

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 24 NOVEMBER 2000

**00/0147/AD: PROPOSED ERECTION OF PROJECTING BOX SIGN, SHOPFRONT SIGN, SHOP WINDOW SIGN AND SIGNBOARD
AT 90A WEST MAIN STREET, DARVEL BY MR TANVEER PARNEZ**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 The application is retrospective and relates to 4 illuminated signs comprising 3 on the front elevation: a projecting box sign, a shop front sign and a shop window sign, and 1 on the elevation onto Green Road: an illuminated sign board.

2. RECOMMENDATION

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

3. SUMMARY OF ANALYSIS

3.1 It is considered that the proposed illuminated signs do cumulatively constitute a visually intrusive feature in this area. In combination with the other unauthorised signage upon the building, it is considered that an over-proliferation has been created.

3.2 The proposal is not on a building within an existing shopping area or a town centre location where a large number of illuminated signs may be considered acceptable. The majority of the surrounding properties are residential and this should be taken account of in assessing the suitability of the proposed excess of illuminated signage.

**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 the Planning Authority.

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 24 NOVEMBER 2000

00/0147/AD: PROPOSED ERECTION OF PROJECTING BOX SIGN, SHOPFRONT SIGN, SHOP WINDOW SIGN AND SIGNBOARD
AT 90A WEST MAIN STREET, DARVEL BY MR TANVEER PARNEZ

Report by Head of Planning & Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a retrospective advert application which is to be considered by the Local Planning Committee under the scheme of delegation because it is recommended for refusal.

2. APPLICATION DETAILS

2.1 **Site Description:** The site is located on the north side of West Main Street at the junction with Green Road. The building comprises a hot food takeaway on the ground floor with a residential property above and to the east.

2.2 **Proposed Development:** The application is retrospective and relates to 4 illuminated signs comprising 3 on the front elevation: a projecting box sign, a shop front sign and a shop window sign, and 1 on the elevation onto Green Road: an illuminated sign board.

3. CONSULTATIONS AND ISSUES RAISED

3.1 The Roads and Transportation Division have no objections to the proposals.

Noted.

3.2 Darvel & District Community Council have not responded at the time of writing.

Noted.

4. REPRESENTATIONS

4.1 None.

5. DEVELOPMENT PLAN STATUS

5.1 The up to date policy document is the Finalised East Ayrshire Local Plan. The proposal lies within the urban boundary of Galston. Also of relevance, although of lesser weight, is the Finalised Kilmarnock & Loudoun District Plan.

Policy EN16 of the Finalised Kilmarnock & Loudoun District Plan allows signs in urban areas where they do not involve a proliferation of signs on a building.

This proposal is considered to add a considerable amount of signage to the existing building which results in an over-proliferation, contrary to Policy EN16. The scale, design, location and impact on the surrounding area must be taken into consideration. Furthermore, the level of illumination (i.e. 4 illuminated signs) is considered to be excessive on this property.

6. OTHER PLANNING CONSIDERATIONS

6.1 Unauthorised Signage.

In addition to the 4 no. illuminated signs included in this application, there is a further unauthorised illuminated box sign on the West Main Street elevation located above the proposed shop sign.

The applicant has been advised that the current situation is not considered to be acceptable and that consequently the Council may proceed with enforcement action. The applicant has not submitted an application for the additional 5th sign.

7. FINANCIAL & LEGAL IMPLICATIONS

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

8. CONCLUSION

8.1 It is considered that the proposed illuminated signs do cumulatively constitute a visually intrusive feature in this area. In combination with the other unauthorised signage upon the building, it is considered that an over-proliferation has been created.

8.2 The proposal is not on a building within an existing shopping area or a town centre location where a large number of illuminated signs may be considered acceptable. The majority of the surrounding properties are residential and this should be taken account of in assessing the suitability of the proposed excess of illuminated signage.

9. RECOMMENDATION

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

Alan Neish
Head of Planning and Building Control

7 November 2000

(YM/MS)

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Consultation replies.
3. Finalised Kilmarnock & Loudoun District Plan/East Ayrshire Council Local Plan (Finalised Version).
4. Previous Planning Applications: 98/0677/FL

Anyone wishing to inspect the above papers please contact Yvonne Mitchell on (01563) 576771.

I:Comrep/Northern/000147

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0147/AD

Site of Proposal	90A West Main Street DARVEL KA17 0HQ
Nature of Proposal	Proposed Erection of Projecting Sign, Shopfront Sign, Shop Window Sign and Signboard
Name & Address of Applicant	Tanveer Parnez 90A West Main Street DARVEL KA17 0HQ
Name & Address of Agent	

DPO's Reference YM/MS

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

The proposed signs would detract from the appearance of the premises and would, by virtue of the number and level of illumination, adversely affect the visual amenity of the area.

**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