

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 21 APRIL 2006

**05/1095/FL: PROPOSED CONVERSION EXTENSION AND ALTERATIONS OF
FORMER BYRE INTO DWELLINGHOUSE
AT WEST CLANFIN FARM, WATERSIDE
BY MISS P DOONAN**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The applicant proposes to convert, extend and alter the existing byre into a dwellinghouse. The proposal includes the provision of a small porch and dormer on the north-western elevation and the installation of two dormers on the south-eastern elevation. The property will be finished in a white roughcast with smooth banding around the doors and windows. The roof and dormers will be finished in natural slate to match the existing roof.

2. RECOMMENDATION

2.1 It is recommended that the application be refused for the reasons indicated on the attached sheet.

3. CONCLUSIONS

3.1 As indicated in the report the application is considered to be generally in accordance with the terms of the Development Plan. However, the proposal does fail to achieve a safe and satisfactory junction with the A719, which is considered to be detrimental to public safety on this road and is therefore, considered contrary to Policy RES 7(iii). Therefore, the application should be refused unless material considerations indicate otherwise.

3.2 As stated in Section 6, there are no material considerations in this case, which are of such weight as to merit approval and overcome the significant concerns expressed by the Roads Division. Therefore, the application should be refused.

CONTRARY DECISION NOTE

Should the Committee agree that the application be approved 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 this would not be a significant departure from 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: 21 APRIL 2006

05/1095/FL: PROPOSED CONVERSION EXTENSION AND ALTERATIONS OF FORMER BYRE INTO DWELLINGHOUSE AT WEST CLANFIN FARM, WATERSIDE BY MISS P DOONAN

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 planning application which is to be considered by the Local Planning Committee under the scheme of delegation, since it has been the subject of objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises a former byre, now redundant, located immediately to the south of the existing farm steading at West Clanfin Farm and the access road leading to the public highway. The southern elevation of the byre is finished in stone with the remaining elevations being finished predominantly in white wet dash render. The roof is finished in natural slate. The site is located in the countryside to the north-east of the village of Waterside, to the east of the existing Scottish Water facility on the A719. The site is bound to the east, west and south by open fields.

2.2 **Proposed Development:** The applicant proposes to convert, extend and alter the existing byre into a dwellinghouse. The proposal includes the provision of a small porch and dormer on the north-western elevation and the installation of two dormers on the south-eastern elevation. The property will be finished in a white roughcast with smooth banding around the doors and windows. The roof and dormers will be finished in natural slate to match the existing roof.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division recommend refusal of the application as the existing junction onto the A719 does not provide the necessary 2.5 m x 215 m sightline nor the required forward visibility of 215 m. This is due to the vertical alignment of the A719 and works to alter the existing

vertical alignment are considered likely to be excessive. An alternative access location should be sought.

If approved, the servicing of the site would require the formation of a layby at the junction with the A719 and a bin collection point. The layby would require to be constructed to an adoptable standard.

Should the Committee be minded to approve the proposal, planning conditions could be attached to satisfy the layby and bin store requirements.

3.2 Moscow and Waterside Community Council have not responded in respect of the proposal.

Noted.

3.3 Scottish Water advise that there are no public sewers in the vicinity and that their water infrastructure is not affected by this proposal at this time, however a supply from the public water network is dependent on the spare capacity at the time of the application for a water connection.

Conditions can be attached to any consent to require that a wholesome water supply and appropriate drainage be provided, prior to the occupation of the house.

3.4 SEPA have not responded in relation to this proposal.

Noted.

4. REPRESENTATIONS

No letters of objection have been received from any third parties to the proposal.

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

Ayrshire Joint Structure Plan

5.2 Policy G1 of the Structure Plan indicates that only development which accords with the Local Plan Policies is acceptable outwith settlement boundaries.

The proposed development accords with the principle of Policy RES 7 of the East Ayrshire Local Plan.

East Ayrshire Local Plan

5.3 Policy RES7 of the East Ayrshire Local Plan encourages the rehabilitation or conversion of existing, and traditionally designed and constructed buildings to residential use, subject to a set of stated criteria being met, as follows;

(i) the Council will require to be satisfied that the structural condition of the building is suitable for its conversion to residential use;

The applicant has provided a structural report which indicates that the building is suitable for conversion.

(ii) the proposal is capable of being implemented while retaining, to at least eaves level, the existing external walls of the building. Any extension shall be limited to a maximum of 50% of the ground floor area of the existing building and a minimum 50% of the external wall area in the complete conversion/rehabilitation shall be formed from the external walls of the original building;

The proposed extension accords with the requirements of the Local Plan.

(iii) the development meets the service requirements of all appropriate statutory undertakers and the Council as Roads Authority;

The applicant has failed to address the concerns of the Roads Authority, who recommend refusal of the proposal.

(iv) the proposal is fully in keeping with the character and appearance of the area within which it is located;

The proposal is in keeping with the character and appearance of the area in which it is located.

(v) the proposal meets all the design requirements of the Council and reflects the style and design of the original building located on the site; and

The design of the proposal is in accordance with the Councils Design guidance.

(vi) the proposal does not damage the architectural integrity of the building and reuses wherever possible, any existing traditional building materials found on site.

The proposal meets the above criterion.

5.4 Policy RES22 of the East Ayrshire Local Plan requires all developers to observe the minimum standards for the provision of private open space detailed in Schedule 4 of the Local Plan.

There is an adequate amount of private open space attached to the proposed property.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses and the impact on the amenity of the area.

Consultation Responses

6.2 The consultation responses are covered in Section 3 of the report and apart from the Roads Division do not object to the proposal. The Roads Division response recommends refusal, primarily as a result of the inadequate sightline at the junction with the A719 and the likely inability of the applicant to resolve the vertical alignment issue.

Impact on Amenity

6.3 It is considered that the conversion of the byre could be achieved without any significant detrimental affect on the amenity of the surrounding area. The redevelopment of the byre is likely to enhance the appearance and the amenity of the immediate surroundings at West Clanfin Farm.

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 in the report the application is considered to be generally in accordance with the terms of the Development Plan. However, the proposal does fail to achieve a safe and satisfactory junction with the A719, which is considered to be detrimental to public safety on this road and is therefore, considered contrary to Policy RES 7(iii). Therefore, the application should be refused unless material considerations indicate otherwise.

8.2 As stated in Section 6, there are no material considerations in this case, which are of such weight as to merit approval and overcome the significant

concerns expressed by the Roads Division. Therefore, the application should be refused.

9. RECOMMENDATION

9.1 It is recommended that the application be refused for the reasons indicated on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be approved contrary to the recommendation of the Head of Planning, Development and Building Standards the application will require to be referred to the Development Services Committee as this would not be a significant departure from policy.

Alan Neish
Head of Planning, Development and Building Standards

05 April 2006
(WS/MMM)

FV-KD

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation Responses.
4. Adopted East Ayrshire Local Plan (2003).
5. Approved Ayrshire Joint Structure Plan.

Anyone wishing to inspect the above papers please contact William Stewart, Principal Planning Officer, on 01563 578165.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 05/1095/FL

Site of Proposal: West Clanfin Farm
Waterside
KILMARNOCK
KA3 6JQ

Nature of Proposal: Proposed conversion of Former Byre
into Dwellinghouse

Name & Address of Applicant: Miss P Doonan
West Clanfin Farm
Waterside
KILMARNOCK
KA3 6JQ

Name & Address of Agent:

DPO's Reference: WS/MMM

The above FULL application should be refused on the following grounds:-

1. The proposed development does not comply with the requirements of Policy RES 7(iii) of the Adopted East Ayrshire Council Local Plan, as it fails to provide the necessary sightlines at the junction with the A719, to ensure traffic safety on this road.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
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PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**