

## **EAST AYRSHIRE COUNCIL**

**CENTRAL LOCAL PLANNING COMMITTEE: 10 NOVEMBER 2000**

**00/0559/FL: PROPOSED ALTERATIONS AND EXTENSION TO PROVIDE  
NEW DORMER WINDOWS AND DOUBLE GARAGE AND ROOF  
ALTERATION TO FORM MANSARD TO REAR OF 15 CUTHBERT PLACE,  
KILMARNOCK BY MR I SINGH**

### **EXECUTIVE SUMMARY SHEET**

#### **1. DEVELOPMENT DESCRIPTION**

1.1 The proposal involves the erection of two pitched roof dormers to the front of the property, and the construction of a mansard roof with 3 windows to the rear of the property. The proposal will provide three bedrooms and a bathroom on the first floor. The proposal to the rear will result in the part demolition of a pitched roof and flat roof extension and the construction of an extension with a mansard roof from the ridgeline. The proposed extension will respect the building line of the existing pitched roof extension. The mansard roof will have an overhang of 0.5 metres to the rear.

1.2 A double garage is proposed to the front of the property within the garage plots. The proposed garage will have a render finish and a pitched roof with a slate finish.

#### **2. RECOMMENDATION**

**2.1 The application should be approved subject to the conditions indicated on the enclosed sheet.**

#### **3. SUMMARY OF ANALYSIS**

3.1 The proposed development does not conflict with the policies of the East Ayrshire Local Plan Finalised Version and the design guidance of the Finalised Kilmarnock and Loudoun District Plan. The erection of two pitched roof dormers to the front of the house would be consistent with other alterations carried out to the front of adjacent houses. With regard to the construction of the mansard roof to the rear of the house, such a design would be compatible with the design of other extensions to the rear of the adjacent properties. No. 18 and 18A have a mansard roof to the rear and no. 14 Cuthbert Place has a large rear lean to

extension. It is considered that the proposed alterations will not have a detrimental impact on adjacent properties in terms of loss of light and privacy. In terms of the overhang of the mansard roof being within the communal backyard, this is a legal matter and should be addressed through the legal procedure.

3.2 The erection of a double garage within garage plots is considered acceptable. The design and materials of the garage are in keeping with the area. The proposed design and materials of the alterations are considered acceptable in this location.

**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 of 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 a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation as it is subject to objection.

#### **2. APPLICATION DETAILS**

2.1 **Site Description:** The application site is a single storey mid-terrace cottage and its curtilage. The application site is surrounded to the North and South by cottages which have been extended in the past by creating accommodation in the roof space by velux and dormer windows and the use of a mansard roof to the rear. To the west there is a car park for the adjacent flats and to the East by Cuthbert Place and existing garage and garage plots. The cottage is presently vacant and in a poor condition. The garage plot is also vacant.

2.2 **Proposed Development:** The proposal involves the erection of two pitched roof dormers to the front of the property, and the construction of a mansard roof with 3 windows to the rear of the property. The proposal will provide three bedrooms and a bathroom on the first floor. The proposal to the rear will result in the part demolition of a pitched roof and flat roof extension and the construction of an extension with a mansard roof from the ridgeline. The proposed extension will respect the building line of the existing pitched roof extension. The mansard roof will have an overhang of 0.5 metres to the rear.

2.3 A double garage is proposed to the front of the property within the garage plots. The proposed garage will have a render finish and a pitched roof with a slate finish.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads Division, Outdoor Amenities Division, The Coal Authority and Transco have no objections to the proposed development.

***Noted.***

3.2 West of Scotland Water have commented that the application may involve building over an existing public sewer and they should be contacted prior to starting work on site to discuss whether diversions or protection is required.

***A note can be attached to the planning consent if granted advising the applicant to make early contact with West of Scotland Water.***

3.3 Dean Kilmarnock Community Council have not responded to the consultation letter.

***Noted.***

### 4. REPRESENTATIONS

There are 4 letters of objection and one petition signed by 9 people.

4.1 The proposed alterations are not in keeping with the street which are traditional single storey cottages. The overall design is not in keeping with the character of the street.

***Six of the seven cottages on Cuthbert Place have been altered with the exception of the application site, no. 13 has dormers to the front and rear; no. 14 has velux windows and a rear extension; no. 16 & 17 have velux windows and no. 18 & 18a has a mansard roof extension to the rear. Structural matters will be dealt with through submission of details within the Building Warrant.***

4.2 The size of the proposed overhanging mansard is very large and therefore blocks light to the rear. Flat roofed dormers and the flat roofed mansard changes the existing pitched line and need to be left alone and not further developed on a large scale. This would no longer be a row of cottages as it is at present. There has already been some building work done surrounding the rear garden, any more and it will resemble a prison yard.

***It is considered that the proposed mansard roof and overhang will not have a detrimental impact on adjacent properties in terms of loss of light. The erection of a mansard roof to the rear of the property will be in keeping with the other extensions undertaken by adjacent***

***properties. The erection of pitched roof dormers will be in keeping with the properties and adjacent properties.***

4.3 Flat roofs were erected at No 18 and 18a which have continually leaked and have been a constant source of annoyance.

***This is not a planning matter, but a maintenance issue for the applicant.***

4.4 At present there are no flat roofed dormers to the front of this street. The whole front of the street would change.

***The proposed dormers have been amended from two flat roof dormers to two pitched roof dormers which are more in keeping with the design of the house and the adjacent houses. There is an existing front pitched roof dormer on no. 13 Cuthbert Place.***

4.5 The proposed alterations are unsuitable and the overall alterations are much too large in size and scale and would be very prominent as would the double garage at the front of the property, on which the work has already commenced. The building would spoil the character of the street.

***The erection of a mansard roof to the rear of the house and two pitched roof dormers to the front of the house would be in keeping with the house and the area. No 18 and 18a has a mansard roof to the rear of the property and no 14 has a large rear lean to extension. The erection of a double garage on the garage plots to the front of the property would be consistent with the area. The foundations of the proposed garage have been laid in an effort to stabilise the ground condition prior to construction.***

4.6 All the residents have tried to keep these cottages as close to the original as possible. They would be most upset to find someone radically changing its appearance to such an extent. The design of these alterations seem more suited to a large villa than a cottage and are not in keeping with the street. The cottages are not structurally made as such.

***Six of the seven cottages on Cuthbert Place have been altered with the exception of the application site, no. 13 has dormers to the front and rear; no. 14 has velux windows and a rear extension; no. 16 & 17 have velux windows and no. 18 & 18a has a mansard roof extension to the rear. Structural matters will be dealt with through the submission of details within the Building Warrant .***

4.7 The planned extension is on common ground shared by numbers 15, 16, 17, 18 and 18a and overhangs communal backyard. None of the common close should be used or encroached upon.

***This is a legal matter and all parties who have an ownership interest in the application site have been notified under Section 24 of the Town and Country Planning (General Development Procedure) Order 1992.***

4.8 They object to the double garage as these are small cottages which have always been the appeal. This development is not in keeping with this street. One single garage should be all that is permitted. It is a cottage the applicant is purchasing, not a villa.

***The double garage is to be erected on garage plots adjacent to other garages. Although the existing three garages are single garages, the erection of a double garage would not be out of keeping with the area.***

4.9 The proposal would result in the loss of another old building in as close to the original as possible, which is becoming all too common. There is no way these plans are in keeping with the other three houses in the row. The proposed alterations would ruin the cottage. These are small cottages and as such should be left as close to original as possible.

***All the adjacent houses have been altered. The proposed alterations would be consistent with the surrounding properties.***

4.10 There are other factors to consider ie. loss of sunlight to the rear of the building, privacy, structural issues in relation to both the applicant's and objectors houses.

***The proposed alterations will not have a detrimental impact on adjacent properties in terms of loss of light or privacy. The structural concerns will be addressed through the Building Warrant procedure.***

4.11 There are other loft conversions in the street which keep the design as close to maintaining the original cottage as possible.

***There are other loft conversions which have been carried out to the adjacent properties, no. 13 has erected two dormers, while no. 14, 16 & 18 have installed velux windows. No 18 and 18a Cuthbert Place has a large rear mansard roof.***

4.12 The proposed roof consists of 3 velux windows to the rear. Even as a comparison to No's 18 and 18a, both houses have only 2 velux windows to the rear, yet this on a small cottage is to be larger than these 2 houses put together with 3 windows.

***It is considered that the construction of three velux windows on the mansard roof will not have a detailed impact on the visual amenity of the area in terms of loss of privacy to adjacent properties.***

## **5. DEVELOPMENT PLAN STATUS**

5.1 The relevant policy document is the East Ayrshire Council Local Plan Finalised Version. The proposed development is located within a residential area.

***The proposed development does not conflict with the policies of the East Ayrshire Council Local Plan Finalised Version. The design guidance of East Ayrshire Local Plan Finalised Version has yet to be agreed and the Council have agreed that the relevant urban design guidance is provided by the Finalised Kilmarnock and Loudoun District Plan in the interim period.***

5.2 Policy EN11 refers to new development within urban areas outwith conservation areas and not affecting listed buildings shall;

a) be designed and use materials that are compatible with the architectural character of the area;

***The proposed dormers, the rear mansard roof and double garage are in keeping both in design and materials to the surrounding properties.***

b) be designed so as not to overlook neighbouring property thereby maintaining an acceptable level of privacy and daylighting;

***It is considered that the proposed alterations will not have a detrimental impact on the amenity of adjacent properties in terms of loss of privacy and daylight.***

c) meets the Council's open space policy as summarised in Schedules 3 and 4;

***The proposed development has no impact on the Council's open space policy.***

d) incorporate double pitched roofs/though inconspicuous locations (i.e. not exposed to public view monopitch or flat roofs) can be included if in the opinion of the planning authority, these do not detract from the architectural character of the area;

***The erection of the mansard roof to the rear of the house is considered to be acceptable in this location as there is an adjacent mansard roof extension. It would not have an adverse impact on the amenity of the adjacent properties.***

e) preserve significant trees or other important elements in the landscape.

***The proposed development has no impact on any trees or other important elements in the landscape.***

f) meet Council's car parking standards

***The Roads Division have no objections to the proposed development.***

5.3 Policy EN11A of the Finalised Kilmarnock and Loudoun District Plan refers to dormer extensions within urban area.

a) be of a scale appropriate to the buildings upon which they are proposed.

***It is considered that the two pitched roof dormers are consistent with the design of the cottage.***

b) collectively occupy no more than 25% of the roof plane on which the dormer(s) are proposed or on roofs not exposed to public view, a maximum of 50% of the roof plane.

***The area of the proposed dormers would be more than 25% of the roof plane, however it is considered that due to their design and siting they would not be over prominent.***

c) be set back from the wallhead (except in the case of streets which have existing dormers flush with the wallhead and where this would be a compatible traditional feature) to be compatible with the existing original dormers in the vicinity, and shall not project above the original line of the roof nor extend closer than 0.5m to the gable end.

***The proposed pitched roof dormers will project out from the ridgeline. Both dormers respect the ridgeline of the roof and do not project above the ridgeline.***

- d) be constructed of the same or similar materials as the existing roof; and

***The proposed dormers will be finished in natural slate to match the finish of the surrounding roof.***

- e) as appropriate respects the established design of dormers within the street.

***The design of the two dormers are consistent with the design of the other front dormer constructed at no. 13 Cuthbert Place.***

## **6. OTHER PLANNING CONSIDERATIONS**

- 6.1 There are no other planning considerations.

## **7. LEGAL AND FINANCIAL IMPLICATIONS**

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

## **8. CONCLUSIONS**

8.1 The proposed development does not conflict with the policies of the East Ayrshire Local Plan Finalised Version and the design guidance of the Finalised Kilmarnock and Loudoun District Plan. The erection of two pitched roof dormers to the front of the house would be consistent with other alterations carried out to the front of adjacent houses. With regard to the construction of the mansard roof to the rear of the house, such a design would be compatible with the design of other extensions to the rear of the adjacent properties. No. 18 and 18A have a mansard roof to the rear and no. 14 Cuthbert Place has a large rear lean to extension. It is considered that the proposed alterations will not have a detrimental impact on adjacent properties in terms of loss of light and privacy. In terms of the overhang of the mansard roof being within the communal backyard, this is a legal matter and should be addressed through the legal procedure.

8.2 The erection of a double garage within garage plots is considered acceptable. The design and materials of the garage are in keeping with the area. The proposed design and materials of the alterations are considered acceptable in this location.

## **9. RECOMMENDATION**

**9.1 The application should be approved subject to the conditions indicated on the enclosed sheet.**

Alan Neish  
Head of Planning and Building Control

(PC/MS)

31 October 2000

### **LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Letters of objection and petition.
5. East Ayrshire Local Plan Finalised Version.
6. Finalised Kilmarnock and Loudoun District Plan.

Anyone wishing to inspect the above papers please contact Pamela Clifford on (01563) 576772.

**Implementation Officer: Alan Neish**

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0559/FL

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Site of Proposal	15 Cuthbert Place, KILMARNOCK
Nature of Proposal	Proposed Alterations and Extension to Dwellinghouse to Provide New Dormer Window and Double Garage and Roof Alteration to form Mansard to Rear.
Name & Address of Applicant	Mr I Singh 15 Cuthbert Place KILMARNOCK
Name & Address of Agent	Thomson Dawes 21 Portland Road KILMARNOCK

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DPO's Reference PC/MS

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 plan received on 2 August 2000 and the amended plans received on 18 August 2000 and 29 September 2000.

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

2. Notwithstanding the submitted plans, the mansard roof, the roof of the double garage and the roof and cheeks of the dormers shall be covered in natural slates.

REASON In the interests of visual amenity.

3. The garage shall not be used for commercial purposes, other than those being incidental to the occupant's enjoyment of this residential property.

REASON To safeguard the residential amenity of the area.

4. Notwithstanding the submitted plans, a sample of the render shall be submitted to and approved by the Planning Authority before any development commences on the site.

REASON In the interest of visual amenity.

Note:

1. The applicant shall make early contact with West of Scotland Water, 35 Glenburn Road, Prestwick, KA9 2NS, regarding whether diversion or protection of the sewer 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**

