

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 13 OCTOBER 2000

**00/0524/FL: PROPOSED REAR EXTENSION
AT 8 LANDBOROUGH DRIVE, KILMARNOCK BY MR & MRS WALSH**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

- 1.1 The proposal involves the erection of an extension to the rear and side of a residential property. The extension will provide two bedrooms and ensuite bathroom. A pitched roof is proposed to the extension. The materials proposed will match the materials of the house.

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 is consistent with the policies of the East Ayrshire Local Plan Finalised Version and the previous guidance within the Finalised Kilmarnock and Loudoun District Plan. The proposed extension is in keeping with the design and materials of the house and the general area. In terms of the objection, the proposed extension will not have an adverse impact on the amenity of the adjacent property in terms of loss of light.

**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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KILMARNOCK BY MR & MRS WALSH

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 an objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is a residential property and its curtilage. The site is surrounded by other residential properties.

2.2 **Proposed Development:** The proposal involves the erection of an extension to the rear and side of a residential property. The extension will provide two bedrooms and ensuite bathroom. A pitched roof is proposed to the extension. The materials proposed will match the materials of the house.

3. CONSULTATIONS AND ISSUES RAISED

3.1 West of Scotland Water have commented that the applicant should ensure that any new internal or external pipework is connected to the correct drain or sewer.

A note can be attached to any planning consent if granted to meet the requirements of West of Scotland Water.

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

Noted.

4. REPRESENTATIONS

One letter of objection has been received to the proposed development. The grounds of objection are as follows:-

4.1 The proposed extension will bring the solid brick wall back to a point where about one half of the neighbouring window area would be blocked for vision or light.

The proposed development will not have a significant detrimental effect on the light reaching adjacent property.

4.2 The proposed extension will obstruct the open view presently enjoyed from both the neighbouring kitchen and small lounge windows. Any building foundation construction should maintain the requisite 1 metre 50cm free zone area between building line and adjacent boundary .

The right to a view is not a material planning consideration. There is no statutory planning requirement for the proposed extension to be 1 metre 50cm between the building line and the adjacent boundary.

4.3 When the neighbouring resident purchased their property they were assured that the zoned area was residential and would remain so indefinitely.

The proposal will provide two bedrooms and an ensuite bathroom to a house which is consistent with the residential character of the area.

4.4 The roof line of the bungalow profile of the property should not be modified to exceed or detract from the gradient aspect of the original construction.

The roof of the proposed extension is of a similar design and height to the existing roof on the rear elevation of the house.

4.5 Should proposals include an increase to the sanitary discharge or waste water flow into the present drainage system, appropriate merging transitions and roding points must be ensured.

West of Scotland Water have no objections to the proposed development provided any new internal or external pipework is connected to the correct drain or sewer. The necessary consent under the Building Control legislation will also address the issues raised.

4.6 As the surrounding streets are restricted, construction vehicles, plant and equipment inclusive of skip disposal must ensure that the area in front of the neighbouring house does not become an obstructed or danger zone to other vehicles.

There may be some disturbance to neighbouring properties during the construction of the proposed extension. It would be a police matter if construction vehicles obstructed access to adjoining property; although any disturbance will essentially be only for a short term.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire 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 Local Plan Finalised Version. The general urban design guidance offered by the Finalised Kilmarnock and Loudoun District plan is also complied with.

6. OTHER PLANNING CONSIDERATIONS

6.1 There are no other planning considerations.

7. FINANCIAL AND LEGAL IMPLICATIONS

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

8. CONCLUSIONS

8.1 The proposed development is consistent with the policies of the East Ayrshire Local Plan Finalised Version and the previous guidance within the Finalised Kilmarnock and Loudoun District plan. The proposed extension is in keeping with the design and materials of the house and the general area. In terms of the objection, the proposed extension will not have an adverse impact on the amenity of the adjacent property in terms of loss of light.

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
04 October 2000
(PC/MMM)

FV /DVM

LIST OF BACKGROUND PAPERS

- 1 .Application form and plans.
2. Statutory Notices/Certificates
3. Consultation Replies.
4. Letter of objection.
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: David Morris 052

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0524/FL

Site of Proposal: 8 Landsborough Drive
KILMARNOCK

Natural of Proposal: Proposed Rear Extension

Name & Address of Applicant: Mr & Mrs Walsh
8 Landsborough Drive
KILMARNOCK KA3 1RY

Name & Address of Agent:

DPOs Reference: PC/MMM

The above FULL application should be granted subject to the following conditions.

I. The proposed development shall be carried out in accordance with the application form and plans submitted on 26 July 2000 as revised by the proposed rear extension plan received by the Planning Authority on 14 September 2000.

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

Note

I. Any internal or external pipework shall be connected to the correct drain or sewer to meet the requirements of West of Scotland Water .

**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