

## **EAST AYRSHIRE COUNCIL**

**DEVELOPMENT SERVICES COMMITTEE: 24 APRIL 2001**

### **DESIGN GUIDANCE**

#### **Report by Director of Development Services**

#### **1. PURPOSE OF REPORT**

1.1 The purpose of this report is to seek Committee approval for the Design Guidance document. Good design enhances and protects the quality of the built environment and this document is being produced to ensure that all development within East Ayrshire is based on good design principles. The design guidance will be used to assess all planning applications.

#### **2. BACKGROUND**

2.1 A Members seminar was held on 1 March 2001 at the Lugar Offices to introduce the draft guidance and enable discussion on various issues brought to the attention of the Head of Planning and Building Control by the Members themselves. Comments and suggestions received at that seminar have been taken into account when producing this final text and the design guidance document has been placed in the Member's Lounge and circulated to Group Leaders appropriately.

2.2 Policy ENV 7 of the East Ayrshire Local Plan states that all developers will be required to comply with existing and emerging Design Guidance and Policy documents. The Design Guidance will replace all existing guidance (the General Development Control and Design Guidelines, Policies and Standards produced by Cumnock and Doon Valley District Council and the Kilmarnock and Loudoun Finalised District Wide Local Plan 1994) and forms one comprehensive, up to date, design guide.

#### **3. CONTENT AND FORMAT OF DESIGN GUIDANCE**

3.1 The design guidance document covers a wide range of issues under six main headings: (i) Householder Development; (ii) New Residential Development; (iii) New Residential Development in the Countryside; (iv) Listed Buildings and Buildings within Conservation Areas; (v) Shop Front Development and (vi) The Display of Advertisements.

3.2 Some duplication of policies between sections exists. It was found to be necessary to do this as some policies are relevant to more than one section and, when published, the six sections will form individual booklets which can be distributed to developers and the public depending on what their area of interest is. Each booklet will be fully illustrated with examples of good and bad design and will contain a glossary of terms.

#### **4. FINANCIAL IMPLICATIONS**

4.1 The cost of producing the Design Guidance Booklets can be met from existing Development Services budgets.

#### **5. LEGAL IMPLICATIONS**

5.1 There are no legal implications for the Council.

#### **6. PERSONNEL IMPLICATIONS**

6.1 There are no personnel implications for the Council.

#### **7. RECOMMENDATION**

7.1 It is recommended that Committee:-

(i) agrees the text of the appended Design Guidance Document and delegates to the Director of Development Services production of the illustrated booklets;

(ii) authorises the Director of Development Services to make minor technical alterations to the Design Guidance Document; and

(iii) agrees that the new design guidance should supersede the existing design guidance of the former Kilmarnock and Loudoun and Cumnock and Doon Valley District Councils presently in the assessment and determination of all planning applications.

**Stephen Chorley**  
**Director of Development Services**  
5 April 2001 (ED/SA)  
(FV-AN)

#### **BACKGROUND PAPERS**

1. General Development Control and Design Guidelines, Policies and Standards – Cumnock and Doon Valley District Council

2. Kilmarnock and Loudoun Finalised District Wide Plan 1994

For further information on the contents of this report, please contact Emma Daly on 01563 576756 or Karl Doroszenko on 01563 576751, Policy and Projects Section.

**Implementation Officer: Alan Neish**  
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**AGENDA**