

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 18 AUGUST 2000

**00/0102/FL: ALTERATIONS AND EXTENSION TO FRONT AND BACK OF
DWELLINGHOUSE
AT 17 MOORFIELD PLACE, GATEHEAD
BY MR W SKEHILL**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.2 It is proposed to extend the property as follows:

To the front: The sitting room is to be extended forward by a single storey monopitched addition approximately 1.4m to line through with the existing entrance porch, a new bay window is proposed for the front elevation.

To the rear: It is proposed to extend the house across its entire width by the provision of a two storey extension 3.6m deep and 3.4m wide along the common boundary with the immediately adjacent property at No 15 Moorfield Place. This section is to provide an extended kitchen on the ground floor and a new bathroom on the first floor. The rear extension also includes a single storey conservatory extension attached to the two storey section but accessed from the main sitting room. Both extensions are proposed to be finished to match the house.

2. RECOMMENDATION

2.1 It is recommended that the planning application be refused for the reason on the attached sheet.

3. CONCLUSION

3.1 It is considered, given the positioning of the proposed extension relative to the immediately adjacent property, that its scale would have an unacceptable detrimental impact on the amenity of that house. Having assessed the circumstances of the site, there are no material considerations which would justify an alternative view.

Alan Neish
Head of Planning and Building Control

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 and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an application which is required to be considered by the Central Local Planning Committee under the scheme of delegation as it has been the subject of an objection, and is recommended for refusal.

2. APPLICATION DETAILS

2.1 **Site Description:** The site comprises a 2-storey semi-detached villa and garden ground at the abovementioned address which is a cul-de-sac. The house and garden is bounded to the immediate west, east and south by adjacent housing and to the north by the Kilmarnock-Troon railway line. Immediately to the west the property enjoys the benefit of a 2.6m wide driveway.

2.2 **Proposed Development:** It is proposed to extend the property as follows:

To the front: The sitting room is to be extended forward by a single storey monopitched addition approximately 1.4m deep to line through with the existing entrance porch, a new bay window is proposed for the front elevation.

To the rear: It is proposed to extend the house across its entire width by the provision of a two storey extension 3.6m deep and 3.4m wide along the common boundary with the immediately adjacent property at No 15 Moorfield Place. This section is to provide an extended kitchen on the ground floor and a new bathroom on the first floor. The rear extension also includes a single storey conservatory extension attached to the two storey section but accessed from the main sitting room. Both extensions are proposed to be finished to match the house.

3. CONSULTATIONS AND ISSUES RAISED

3.1 West of Scotland Water have raised no objection to the proposal but have confirmed that the applicant should contact their office prior to starting work on site to discuss whether diversion or protection of existing pipes are required.

Noted.

3.2 The Coal Authority have raised no ground stability issues which would prohibit the implementation of the proposed work.

Noted.

3.3 The Gatehead Community Council have not replied at the time of writing this report.

Noted.

4. REPRESENTATIONS

One letter of objection has been submitted in connection with the proposed works from the residents of the immediately adjacent semi-villa at No 15 Moorfield Avenue.

4.1 The proposal will result in a loss of amenity and daylighting to rooms of the house and the proposed extension is disproportionate to the size of the property.

The circumstances are such, with the close relationship of the semi-villas and the north/south orientation of the block, that the two storey element of the proposal is considered to result in an over dominant and overshadowing impact on the apartments of the adjoining house itself and the immediate area of rear garden close to the house. These views were taken up formally with the applicants who have confirmed that they would prefer the application to be determined as submitted.

4.2 The proposed extension would given its relationship close to the boundary and a mere 10-12 inches from the windows in the neighbouring habitable rooms, block out natural light.

It is considered that there will be a loss of light and that the extension would be over dominant and oppressive being of two storeys along the common boundary. Options of amending the proposal were explored with the applicants but as stated they do not wish to amend the proposal.

4.3 There would be a loss of amenity resulting from a reduction and restriction of view from the neighbouring property.

The loss of view is not a material planning consideration

5. DEVELOPMENT PLAN STATUS

5.1 As this proposal is solely a matter of a domestic extension there are no Development Plan policies directly applicable in this case.

6. OTHER PLANNING CONSIDERATIONS

6.1 As stated above there have been discussions and correspondence with the applicant which related primarily to what Council Policy is being applied in this case and how other two storey extensions have been permitted. It was put to them that every application must be dealt with on its own merits and alternative options of two storey extensions were put to them which involved taking the extension further off the common boundary or extending off the gable of the house.

6.2 The applicants have been made aware that although the main area of contention is the principle of the two storey extension, if it is refused then all aspects of the proposal would similarly fail.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in determining this application.

8. CONCLUSION

8.1 It is considered, given the positioning of the proposed extension relative to the immediately adjacent property, that its scale would have an unacceptable detrimental impact on the amenity of that house. Having assessed the circumstances of this site, there are no material considerations which would justify an alternative view.

9. RECOMMENDATION

9.1 It is recommended that the planning application be refused for the reason on the attached sheet.

Alan Neish
Head of Planning and Building Control

9 August 2000
(IW/MMM/SA)
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form/Plans.
2. Statutory Certificates.
3. Letters of Objection.
4. Consultation Replies.

Anyone wishing to inspect the above papers should please contact Ian Walker on 01563 576769.

Implementation Officer: Dave Morris

000102FL

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0102/FL

Site of Proposal: 17 Moorfield Place
GATEHEAD KA2 0AX

Nature of Proposal: Proposed Extensions to Front and Back of
House

Name & Address of Applicant: Mr William Skehill
17 Moorfield Place
GATEHEAD
KILMARNOCK KA2 0AX

Name & Address of Agent:

DPOs Reference: IW/MMM

The above FULL application should be refused for the following reason.

1. The proposed extension would by reason of its scale, height and siting on the mutual boundary with the adjoining semi-detached dwellinghouse, result in a significant and over-dominant impact on the rear of the adjacent property and garden area, and in the loss of available daylight to that property to the extent that the amenity of the adjacent residents would be adversely affected.

**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.**

AGENDA