to be located to the southern and western elevations of the dwelling, while velux roof lights are proposed to the northern and southern roof planes. The proposed

dwellinghouse will be finished in a smooth cement render to match the adjacent lodge house and smooth concrete roof tiles.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objections to the application but have stated that:

- (i) The existing private road from the junction with Portland Road to the southern boundary of the application site shall be reconstructed to adoptable road standard, this will require a road width of 5.5 metres and a footway width of 2 metres.
- (ii) Parking provision within the curtilage of the application site shall be for 2 cars
- (iii) Roads Construction Consent will be required to undertake the road improvements

***Noted. The requirements of the Roads Division can be addressed by attaching conditions and a note to any grant of planning consent.***

3.2 Transco have no adverse comments to make although have advised that a 63 mm Gas Main runs through the application site. The exact location of the gas main requires to be determined prior to the commencement of development on site and should the gas main require to be diverted to accommodate the development this should be at the expense of the applicant.

***Transco have verbally advised that a standard note attached to any grant of planning consent advising the applicant to contact them prior to the commencement of development on site would meet their requirements.***

3.3 The Grange/Howard Community Council have no objections to the application provided adequate measures are taken to protect the tree within the site to prevent its life being impaired by the proposed development.

***Noted. The concerns of the Community Council can be addressed by an appropriately worded condition attached to any grant of planning consent.***

3.4 The East Ayrshire Council Environmental Health, Licensing & Community Safety Division, and the Architectural Heritage Society of Scotland have not responded to their consultation letter at the time of writing this report.

***Noted.***

3.5 Scottish Water have no adverse comments to make on this application although have advised that the application may involve building over or in such a way as to obstruct access to a public sewer. Scottish Water also request that the applicant submits a technical drawing (to a minimum 1:500 scale) clearly

showing the proposed location of the building in relation to the public sewer and showing the depth of the proposed building foundations. Scottish Water Developer Services will ascertain if diversion or protection of their equipment is necessary and advises that the applicant may require to enter into an agreement with Scottish Water under the terms of Section 21 of the Sewerage (Scotland) Act 1968.

***An appropriately worded note can be attached to any grant of planning permission that advises the applicant to meet the requirements of Scottish Water.***

3.6 Historic Scotland have offered the following informal comments:

- (i) The proposed dwelling is situated very close to the existing lodge and confuses its setting.
- (ii) The proposed dwelling would be improved by the use of natural slate rather than concrete roof tiles.

***The proposed dwelling is situated to the north-east corner of the application site to provide sufficient distance from an Acer tree protected under a TPO. It is considered that as the proposed dwelling is situated approximately 3.6 metres behind the building line of the existing lodge house it would appear subsidiary to the original lodge house and would not detract from the setting of the listed building. The roof of the adjacent lodge house is covered in natural slate and it is considered appropriate that a condition requiring the roof of the proposed dwelling to be covered in natural slates, rather than concrete tiles should be attached to any grant of planning consent.***

3.7 The East Ayrshire Council Outdoor Services Division have advised that the proposed location of the dwelling is close to an Acer tree protected by a TPO, a 6 metre protection zone around this tree is recommended.

***An appropriately worded condition for the erection of a fence to form a protection zone of 6 metres from the trunk of the Acer tree protected by a TPO could be attached to any grant of planning consent.***

3.8 East Ayrshire Council Housing and Technical Services Division have no objections to the application provided the construction does not impede a safe passage for residents from the Springhill complex.

***Noted.***

#### **4. REPRESENTATIONS**

4.1 Three letters of objection have been received to the proposed development. A summary of the grounds of objection are as follows:

4.2 The plans lodged do not seem to be to the same scale as the existing lodge and the development will extend further towards the road than appears from the plans

***It is considered that the proposed dwelling is in keeping with the scale and design of the existing lodge house and is also considered in keeping in terms of its design. The proposed dwelling is approximately 7.5 metres in height, while the existing lodge house is approximately 6.8 metres in height. The proposed dwelling is also 3.6 metres behind the building line of the existing lodge house, which will enable the proposed dwelling to be subsidiary to the original lodge house. The proposed dwelling is approximately 6.4 metres from the private roadway while the existing lodge house is approximately 2.2 metres from the roadway although any footpath/road improvements to the front of the site will bring the dwellinghouse closer to the new footpath than would currently be the case.***

4.3 No measurements are given on the plans as to how close the proposed dwelling will be in relation to the existing wall at the back of the plot or indeed the gatehouse itself. The building could, therefore be closer to the road than appears on the plans or closer to the sycamore tree.

***The plans submitted are drawn to scale and therefore can be accurately measured to determine the distance from the road and the proposed dwelling. The applicant requires to construct the dwelling, if approved, in accordance with the approved plans and therefore the dwelling cannot be built closer to the road than proposed without a further planning application being approved. The dwelling is to be located adjacent to the boundary wall between the application site and Portland Place, as is currently the case with the existing lodge house.***

4.4 If the occupants of the house have 2 cars, where do visitors park? If the development goes ahead the traffic will merely mount their grass verge turning it into a muddy shambles. Visitors to the proposed house will park on their land.

***East Ayrshire Council Roads Division have no objections to the proposed development. The Roads Division have, however, stated that two vehicle parking spaces will be required within the curtilage of the site. Should any visitors park on the objectors' land this is a matter for the objector to take up with the Police.***

4.5 The sycamore tree that overhangs the site is subject to a TPO and they understand there should be no building works allowed within the area falling under the canopy of the tree (approximately 6 metres from the trunk) for fear of damaging the roots of the tree. The proposed house is significantly closer to the tree than 6 metres and will be under the canopy of the leaves. They also understand that a mature tree in excess of 100 years old but which is not the subject of a TPO will be removed to make way for the house.

**East Ayrshire Council Outdoor Services Division have no objection to this application but have advised that a 6 metre protection zone will be required around the Acer tree covered by the TPO. Any additional trees on the site, not covered by a TPO, which may require to be felled, will require the written approval of the Planning Authority. It is not envisaged that any further trees will require to be felled.**

4.6 The proposed house is to be built over a mains sewer and they understand that due to the age of the sewer, the construction of a house over it may damage the sewer resulting in who knows what expense to the tax payer and disruption to local residents.

**Scottish Water have no objection to the proposals although have stated that the application may involve building over or in such a way as to obstruct access to a public sewer. A note can be attached to any grant of planning consent advising the applicant to secure an agreement with Scottish Water regarding the suitability of all proposed drainage connections and of the existing infrastructure to accommodate such connection.**

4.7 This is not the first application by a housing developer for this piece of land and it seems to me that there is very little fundamental difference between this proposal and the last one which was rejected.

**The last application submitted for this site (03/0231/FL) was withdrawn by the applicant while the planning consent for a dwelling broadly similar to the proposed dwelling (98/0004/FL) expired in April 2004.**

4.8 The house is too near the wall and a large chimney will stick out like a sore thumb.

**The proposed dwelling is located adjacent to the boundary wall between the application site and Portland Place, as is currently the case with the existing lodge house. This is due to the separation distance required between the Acer tree covered by the TPO and to ensure that proposed dwelling is in keeping in terms of design and location with the existing Springhill Lodge. The centrally located chimney proposed is of a similar design to the chimney of the existing lodge house.**

4.9 The building will keep any sun from the adjacent grounds - they have two large trees and a large bush in this area and this house will completely obstruct any sun to say nothing of garage doors or cars making noise beside our bedroom windows.

**The sun rises in the east and sets in the west and at its highest point, due south, the existing flatted development at Portland Place would block sunlight from the garden ground in question, immediately to the north of numbers 7-8 Portland Place. The sun would only reach**

***the area of ground in question at Portland Place when it is starting to set. As a result it is not considered that the proposed dwelling would significantly block sunlight from reaching the ground adjacent to numbers 7-8 Portland Place. Furthermore the application only relates to a dwelling on the site and does not include provision for a garage.***

4.10 The objector opposes any footpath that will run on the border of their land and restrict their access.

***The Roads Division (as stated in Paragraph 3.1 above) require a footpath to be formed to the junction of Portland Road without reducing the width of the access road to less than 5.5 metres. According to the advice from the Roads Division this will entail forming the footpath on land immediately adjacent to the existing lodge house. A negative suspensive condition could be attached to any grant of planning consent requiring the footpath to be constructed prior to the commencement of any development on site.***

4.11 The objector's property will suffer from a blockage of natural light and restrict the objectors views.

***There are windows on the south elevation of the existing dwelling house that could experience a reduction in natural light, however it is considered that the existing trees within the immediate vicinity could create an existing overshadowing affect to the windows on the southern elevation. The right to a view is not a material consideration in the determination of this application.***

4.12 The construction is not in keeping with the lodge house which is a B listed building.

***It is considered that the design and materials of the proposed dwelling house are complementary to the existing lodge house, with many design features on the new dwellinghouse that echo the Greek revival style of the lodge house.***

## **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 within the Ayrshire Joint Structure Plan relevant in the determination of this application.

The Adopted East Ayrshire Local Plan (EALP)

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

5.4 Policy **RES 4** 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 safeguard or identified for particular development purposes. Developments will be assessed against the following criteria:-

Impact on the surrounding natural and built environment and adjacent uses

Transportation and infrastructure implications.

Compatibility with surrounding densities and housing types.

Compliance with the Council's Development Promotion and Design Guidance.

***The site lies immediately to the south of the B-Listed Springhill Lodge and is considered to be complementary to the existing lodge house, with many design features that echo the Greek revival style of Springhill Lodge. The proposed dwelling is also situated some 3.6 metres behind the building line of the existing lodge house and therefore the development is considered subsidiary to the original lodge house.***

5.5 **Policy RES 22** indicates that all developers will require to observe the minimum private open space criteria and standards detailed in Schedule 4 of the Local Plan. The standards quoted may however, be relaxed at the discretion of the Council where the case for such a relaxation can be fully justified by the developer and where considered appropriate by the Planning Authority.

***The proposed dwelling is to be located adjacent to the eastern boundary wall with Portland Place, complimenting the position of the existing Springhill Lodge. As a result all of the amenity space associated with the lodge house is located to the side and front of the proposed dwelling. It is considered that due to the location of the lodge house and the siting of the Acer tree, the location of the garden ground to the side and front of the proposed dwelling is acceptable in this instance.***

5.6 **Policy ENV 4** seeks to ensure all development affecting the appearance or setting of a Listed Building is sympathetic to the building in terms of layout, size, scale, design, siting materials and colour or finish. **Policy ENV 7** requires developers to comply with the Council's Design Guidance in order to ensure that house design of in-fill sites recognises and reflects the scale, design features, density and materials of surrounding buildings and reflects and respects the built form of the surrounding area so as to integrate with existing buildings. The height

and position of houses should not have an oppressive, overshadowing or visually intrusive impact on neighbouring properties.

***The proposed dwelling is considered to compliment the adjacent Lodge House in terms of design, location and materials. The external render of the proposed dwelling is to be of a similar finish to the existing lodge house while the proposed dwelling is designed to emulate the Greek revival style of the original lodge house. The proposed dwelling is also to be situated behind the building line of Springhill Lodge, further ensuring the proposed dwelling is subsidiary to the existing listed lodge.***

## **6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

6.1 The principal material considerations relevant to the determination of this application are the consultations and representations 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, neither of which indicate that the application should be refused.

### Planning History

6.3 98/0004/FL Proposed erection of dwelling house. Approved by Central Local Planning Committee on 20 April 1999.

***The design and location of the proposed dwellinghouse is very similar to this previous development. This planning permission has now expired on 20 April 2004 and was for a one and a half storey dwelling to be located to the north-east corner of the application site, of a design similar to the Greek revival style of the B-Listed Springhill Lodge. The approval was also conditional in that no development was to commence on site until a footway was provided over the frontage of the site linking with the public footway on Portland Road and the access road leading from Portland Road to the site was also to be upgraded to an adoptable standard.***

6.4 03/0231/FL: Proposed erection of dwellinghouse was withdrawn by the applicant on 26 September 2003.

## **7. FINANCIAL AND LEGAL IMPLICATIONS**

7.1 There are no financial or legal implications for the Council in determining 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 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 most significant planning consideration is that planning permission was granted for an almost identical proposal on the same site, although this consent has now expired. The proposal accords with policies RES 4, ENV 4 and ENV 7 of the Adopted EALP as it is considered to be of an appropriate size, scale and design that is compatible with the character of the surrounding area, in particular the B-listed Springhill Lodge. The location of the garden ground to the front and side of the dwellinghouse is considered to be acceptable in terms of Policy RES 22 given the siting of the adjacent lodge house and the protected trees. The concerns of the objectors can either be addressed by attaching conditions to any grant of planning permission or they are not considered of sufficient weight to warrant refusal of the above development.

## **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**

7 October 2004 (BD/SA)  
FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application form and plans
2. Statutory Notices and certificates
3. Consultation responses
4. Letters of objection
5. Adopted East Ayrshire Local Plan
6. Approved Ayrshire Joint Structure Plan
7. Planning Application no: 98/0004/FL; 03/0231/FL

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

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Site of Proposal: Land adjacent Springhill Lodge  
Portland Road  
KILMARNOCK

Nature of Proposal: Proposed Dwellinghouse

Name & Address of Applicant: RDT Investments Ltd  
Per Agent  
44 Glasgow Road  
KILMARNOCK  
KA3 1TX

Name & Address of Agent: R D Thomson  
44 Glasgow Road  
KILMARNOCK  
LA3 1TX

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DPOs Reference: BD/SA

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

(1) No development shall commence on site until a footway is provided over the frontage of the application site and 56 Portland Road linking in with the public footway on Portland Road and until the access road leading from Portland Road to the site has been upgraded to an adoptable standard.

REASON To ensure that the development is not commenced until such time as there is adequate pedestrian and vehicular access to the site, in the interests of road safety.

(2) Notwithstanding the submitted plans hereby approved the proposed concrete roof tiles are not hereby approved. The roof of the proposed dwellinghouse shall be covered in a natural slate, details and samples of which should 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 adjacent listed building.

(3) Notwithstanding the submitted plans hereby approved, the windows, roof lights and entrance doors of the proposed dwellinghouse are not hereby approved. Details and samples of timber sash and casement windows, conservation style rooflights and timber entrance doors 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 and to ensure the development does not detract from the adjacent listed building.

(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or of any Act or Order replacing it) permitted development Classes 1, 3 6 and 7 of Schedule 1 of the said Order are hereby removed in relation to the dwelling hereby approved.

REASON To enable the Planning Authority to retain control over future development on the site in the interests of residential amenity, visual amenity and to protect the setting of the adjacent listed building.

(5) Notwithstanding the submitted plans hereby approved details of the parking provision within the curtilage of the application site, incorporating a "grasscrete" system to prevent compaction of the roots of the existing trees, shall be submitted to and approved by the Planning Authority in writing, prior to the commencement of development on site and implemented prior to the occupation of the dwellinghouse.

REASON In the interests of road and pedestrian safety and to protect the Acer tree.

(6) No works shall be carried out to any trees on site, nor shall any trees be removed, without the express written consent of the Planning Authority.

REASON To ensure the retention of the maximum number of trees on site and their protection from damage in the interest of visual amenity.

(7) Notwithstanding the submitted plans a chestnut pale fencing of a height not less than 1.2 metres shall be erected around the protected Acer tree at a distance of 6 metres from the trunk of the tree prior to the commencement of any works on site. No excavation work, storage of soil, building materials/equipment or vehicle parking shall be allowed within the enclosed area and the fence shall be retained in place for the duration of the development work.

REASON To protect the existing Acer tree covered by a TPO and its root system in the interests of visual amenity.

(8) Notwithstanding the submitted plans, a 1.8 metre high close board fence shall be erected along the southern boundary of the site. Details of its exact design and location shall be submitted to and approved by the Planning Authority and implemented on site prior to any building works.

REASON To protect the adjacent site during building works.

(9) Notwithstanding the terms of Condition 8 above following the occupation of the proposed dwellinghouse the said fence shall be removed and a hedge shall be planted along the southern boundary of the site, details of the type of hedge shall be submitted to and approved by the Planning Authority prior to the commencement of development on site.

REASON In the interests of the amenity of the area.

(10) Notwithstanding the submitted plans details of the design and construction of all fence and walls to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on the site.

REASON To allow the Planning Authority to control the design and construction of such features in the interest of visual amenity.

(11) All building materials shall be stored in the application site during construction works.

REASON In the interests of the amenity of the area.

(12) No construction work, 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.

(13) 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 interest of public and road safety and residential amenity.

## **NOTES**

1. The applicant should make early contact with Transco as the development may affect Transco apparatus in the area. Transco can be contacted on (0141) 418 4093.

2. The applicant should make early contact with East Ayrshire Council Roads and Transportation Division prior to the commencement of development on site to ascertain if any permits for road/footway works are required. East Ayrshire Council Roads and Transportation Division can be contacted on (01563) 576310.

3. The applicant should make early contact with Scottish Water as the development may be built over or obstruct access to a public sewer. Scottish Water can be contact 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.
4. Prior to the commencement of development on site, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.

**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.**