

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 25 JUNE 2004

**03/0726/FL & 03/0652/LB : PROPOSED ALTERATION TO AND RENOVATION
OF EXISTING OUTHOUSES TO FORM GRANNY FLAT AND GARAGES AND
THE ERECTION OF A NEW BUILD HOUSE AT THE OLD MANSE,
MAUCHLINE ROAD, OCHILTREE**

APPLICATION BY MS SHEENA BORTHWICK

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 It is proposed to renovate and convert the outbuilding to form a two storey granny flat and garage space in the ground floor of the buildings. It is proposed to construct five gabled dormers to the west elevation of the outbuilding and to reroof the unit in second hand slate. New cart shed style openings would be punched in the east elevation to enable vehicular access to the garages. Conservation style rooflights are to be installed in the east facing roof plane.

1.2 It is also proposed to erect a two storey detached dwellinghouse to the rear of the existing dwelling. The proposed house would have a floor area of 169m² with the main element being a dual pitched roof structure and with a T shaped projection to the front elevation. A hipped roof conservatory is proposed to the rear east facing elevation and a tower structure is proposed to the north elevation to accommodate a spiral staircase with a leaded glass roof. The proposed house would have a second hand slate roof and the external wall finish would be a wet roughcast.

1.3 This unit would be west facing and it is proposed to utilise the existing access in the northwest corner to provide a vehicular driveway to the site.

2. RECOMMENDATION

2.1 It is recommended that the applications be refused for the reasons listed on the attached sheets.

3. SUMMARY OF ANALYSIS

3.1 As indicated in section 5 of the report, the applications are not considered to be in accordance with the development plan. Therefore, given the terms of

Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the applications should be refused unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to the applications, and it is considered that these are of significant weight and indicate the applications should be refused.

3.2 The proposal to convert an existing outbuilding and to erect a new dwellinghouse in an existing residential property is considered to be acceptable in principle. However, given that the proposal involves the sub-division of a garden pertaining to a Category B Listed Building, it is absolutely imperative that it does so without detriment to the listed building or its setting.

3.3 The proposed conversion scheme is generally sympathetic to the character of the building as it exists. However, the proposal includes the construction of five dormer windows on the west elevation. Although of an appropriate design the construction of all five dormers would result in a proliferation of dormers which is not acceptable on this roof plane as it is open to the public road.

3.4 The proposed dwellinghouse is one of generous proportions and incorporates various features which manifest themselves as a large house following no particular design pattern. It is considered that the size, scale and design of the proposed house would affect the integrity of the Listed Building. Albeit there are more modern single storey dwellinghouses beyond the site to the north, the unique style of the proposed dwelling is not appropriate in the context of the surrounding urban environment which is mainly characterised by traditionally styled terraced properties and some larger detached two storey units.

3.5 Glebe Crescent is a residential development which lies east of the site and on lower ground. Given the proportions of the proposed house it is considered that the development would have an overbearing impact on these properties and be detrimental to their residential amenity.

3.6 The conversion scheme is generally considered to be acceptable and the principle of a dwellinghouse in the rear garden of the Old Manse is also considered to be acceptable. However, the design scheme and the manner by which these proposals are to be achieved as currently proposed are considered to be totally incongruous to its surroundings and would not be an appropriate development in such close proximity to a Category B Listed Building. The recommendation must therefore be one of refusal.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be approved contrary to the recommendation of the Head of Planning, Development and Building Standards, the applications will not require to be referred to the Development Services Committee as they would not represent a significant departure from the development plan.

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.

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 25 JUNE 2004

03/0726/FL & 03/0652/LB : PROPOSED ALTERATION TO AND RENOVATION OF EXISTING OUTHOUSES TO FORM GRANNY FLAT AND GARAGES AND THE ERECTION OF A NEW BUILD HOUSE AT THE OLD MANSE, MAUCHLINE ROAD, OCHILTREE

APPLICATION BY MS SHEENA BORTHWICK

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 by the Local Planning Committee under the scheme of delegation a full planning application and listed building application because they have attracted letters of objection and are recommended for refusal.

2. APPLICATION DETAILS

2.1 **Site Description:** The site is situated on the east side of the Mauchline Road in the settlement of Ochiltree. Extending to 3919m² the site comprises the Old Manse and associated outbuildings and is set in a mature garden area with a rubble stone boundary wall measuring 2.5m in height. A public lane runs along the south side of the site to access newer houses at Glebe Crescent which lie to the east. The Manse and other detached houses are immediately north and opposite the site of a recent cul de sac development at Manse Brae.

2.2 The Old Manse house, which has an L shaped floor plan measuring 180m² is a three storey (dormer) ashlar build unit with white timber sliding sash and case windows and a slated roof. The outbuilding lies at right angles to the house along the west side of the site so that it backs immediately onto the boundary wall. This is a traditional building with a cream rendered finish to the external walls with black painted timber door and window units. There is a large garden to the front of the house which is bound by a variety of mature tree specimens. To the rear is an area of hardstanding and a timber screen fence forms the northern boundary.

2.3 Access to the site is a driveway taken off Mauchline Road to form the eastern boundary and sweeps across the front of the house to wrap around the

house to the rear. In the north west corner of the site there is an existing, currently disused gated entrance, directly onto Mauchline Road.

2.4 Proposed Development: It is proposed to renovate and convert the outbuilding to form a two storey granny flat and garage space in the ground floor of the buildings. It is proposed to construct five gabled dormers to the west elevation of the outbuilding and to reroof the unit in second hand slate. New cart shed style openings would be punched in the east elevation to enable vehicular access to the garages. Conservation style rooflights are to be installed in the east facing roof plane.

2.5 It is also proposed to erect a two storey detached dwellinghouse to the rear of the existing dwelling. The proposed house would have a floor area of 169m² with the main element being a dual pitched roof structure and with a T shaped projection to the front elevation. A hipped roof conservatory is proposed to the rear east facing elevation and a tower structure is proposed to the north elevation to accommodate a spiral staircase with a leaded glass roof. The proposed house would have a second hand slate roof and the external wall finish would be a wet roughcast.

2.6 This unit would be west facing and it is proposed to utilise the existing access in the northwest corner to provide a vehicular driveway to the site.

3. CONSULTATIONS AND ISSUES RAISED

3.1 The Council's Roads and Transportation Division has no objections to the proposed development subject to the following conditions :

- (i) the new access onto the Mauchline Road will require visibility splays of 2.5m by 60m to be formed and maintained at the access;
- (ii) a kerbed 1m footway must be provided across the frontage of the new access;
- (iii) the new access must be via a dropped kerb footway crossing rather than the bellmouth access shown;
- (iv) the new access will require to be bituminously surfaced for a minimum distance of 10m from the edge of the public road;
- (v) a relocation of street lighting apparatus required for the development will be at the applicant's expense;
- (vi) parking to the level indicated on the planning application form 8 spaces must be provided within the site.

The application site includes the visibility splays but the Roads Division have recommended that the applicant is required to enter into a Section 75 legal agreement should the Committee be minded to approve the development..

3.2 Scottish Water has advised that there is an existing public water main located in the street adjacent and there is a public sewerage system to which a connection may be made. A totally separate drainage system of foul and surface water sewers will be required.

Noted.

3.3 Scottish Environment Protection Agency has no objections to the proposed development.

Noted.

3.4 Scottish Civic Trust has advised that it has no objection to the proposed alterations to create a granny flat but that the proposed erection of a new house to the rear of this Old Manse would constitute overdevelopment of the site and be of detriment to the setting of this Category B Listed Building. They have therefore recommended that the planning application is refused.

Noted.

3.5 The Architectural Heritage Society of Scotland has objected to the proposed alteration to the existing outbuilding. The introduction of a plethora of dormers on the west elevation will completely change the building's appearance from Mauchline Road and raising the roof level will fundamentally alter the character of this listed building and would constitute over-development. The Society does not object in principle to the erection of the new house but has concern about the size and styling of the proposed building.

Noted.

3.6 Historic Scotland has advised that specific details regarding the external timber work and rooflights should be submitted at this stage to enable assessment of this so it is not neglected when the project goes on site. The Inspectorate has reservations about the proximity of the new house to the listed building but particularly the impact of the west facing gable on view to the listed building from Mauchline Road.

The above mentioned details could be sought prior to a decision notice being issued should the Committee be minded to approve the development. In any case the listed building application would require to be formally notified to the Inspectorate before that listed building consent is granted.

3.7 Ochiltree Community Council has advised that they have serious objections to the applications as regards building of a new house on the grounds. They have objected for the following reasons :

- (i) the addition of the new build house would significantly alter the character of Firbank and its grounds – to the detriment of the existing buildings;
- (ii) the building requires the felling of at least two trees on the boundary of the property;
- (iii) the felling of the trees and construction of new build would have a detrimental effect on the properties adjacent to the house;
- (iv) any alteration to the wall running along Mauchline Road should be vigorously opposed due to the age and character of the wall in relation to the character of the existing buildings.

Noted.

3.8 PowerSystems has no objection to the proposed development.

Noted.

3.9 The Coal Authority has no objection to the proposed development and had no adverse comments to make.

Noted.

4. REPRESENTATIONS

4.1 In addition to the objections made by the Scottish Civic Trust, Architectural Heritage Society of Scotland and Ochiltree Community Council, the applications have attracted two third party letters which object to the proposed development for the following reasons.

4.2 Raising the roof height of the outbuilding combined with the placing of dormers on the south west facing side will result in a loss of privacy for the houses at the foot of Manse Brae.

The existing outbuildings are situated 17 metres across the public road from the houses at Manse Brae and it is not considered that this would create an unacceptable loss of privacy to the existing houses.

4.3 The plans indicate that access to this property would be via the existing entrance to the Old Manse. The potential doubling of the traffic using this entrance is of concern as the sight lines are so poor. The creation of a new entrance opposite the entrance to Manse Brae would create a crossroads on a

narrow stretch of road that already sees some congestion at peak times. The road is currently used by farm vehicles and lorries as well as having roadside parking and the sight lines are not good. The proposed bellmouth entrance may make the entry and exit to the new building somewhat safer but it is clear that there should not be a crossroads at this narrow and twisting stretch of road. Speed humps should be considered.

The Council's Roads Division has no objection to the proposed development subject to the necessary road improvements being made. For this reason it is considered that there are no road safety issues which would merit refusal of the applications.

4.4 The size, nature and siting of the proposed building, adjacent to a Grade B Listed Building and within its distinctive and unaltered curtilage, are inappropriate and would completely alter the character of the Listed Building.

It is considered that the proposed dwellinghouse does have a detrimental impact on the integrity and character of the listed building and also on the wider urban environment. This is a material planning consideration which is of significant weight in the determination of the applications.

4.5 There is no strategic need for this building. In Ochiltree Schedule 2 of the local plan gives a capacity for 50 new houses on 3 sites and considers that a start on these would be made before 2007.

The proposed development is for the subdivision of an existing residential property. This type of development would be considered as windfall development and is acceptable in principle where it is within the settlement envelope, which this is. The strategic need, or lack of, is therefore not material in the consideration of the applications.

4.6 The new build would be a large, high amenity property and the Plan indicates that such properties might be considered to be outwith the normal building guidelines.

It is not clear which building guidelines the objector is referring to. However, the scale of the proposed development on this site is a material consideration and it is considered that the scale, proportions and rather grandiose design of the proposed house are not acceptable on this site.

4.7 The proposed new build will adversely affect the local environment from the impact it will have on the Old Manse and its setting. In addition the size and design of the building will contrast with the Old Manse itself and with the

neighbouring buildings in Glebe Crescent. The new building would be both very close to and of similar bulk to the Old Manse. This would detract from the appearance and intrinsic interest of the Old Manse.

It is the scale and design of the proposed dwelling which is considered to be unacceptable. This is due to the impact which it would have on the existing environment and in particular its impact on the integrity of the Old Manse. This is of significant weight as a material planning consideration in the determination of the applications and indicates that they should be refused.

4.8 The detailing of the house is not in keeping with the Old Manse or with the recent development in Glebe Crescent. The scale of the building is also not in keeping with the properties in Glebe Crescent and its close proximity to the Old Manse would detract significantly from it while at the same time effectively destroying its setting.

The proposed dwellinghouse is a large detached two storey unit which, although it incorporates some traditionally styled features, is not harmonious to its surroundings. The Old Manse, while of great architectural merit, is not grandiose in its character. The proposed dwellinghouse represents a contrast to this by incorporating features such as the spiral staircase enclosed by a tower and the proliferation of dormers coupled with the glazed roof conservatory and chimney protruding from the roof plane results in a house of mixed styles which is incongruous in this location. The style, character and proportions of the proposed house coupled with the impact which it has on the Listed Manse and the wider urban environment is a significant material consideration which would strongly indicate that the proposal should be refused.

4.9 The design features, while endeavouring to create a period feel are not in harmony with the style of any of the surrounding properties. The height of the building and its close proximity to numbers 6 and 7 Glebe Crescent will completely dominate these bungalows and invade the privacy of their inhabitants. The design features contrast with the traditional sandstone villa style of the Old Manse.

Where the subdivision of a property is acceptable in principle the proposed house should seek to be in keeping not only with the existing dwelling but also with the wider urban environment. The scale of the proposed house will result in a unit which detracts from the Old Manse which, as a Grade B Listed Building, should remain as the dominant building within the curtilage. As stated in Para 4.8 the scale, proportions and design scheme of the proposed unit are not considered to be in keeping with the Manse or the houses in the

vicinity and this is a material planning consideration which indicates the proposal should be refused.

4.10 It is not clear whether the building is more than 1.5 metres from the boundary with 6 Glebe Crescent but it cannot be much more. This combined with its height would be an unacceptable intrusion on the privacy of the residents of No.6. The height of the new build would clearly overshadow both numbers 6 and 7 Glebe Crescent. In addition the land within the grounds of the Old Manse is significantly higher than that of properties in Glebe Crescent and would exacerbate this impact. The building would create an oppressive sense of enclosure simply as a result of its bulk which would virtually fill the space from the Manse to the trees at the boundary with number 6.

The proposed house would be 4.2m south of the side boundary of No.6 Glebe Crescent and would be 13m west of No.7. It is not considered that the proposed development would have an overshadowing impact on No.7 but it is likely to have a detrimental impact on No.6 given that it is so close to the southern boundary of this property.

4.11 The distance of the windows of the new build from the conservatory/dining room of No.7 is less than 18 metres and the bedrooms at the rear would also overlook the conservatory/dining room and the area of the back garden that is the main sitting out area in the summer.

Only one of the dormers on the east elevation of the proposed dwellinghouse would look into the rear garden area of the house at No.7 Glebe Crescent at a distance of 13 metres from the boundary. There is a separation distance of 19 metres from the first floor dormer windows of the proposed house to the side elevation of No.7 and this is considered to be sufficient. It is therefore not considered that there would be an unacceptable level of overlooking to the house at No.7 by the proposed development in a built up area.

4.12 The building of the house would necessitate the felling of trees and almost certainly damage the roots of others. These trees are an integral part of the setting of the manse and a significant landscape feature in this part of the village.

It is likely that some trees will require to be removed for this development to go ahead and whilst they are not specifically protected under a Tree Preservation Order they should be retained as having an important role to play in the character of the environment in which they are sited. The applicant had been asked to submit a survey identifying which trees would be affected and how they would be protected both during and after construction but

this information has not been forthcoming. In the absence of a tree survey it must be considered that the proposed development will result in the loss of mature trees which do form an integral part of the setting of the Listed Building and their loss would therefore be detrimental hence indicating the proposal should be refused.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of these proposals, 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 policies contained within the structure plan which are especially relevant to the proposals.

East Ayrshire Local Plan

5.3 Policy RES5 states that within settlement boundaries, the Council will be supportive of the subdivision of existing house curtilages for the development of dwellinghouses subject to three criteria being met as follows :

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

the proposed dwelling is a detached unit set within a sizeable curtilage and this density is in keeping with the surrounding environment.

- (ii) the proposal meeting all the design requirements of the Council and not creating unacceptable damage to the amenity of surrounding properties;

the proposed design scheme is not considered to be in keeping with the adjoining properties, especially the Old Manse. It would be overbearing on the adjacent single storey properties.

- (iii) acceptable levels of privacy being maintained to neighbouring properties and to the new housing proposed;

It is considered that adequate privacy levels could be maintained by the proposed development.

5.4 With regard to the conversion of the existing outbuilding to residential use, Policy RES7 applies. 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;

the applicant has failed to submit a structural survey.

- (ii) the proposal is capable of being implemented while retaining, to at least eaves height, 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 major extensions or alterations are proposed therefore the proposal would appear to meet with this criterion; but in the absence of the structural survey this cannot be confirmed.

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

the Council's Roads Division has no objection to the proposed development and there are no other infrastructure issues associated with the proposed development.

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

as regards the conversion, the design is considered to be generally acceptable. However, the dormers on the west elevation of the outbuilding are excessive and detrimental to the character of the listed building.

- (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

neither the conversion of the outbuilding nor the new house are acceptable in this respect.

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

See response to Paragraph 5.4(iv) above.

5.5 Policy RES22 requires all developers to observe the minimum standards for the provision of private open space detailed in Schedule 4 of the Local Plan. The policy also allows those standards quoted to be relaxed in respect of conversion of existing properties to flats where this can be fully justified by the developer and where considered appropriate by the Planning Authority.

Both the new house and existing house have adequate private garden ground. The proposed granny flat does not have a separate secluded area of open space attached to it. However, given the amount of open space attached to the existing house, it is considered that an exception to the open space standards can be made in this case.

5.6 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.

The original house on site is a B listed building. The proposed development involves a large detached dwelling which is imposing in terms of its scale, proportions and general design and it is considered that it would detrimentally affect the setting of the Listed Building.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation responses, third party representations and the planning history of the site.

Consultations Responses

6.2 The Scottish Civic Trust, Architectural Heritage Society of Scotland, Historic Scotland and Ochiltree Community Council have all raised concerns regarding various aspects of the proposed development. These concerns are primarily based on the design scheme as currently submitted and could therefore

be addressed with a revised design scheme which is more appropriate to the site. Amended plans could have reasonably addressed these concerns but the applicant has not undertaken to do this.

Representations

6.3 In addition to the objections raised by the consultees the applications attracted two letters of objection from four third parties. The objections raised were based on the principle of the proposed development; the design scheme; the visual impact of the new dwellinghouse on the Old Manse as a Listed Building; the impact on the residential amenity of neighbouring properties and the impact of the development on the local road network. All of these objections are material planning considerations which do have weight in the determination of the proposals, and some of which heavily indicate the proposals should be refused.

Planning History

6.4 This site has previously been the subject of similar applications for conversion of the outbuilding and also for the erection of a house in the grounds of the Old Manse. These applications (Ref : 01/0826/FL & 01/0825/LB) were withdrawn as issues regarding access and design were not resolved. Additionally an assault course was also approved (Ref :99/0406/FL) in the rear garden area of the Manse.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of the applications as recommended. However, should the Committee be minded to approve them it is recommended that a Section 75 legal agreement is sought to secure the road improvements in the interests of road safety.

8. CONCLUSIONS

8.1 As indicated in section 5 of the report, the applications are not considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the applications should be refused unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to the applications, and it is considered that these are of significant weight and indicate the applications should be refused.

8.2 The proposal to convert an existing outbuilding and to erect a new dwellinghouse in an existing residential property is considered to be acceptable in principle. However, given that the proposal involves the sub-division of a garden pertaining to a Category B Listed Building, it is absolutely imperative that it does so without detriment to the listed building or its setting.

8.3 The proposed conversion scheme is generally sympathetic to the character of the building as it exists. However, the proposal includes the construction of five dormer windows on the west elevation. Although of an appropriate design the construction of all five dormers would result in a proliferation of dormers which is not acceptable on this roof plane as it is open to the public road.

8.4 The proposed dwellinghouse is one of generous proportions and incorporates various features which manifest themselves as a large house following no particular design pattern. It is considered that the size, scale and design of the proposed house would affect the integrity of the Listed Building. Albeit there are more modern single storey dwellinghouses beyond the site to the north, the unique style of the proposed dwelling is not appropriate in the context of the surrounding urban environment which is mainly characterised by traditionally styled terraced properties and some larger detached two storey units.

8.5 Glebe Crescent is a residential development which lies east of the site and on lower ground. Given the proportions of the proposed house it is considered that the development would have an overbearing impact on these properties and be detrimental to their residential amenity.

8.6 The conversion scheme is generally considered to be acceptable and the principle of a dwellinghouse in the rear garden of the Old Manse is also considered to be acceptable. However, the design scheme and the manner by which these proposals are to be achieved as currently proposed are considered to be totally incongruous to its surroundings and would not be an appropriate development in such close proximity to a Category B Listed Building. The recommendation must therefore be one of refusal.

9. RECOMMENDATION

9.1 It is recommended that the applications be refused for the reasons listed on the attached sheets.

CONTRARY DECISION NOTE

Should the Committee agree that the applications be approved contrary to the recommendation of the Head of Planning, Development and Building Standards, the applications will not require to be referred to the Development Services Committee as they would not represent a significant departure from the development plan.

Alan Neish
Head of Planning, Development and Building Standards

11 June 2004
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Forms and Plans.
2. Statutory Notices and Certificates.
3. Letters of Representation.
4. Consultation responses.
5. Adopted East Ayrshire Local Plan (2003).
6. Approved Ayrshire Joint Structure Plan (1999).

Anyone wishing to inspect the above background papers should contact Nicola Monroe on 01563 555485.

Implementation Officer: Dave Morris

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 03/0726/FL

Location	The Old Manse Mauchline Road OCHILTREE KA18 2PZ
Nature of Proposal:	Proposed alteration to and renovation of existing outhouses to form granny flat and garages and the erection of a new build house
Name and Address of Applicant:	Ms Sheena Borthwick Firbank Mauchline Road OCHILTREE KA18 2PZ
Name and Address of Agent	As above

DPO's Ref: Nicola Monroe
PPO's Ref: Hugh Melvin

The above FULL application should be refused for the following reasons:-

1. The proposal development involves the conversion of an outbuilding for which no structural survey has been submitted to demonstrate if the building is fit for the purposes of conversion. This therefore breaches the provisions of Policy RES7 of the East Ayrshire Local Plan which requires that proposals to convert such building should be supported by a structural survey.
2. The proposed development includes the erection of a large detached dwellinghouse which is not in keeping with its surroundings in terms of its scale, proportions and general design scheme. It would therefore breach the provisions of Policy RES5 which requires that where the development involves the sub-division of a property the proposed dwelling must be fully in keeping with the residential character of the area.
3. The proposed dwellinghouse would by virtue of its inappropriate scale and design have a detrimental impact on the setting of the Old Manse, a Category B Listed Building. This would therefore breach the provisions of Policy ENV4 of the East Ayrshire Local Plan which seeks to ensure that all development affecting the setting or appearance of

the Listed Building is sympathetic to the building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish.

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 03/0652/LB

Location	The Old Manse Mauchline Road OCHILTREE KA18 2PZ
Nature of Proposal:	Proposed alteration to and renovation of existing outhouses to form granny flat and garages and the erection of a new build house
Name and Address of Applicant:	Ms Sheena Borthwick Firbank Mauchline Road OCHILTREE KA18 2PZ
Name and Address of Agent	As above

DPO's Ref: Nicola Monroe
PPO's Ref: Hugh Melvin

The above LISTED BUILDING application should be refused for the following reasons:-

1. The proposal development involves the conversion of an outbuilding for which no structural survey has been submitted to demonstrate if the building is fit for the purposes of conversion. This therefore breaches the provisions of Policy RES7 of the East Ayrshire Local Plan which requires that proposals to convert such building should be supported by a structural survey.
2. The proposed conversion, as a consequence of its introduction of five dormer windows on the west elevation and increase in wall head height, will have an unacceptable, detrimental impact on the appearance and character of the listed building and the adjacent Conservation Area.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**