

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 28 APRIL 2006

**05/1193/FL: REPLACING OLD EXTRACTION SYSTEM WITH THE
INSTALLATION OF NEW FLUE/VENT
AT 20 MAIN STREET, DALMELLINGTON**

APPLICATION BY MR. W. LOY

Report by Head of Planning, Development and Building Standards

1. PURPOSE OF REPORT

1.1 The purpose of this report is to report back on a full application previously considered by the Local Planning Committee under the scheme of delegation, as the proposed development was the subject of objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The site is located on the southern side of the Main Street within the Dalmellington Conservation Area. The property forms a small café fronting onto Main Street with a small car park located directly along the western boundary. Two residential flats are located above and to the side of the proposal. The access to both flats is taken via a 'close' from Main Street leading to two elevated entrances at the rear of the café. Attached to the rear elevation of the café is a small flat roof single storey extension which protrudes into the rear garden area of the above flat. The garden is enclosed by an approximate 2 metre high brick wall following the line of the western gable and the adjacent car park.

2.2 The café is a traditional 2 storey building finished in red sandstone and with the car park positioned directly adjacent to it, the full gable elevation is in view which has a small advertising sign.

2.3 **Proposed Development:** Full planning permission was sought retrospectively for the erection of a flue/vent to the rear of the cafe. The flue/vent is positioned to the rear of the café on the side elevation of a small flat roof extension above an access door. The flue/vent is almost flush fitting with the wall at an approximate height of 2 metres above ground level with the approximate dimensions of 55cm x 25cm. The flue is made from a metal material, is rectangular in shape and finished in a grey colour.

3. BACKGROUND

3.1 At the meeting of the Southern Local Planning Committee on 24 February 2006, and following a Planning Hearing, the Committee agreed to continue consideration of the application to afford the applicant the opportunity to submit amended plans to the Planning Section incorporating an alternative position for the proposed flue.

3.2 The applicant has, since this meeting, submitted amended plans for the flue show the provision of an alternative scheme that means that the flue is to be installed internal to the existing café premises and vents onto the adjacent car parking area away from the flatted residential properties of the objectors.

3.3 On the basis of the amended plans, both objectors formally withdrew their letters of objection, and as a consequence of this, the amended application was approved under delegated powers on 11 April 2006.

4. RECOMMENDATION

4.1 It is recommended that the Committee notes the contents of this report.

Alan Neish
Head of Planning, Development and Building Standards

21 April 2006
HM/HM/SMB
FV/DVM

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