

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE:

17 FEBRUARY 2006

**05/0362/FL & 05/0358/LB: PROPOSED RESTORATION, CONVERSION AND
EXTENSION OF LOW BORLAND FARM COTTAGE AND BYRES TO FORM
DWELLINGHOUSE AND FORMATION OF NEW ACCESS
AT LOW BORLAND COTTAGE
BY MR AND MRS BLYTH**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning permission and listed building consent are sought to restore, convert and extend the former Low Borland Farm Cottage and byres to form a single residential dwellinghouse. The buildings are Category B listed. The existing former cottage and byres are finished in wet dash render and natural slate roofing tiles. The external alterations consist of the linking of the three buildings, installation of new window and door openings, alteration to existing openings in the former cottage and byre buildings and the erection of a linked building to form an extension to the existing buildings, which shall be linked to the existing buildings by a pitched roof corridor. A new access junction with the public carriageway and section of new access form part of the planning application.

1.2 The existing byres and former cottage cover a total footprint area of some 222 sq metres. It is proposed to link the former byres and cottage by a mono-pitched glazed link and link the new wing extension by a pitched roof linking corridor. In total the linking corridors and the new wing extension cover a total footprint area of some 112 sq metres.

2. RECOMMENDATION

2.1 It is recommended that the planning application be approved subject to the conditions indicated on the attached sheet and that the listed building application be approved subject to notification to Historic Scotland under the listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997 and subject to the conditions indicated on the attached sheet.

3. CONCLUSIONS

3.1 As indicated in the report the application is considered to be in accordance with the terms of the Development Plan. Therefore it should be approved unless material considerations indicate otherwise.

3.2 As per Section 6 of the report there are material considerations relevant to the application however it is not considered that these are of sufficient weight to merit the refusal of the application given the application of appropriate conditions.

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 that would not constitute a significant departure from 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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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 full planning and listed building applications which are to be considered by the Local Planning Committee under the scheme of delegation, due to the fact that the Chair of the Committee has requested the consideration of the application at the local planning committee.

2. APPLICATION DETAILS

2.1 **Site Description:** The building is a Category B listed building located within the rural area outside of Dunlop. The buildings are vacant and comprise a former cottage building and two detached byres, located within the courtyard area of Low Borland. The site is surrounded by agricultural land.

2.2 **Proposed Development:** Planning permission and listed building consent are sought to restore, convert and extend the former Low Borland Farm Cottage and byres to form a single residential dwellinghouse. The buildings are Category B listed. The existing former cottage and byres are finished in wet dash render and natural slate roofing tiles. The external alterations consist of the linking of the three buildings, installation of new window and door openings, alteration to existing openings in the former cottage and byre buildings and the erection of a linked building to form an extension to the existing buildings, which shall be linked to the existing buildings by a pitched roof corridor. A new access junction with the public carriageway and section of new access form part of the planning application.

2.3 The existing byres and former cottage cover a total footprint area of some 222 sq metres. It is proposed to link the former byres and cottage by a mono-pitched glazed link and link the new wing extension by a pitched roof linking corridor. In total the linking corridors and the new wing extension cover a total footprint area of some 112 sq metres.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division have no objection to the proposal subject to the imposition of conditions on any planning consent, pertaining to the formation and relocation of the access junction and the formation of a lay-by at the junction of the new access with the public carriageway prior to the commencement of any building conversion works. It is further advised that the developer is required to obtain a road opening permit prior to the commencement of works on site.

Should the Committee be minded to approve the proposal, conditions can be attached relating to these matters and a note requiring the developer to obtain a road opening permit.

3.2 Scottish Environment Protection Agency (SEPA) have not responded to the proposal.

A standard condition requiring the drainage arrangements to meet the satisfaction of SEPA and the Planning Authority can be attached on any grant of planning consent.

3.3 Stewarton and District Community Council have not responded in respect of the proposal.

Noted.

3.4 Scottish Civic Trust have no objections in principle to the conversion of the buildings they consider to be architecturally and historically significant. However the Trust objected to the original scheme which sought to raise the roofline of the existing buildings and the amount of intervention proposed to the existing buildings and urged that the application be radically revisited to allow the character of the existing buildings to shine through.

Extensive negotiations were carried out with the applicant's and their architect in order to achieve a scheme that reduced the amount of intervention to the original features of the B listed buildings and the scheme now promotes a sensitive approach that retains the vernacular style and character of the existing buildings.

3.5 The Architectural Heritage Society of Scotland offer no comments of the proposal.

Noted.

3.6 Historic Scotland, after extensive negotiation with the applicant and architect, are now content with the principle of the amended scheme to link all three buildings and to build a new wing linked to the former threshing barn. They seek confirmation that the east elevation of the former byre will retain its hayloft opening and the opening immediately below, albeit converted to windows and seek traditional sliding timber sash and case windows on the south elevation of the byre range. It has been further suggested that all rooflights be flush fitting conservation type and the new build element of the proposal be finished in a wet dash finish with natural slate roof to match the existing buildings.

Conditions can be attached to any grant of planning and listed building consent to ensure that the hayloft opening and opening below at ground floor level on the east elevation of the former byre are retained, all rooflights are of flush fitting conservation style, the new build extension is finished in materials to match the existing buildings and the new window openings on the south elevation are of traditional sliding sash and case method.

4. REPRESENTATIONS

4.1 No third party letters of objection have been submitted in respect of the applications.

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 these applications the development plan comprises the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (2003).

Ayrshire Joint Structure Plan

5.2 With regard to the structure Plan there are no policies applicable to the assessment of the proposal.

East Ayrshire Local Plan

5.3 Policy RES7 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;

There is no evidence of structural decay within the buildings, which have all roof structures intact and appear to be well maintained, therefore it is not considered necessary in this instance to require the submission of a structural survey of the building. The applicant will require to comply with the necessary Building Regulations.

- (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 completed conversion/ rehabilitation shall be formed from the external walls of the original building;

No alterations are proposed in the revised scheme, to the roof ridge or wallhead heights and the proposed linking corridors and new build element to form an extension meets the maximum 50% of ground floor area restriction.

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

The statutory undertakers and the Council's Roads and Transportation Division do not object to the proposal subject to the imposition of appropriate conditions.

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

It is considered that the application as amended retains the vernacular style and character of the rural area.

- (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 application was revised significantly in order to retain the traditional vernacular style of the rural buildings and it is considered that all external alterations to the existing buildings and the erection of the extension are sympathetic to the character and appearance of these rural, vernacular listed buildings. Historic Scotland are generally supportive of the proposal and the alterations proposed as detailed in section 3.6.

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

It is considered that there are minimal external alterations proposed to the building, Historic Scotland are generally supportive of the proposal and the alterations proposed as detailed in section 3.8, therefore it is considered that the proposal represents the sympathetic re-use of these Category B listed buildings which respect the architectural integrity of the buildings.

5.4 Policy ENV4 seeks to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or 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.

As detailed above it is considered that the proposal represents the sympathetic re-use of the B listed vernacular buildings. Furthermore Historic Scotland are generally supportive of the proposal and the alterations proposed as detailed in section 3.8. Therefore it is considered that the proposal complies with policy ENV4.

5.5 Policy RES 22 requires all developers to observe the minimum standards for the provision of private open space detailed in Schedule 4 of the Local Plan.

The site is located within the rural area and is allocated a substantial area of garden ground amounting to some 0.58 acres which significantly exceeds the 100 sq metres requirement as detailed in Schedule 4.

In conclusion, it is considered that the proposal, subject to the imposition of conditions, is in accordance with the provisions of the Development Plan.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

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

Consultation Responses

6.2 The consultation responses do not indicate that the applications should be refused.

Impact on the amenity of the area

6.3 It is considered that the proposal represents the successful re-use of vacant B Listed Buildings to residential accommodation which is considered a compatible and appropriate use that will not impose any adverse impact on the amenity of the area.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council arising from this application.

8. CONCLUSIONS

8.1 As indicated in the report the application is considered to be in accordance with the terms of the Development Plan. Therefore it should be approved unless material considerations indicate otherwise.

8.2 As per Section 6 of the report there are material considerations relevant to the application however it is not considered that these are of sufficient weight to merit the refusal of the application given the application of appropriate conditions.

9. RECOMMENDATION

9.1 It is recommended that the planning application be approved subject to the conditions indicated on the attached sheet and that the listed building application be approved subject to notification to Historic Scotland under the listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1997 and subject to the conditions indicated 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 that would not constitute a significant departure from Council policy.

Alan Neish
Head of Planning, Development and Building Standards

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. East Ayrshire Adopted Local Plan
5. Ayrshire Joint Structure Plan

Implementation Officer: Dave Morris

08 February 2006
GC/RH
FV/DVM

**Anyone wishing to inspect the above papers please contact Gillian Craig,
Senior Planning Officer on 01563 576769.**

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

05/0362/FL

Site of Proposal: Low Borland Cottage
Dunlop, KA3 4BU

Nature of Proposal: Proposed Restoration, Conversion and
Extension of Low Borland Farm Cottage and
Byres to Form Dwellinghouse and Formation of
a New Access

Name & Address of Applicant: Mr and Mrs Blyth
Low Borland Cottage
Dunlop
Kilmarnock, KA3 4BU

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

DPOs Reference: GC/RH

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

1. Notwithstanding the plans hereby approved, prior to the commencement of any works on site, details of the relocated access junction with the public road and full extent of new access track, shall be submitted to and approved in writing by the Planning Authority. These details shall allow for the access road being 5.5 metres wide over the first 10 metres from the junction with the public road to allow the passage of two way traffic. The junction shall be in the form of a layby 12 metres long and 3.5 metres wide with 6 metres long entry and exit tapers, and shall be constructed to an adoptable standard. Thereafter, the new access junction and new access track shall be formed prior to the commencement of any works on site and thereafter maintained in accordance with the details as approved by the Planning Authority.

REASON In the interest of road safety.

2. Notwithstanding the plans hereby approved, prior to the commencement of any works on site, details of the lay by to be formed at the junction of the new access with the public carriageway shall be submitted to and approved in writing by the Planning Authority. Thereafter, the lay by shall be formed prior to the commencement of any works on site and maintained in accordance with the details as approved by the Planning Authority.

REASON In the interest of road safety.

3. Details of the foul drainage arrangements shall be submitted to and agreed in writing by the Planning Authority, prior to any work commencing on site. Thereafter, the approved drainage arrangements shall be installed and operational prior to the occupation of the house hereby approved and thereafter shall be retained and maintained in accordance with the approved details.

REASON To ensure that an adequate foul drainage solution is provided.

4. This approval relates to the change of use, rehabilitation and extension of the former Low Borland Cottage and byres to form a single dwellinghouse in accordance with the submitted, approved plans and not to the erection of a new dwellinghouse in the countryside.

REASON To ensure that the development relates to the rehabilitation, rather than the construction, of a new dwellinghouse.

5. Notwithstanding the plans hereby approved samples of the roofing material for the proposed linking corridor and the new build extension shall be submitted to and agreed in writing by the Planning Authority prior to any work commencing on site, and thereafter the materials shall be implemented to comply with the approved details.

REASON In the interest of visual amenity.

NOTES TO APPLICANT

1 The developer shall make early contact with Scottish Environment Protection Agency with regards to the foul drainage requirements.

2. A road opening permit is required to undertake the alterations to the footway and should be sought from the Council's Roads and Transportation Division.

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

05/0358/LB

Site of Proposal: Low Borland Cottage
Dunlop, KA3 4BU

Nature of Proposal: Proposed Restoration, Conversion and
Extension of Low Borland Farm Cottage and
Byres to Form Dwellinghouse and Formation of
a New Access

Name & Address of Applicant: Mr and Mrs Blyth
Low Borland Cottage
Dunlop
Kilmarnock, KA3 4BU

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

DPOs Reference: GC/RH

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

1. Notwithstanding the plans hereby approved samples of the roofing material for the proposed linking corridor and the new build extension shall be submitted to and agreed in writing by the Planning Authority prior to the commencement of work on site and thereafter the materials shall be implemented in accordance with the approved details.

REASON To protect the character and amenity of the listed buildings.

2. Notwithstanding the plans hereby approved, all rooflights to be installed shall be flush fitting Conservation style and prior to the installation of any rooflights, details shall be submitted to and approved in writing by the Planning Authority.

REASON To protect the character and amenity of the listed buildings.

3. Notwithstanding the plans hereby approved, the new build extension shall be finished in a wet dash render.

REASON To match the appearance of the existing listed buildings on site.

4. Notwithstanding the plans hereby approved, prior to the commencement of any works on site, details of the hayloft opening and the opening at ground floor level on the east elevation of the byre shall be submitted to and approved in writing by the Planning Authority.

REASON To protect the character and amenity of the listed building.

5. Notwithstanding the plans hereby approved all window and door openings shall be timber.

REASON To protect the character and amenity of the listed building.

6. Notwithstanding the plans hereby approved, prior to the commencement of any works on site, details of the new and replacement windows and doors shall be submitted to and approved in writing by the Planning Authority and thereafter implemented and retained in accordance with the approved details.

REASON To protect the character and amenity of the listed building.

7. Notwithstanding the plans hereby approved all external rainwater goods shall be cast iron to the satisfaction of the Planning Authority.

REASON To protect the character and amenity of the listed building.

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PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**