

**EAST AYRSHIRE COUNCIL**

**NORTHERN AREA LOCAL PLANNING COMMITTEE:  
30 SEPTEMBER 2005**

**05/0608/FL: PROPOSED ALTERATION AND EXTENSION OF EXISTING  
VILLAGE HALL  
AT DUNLOP VILLAGE HALL, 48 MAIN STREET, DUNLOP  
BY DUNLOP AND DISTRICT COMMUNITY COMPANY**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Full planning permission is sought for a glazed extension along the eastern elevation of the existing village hall with buff sandstone around the openings and sandstone or cast stone slate roofed extension on the west elevation to accommodate the re-located kitchen. It is also proposed to reinstate the original roof gable timber on the southern elevation, and reinstate the original timberwork on the tower, and infill with stained glass. The extension would create a new function space, ancillary room and toilets.

**2. RECOMMENDATION**

**2.1 It is recommended that the application for planning permission be approved subject to the conditions listed on the attached sheet.**

**3. CONCLUSIONS**

3.1 As is indicated in Section 5 of the report, this application is considered consistent with the Development Plan. Therefore the application should be approved unless material considerations indicate otherwise.

3.2 As indicated in Section 6 there are material considerations relevant to this application however none are considered to be of such significant weight as would merit the refusal of the application.

**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 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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### NORTHERN AREA LOCAL PLANNING COMMITTEE: 30 SEPTEMBER 2005

#### 05/0608/FL: PROPOSED ALTERATION AND EXTENSION OF EXISTING VILLAGE HALL AT DUNLOP VILLAGE HALL, 48 MAIN STREET, DUNLOP BY DUNLOP AND DISTRICT COMMUNITY COMPANY

#### 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 the subject of objections.

### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site is within Dunlop Outstanding Conservation Area. The existing village hall is constructed from stone, with timber windows and a slate roof. There is an existing extension to the rear, constructed in brick. The area surrounding the front elevation of the hall is hardstanding. To the rear, (north-east), there is a grassed area. To the north-west, there is an area of land which is enclosed by a fence and is currently overgrown. The surrounding properties to the west and east, and on the opposite side of Main Street to the south, are predominantly residential.

2.2 **Proposed Development:** Full planning permission is sought for a glazed extension along the eastern elevation of the existing village hall with buff sandstone around the openings and a sandstone or cast stone slate roofed extension on the west elevation to accommodate the re-located kitchen. It is also proposed to reinstate the original roof gable timber on the southern elevation, and reinstate the original timberwork on the tower, and infill with stained glass. The extension would create a new function space, ancillary room and toilets.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 Transco have raised no objection in relation to this proposal.

***Noted.***

3.2 East Ayrshire Council's Roads and Transportation Division do not object to this proposal.

**Noted.**

3.3 East Ayrshire Council's Economic Development and Property Division do not object to this proposal provided the proposal complies with the Building Regulations

**Noted. This will be dealt with by the Building Standards Division, who are in receipt of an application for a Building Warrant.**

3.4 Dunlop and Lugton Community Council do not object to this proposal.

**Noted.**

3.5 Historic Scotland state that they welcome the reinstatement of the timber bargeboarding on the south elevation and the reinstatement of the timberwork of the tower. They consider that the glazed extension will have a negative impact on the stone gable on the eastern elevation.

***This Division previously requested that the architect amend this scheme to be more in-keeping with the existing building. The architect declined to make amendments. Whilst it is considered that the appearance could be enhanced by reducing the scale of the extension to prevent the concealing of the existing window on the crush hall, it is not considered that the design is of sufficient concern as to warrant refusal of this application. This is a modern solution, and will largely conceal the existing brick extension, which is not considered to be of any architectural merit.***

3.6 Scottish Water do not object subject to certain criteria, including the provision of a Sustainable Urban Drainage System.

***These issues may be addressed by way of conditions or advisory notes, should consent be granted.***

3.7 The Architectural Heritage Society of Scotland generally welcome the upgrading of the community hall. However, they note that all the existing rooflines slope, and the proposed flat roofed function space breaks this overall shape. They also requested alterations to the glazing pattern of the proposed extension on the western elevation.

***As stated in Section 3.5 above, this Division suggested certain alterations to this scheme, but the architect advised he wished the original solution to be determined. It is not considered that the design is of sufficient concern as to warrant refusal of this application. The introduction of glazing bars on the extension would not respect the simple modern form of the extension and would be an inappropriate reflection of the windows on the main building.***

3.8 East Ayrshire Council's Leisure Division do not object to this proposal.

***Noted.***

3.9 Strathclyde Police have not responded in relation to this proposal.

***Noted.***

3.10 East Ayrshire Council's Environmental Health Division have advised that the proposed roofing material on the glazed extension on the eastern elevation, can have the effect of amplifying sound and increasing sound transmission out of the building. This effect can be reduced by the introduction of medium density sound absorbing tiles on the underside of the roof.

***This may be addressed by way of condition, should consent be granted.***

#### **4. REPRESENTATIONS**

One letter of objection has been received in relation to this proposal, from a solicitor on behalf of two clients; the points raised are listed below:

4.1 Part of the application site is owned by the clients, not the Council. The clients own the area to the north of the hall, and also part of the site to the west and east. Part of this area (on the western elevation) is required for a proposed new fire escape, and if this area is not owned by the Council the application will not meet the necessary regulations and should therefore be refused.

***The issue of ownership is a legal matter which is being looked into by the Council's Legal Division and will not impact on the determination of this planning application. Subsequent to this letter of objection, amended plans have been submitted which remove the fire escape in question.***

4.2 A further letter was received in relation to this proposal. This was not confirmed as an objection and as such is taken to offer comments on the proposal only. The letter stated that the area proposed for the eastern extension is currently used for hall users and delivery vehicles, and that if the extension is approved, hall users will need to park in Kirkland Road, which will affect the residents' ability to access and exit their driveway.

***The Roads Division advised that the amount of parking being lost is not significant, and while this may reduce space available for residents at times, it will not be to the extent that the Roads Division would recommend refusal of the application.***

## 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 Adopted East Ayrshire Local Plan (EALP).

### Ayrshire Joint Structure Plan

5.2 There are no policies specifically relating to this matter in the Approved Ayrshire Joint Structure Plan.

### East Ayrshire Local Plan

5.3 Policy ENV 4 of the East Ayrshire Local Plan requires all development within or affecting the setting of a Conservation Area to be sympathetic to the area in terms of layout, design, materials, size, scale, design and siting.

***As noted in Section 3.5 above, it is considered that this design could be improved upon however it represents a modern solution and partially conceals an existing extension which is not considered sympathetic to the building or area, and as such this proposal is considered to accord with this Policy.***

5.4 Policy CS1 states that the Council will, subject to the necessary finance being available, respond positively to changing needs and demands for community facilities. Wherever possible, existing facilities will be retained and improved and support and encouragement will be given to all other community facility and public service organisations to maintain and improve the services they provide.

***The alterations and extensions proposed would enable this existing Village Hall to expand to fit its current needs, and thus continue to utilise the existing building, in accordance with this Policy.***

## 6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses received which are addressed in Section 3 of this report, the letter of objection addressed in Section 4 of this report, the planning history and Scottish Executive in the form of National Planning Policy Guidelines (NPPG18 "Planning and the Historic Environment"), and impact upon the amenity of the area.

## Consultation Responses

6.2 The consultation responses are detailed in the report and do not raise any issues sufficient to warrant refusal of this application.

## Letter of Objection

6.3 As indicated in 4.1 above, one letter of objection was received. Subsequent amendments to the plans have removed the fire exit which was the main subject of this objection.

## Planning Background

6.4 There are no records of any previous planning applications at this site.

6.5 It is considered that this application is in accordance with NPPG 18, which seeks to conserve the historic environment. This Guidance recognises that the historic environment is characterised by its diversity, and that contemporary architecture can form a significant contribution. As stated above, this proposal represents a modern solution to extending this existing facility.

## Impact Upon Amenity

6.6 It is considered that this proposal will have an acceptable impact on the amenity of the surrounding area. The extensions do not create any overlooking or overshadowing problems, the visual impact is considered acceptable in terms of its design and compatibility with the existing streetscene.

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

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

7.2 The Council has an ownership interest in the site, however since there has not been a substantial body of objections, the application does not require to be notified to the Scottish Ministers under the provisions of the Town and Country Planning (Notification of Applications)(Scotland) Direction and there are no legal matters impinging on the determination of this proposal.

## **8. CONCLUSIONS**

8.1 As is indicated in Section 5 of the report, this application is considered consistent with the Development Plan. Therefore the application should be approved unless material considerations indicate otherwise.

8.2 As indicated in Section 6 there are material considerations relevant to this application however none are considered to be of such significant weight as would merit the refusal of the application.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application for planning permission be approved subject to the conditions listed 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 Council Policy.

**Alan Neish**  
**Head of Planning, Development and Building Standards**

22 September 2005  
(CP/MMM)

FV/DVM

### **LIST OF BACKGROUND PAPERS**

1. Application Form and Plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Letter of Objection.
5. Adopted East Ayrshire Local Plan.
6. Approved Ayrshire Joint Structure Plan.
7. NPPG 18 "Planning and the Historic Environment".

Anyone wishing to inspect the above papers please contact Claire Peters, Planning Officer, on 01563 576779.

***Implementation Officer: Dave Morris***

## EAST AYRSHIRE COUNCIL

## TOWN &amp; COUNTRY PLANNING (SCOTLAND) ACT 1997

05/0608/FL

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Site of Proposal: Dunlop Village Hall  
48 Main Street  
DUNLOP  
KA3 4AG

Nature of Proposal: Proposed Alteration and Extension of  
Existing Village Hall

Name & Address of Applicant: Dunlop and District Community Company  
80 St Vincent Street  
GLASGOW  
G2 5UB

Name & Address of Agent: Austin Smith Lord  
202 Bath Street  
GLASGOW  
G2 4HW

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DPOs Reference: CP/MMM

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

1. Notwithstanding the plans hereby approved, a sample of the glass to be used in the proposed eastern elevation, shall be submitted to and approved in writing by the Planning Authority prior to work commencing on site, and shall thereafter be implemented as approved.

REASON In the interests of visual amenity.

2. Prior to work commencing on site, details of a Sustainable Urban Drainage System shall be submitted to and approved in writing by the Planning Authority, unless otherwise agreed in writing by the Planning Authority.

REASON To ensure that adequate drainage is provided, in the interests of road safety.

3. Medium density sound absorbing tiles shall be fitted on the underside of the extension roof on the eastern elevation prior to the building being

brought into use. Details of these tiles shall be submitted to and approved in writing by the Planning Authority prior to work commencing on site.

**REASON** To reduce sound transmission from the extension, in the interests of residential amenity.

**NOTES:-**

1. This development may involve building over, or in such a way as to obstruct access to an existing public sewer and/or water main. The applicant must contact Scottish Water Operations Technical Support team (Tel: 0845 601 8855) to ascertain what measures are required to protect this apparatus.
2. The applicant must make a separate application to Scottish Water Planning and Development Services for permission to connect to the public waste water system and/or water network.
3. If the existing sewer is to be utilised, the developer will require to verify that it conforms to the current Scottish Water specification and is adequate to serve the proposal.
4. The developer should write to Scottish Water's Planning and Development Services Department (419 Balmore Road, Glasgow, G22 6NU) to discuss whether the existing water supply may need upgrading in view of the alterations proposed.

**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.**