

**EAST AYRSHIRE COUNCIL**

**NORTHERN AREA LOCAL PLANNING COMMITTEE :  
1 SEPTEMBER 2000**

**00/0237/FL : PROPOSED ERECTION OF EXTENSION TO REAR OF  
DWELLINGHOUSE AT 5 LEWIS DRIVE, KILMARNOCK BY MR S COLLINS**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 The proposal is to construct a ground floor rear extension comprising an additional living room. The proposed extension is approximately 4.5 m in length from the existing dwelling and 6.5 m in width, which spans the width of the existing dwelling. The extension proposes a pitched roof arrangement and construction materials are to be as per the existing dwelling.

**2. RECOMMENDATION**

**2.2 It is recommended that the application be approved subject to the condition indicated on the attached sheet.**

**3. SUMMARY OF ANALYSIS**

3.3 The proposal is considered acceptable in terms of design and layout, and due to the scale of the proposal and the current orientation of properties it is considered that it will have a minimal impact on the existing situation regarding daylighting and privacy of the adjoining property.

**Alan Neish  
Head of Planning & 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 the report is to submit for consideration a full planning application under the scheme of delegation as the proposal is subject of an objection.

**2. APPLICATION DETAILS**

2.1 **Site Description:** The application site comprises No 5 Lewis Drive, Wardneuk, which is a semi detached two storey dwellinghouse facing the Western Road, Kilmarnock.

2.2 **Proposed Development:** The proposal is to construct a ground floor rear extension comprising an additional living room. The proposed extension is approximately 4.5 m in length from the existing dwelling and 6.5 m in width, which spans the width of the existing dwelling. The extension proposes a pitched roof arrangement and construction materials are to be as per the existing dwelling.

**3. CONSULTATIONS AND ISSUES RAISED**

3.1 East Ayrshire Council Roads have no comments to make on the proposal.

***Noted***

3.2 The Coal Authority have stated that coal reserves do exist in the vicinity, but that there is no evidence of past, current or future workings.

***Noted***

3.3 West of Scotland Water has stated that there are no impediments to development.

***Noted***

3.4 North West Kilmarnock Community Council and Dean Community Council have not responded to date.

***Noted***

#### **4. REPRESENTATIONS RECEIVED**

1 objection letter signed by 1 person

4.1 I object strongly to the proposal on the basis that it will restrict the daylight from reaching the back of my house, windows and back garden.

***The orientation of the two semi detached properties is such that the proposal will impact upon No 7 (the objector's property) because the buildings are north/south facing. The rear gardens face north, therefore the sun's movement will commence on the gable of No 7, will move to the front elevations and end facing the gable of No 5. Consequently the proposed extension will to a degree reduce direct sunlight. However the effect on the rear windows of No 7 is negligible due to the orientation (notably as the sun sets to the west of the properties).***

***Consequently the extension, due to its single storey height, the pitched roof and its location off the boundary of the properties is not considered to have a significant detrimental impact upon the adjoining property, primarily because of the relationship of these factors with the orientation of the property.***

#### **5. DEVELOPMENT PLAN STATUS**

5.1 The Finalised East Ayrshire Local Plan does not currently contain design polices, however the proposal is considered acceptable in design terms as it proposes the use of matching materials, does not remove a substantial parcel of rear garden and is sympathetically designed.

5.2 The proposal is also considered to be compliant with Policy EN 11 of the Kilmarnock and Loudoun Finalised District Plan, which relates to general design issues within urban areas.

## **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 arising from this proposal.

## **8. CONCLUSION**

8.1 The proposal is considered acceptable in terms of design and layout, and due to the scale of the proposal and the current orientation of properties it is considered that it will have a minimal impact on the existing situation regarding daylighting and privacy of the adjoining property.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application be approved subject to the condition indicated on the attached sheet.**

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

HB/FD  
23 August 2000

**FV/DVM**

## LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation replies.
4. Letter of objection.
5. Correspondence from/to the applicant.
6. Finalised Kilmarnock and Loudoun District Plan/East Ayrshire Council Plan (Finalised Version).

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

**Implementation Officer: Dave Morris**

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0237/FL

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Site of Proposal	5 Lewis Drive KILMARNOCK KA3 2JJ
Nature of Proposal	Proposed Erection of Extension to Rear of Dwellinghouse
Name & Address of Applicant	Mr S Collins 5 Lewis Drive KILMARNOCK KA3 2JJ

Name & Address of Agent

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DPO's Reference: HB/FD

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.

TP245LEWISDRIVE/HB/FD5

**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**