

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 01 SEPTEMBER 2000

**00/0414/LB AND 00/0440/FL: PROPOSED CONSERVATORY EXTENSION
TO EXISTING DWELLINGHOUSE AT 15A VENNEL STREET STEWARTON
BY MR R WAGSTAFFE**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The application site is located within the grounds of 15 Vennel Street, Stewarton. This site comprises the 'B' listed dwellinghouse and outbuildings, including the building which is subject of this application; a 1½ storey stone/slate outbuilding which has previously been converted to a dwellinghouse.

2. RECOMMENDATION

2.1 **It is recommended that listed building application No. 00/0414/LB should be approved subject to notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987 and subject to the condition on the attached sheet; and that Planning Application No. 00/0440/FL should be approved subject to the condition on the attached sheet, but that the Planning Consent should not be issued until such time as the Listed Building Application has been cleared by Historic Scotland.**

3. SUMMARY OF ANALYSIS

3.1 The proposal is acceptable in design terms and is considered to comply with the design guidance policies of the Kilmarnock and Loudoun District Council Finalised District Plan

**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 and a listed building application, which are to be considered under the scheme of delegation as the applications are the subject of an objection.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located within the grounds of 15 Vennel Street, Stewarton. This site comprises the 'B' listed dwellinghouse and outbuildings, including the building which is subject of this application; a 1½ storey stone/slate outbuilding which has previously been converted to a dwellinghouse.

2.2 **Proposed Development:** The applications propose to construct a single storey timber formed conservatory with shallow pitched roof, double glazed infill panels to roof and upper walls and stone dwarf walls to cill height.

3. CONSULTATION AND ISSUES RAISED

3.1 The Coal Authority have no records of past, current or future workings relating to this site.

Noted.

3.2 West of Scotland Water has indicated that there are no impediments to development.

Noted.

3.3 Stewarton and District Community Council has not responded to date.

Noted.

3.4 Historic Scotland has commented that the Inspectorate is content with the proposals.

Noted.

3.5 Scottish Civic Trust have commented that there is no requirement for them to comment on the proposal.

Noted.

3.6 Architectural Heritage Society have commented that in this sensitive area, the proposed conservatory will be somewhat dominating. By over extending the footprint of the cottage, its usual balance and integrity of proportions will be seriously affected. We have no objections to a smaller version that will be in scale with the character of the cottage. We are pleased to see that the proposed materials are traditional and sympathetic.

The comments of the consultee are noted. The proposed extension is not to be connected to a listed building in its own right; but is attached to a property given listed building protection as a result of being located within the curtilage of a listed building. The views of both Historic Scotland and the Scottish Civic Trust are consistent and do not consider the proposal to be overdominant.

The existing rear elevation is currently not disrupted due to a large box dormer which runs along the entire roof plain. The proposed conservatory will impact on the integrity of the dwelling, however, the box dormer has already had such an effect. The elevation is not visible, and the prominent elevation is the front of the building, which is intact and characterful. Consequently, the proposal is acceptable insofar as whilst it is a large extension, its use of traditional and sympathetic materials will ensure compatibility.

4. REPRESENTATIONS RECEIVED

4.1 Other than the consultation response indicated in 3.6 above, no other representations have been received.

5. DEVELOPMENT PLAN STATUS

5.1 Whilst there is as yet no specific design guidance within the East Ayrshire Local Plan (Finalised Version), the Kilmarnock and Loudoun Finalised District Plan contains design policies.

5.2 The proposal is not on a listed building, but is within the curtilage of a listed building, therefore Policy EN11 and Policy EN14 are applicable. The proposal, in the Council's opinion complies substantially with the criteria stipulated in these policies.

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 arising from the determination of these applications.

8. CONCLUSIONS

8.1 The proposal is acceptable in design terms and is considered to comply with the design guidance policies of the Kilmarnock and Loudoun District Council Finalised District Plan.

9. RECOMMENDATION

9.1 It is recommended that listed building application No. 00/0414/LB should be approved subject to notification of Historic Scotland under the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987 and subject to the condition on the attached sheet; and that Planning Application No. 00/0440/FL should be approved subject to the condition on the attached sheet, but that the Planning Consent should not be issued until such time as the Listed Building Application has been cleared by Historic Scotland.

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

22 August 2000 (HB/SA)

(FV/DVM)

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Finalised Kilmarnock and Loudoun District Plan/East Ayrshire Council Local Plan (Finalised Version)

Anyone wishing to inspect the above papers please contact Hamish Buttle on (01563) 576772.

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 00/0440/FL

Site of Proposal: 15A Vennel Street
STEWARTON

Natural of Proposal: Proposed Erection of a Conservatory
Extension to the Existing Dwellinghouse

Name & Address of Applicant: Mr R Wagstaffe
15A Vennel Street
STEWARTON

Name & Address of Agent: Mr Marcus Leyland
Upper Quoig
Ochertyre
CRIEFF
Perthshire PH7 4JS

DPOs Reference:HB/SA

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

1. Notwithstanding the plans hereby approved the external appearance of all materials to be used in the construction of the extension shall match the materials of the original building.

REASON

In the interest of visual amenity.

TP24-15VennelStreet-FL

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