

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 13 OCTOBER 2000

**00/0609/OL: OUTLINE PLANNING FOR SINGLE DWELLINGHOUSE
AT GATEHEAD HOUSE, 37 MAIN ROAD, GATEHEAD
BY MR J PORTER AND MISS J CRONIN**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 This is an outline planning application for the erection of one house. The site is accessed by a private lane servicing the application site and No 37 Main Road. No details regarding the layout and design of the house have been submitted at this outline stage.

2. RECOMMENDATION

2.1 The application should be refused for the reasons indicated on the enclosed sheet.

3. SUMMARY OF ANALYSIS

3.1 In terms of the East Ayrshire Local Plan Finalised Version the proposed development conflicts with Policy RES 5 contained therein. The development would result in the loss of the front garden of No 37 Main Road which is a pleasant grassed area with a number of trees. The erection of a house in this location would detract from the setting of the adjacent residential property. It would also result in the loss of a number of trees. It is considered that if the development is approved it would have an adverse impact on the amenity of the area and the adjacent residential properties.

**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 outline planning application which is to be considered by the Local Planning Committee under the scheme of delegation as it is recommended for refusal.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is 450m² in area and it is the front curtilage of Gatehead House – No 37 Main Road. It is the site of a former orchard and comprises the only 'soft' landscaped area associated with the house. The site is surrounded by residential properties to the North and East, Gatehead House to the South and an access lane and agricultural land to the West. The site is enclosed on three sides by timber fencing and a hedge. The site is presently a grassed area containing a number of mature trees. Gatehead House is for the most part a two storey house rendered with a slate roof.

2.2 **Proposed Development:** This is an outline planning application for the erection of one house. The site is accessed by a private lane servicing the application site and No 37 Main Road. No details regarding the layout and design of the house have been submitted at this outline stage.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads Division, the Scottish Environment Protection Agency and The Coal Authority have no adverse comments to make regarding the proposed development.

Noted.

3.2 West of Scotland Water have commented that the developer should be satisfied that relative levels are such as will allow the development to be connected at a reasonable gradient. Their permission should be sought to connect to the public sewerage system. The development can be serviced from an existing public water main located in the street.

A note can be attached to any planning consent if granted recommending the applicant makes early contact with West of Scotland Water.

3.3 Gatehead Community Council has not responded to the consultation letter.

Noted.

4. REPRESENTATIONS

4.1 No letters of representation have been received.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan Finalised Version. Policy RES 5 states that backland development (ie the erection of any dwellinghouse situated to the rear of an existing building and/or without a proper road frontage) will not be permitted where, in the opinion of the Council, this would adversely affect the amenity of the area, the setting of either the proposed or original building on the site or the amenity of neighbouring properties.

It is considered that the erection of a dwellinghouse within the front garden of a two storey house would be detrimental to the setting of this house. The application site is presently a grassed area with a number of trees which contribute to the setting of the house and the amenity of the general area. The erection of a house in this area would have a detrimental affect on the amenity of the area and adjacent residential properties, and would remove the 'soft' landscaped area associated with the house. The proposed development therefore conflicts with the above policy.

6. OTHER PLANNING CONSIDERATIONS

6.1 If the Committee are minded to approve this application it would not require to be referred to Development Services for determination as it would not be considered to be a significant departure from the Development Plan.

7. FINANCIAL AND LEGAL IMPLICATIONS

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

8. CONCLUSION

8.1 In terms of the East Ayrshire Local Plan Finalised Version the proposed development conflicts with Policy RES 5 contained therein. The development would result in the loss of the front garden of No 37 Main Road which is a pleasant grassed area with a number of mature trees. The erection of a house in this location would detract from the setting of the adjacent residential property. It would also result in the loss of a number of mature trees. It is considered that if the development is approved it would have an adverse impact on the amenity of the area and the adjacent residential properties.

9. RECOMMENDATION

9.1 The application should be refused for the reasons indicated on the enclosed sheet.

**Alan Neish
Head of Planning and Building Control**

04 October 2000
(PC/MMM)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. East Ayrshire Local Plan Finalised Version.

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

Implementation Officer: Dave Morris

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EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0609/OL

Site of Proposal:	Gatehead House 37 Main Road GATEHEAD
Natural of Proposal:	Proposed Outline Planning for Single Dwellinghouse
Name & Address of Applicant:	Mr J Porter and Miss J Cronin Gatehead House 37 Main Road GATEHEAD Kilmarnock KA2 0AR

Name & Address of Agent:

DPOs Reference: PC/MMM

The above OUTLINE application should be refused on the following grounds.

1. The proposed development is contrary to Policy RES 5 of the East Ayrshire Local Plan Finalised Version as the development, by reason of the loss of mature trees and a sizeable grassed area, would have an adverse affect on the amenity of the area and adjacent residential properties and the setting of the adjacent residential property.

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PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**

AGENDA