

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 17 MARCH 2006

**06/0008/FL: PROPOSED ERECTION OF TERRACE FORMING THREE NO.
DWELLINGHOUSES
AT 22 MAIN ROAD, WATERSIDE, KILMARNOCK
BY CASTLE DEVELOPMENTS LTD**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning permission is sought for the erection of three terraced dwellinghouses. Two of the dwellinghouses are one and half storey in height and the other house is two storey. The dwellinghouses are orientated towards the new access road. Each of the dwellinghouses measure 7.9 metres deep and 8.5 metres wide, with the exception of the middle plot which is 8.3 metres wide. The three dwellings cover a total footprint area of some 199.87 sq metres. The two, one and half storey dwellinghouses are 7.1 metres in height and the single attached two storey dwellinghouse is 8.4 metres in height, to the ridge of the roof. The dwellinghouses will be finished externally in a white wet dashed render with smooth bandings around the window and door openings, white timber framed mock sash and case windows are specified. It is proposed to tile the roof in natural slate grey roof tiles.

1.2 The proposal includes the erection of a 1.8 metre high boundary wall to the northern boundary of Plot 1, 1.8 metre high timber fencing to the southern boundaries of Plots 1, 2 and 3 and a 1.2 metre high timber boundary fence on the western boundaries of Plots 1 and 2. Parking provision for the dwellinghouses is located outwith the curtilage of each housing plot, with six spaces proposed adjacent to Plot 3.

2. RECOMMENDATION

2.1 It is recommended that the application be approved 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 approved contrary to the recommendation of the Head of Planning, Development and Building Standards, on the basis of the principle of residential development on the site, the application will require to be referred to the Development Services Committee as that would be 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 a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation, due to the fact that objections have been submitted in respect of the application.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located within Waterside village and comprises an area of land within a wider development site. The application site lies to the south of a Category B listed former mill building and to the southwest of a site subject of an application for LPG tanks, gas dispersion wall and lay by (05/1239/FL). The site would be accessed from the new road formed immediately to the north, leading from Main Road.

2.2 The land to the southeast, southwest and north is occupied by residential properties and agricultural land to the east. The dwellinghouse to the southeast of the application site is located above the level of the application site by some three metres and is separated from the application site by a 1.8 metre high fence.

2.3 **Proposed Development:** Planning permission is sought for the erection of three terraced dwellinghouses. Two of the dwellinghouses are one and half storey in height and the other house is two storey. The dwellinghouses are orientated towards the new access road. Each of the dwellinghouses measure 7.9 metres deep and 8.5 metres wide, with the exception of the middle plot which is 8.3 metres wide. The three dwellings cover a total footprint area of some 199.87 sq metres. The two, one and half storey dwellinghouses are 7.1 metres in height and the single attached two storey dwellinghouse is 8.4 metres in height, to the ridge of the roof. The dwellinghouses will be finished externally in a white wet dashed render with smooth bandings around the window

and door openings, white timber framed mock sash and case windows are specified. It is proposed to tile the roof in natural slate grey roof tiles.

2.4 The proposal includes the erection of a 1.8 metre high boundary wall to the northern boundary of Plot 1, 1.8 metre high timber fencing to the southern boundaries of Plots 1, 2 and 3 and a 1.2 metre high timber boundary fence on the western boundaries of Plots 1 and 2. Parking provision for the dwellinghouses is located outwith the curtilage of each housing plot, with six spaces proposed adjacent to Plot 3.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division have no objections to the proposal. In respect of flooding issues related to this development the Division confirm that these have been satisfactorily addressed.

Noted.

3.2 Scottish Water have not commented in respect of the proposed development.

Noted.

3.3 Scottish Environment Protection Agency (SEPA) have not commented in respect of the proposed development.

Noted.

3.4 Scottish Civic Trust have no objections to the proposed development.

Noted.

3.5 Historic Scotland have offered no informal comments in respect of the proposed development.

Noted.

3.6 The Architectural Heritage Society of Scotland have objected to the proposal on the following grounds:

- (i) Although the current application shows a slight lowering of ridge heights, they are still considered to be too high in relation to the height of the mill building, therefore imposing an adverse impact on the listed mill building.

The amended application represents a lowering of ridge heights, from the scheme previously refused at appeal. The roof ridge heights at Plots 1, 2 and 3 have been lowered by 1.9 metres, 2 metres and 0.6 metres, respectively by comparison with the appealed submission. It is considered that the lowering of the roof ridge heights is of a sufficient scale to minimise any impact on the setting of the listed building.

- (ii) No details of proposed levels or cross sections through the whole site have been received, which are considered necessary given the previous raising of ground levels.

Details of the cross sections were forwarded to the Society.

- (iii) It is noted that the reporter in the appeal decision letter, considered approving just one house at the lower end of this part of the application site and this may be the best solution, however it should be carefully designed to try to link in visual terms to the rest of the development site as the reporter said “it could appear disjointed, if standing alone”.

The reporter did not consider granting just one house on this site. She thought the house on Plot 3 was acceptable however, as Plots 1 and 2 were not and formed part of the whole proposal, recommended refusal. Her comments suggested that three appropriately designed and sized houses would be acceptable on this site.

3.7 Moscow and Waterside Community Council have raised objections to the proposal on the following grounds:

- i) It is not clear whether the proposal seeks to move or modify the number of propane tanks in the adjacent gas store.

This application does not seek to move or modify the number of tanks in the adjacent store.

- ii) Concern is raised that infill material has been deposited in the area of the proposal and thus the finished roof heights will be too high and dominate the existing mill building.

Proposed sections have been provided for the development and it is considered that the indicated reduction in roof ridge heights relative to the previous refusal, is sufficient to minimise any impact on the mill building.

- iii) The provision of parking is inadequate. The site would be better suited to two properties with better access and parking provision being provided.

As detailed in Section 3.1, the Council's Roads and Transportation Division have no objections to the application.

- (iv) There is a discrepancy in the submitted drawings which show pavements, whereas the front gardens are going to be turfed to the road edge.

The Council's Roads and Transportation Division have confirmed that, in terms of the roads construction consent the wider development site will have a footway constructed on both sides of the new access road from the junction with the A719 to the internal roundel, therefore the proposed dwellinghouses will have footways over their frontage.

4. REPRESENTATIONS

In addition to the objections received from the Community Council and the Architectural Heritage Society of Scotland as detailed above, two additional letters of objection have been received and their grounds for objection are summarised below:

- 4.1 Sections through the site should be required to indicate the impact of the development on the listed building.

Sections and details have been provided by the applicants sufficient to assess the proposal.

- 4.2 More infill materials have recently been imported into the site, therefore concern is raised that the houses will be even higher than shown. Even if the houses were at, or just above the current road level, they would be too high and would detract from the listed building and its setting. Historic Scotland's Memorandum requires the listed building "to remain its focus" and at least two of the proposed houses would diminish that setting.

As detailed in section 3.7(ii) proposed sections have been provided for the development and it is considered that the reduction in roof ridge heights is sufficient to minimise any impact on the mill building. Furthermore Historic Scotland do not object to the application.

- 4.3 The proposed terrace with two similar houses on an east to west slope and with a two-storey house at the lower end is not aesthetically pleasing and will detract from the Listed Building.

As detailed in section 5.5 it is considered that the proposal accords with the requirements of the design guidance in respect of design, siting and materials. Furthermore Historic Scotland do not object to the application.

4.4 The new chalet style dwellings are totally out of character with the existing range of listed buildings and detract from the visual amenity and character of the area.

As detailed, it is considered that the design, scale and materials accord with the requirements of the Council's Design Guidance, which are considered sympathetic to the character of the surrounding area.

4.5 The proposal is not materially different from those refused by both the Council and the Scottish Executive less than six months ago. The houses would still be materially higher overall than the three houses originally approved.

As detailed in section 3.6(i) the amended application represents a lowering of ridge heights, from the scheme previously refused at appeal. The roof ridge heights at plots 1, 2 and 3 have been lowered by 1.9 metres, 2 metres and 0.6 metres, respectively. It is considered that the lowering of the roof ridge heights is of a sufficient scale to minimise any impact on the setting of the listed building.

4.6 The proposal represents over development of the site and there is inadequate parking provision for the proposed dwellinghouses. In this regard it has been requested that Scottish Power are consulted in order to ensure that the limited parking indicated for the mill conversion proposal does not have to be further limited to allow maintenance and repair of the sub-station. Furthermore there appears to be a dispute over land at the western end of the main development site where visitors car parking was approved. If this car parking cannot be provided by the developer the potential car parking deficiency will be further compounded.

The Council's Roads and Transportation Division have raised no objections in relation to the car parking provision for the application, furthermore the Division did not raise any objections in relation to car parking provision for the other residential developments within the wider development site.

4.7 Only traditional Scotch slates should be used on the three houses in order to reduce visual impact.

The applicants have detailed on the submitted plans that the roofs shall be finished in natural grey slate and a condition can be

attached to any grant of planning consent requiring a sample to be submitted for prior approval by the Planning Authority.

4.8 What are the proposals for communal bin storage if the road serving the development is not adopted.

Access to the rear garden areas of the dwellinghouses is provided from the side of Plot 3, therefore bins will be stored within the rear garden areas.

4.9 Permitted development rights should be removed to ensure that no enclosures are built at the front of the dwellinghouses.

Should the committee be minded to grant planning permission, permitted development rights can be removed to allow the planning authority to retain control over future development of the site.

4.10 If a boundary wall is to be built between Plot 1 and the gas compound, this should be repeated at the west side of Plot 1.

It is not considered necessary to require the provision of a boundary wall on the western boundary of Plot 1. Alternatively it is considered appropriate to require a boundary wall to be formed on the western boundary of Plot 3 and should the Committee be minded to grant planning permission, a condition can be imposed to this effect.

4.11 It is unclear as to how any resident of plot 1 would gain access to refuse facilities, unless the proposed rear path is extended.

As indicated on the amended site plan access to the rear of Plot 1 is provided from the access lane to the rear of Plots 2 and 3.

4.12 In order to relate the proposal to the listed mill building the development of a house on plot 1 should be omitted from the scheme, plot 2 should have good public aspects both on east and north elevations and plot 1 should be relocated at right angles.

As detailed in Section 3.7(ii) and 4.2 proposed sections have been provided for the development and it is considered that the reduction in roof ridge heights is sufficient to minimise any impact on the mill building. Furthermore Historic Scotland do not object to the application.

4.13 The residents of an adjoining property raise objections on the basis that they have lost vehicular and pedestrian access to the front of their dwellinghouse and have lost the only appropriate location for storing refuse bins for collection as

a result of the redevelopment of the wider site. The amenity of this property is adversely affected and sacrificed as a result of the redevelopment of the wider application site.

If it is the case that the residents of the neighbouring property, 16 Main Road, Waterside, have any legal right of access over the adjoining development site it would be a private legal matter to secure resolution of this situation; whereafter the applicant would be required to secure an accommodation of these rights within revisions to his development.

4.14 The residents of an adjoining property request that prior to any more dwellinghouses being allowed on this site the Planning Authority must re-instate the parking, vehicular and pedestrian access to the front of the building, an area for refuse collection and resolve the occupiers essential fuel supply delivery issues.

The Planning Authority have no legal remit to require the developer to provide a right of access, parking provision and bin storage area for the property at 16 Main Road, Waterside on land within their control. It is the Planning Authority's function to ensure that any deviation from planning consents issued for the area adjacent to No. 16 Main Road is appropriately addressed. The Roads Division have confirmed that the broken white lining outside the neighbouring property on Main Road does not preclude the neighbour from parking in that location.

4.15 Other Councils require a separation distance of an additional 2 metres for each 1 metre difference in ground height between dwellings, thus it is considered that the proposed dwellinghouses impact on the amenity of the existing residential dwellinghouse to the rear.

Section 7(a) of the East Ayrshire Council's Design Guidance 2 for 'New Residential Development' requires a minimum window to window distance of 18 metres between habitable rooms to prevent an unacceptable invasion of privacy or overlooking of properties adjoining sites. In this regard there are distances of 23 metres, 20.2 metres and 20.5 metres between the windows in the bedrooms on the rear upper floor elevations of the proposed dwellinghouses at Plots 1,2 and 3 respectively and the gable elevation of the property at 20 Main Road, Waterside. Thus it is considered that the proposal is in compliance with the Council's Policy and any overlooking impact is not considered to be of a significant scale to warrant refusal of this 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 Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (2003).

Ayrshire Joint Structure Plan

5.2 There are no specific policies contained in the Structure Plan that relate to the detailed assessment of this application.

East Ayrshire Local Plan

5.3 Policy RES4 provides that within Settlement Boundaries, the Council will positively encourage 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 safeguarded or identified for particular development purposes on the Local Plan maps. Developments will be assessed against the following criteria:

(i) impact on the surrounding natural and built environment and adjacent uses;

It is considered that the proposed development would have a limited and acceptable impact on the surrounding natural and built environment.

(ii) transportation and infrastructure implications;

It is considered that there are no adverse transport or infrastructure implications arising from the proposal.

(iii) compatibility with surrounding densities and housing types;

It is considered that the dwellinghouses are compatible with the surrounding area.

(iv) compliance with the Council's Development Promotion and Design guidance.

The design is considered to comply with the Council's design guidance relating to new residential development sites.

5.4 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 proposed development ensures that each residential unit accords with the requirements of Schedule 4 of the Local Plan.

5.5 Policy ENV7 states that all developers will be expected to comply fully with the Council's Design Guidance on new residential developments.

It is considered that the proposal accords with the requirements of the design guidance in respect of design, siting and materials.

5.6 Policy ENV1 seeks to protect, preserve and enhance all heritage resources requiring conservation including Listed Buildings and Conservation Areas, together with their respective settings, Schedule Ancient Monuments and Archaeological and Industrial Archaeological sites and landscapes.

It is considered that the impact on the setting of the listed building will not be of a sufficient scale to warrant refusal of this application. The appeal decision (P\PPA\190\132) of June 2005 concluded that the proposed increase to the roof ridges of the houses on plots 1 and 2 would have a significant impact on the setting of the listed building, where the houses on Plots 1 and 2, presented an increase to the height of the roof ridges by 3.3 metres and 3.1 metres, respectively, compared to the roof ridges of those houses originally approved.

5.7 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. Wherever possible, all 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 design and materials proposed as well as the significant reduction in the height of the houses will not now adversely affect the setting of the listed building opposite the site.

In conclusion, it is considered that the proposal 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 application are the consultation responses, the representations received, the planning history of the site and the impact on the amenity of the area.

Consultation Responses

6.2 The objections of the Community Council and Architectural Heritage Society have been summarised in Section 3 of the Report and it is not considered that the objections are of such weight as to merit refusal of the application.

Representations

6.3 The representations received have been summarised in Section 4 of the Report and are not considered to be of such weight as to merit refusal of the application.

Impact on the Amenity of the Area

6.4 It is considered that the proposal represents a satisfactory solution to this gap/ infill site and the three dwellinghouses can be accommodated without significant detriment to the amenity of the surrounding area.

Planning History

6.5 The planning application site has been the subject of a previous planning application and appeal for a similar proposal (05/0160/FL) planning permission for the erection of three no. two storey terraced dwellinghouses was refused on 27 May 2005. The applicants appealed the decision which was dismissed on 29 September 2005.

6.6 The planning application site has been the subject of various planning applications as detailed below:-

- (i) Planning permission was granted (99/0829/FL) for the Proposed Refurbishment of Listed Building to Form 5 New Flats and Erection of 17 New Houses on 30 August 2002.
- (ii) Listed building consent was granted (01/0426/LB) for the Proposed Refurbishment of Listed Building to Form 5 Flats on 27 October 2002.
- (iii) Planning permission was granted (03/0010/FL) for the Proposed Realignment of Access Road/Junction as Per Planning Permission Ref: 99/0829/FL on 11 February 2002.

- (iv) Planning application (03/1096/FL) for the Proposed Part Conversion of Redundant Mill Building to Three Townhouses Plus Three, Two Storey Terraced Houses was withdrawn on 08 November 2005.
- (v) Planning permission was granted (03/1110/FL) for the Proposed Erection of 12, Two Storey Detailed Houses with Access Road and Accommodated Parking on 29 November 2004.
- (vi) Listed building application (03/1094/LB) for Proposed Part Conversion of Redundant Mill Building to Form Three Townhouses and Erection of Three, two Storey Terraced Houses was withdrawn on 08 November 2005.
- (vii) Planning application (04/0901/FL) for Proposed Installation of LPG Tanks was withdrawn on 08 November 2005.
- (viii) Planning permission was granted (05/0119/FL) for Proposed Vertical and Horizontal Alignment of Access Road on 27 June 2005.
- (ix) Listed building application (05/0737/LB) for Proposed Change of Use and Alterations to Former Listed Mill Building to Form 3 Townhouses and 2 Flats was withdrawn on 08 November 2005.
- (x) Planning application (05/1112/FL) was approved by the Northern Area Planning Committee on 20 January 2006 for the Change of Use and Alterations to Former Mill Building to Form Six Flats. The Planning consent will be issued upon the signing of the legal agreement pertaining to the TLR5 fund contributions.
- (xi) Listed building application (05/1075/LB) was approved by the Northern Area Planning Committee on 20 January 2006 for the Change of Use and Alterations to Former Mill Building to Form Six Flats. The Listed Building consent will be issued upon the signing of the legal agreement pertaining to the TLR5 fund contributions.
- (xii) Planning permission was refused (05/0147/FL) for Proposed Installation of LPG Tanks and Gas Dispersion Wall and Raising of Ground Levels on 27 May 2005. The applicants appealed the decision which was sustained on 30 August 2005.

6.6 The Council has had to serve enforcement notices relating to the commencement of development prior to the discharge of all conditions, (03/1110/FL), and the undertaking of development at variance with issued consents and without the benefit of planning permission. Both notices were appealed to the Scottish Ministers. The former notice was accompanied by a stop notice, which has now been withdrawn by the Council following compliance

with the terms of that enforcement notice. The remaining enforcement notice and the refusal of planning application 05/0147/FL were the subject of a Public Hearing held on 18 July 2005 following which LPG tanks, gas dispersion wall and raising of ground levels were approved on 30 August 2005 at appeal.

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 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 application be approved 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 be a significant departure from Council policy.

Alan Neish
Head of Planning, Development and Building Standards

09 March 2006
(GC/MMM)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Letters of Representation.
4. Consultation Responses.
5. Adopted East Ayrshire Local Plan (2003).
6. Planning Permission 05/0147/FL.
7. Planning Application 99/0829/FL.
8. Listed Building Application 01/0426/LB.
9. Planning Application 03/0010/FL.
10. Planning Application 03/1096/FL.
11. Planning Application 03/1110/FL.
12. Listed Building Application 03/094/LB.
13. Planning Application 04/0901/FL.
14. Planning Application 05/0119/FL.
15. Listed Building Application 05/0737/LB.
16. Planning Application 05/0160/FL.
17. Planning Application 05/1112/FL.
18. Listed Building Application 05/1075/LB.

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

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

06/0008/FL

Site of Proposal: 22 Main Road
Waterside

Nature of Proposal: Proposed Erection of Terrace Forming Three
No. Dwellinghouses

Name & Address of Applicant: Castle Developments Ltd
119 Cambuslang Road
Cambuslang
GLASGOW G72 7TS

Name & Address of Agent: Thomson Dawes
21 Portland Road
KILMARNOCK KA1 2BT

DPOs Reference: GC/MMM

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 and plans received on 06 December 2005 and the amended plans received by the Planning Authority on 01 and 02 March 2006.

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

2. Notwithstanding the plans hereby approved and prior to the commencement of any works on site, details of all the proposed boundary fences and walls shall be submitted to and approved in writing by the Planning Authority.

REASON In the interests of visual and residential amenity.

3. Notwithstanding the plans hereby approved the roofs of the dwellinghouses shall be finished in natural grey slate, samples of which shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site.

REASON In the interests of visual amenity.

4. Prior to the occupation of any of the dwellinghouses hereby approved, the parking provision shall be formed and laid out to the satisfaction of the Planning Authority.

REASON In the interests of residential amenity.

5. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, or any order or enactment replacing this no extensions or garages unless forming part of the approved layout plan shall be erected on the site unless a further specific planning application is submitted to and approved by the Planning Authority.

REASON To enable the Planning Authority to ensure that such structures are provided in a manner compatible with the visual amenity of the area.

6. Notwithstanding the plans hereby approved a boundary wall shall be formed on the western boundary of Plot 3, details of which shall be submitted to and approved in writing by the Planning Authority prior to the commencement of works on site. Thereafter, the approved wall shall be erected prior to the occupation of any of the houses hereby approved.

REASON In the interests of visual amenity.

7. Notwithstanding the plans hereby approved, the bathroom windows on the rear elevations of the dwellinghouses shall be obscured glazing to the satisfaction of the Planning Authority, and shall thereafter be maintained as such.

REASON In the interests of residential amenity.

8. Notwithstanding the plans hereby approved the LPG tanks and service layby and ancillary landscaping do not form part of this consent for three terraced houses.

REASON These matters are dealt with under a separate planning application no. 05/1239/FL.

9. Construction works shall only take place during the hours of 08:00 to 18:00 hours Monday to Friday and 08:00 to 13:00 on Saturdays. No works shall take place on a Sunday.

REASON In the interests of residential amenity.

10. Notwithstanding the details shown on the approved location plan, the two car parking spaces shown to the immediate east of Plot 1 are not hereby approved.

REASON To ensure that the appropriate details are approved consistent with road safety.

**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.**