

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE – 27 APRIL 2001**

**01/0155/FL: PROPOSED INSTALLATION OF 3 VELUX WINDOWS TO  
REAR OF HOUSE AT 9 PARK TERRACE, LUGAR**

**APPLICATION BY MR WRIGHT**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Full planning permission is sought for the installation of three velux rooflights in the rear roof elevation of the dwellinghouse. Internal alterations are also proposed for the conversion of the attic space of the dwellinghouse to form a bedroom and a store but these works do not require formal planning consent. The proposed velux rooflights will provide daylighting and ventilation to the bedroom, the store and the new access stairwell.

**2. RECOMMENDATION**

**2.1 It is recommended that the application be approved.**

**3. SUMMARY OF ANALYSIS**

3.1 As is indicated at paragraph 5.2 in the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37 (2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. However, as is indicated in Section 6 in the report, there are material considerations relevant to this application. It is considered that these are generally supportive of the application.

3.2 Although the Architectural Heritage Society of Scotland has objected to the proposed development, it is considered that the installation of the three velux rooflights on the rear roof elevation would not significantly detract from the appearance of the terraced cottage. The rooflights will not be readily seen from public view and similar rooflights have been installed on other terraced properties at Park Terrace.

**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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#### 01/0155/FL: PROPOSED INSTALLATION OF 3 VELUX WINDOWS TO REAR OF HOUSE AT 9 PARK TERRACE, LUGAR

#### APPLICATION BY MR WRIGHT

#### 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 as the proposed development is the subject of objection.

### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site lies on the north-west side of Park Terrace, Lugar and lies approximately 70 metres south-east of Lugar Bowling Green.

2.2 The site comprises the existing end terrace, single storey dwellinghouse and its curtilage at this location. The site also lies within Lugar Conservation Area.

2.3 **Proposed Development:** Full planning permission is sought for the installation of three velux rooflights in the rear roof elevation of the dwellinghouse. Internal alterations are also proposed for the conversion of the attic space of the dwellinghouse to form a bedroom and a store but these works do not require formal planning consent. The proposed velux rooflights will provide daylighting and ventilation to the bedroom, the store and the new access stairwell.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 Logan and Lugar Community Council has not responded to the consultation letter.

***Noted.***

3.2 The Architectural Heritage Society of Scotland advises that they have no objection to the development of the loft space, but the velux windows proposed are clumsy and inappropriate. The large one would be better replaced by a dormer from the practical point of view but could have a better design input with vertical divisions. Likewise the two smaller rooflights should have a vertical glazing bar for a more traditional appearance. They object to the styling of the proposal.

***The velux rooflights are to be installed on the rear roof elevation and will not be readily seen. Similar velux windows have already been installed in the rear roof elevations of other terraced properties in Park Terrace. It is the inability to extend properties to the rear, due to the presence of the access lane, which has led to pressure for attic conversions as owners seek to provide additional accommodation within the properties.***

#### **4. REPRESENTATIONS**

4.1 One letter of objection has been received from the Architectural Heritage Society of Scotland, as outlined in Section 3.2 above.

#### **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 Adopted Ayrshire Joint Structure Plan and the Adopted Cumnock-Auchinleck Local Plan (1992). The Adopted Plan was prepared within the context of the then emerging Strathclyde Structure Plan.

5.2 Notwithstanding the age of the Adopted Local Plan, the proposal would fall to be considered against Policy RES15 of the Plan. Policy RES15 states that the Council will pursue a policy aimed at retaining the character of existing residential areas.

***It is considered that the installation of the 3 velux windows to the rear of an existing dwellinghouse will not significantly alter the character of the area. The proposal would therefore be in accordance with the policy provisions of the Adopted Plan.***

#### **6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS**

6.1 The other principal material consideration relevant to the determination of the application is the East Ayrshire Local Plan (Finalised Version with Modifications).

6.2 The Adopted Local Plan is considerably out of date and therefore it is 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) (EALP) should be considered as a prime material consideration. The site is affected by Environment Policies.

6.3 Policy ENV4 states that the Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible, all proposals should seek to preserve, enhance or incorporate features, which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

**It is considered that the velux windows proposed are not of a size and design that would normally be considered acceptable in a Conservation Area, however they will not be readily seen from public view. Furthermore, there are similar velux rooflights on other properties at Park Terrace. It is therefore considered that the proposed development should be treated as an exception to the provisions of Policy ENV3.**

6.4 Planning History: Detailed planning permission was granted on 26 June 1998 by the Southern Local Planning Committee for the installation of three velux rooflights at a similar property at Park Terrace (Ref. No. 98/0236/FL). These velux rooflights have since been installed and are of the exact same size and design of those proposed at 9 Park Terrace.

## **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 paragraph 5.2 above, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37 (2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. However, as is indicated in Section 6 above, there are

material considerations relevant to this application. It is considered that these are generally supportive of the application.

8.2 Although the Architectural Heritage Society of Scotland has objected to the proposed development, it is considered that the installation of the three velux rooflights on the rear roof elevation would not significantly detract from the appearance of the terraced cottage. The rooflights will not be readily seen from public view and similar rooflights have been installed on other terraced properties at Park Terrace.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application be approved.**

Alan Neish  
Head of Planning and Building Control  
29 March 2001  
VE/VE  
FV/DVM

### **LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Statutory Notices and Certificates.
3. Consultation Responses.
4. East Ayrshire Local Plan (Finalised Version with Modifications).
5. Cumnock-Auchinleck Local Plan.
6. Adopted Ayrshire Joint Structure Plan.
7. Planning Application 98/0236/FL

Any person wishing to inspect the background papers listed above should contact Miss Vivien Emery on 01563 555485.

**Implementation Officer: Dave Morris**

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 01/0155/FL

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Location	9 Park Terrace, Lugar
Nature of Proposal:	Proposed Installation of 3 Velux Windows to Rear of House
Name and Address of Applicant:	Mr R Wright 9 Park Terrace LUGAR KA18 3LD
Name and Address of Agent	N/A

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DPO's Ref: [VIVIEN EMERY ]  
PPO's Ref; [ ]

The above **FULL** application should be granted.

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**AGENDA**