

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 25 NOVEMBER 2005

**05/0257/FL: PROPOSED REHABILITATION AND CONVERSION OF
EXISTING DERELICT FARM BUILDING INTO A DWELLINGHOUSE
AT CRAIGHEAD, DUNLOP
BY MRS GIRASOLI**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The proposal aims to convert and extend the redundant stone built byre into a dwellinghouse. The proposal includes a two storey extension and a new mid floor to the existing byre, while incorporating dormer windows into the roof void of the byre and the extension. A chimney breast is incorporated into the new eastern gable of the extension. The proposal aims to utilise the existing farm steading access track while upgrading its junction with the public highway to form appropriate sightlines, lay-by as well as widening the private track to 5.5m wide over the first 10.5m section. The proposal would result in a two storey dwellinghouse containing 4 bedrooms, 4 bathrooms, 4 public rooms and a dining kitchen area.

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. There are no material considerations that would indicate that the proposal should be considered other than in terms of the Local Plan and thus the application should be approved.

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 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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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 a letter of objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is redundant farm building located on the western side of the former farmsteading of Craighead Farm. The site area is approximately 0.2 hectares. The redundant stone built byre is bounded to the west by the three residential units which make up the former farm steading. The farm steading is bounded by agricultural fields which are in the ownership of the applicant. The site is served by an access track from the public highway.

2.2 **Proposed Development:** The proposal aims to convert and extend the redundant stone built byre into a dwellinghouse. The proposal includes a two storey extension and a new mid floor to the existing byre, while incorporating dormer windows into the roof void of the byre and the extension. A chimney breast is incorporated into the new eastern gable of the extension. The proposal aims to utilise the existing farm steading access track while upgrading its junction with the public highway to form appropriate sightlines, layby as well as widening the private track to 5.5m wide over the first 10.5m section. The proposal would result in a two storey dwellinghouse containing 4 bedrooms, 4 bathrooms, 4 public rooms and a dining kitchen area.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Transco have raised no concerns in relation to this proposal, and have advised that they have no gas mains in the vicinity of the proposed house.

Noted.

3.2 East Ayrshire Council's Roads and Transportation Division have no objection to the proposal provided conditions are attached to any grant of planning permission relating to the provision of sightlines (X=2.5, Y =70), formation of a layby at the junction of the private access track and the public road and the upgrading of the first 10.5m of private access track to 5.5m wide from the public road.

Conditions can be attached to any grant of planning permission in relation to these matters

3.3 Scottish Power do not object to this proposal in principle, however they advise that, should any Scottish Power apparatus be affected, any work to protect or make good such apparatus will be fully chargeable to the applicant.

This issue can be highlighted by an advisory note, should consent be granted.

3.4 Dunlop and Lugton Community Council have no objections.

Noted.

3.5 Scottish Water advise 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.

A condition can be attached to my consent to require a wholesome water supply to be provided, prior to the occupation of the house.

3.6 SEPA have not responded in relation to this proposal.

Noted.

3.7 West of Scotland Archaeology Service have indicated that there are no known archaeology issues in relation to this proposal.

Noted.

4. REPRESENTATIONS

4.1 One letter of objection has been received in relation to this proposal it raises the following concerns:

4.2 The sightlines at the end off the driveway should be maintained for all time by the owner and occupier of the property to be developed.

The Road's Division have requested that the applicant provide sightlines of X =2.5m and Y = 70m at the junction of the private and public roads. A planning condition can be attached to any grant of planning permission requiring the said sightlines be formed prior to the commencement of the development. Said condition would require that the sightlines were maintained thereafter.

4.3 There should be a dedicated bin collection point at the end of the driveway due to the number of bins at this location.

There is no requirement on the applicant to provide a bin collection point at the end of the private driveway for their own use or that of the existing residents.

4.4 Any dwelling should be in keeping with the existing dwellinghouses i.e. slate roof and wet dash white painted render.

The application form indicates that the roof of the proposal is to be finished in slate while the walls are to be cement render painted white.

4.5 The velux window on the south elevation should be raised to 2m to prevent overlooking into the adjacent property.

It is considered the velux window on the southern elevation would not have a detrimental impact on the adjacent property.

4.6 There should be a high stone wall to the front of the development to protect the privacy of the adjacent property.

The provision of a high stone boundary wall to the public frontage of the building would be detrimental to the visual amenity of the area and is therefore inappropriate.

4.7 It should be ensured that the applicant is not allowed to use the property in a manner which would be detrimental to the rural setting of the area. ie storage of abandoned cars.

If the applicant started using the site for a use other than the one for which it had been granted consent the matter would be investigated by the Planning Authority and the appropriate action taken thereafter.

4.8 A structural survey of the byre should be a prerequisite to ensure its stability.

Policy RES 7 of the East Ayrshire Local Plan requires that a structural survey be carried out ensuring that the building is structurally sound. Said report has been submitted to the Planning Authority.

4.9 Working hours for the build should not be outwith 8am to 9pm.

A standard condition can be attached to any grant of planning permission addressing the construction hours of the site.

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 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 certificate 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 consultations are supportive of the development.

(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, the letter of objection and the impact on the amenity of the area.

Consultation Responses

6.2 The consultation responses are detailed above, and raise no issues which would merit refusal of the application.

Letter of Objection

6.3 The submitted letter of objection has been assessed in Section 4 above. It is considered that the letter of objection does not raise any issues which would merit the refusal of the application.

Impact on Amenity

6.4 It is considered that the proposed conversion of the byre into a dwellinghouse can be carried out without having a detrimental impact on the amenity of the area or the adjacent residential properties. The proposal will result in the upgrading of the inadequate existing access point onto the public highway.

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. There are no material considerations that would indicate that the proposal should be considered other than in terms of the Local Plan and thus the application should be approved.

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 this would not be a significant departure from policy.

Alan Neish
Head of Planning, Development and Building Standards

15 November 2005
(CSIRH)

FV/DVM

LIST OF BACKGROUND PAPERS

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

Anyone wishing to inspect the above papers please contact Craig Iles Senior Planning Officer on 01563 576779.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 05/0257/FL

Site of Proposal: Craighead
Dunlop
KILMARNOCK
KA3 4DT

Nature of Proposal: Proposed Rehabilitation and Conversion of
Existing Derelict Farm Building into a New
Dwellinghouse

Name & Address of Applicant: Mrs J Girasoli
Per ADM Architecture and Design
The Stable
Craighead
Dunlop
KILMARNOCK
KA3 4DT

Name & Address of Agent: Victor Swindall
ADM Architecture and Design
The Stable Craighead
Dunlop
KILMARNOCK
KA3 4DT

DPOS REFERENCE: CSI/RH

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 received on 01 March 2005 and the amended plans received by the Planning Authority on 02 July 2005.

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

2. This approval relates to the rehabilitation and conversion of an existing derelict building to form a single dwellinghouse 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 new construction of a dwellinghouse.

3. Notwithstanding the submitted plans details of the design and construction of all fences 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 interests of visual amenity.

4. Notwithstanding the submitted plans visibility splay areas of 2.5 metres by 70 metres shall be provided at the junction of the access to the development with the public road with no obstruction to visibility greater than 1 metre in height being allowed within these areas, prior to any work commencing on the rehabilitation and conversion, and thereafter be maintained.

REASON To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit.

5. The access to the main road shall be constructed in accordance with details to be agreed in writing by the Planning Authority before any other development commences on the site.

REASON In the interests of residential amenity and road safety.

6. Notwithstanding the approved plans details of the waste and surface water drainage arrangements on site shall be submitted, in writing, to and approved by the Planning Authority prior to the commencement of development and implemented thereafter prior to the occupation of the house hereby approved.

REASON In the interests of residential amenity.

7. The applicant shall ensure that the property is served by a wholesome and adequate water supply, prior to the occupation of the house hereby approved.

REASON In the interests of residential amenity.

**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.**