

**EAST AYRSHIRE COUNCIL**

**CENTRAL LOCAL PLANNING COMMITTEE: 14 SEPTEMBER 2000**

**00/0270/FL: PROPOSED EXTENSION TO DWELLING  
AT 51 HOLEHOUSE ROAD, KILMARNOCK  
BY MRS TAIT**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 It is proposed to form a single storey extension to the gable elevation accommodating a study, toilet/shower room and utility room extending to some 29.2 square metres in floor area. It is also proposed to erect a single attached garage comprising 20.2 square metres in floor area. The extension and garage will be set back from the front wall of the dwellinghouse and will be constructed with a hipped roof designed to link with the existing roof at a height of 6 metres. External finishes will comprise render in a painted finish and slate roof to match the existing property.

**2. RECOMMENDATION**

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

**3. SUMMARY OF ANALYSIS**

3.1 The proposal is not specifically addressed by any policies under the East Ayrshire Local Plan Finalised Version. Notwithstanding this however, there are concerns relative to the bulk of the proposals and the adverse impact of same on the character and appearance of the Conservation Area. Whilst this Division has offered compromise solutions to the applicant, she has intimated that she does not wish to change the plans. It is considered that the site is highly prominent and located within the Piersland Park Conservation Area and the proposed extension will be out of character and therefore inappropriate in the circumstances of this case.

**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 a full planning application which is to be considered by the Local Planning Committee under the Scheme of Delegation because it is recommended for refusal and has been the subject of 1 letter of objection.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises the residential property at 51 Holehouse Road, Kilmarnock, which is a semi-detached two storey dwellinghouse located within the Piersland Park Conservation Area. The site is a corner plot perpendicular to Holehouse Road which faces into a regular shaped area of open space surrounded by other residential properties. The site is of irregular shape and comprises a triangular shaped area to the rear and an extensive area of garden to the side which extends to meet Holehouse Road.

2.2 **Proposed Development:** It is proposed to form a single storey extension to the gable elevation accommodating a study, toilet/shower room and utility room extending to some 29.2 square metres in floor area. It is also proposed to erect a single attached garage comprising 20.2 square metres in floor area. The extension and garage will be set back from the front wall of the dwellinghouse and will be constructed with a hipped roof designed to link with the existing roof at a height of 6 metres. External finishes will comprise render in a painted finish and slate roof to match the existing property.

#### 3. CONSULTATIONS AND ISSUED RAISED

3.1 The Piersland/Bentinck Community Council have not to date responded to their consultation.

***Noted.***

3.2 The Coal Authority have not identified any instability issues which would affect the determination of this application.

***Noted.***

3.2 West of Scotland Water have advised that the application may involve building over an existing public sewer. The developer must contact West of Scotland Water prior to starting work on site in order to discuss whether diversion or protection is required. The Water Section have no comments to make.

***Noted and if Members choose to grant consent, an appropriate advisory note can be attached to the Decision Notice.***

3.3 The Community Occupational Therapist (Department of Education and Social Services) have advised that owing to the applicant's son's medical condition, the proposed extension would be suitable for his needs with shower room adjacent to his bedroom and nearby laundry room. Her son's condition gives increasing difficulty when ascending and descending stairs.

***Noted. Whilst the submitted plans refer to the main room as a study, the consultee's reference to it as a bedroom appears contradictory. However, there is no difference in terms of the underlying residential use; no consent would be required in respect of the use of any bedroom as a study or vice versa.***

#### 4. REPRESENTATIONS

One letter of representation has been received objecting to the proposal on the following grounds.

4.1 The length and height of the proposed extension would greatly decrease any view from the gable stair window at 49 Holehouse Road which looks onto a quiet grassland where the occupier's grandchildren play.

***Noted. However there is no legal right to a view and as such this is not a material planning consideration.***

4.2 The extension would block any sun/wind from the drying area of 49 Holehouse Road at the rear garden which would prevent washing from being put outside to dry.

***It is not considered, given the orientation of the existing applicant's house to that of the objector, that there would be a significant adverse impact sufficient to merit a recommendation of refusal.***

4.3 The extension would leave no privacy on either side of the garden or house of 49 Holehouse Road, by bringing the two properties closer.

***The extension to the rear will incorporate only one window to serve the utility room. It is not therefore considered that the privacy of the neighbouring property at 49 Holehouse Road will be affected to an unacceptable degree. The dwellinghouse at present has two rear windows one for the kitchen and an opaque glazed unit for a downstairs bathroom. If Members were to grant consent, the utility room window could be conditioned to be glazed in opaque glass thereby reducing any effect on the privacy of the neighbouring property.***

4.4 The extension would greatly decrease the value of the property at 49 Holehouse Road.

***Noted however this is not a material planning consideration.***

4.5 The neighbourhood is a conservation area and the proposed development would result in the dwellinghouse being out of place with regards to other properties in the area.

***Noted. This is a significant and concerning issue. The dwellinghouse is located within the Piersland Park Conservation and is situated at the crest of a hill. The frontage of the extension will extend to 7.5 metres and whilst the extension is single storey and neither the garage nor extension extend the full depth of the house, this Division is concerned at the overall bulk and scale of the extension and thereby the resultant dwellinghouse. The corner plot location of the dwellinghouse perpendicular to the road results in a highly prominent site and it is considered that the extent of works proposed, would result in a property of different scale and size to neighbouring properties. Whilst other properties of similar design have been extended within the residential estate these properties have generally not been located on main approaches and are as such less prominently located.***

## **5. DEVELOPMENT PLAN STATUS**

5.1 The East Ayrshire Local Plan Finalised Version is the policy document against which the Council has resolved to base its day to day decisions. There are however no relevant policies to be considered in respect of this application.

## **6. OTHER PLANNING CONSIDERATIONS**

6.1 Should Members be of a mind to approve the application, there is no requirement for its referral to the Development Services Committee.

6.2 Following a site visit, officials from this Division contacted the applicant's agent and advised of the concerns relative to the excessive bulk and scale of the extension. Discussions were held which considered the submission of an amended scheme which could have taken one of two forms. The first suggestion was the deletion of the garage, the second was the garage being re-located within the site as a detached building.

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

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

## **8. CONCLUSION**

8.1 The proposal is not specifically addressed by any policies under the East Ayrshire Local Plan Finalised Version. Notwithstanding this however, there are concerns relative to the bulk of the proposals and the adverse impact of same on the character and appearance of the Conservation Area. Whilst this Division has offered compromise solutions to the applicant, she has intimated that she does not wish to change the plans. It is considered that the site is highly prominent and located within the Piersland Park Conservation Area and the proposed extension will be out of character and therefore inappropriate in the circumstances of this case.

## 9. RECOMMENDATION

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

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

05 September 2000  
(FMF/MMM)

FV/DVM

### LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory Notices and Certificates.
3. Consultation replies.
4. Letter of representation.
5. East Ayrshire Local Plan (Finalised Version).

Anyone wishing to inspect the above papers, please contact Fiona Finlay on 01563 576768.

**Implementation Officer: Dave Morris**

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0270/FL

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Site of Proposal: 51 Holehouse Road  
KILMARNOCK KA3 7BE

Natural of Proposal: Proposed Extension to Dwelling

Name & Address of Applicant: Mrs Tait  
51 Holehouse Road  
KILMARNOCK KA3 7BE

Name & Address of Agent: D A Design Services  
Thornhouse Business Centre  
30 Ballot Road  
IRVINE KA12 0HP

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DPOs Reference: FMF/MMM

The above FULL application should be refused on the following grounds:

1. The proposed development would have a detrimental impact on the character and appearance of the Piersland Park Conservation Area as a result of the excessive bulk of the extension as proposed.

TP2451HolehouseRoadKK6

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THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S  
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON  
VIEWING PLEASE CONTACT (01563) 576790.**

**AGENDA**