

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 12 JANUARY 2001

**00/0481/FL: PROPOSED REAR EXTENSION TO FORM 4NO ADDITIONAL
BEDROOMS AND 1NO DAY SPACE
AT CRAIGIE NURSING HOME, CRAIGIE ROAD, KILMARNOCK
BY MR & MRS J KELLY**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 It is proposed to form a single storey extension to the rear of the property. It will accommodate four additional bedrooms with en suite facilities, a day room and toilet. The extension is approximately 109m² in floor area. The main body of the extension will have a hipped roof with a small section of the roof being flat roofed at the junction of the extension to the main building. The materials proposed are roughcast walls and concrete roof tiles. Seven car parking spaces will be provided to the rear of the site.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions on the attached sheet.

3. SUMMARY OF ANALYSIS

3.1 It is considered that the proposed development does not conflict with the policies of the Adopted Kilmarnock Local Plan or the Finalised East Ayrshire Local Plan. The proposed extension would not have a detrimental impact on the adjacent residential properties in terms of loss of light, sunlight, and noise. The design and height of the proposed extension are considered acceptable. The car parking layout is acceptable to the Roads Division. There is adequate open space for residents to the rear and front of the nursing home.

**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.

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 12 JANUARY 2001

**00/0481/FL: PROPOSED REAR EXTENSION TO FORM 4NO ADDITIONAL
BEDROOMS AND 1NO DAY SPACE
AT CRAIGIE NURSING HOME, CRAIGIE ROAD, KILMARNOCK
BY MR & MRS J KELLY**

Report by Head of Planning and Building Control

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 as it is subject to an objection.

2. APPLICATIONS DETAILS

2.1 **Site Description:** The application site comprises the existing nursing home and its curtilage. The existing nursing home is a one and a half storey building. The property is bounded by Bruce Street and Craigie Road and it is surrounded by residential properties.

2.2 **Proposed Development:** It is proposed to form a single storey extension to the rear of the property. It will accommodate four additional bedrooms with en suite facilities, a day room and toilet. The extension is approximately 109m² in floor area. The main body of the extension will have a hipped roof with a small section of the roof being flat roofed at the junction of the extension to the main building. The materials proposed are roughcast walls and concrete roof tiles. Seven car parking spaces will be provided to the rear of the site.

3. CONSULTATIONS

3.1 East Ayrshire Council Roads Division and The Coal Authority have no adverse comments to make regarding the application.

Noted.

3.2 West of Scotland Water have commented that they should be contacted regarding whether the existing water supply needs upgrading in view of the alterations.

Noted. It is recommended a note be attached to any planning consent if granted to advise the applicant to make early contact with West of Scotland Water.

3.3 Riccarton Community Council is not formally constituted at this time.

4. REPRESENTATIONS

One letter of objection has been received to the proposal, the grounds of objection are as follows:-

4.1 “It is bad for noise and the high wall round about it”.

It is considered that the extension to the residential home will not significantly increase the level of noise generated by the existing nursing home. The proposed development will not alter the height of the existing boundary wall.

4.2 It would keep the light and sun out of the adjacent garden and there would be no privacy as a result of the building. It is bad enough with the large trees growing there as it is.

The single storey height of the extension would not affect sunlight and light reaching the adjacent garden. There is an existing boundary wall and trees in excess of 4 metres in height along the boundary with 33 Bruce Street.

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the Development Plan unless material consideration indicate otherwise. The Development Plan comprises the Adopted Ayrshire Joint Structure Plan and the Adopted Kilmarnock Local Plan. There are no specific policies relating to the proposed development within the Adopted Kilmarnock Local Plan. In addition, it is considerably out of date as it was prepared in the context of the Strathclyde Structure Plan and as a consequence, greater weight must be attached to a more recent expression of policy.

6. MATERIAL CONSIDERATIONS

6.1 The main consideration which would be considered material in planning terms regarding this proposal is the Finalised East Ayrshire Local Plan. This has been agreed by the Council as a prime material consideration and the main policy base for the determination of development proposals. The proposal lies within an existing

residential area. Policy RES 21 requires developers to observe the minimum private open space criteria and standards detailed in Schedule 4 to the Local Plan. This is 15m² per bedspace for nursing homes.

The proposed development and existing nursing home can still meet this requirement.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of the application.

8. CONCLUSION

8.1 It is considered that the proposed development does not conflict with the policies of the Adopted Kilmarnock Local Plan or the Finalised East Ayrshire Local Plan. The proposed extension would not have a detrimental impact on the adjacent residential properties in terms of loss of light, sunlight, and noise. The design and height of the proposed extension are considered acceptable. The car parking layout is acceptable to the Roads Division. There is adequate open space for residents to the rear and front of the nursing home.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions on the attached sheet.

Alan Neish
Head of Planning and Building Control

4 January 2001
(CSI/MMM/MS)
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application forms and plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Letter of Objection.
5. Correspondence to/from applicant.
6. Adopted Kilmarnock Local Plan.

7. East Ayrshire Local Plan Finalised Version.

Anyone wishing to inspect the above papers please contact Craig Iles on 01563 576770.

Implementation Officer: Dave Morris

000481FL

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0481/FL

Site of Proposal: Craigie Nursing Home
Craigie Road
KILMARNOCK

Natural of Proposal: Proposed Rear Extension to Form 4no Additional
Bedrooms and 1no Day Space

Name & Address of Applicant: Mr & Mrs J Kelly
4 Wellpark Grove
KILMARNOCK KA1 4EF

Name & Address of Agent:

DPOs Reference: CSI/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 location plan received on 12 June 2000 and the amended plans received by the Planning Authority on 5 and 27 September 2000 and 22 November 2000.

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

2. Details/samples of rooftiles, roughcast shall be submitted to and approved by the Planning Authority before any development commences on the site.

REASON In the interest of visual amenity.

3. The seven car parking spaces shall be implemented prior to the use of extension, and thereafter maintained for use in association with the nursing home.

REASON In the interests of road safety.

Note 1: The applicant should contact the Roads Division at Greenholm Street, Kilmarnock, regarding the need for a road opening permit prior to commencing work within the road limits.

Note 2: West of Scotland Water should be contacted by the developer to confirm whether any upgrading of the existing water supply is required.

**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

000481FL