

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 11 APRIL 2003

**03/0111/FL: PROPOSED ALTERATIONS AND EXTENSION TO
DWELLINGHOUSE AT 11 CAR ROAD, CUMNOCK**

APPLICATION BY MR & MRS STEELE

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the erection of a one and a half storey extension projecting 3.2 metres from the south eastern gable of the existing dwellinghouse. The proposed extension will cover a footprint of around 32 square metres and will provide 3 bedrooms and a family room. The proposed development would result in a total of 6 bedrooms within the dwellinghouse.

1.2 Demolition of the existing detached domestic garage is proposed within the site to facilitate the proposed extension. It is also proposed to demolish a small monopitch roofed utility room to the rear and undertake internal alterations including the conversion of the existing ground floor bedroom into a dining room and corridor. These works are 'permitted development' and do not require specific planning permission.

1.3 The pitch of the proposed extension will match that of the existing roof of the dwellinghouse. The roof will be finished in slate to match the finish of the existing roof. Externally the walls of the extension will be clad with reconstituted stone to match the existing dwellinghouse wall finish.

2. RECOMMENDATION

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

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report, the proposed development 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 indicated in Section 6 of the report, there are material considerations relevant to this application.

3.2 These considerations have been assessed and are considered to be of sufficient weight to justify refusal of the application. Were it possible to sympathetically extend the dwellinghouse without adversely affecting neighbouring residential amenity, it is probable that such a proposal would accord with the Council's policy on extensions to dwellinghouses provided that the requisite number of off-road car parking spaces could be catered for within the curtilage of the dwellinghouse. In this instance, the loss of existing off-street car parking provision within the site together with an increase of bedroom accommodation within the dwellinghouse mean that the prescribed car parking standards cannot be met.

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 require to be referred to the Development Services Committee because there will be a significant departure from Council 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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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 it is recommended for refusal.

2. APPLICATION DETAILS

2.1 **Site Description:** The site is located on the north eastern side of Car Road in Cumnock near the junction of Car Road with Hall Terrace. The application site comprises the existing one and a half storey semi-detached dwellinghouse and an existing detached domestic garage within the curtilage. The existing dwellinghouse contains 4 bedrooms. The detached domestic garage is set back approximately 10 metres from the frontage of the site and vehicular access to the garage is taken from Car Road. The south eastern gable of the dwellinghouse is set back approximately 4 metres from the site boundary.

2.2 **Proposed Development:** Full planning permission is sought for the erection of a one and a half storey extension projecting 3.2 metres from the south eastern gable of the existing dwellinghouse. The proposed extension will cover a footprint of around 32 square metres and will provide 3 bedrooms and a family room. The proposed development would result in a total of 6 bedrooms within the dwellinghouse.

2.3 Demolition of the existing detached domestic garage is proposed within the site to facilitate the proposed extension. It is also proposed to demolish a small monopitch roofed utility room to the rear and undertake internal alterations including the conversion of the existing ground floor bedroom into a dining room and corridor. These works are 'permitted development' and do not require specific planning permission.

2.4 The pitch of the proposed extension will match that of the existing roof of the dwellinghouse. The roof will be finished in slate to match the finish of the

existing roof. Externally the walls of the extension will be clad with reconstituted stone to match the existing dwellinghouse wall finish.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Cumnock Community Council has not responded to the consultation letter.

Noted.

3.2 The Coal Authority, Scottish Power and Transco have no adverse comments to make on the proposed development.

Noted.

3.3 The West of Scotland Archaeology Service has stated that there are no known archaeological issues raised by the proposed development, and has no adverse comments to make on the proposed development.

Noted.

3.4 East Ayrshire Council Roads and Transportation Division has objected to the proposed development. The existing property has 4 bedrooms and within the site there is a garage and driveway providing 2 off-road car parking spaces. The proposal would result in 6 bedrooms and an unacceptable loss of off-road parking by the removal of the existing garage. 3 spaces off-road would be required for this number of bedrooms.

The Council's Design Guidance which forms part of the policies of the East Ayrshire Local Plan (Finalised Version with Modifications) acknowledges the importance of complying with the Council's Roads Division Guidelines. The proposed development is contrary to the Design Guidance's requirement to provide adequate off-street parking.

3.5 The Architectural Heritage Society has stated that they find the design of the extension quite sympathetic but have suggested that the extension should not aspire to be seen as original to the façade. All extensions work but if set back and with a lower roof ridge to read clearly as an addition.

The Council's Design Guidance which forms part of the policies of the East Ayrshire Local Plan (Finalised Version with Modifications) does not require gable extensions to be set back from the front façade of the dwellinghouse. Whilst it is recognised that the alterations suggested would improve the appearance of the extension, it is nevertheless considered that the proposed

development accords with the Council's policy on householder development.

4. REPRESENTATIONS

4.1 No representations have been received in respect of the application.

Noted.

5. ASSESSMENT AGAINST THE 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 Ayrshire Joint Structure Plan (1999) and the Adopted Cumnock and Auchinleck Local Plan (1992). The Adopted Local Plan was prepared within the context of the approved Strathclyde Structure Plan.

Cumnock and Auchinleck Local Plan

5.2 Notwithstanding the age of the Adopted Local Plan, the proposed development requires to be assessed against Policy 15 which seeks to retain the character of residential areas.

The proposed development, being an extension to provide additional accommodation for an existing dwellinghouse, would not be contrary to this policy.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the East Ayrshire Local Plan, (Finalised Version with Modifications) (2002), and consultations received.

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) 2002, (EALP), should be considered as a prime material consideration.

6.3 Policy ENV 7 of the EALP states that all developers will be expected to comply fully with the Council's existing and emerging Design Guidance and

Policy documents relating to and advising on the particular type of development proposed. Developments which do not meet the required design standards detailed in these documents will require to be fully justified and may not be supported by the Council.

6.4 The relevant Design Guidance document which the proposed development requires to be assessed against is that for Householder Developments. In relation to house extension, this document states that:

(a) Extensions to existing properties shall be sited and designed to minimise any overlooking of neighbouring properties and to ensure maximum provision of privacy and daylighting;

The proposed development does not have an adverse impact on neighbouring residential amenity by means of overlooking, privacy and daylighting.

(b) The materials and colours used in the construction of extensions to residential properties should match the finish of the existing dwellinghouse;

The proposed materials in terms of their type and colour match the finish of the existing dwellinghouse.

(c) Wherever possible, any residential extension should be sited so as to avoid the unnecessary removal of trees, hedges or other landscape features which are considered to contribute positively to the appearance and character of the area;

The proposed extension would not result in the loss of any trees, hedges or other landscape features of merit.

(d) All extensions to residential properties should incorporate double-pitched or hipped roofs in situations open to general view. Monpitched, mansard or flat roofed extensions in situations not exposed to public view may be considered appropriate by the Council where, in the opinion of the Council, these do not detract from the architectural character or appearance of the property;

The proposed extension roof is double-pitched to match the existing roof pitch of the dwellinghouse.

(e) Two storey, flat-roofed extensions will only be permitted in situations where the extensions are not exposed to public view.

The proposed extension is not a two-storey flat-roofed construction.

6.5 Policy T3 of the EALP requires developers to provide adequate car parking as an integral part of their development proposals to the standards laid down by the Council as Roads Authority.

The proposed development would result in the loss of one car parking space within the site and an increase in the number of bedrooms within the dwellinghouse. East Ayrshire Council Roads and Transportation Division has indicated that the level of car parking provision is not in accordance with their roads standards.

Consultation Responses

6.6 The consultation response from the Council's Roads and Transportation Division indicates that the application should be refused.

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 indicated in Section 5 of the report, the proposed development 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 indicated in Section 6 of the report, there are material considerations relevant to this application.

8.2 These considerations have been assessed and are considered to be of sufficient weight to justify refusal of the application. Were it possible to sympathetically extend the dwellinghouse without adversely affecting neighbouring residential amenity, it is probable that such a proposal would accord with the Council's policy on extensions to dwellinghouses provided that the requisite number of off-road car parking spaces could be catered for within the curtilage of the dwellinghouse. In this instance, the loss of existing off-street car parking provision within the site together with an increase of bedroom accommodation within the dwellinghouse mean that the prescribed car parking standards cannot be met.

9. RECOMMENDATION

9.1 It is recommended that the application be refused for the reasons listed 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 require to be referred to the Development Services Committee because there will be a significant departure from Council policy.

Alan Neish

Head of Planning and Building Control

25 March 2003

RD/HM

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices and certificates.
3. Consultation responses.
4. Adopted Cumnock and Auchinleck Local Plan (1992).
5. Approved Ayrshire Joint Structure Plan (1999).
6. East Ayrshire Local Plan, Finalised Version with Modifications (2002).
7. Approved Strathclyde Structure Plan.
8. East Ayrshire Council Planning & Building Control Division Design Guidance Note 1 – Householder Development

Any person wishing to inspect the background papers listed above should contact Mr Robert Duncan on 01563 555483.

Implementation Officer: Dave Morris

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 03/0111/FL

Location	11 Car Road Cumnock
Nature of Proposal:	Proposed alterations and extension to dwellinghouse
Name and Address of Applicant:	Mr & Mrs Steele 11 Car Road Cumnock KA18 1DU
Name and Address of Agent	Nicoll Design 184 Main Street Prestwick KA9 1PG

DPO's Ref: [Hugh Melvin]
PPO's Ref; []

The above FULL application should be refused for the following reason:

1. The proposed development will result in the loss of existing off-street car parking provision, does not provide satisfactory accommodation within the application site for the parking of vehicles, and would set an undesirable precedent for dwellinghouse extensions without adequate off-road parking provision for vehicles.
2. The proposed development would be contrary to the requirements of Policy T3 of the East Ayrshire Local Plan (Finalised Version with Modifications) in that there would not be provided adequate car parking to the standards required by the Council as Roads Authority

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