

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 03 MAY 2002

**01/0887/FL: PROPOSED EXTENSION TO REAR OF PROPERTY
AT 11 TITCHFIELD STREET, GALSTON
BY MR & MRS COYLE**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the erection of a single storey flat roofed extension to the rear of the dwellinghouse. The extension is proposed to measure 9 metres by 4 metres and will be 2.8 metres high. It will comprise a utility room and family room. It is proposed to finish the extension with wet dash render painted white.

2. RECOMMENDATION

2.1 It is recommended that the application be refused for the reasons shown on the attached sheet.

3. CONCLUSIONS

3.1 As is indicated at para 5.2 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at para 6.1 of the report, there are material considerations relevant to this application and it is considered that these are generally not supportive of the application.

3.2 It is considered that the objection relating to use of the flat roof has considerable validity and that the concerns it raises, which are shared by the Planning and Building Control Division, have not been addressed through the letter of support from the applicants' agent.

CONTRARY DECISION NOTE

Should the Committee agree that the application be approved contrary to the recommendation of the Head of Planning and Building Control, the application will not

require to be referred to the Development Services Committee as it would not represent a significant breach of policy.

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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AT 11 TITCHFIELD STREET, GALSTON
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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 subject to an objection and is recommended for refusal.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises of a one and a half storey end terrace residential property. The property is located within the western boundary of Galston Outstanding Conservation Area (designated November 1985). The site is bounded to the west and north by a vacant site which has planning consent for housing (00/0194/FL approved 22 December 2000).

2.2 **Proposed Development:** Full planning permission is sought for the erection of a single storey flat roofed extension to the rear of the dwellinghouse. The extension is proposed to measure 9 metres by 4 metres and will be 2.8 metres high. It will comprise a utility room and family room. It is proposed to finish the extension with wet dash render painted white.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division has no objection to the proposal.

Noted.

3.2 The West of Scotland Water Authority has no objection to the proposal provided that the roof water from the extension is discharged to a soakaway or similar method of water dispersal.

Should the application be approved an appropriate condition in respect of the above can be attached to the planning permission.

3.3 Galston Community Council has not responded to the consultation letter at the time of writing.

Noted.

3.4 Architectural Heritage Society of Scotland has objected to the application on the grounds that a large area of flat roof in the proposed extension will have a detrimental effect on this core area of Galston's heritage.

The proposal is located within Galston's Outstanding Conservation Area where the provision of flat roofs on extensions would not accord with the Council's Design Guidance and would, in the circumstances of this site, have a detrimental effect on the Outstanding Conservation Area.

4. REPRESENTATIONS

One letter of objection has been received from the Architectural Heritage Society of Scotland (see para 3.4 above) and letter of support has been received from the applicants' agent.

4.1 The applicants' agent has indicated in a letter of support that "the proposed extension can be viewed from Titchfield Street due to the gap site to one side of the existing house. Planning permission has been obtained for terrace houses for this site and when these are constructed the extension shall be obscured from public view. I believe therefore that the proposed extension shall have no impact on the visual amenity. The existing house is on the edge of the Conservation Area and that this extension would hold no planning concerns if the house was located on the neighbouring gap site. No objections have been received from neighbours and therefore the only people who will be able to see this extension (after the construction of houses on the gap site) have no real concerns over the visual impact. To add a pitched roof to the proposed extension would increase the visual impact and therefore possibly raise objections from my clients' neighbours".

The applicant is correct in indicating that the proposed extension will be obscured from Titchfield Street by the proposed development for terraced housing in the adjacent gap site. Said proposed housing was granted consent in November 2000 and as yet has not commenced. The gap site has been vacant for in excess of 10 years. The application site is on the boundary of the Outstanding Conservation Area but still wholly within the

Conservation Area and therefore requires to comply to the East Ayrshire Council Design Guidance for Conservation Areas. The proposal fails to comply with the East Ayrshire Council Design Guidance due to the proposed use of an extensive flat roof rather than a pitched roof over the proposed extension. The use of a flat roof would have a detrimental impact on the amenity of the Conservation Area.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Approved Joint Ayrshire Structure Plan and the Approved Ayr County Development Plan 1953.

5.2 The Ayr County Development Plan identifies the site as being in a residential area. The proposed development is therefore in accordance with the Development Plan. The aforementioned plan is considerably out of date and it is therefore considered that the application should be determined against the policies of the East Ayrshire Local Plan (Finalised Version with Modifications).

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other material considerations relevant to the determination of this application are the East Ayrshire Local Plan (Finalised Version with Modifications), the consultation replies, the Council's Design Guidance and the letters of objection and support as detailed above.

6.2 The Adopted Local Plan is considerably out of date and it is therefore considered appropriate that greater weight should be attached to more recent expressions of policy. The Council has agreed that the East Ayrshire Local Plan (Finalised Version with Modifications) should be considered as a prime material consideration.

East Ayrshire Local Plan Finalised Version with Modifications

6.3 Policy ENV 7 requires developers to comply fully with the Council's existing and emerging Design Guidance.

Noted. Developments which do not meet the required desired standards must be fully justified and may not be supported by the Council.

Design Guidance

6.4 The East Ayrshire Council Design Guidance for extensions to buildings within Conservation Areas (April 2001) is of relevance to the determination of the application, it indicates that:-

- Roofs shall be symmetrically double pitched and gable ended with roof pitch to match existing roof pitches on the original building. Flat, mansard, mono pitch and asymmetrical roofs should be avoided. Hipped roofs may be considered acceptable in certain circumstances.

It is considered that the proposed flat roof extension fails to meet the terms of the Council's Design Guidance.

Consultation Replies

6.5 The consultation replies, principally the Architectural Heritage Society of Scotland, indicate that approval of the application would be inappropriate.

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 As is indicated at para 5.2 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at para 6.1 of the report, there are material considerations relevant to this application and it is considered that these are generally not supportive of the application.

8.2 It is considered that the objection relating to use of the flat roof has considerable validity and that the concerns it raises, which are shared by the Planning and Building Control Division, have not been addressed through the letter of support from the applicants' agent.

9. RECOMMENDATION

9.1 It is recommended that the application be refused for the reasons shown on the attached sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be approved contrary to the recommendation of the Head of Planning and Building Control, the application will not require to be referred to the Development Services Committee as it would not represent a significant breach of policy.

Alan Neish
Head of Planning and Building Control

23 April 2002
(CSI/MMM)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Letters of Objection.
5. Correspondence from/to the applicant.
6. East Ayrshire Council Design Guidance (2001).
7. Ayr County Development Plan 1953.
8. East Ayrshire Local Plan (Finalised Version with Modifications).
9. Approved Strathclyde Structure Plan.
10. Approved Ayrshire Joint Structure Plan.

Anyone wishing to inspect the above papers please contact Craig Iles on 01563 576770.

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

01/0887/FL

Site of Proposal: 11 Titchfield Street
GALSTON

Nature of Proposal: Proposed Extension to Rear of Property

Name & Address of Applicant: Mr & Mrs Coyle
11 Titchfield Street
GALSTON KA4 8AW

Name & Address of Agent: David M Jarvie
27 Aytoun Road
GLASGOW G41 5HW

DPOs Reference: CSI/MM

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

1. The proposed development would have a detrimental effect on the character and amenity of the Conservation Area.
2. The proposed development does not comply with the provisions of the Council's approved Design Guidance for Listed Buildings and Buildings within Conservation Areas in as much as it proposes a conspicuous and sizeable flat roofed extension to the visual detriment of the surrounding area.
3. The proposed development is contrary to Policy ENV 7 of the East Ayrshire Council Local Plan, Finalised Version with Modifications, in that it fails to comply with the Council's existing approved Design Guidance.

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VIEWING PLEASE CONTACT (01563) 576790.**

AGENDA