

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE : 11 AUGUST 2000  
00/0112/FL : PROPOSED ERECTION OF DWELLINGHOUSE AT  
BURNSIDE, NEW CUMNOCK  
APPLICATION BY MR J McGARVA**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Planning permission is sought for the erection of a single storey dwellinghouse on the site. The proposed dwelling would have a natural slate roof, uPVC windows and a mixture of reconstituted stone and wet dash render.

**2. RECOMMENDATION**

**2.1 It is recommended that the application be refused on the grounds listed on the attached sheet.**

**3. SUMMARY OF ANALYSIS**

31 In terms of the East Ayrshire Local Plan, Finalised Version, the proposed development is located in the rural area where a limited addition to existing housing groups is considered acceptable. In principle, the siting of a new dwellinghouse is acceptable at this location. Policy RES14 states however, that any development would require to be appropriate in terms of design, to the particular location in which it is proposed. Although the applicant has gone some way to proposing a house which respects its rural location, it is considered that the extent of reconstituted stone proposed, and in particular the large modern windows still mean that the house design is not acceptable, having an appearance more suited to an urban housing estate. The proposal is not therefore consistent with the policy provisions for new housing in the countryside.

3.2 The proposal is also contrary to the Council's Design Guidance for New Housing in the Countryside.

**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.**

## EAST AYRSHIRE COUNCIL

### SOUTHERN LOCAL PLANNING COMMITTEE : 11 AUGUST 2000 00/0112/FL : PROPOSED ERECTION OF DWELLINGHOUSE AT BURNSIDE, NEW CUMNOCK APPLICATION BY MR J McGARVA

#### 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 application site lies within Burnside, 3km south west of New Cumnock, on the southern side of the B741 New Cumnock/Dalmellington Road.

2.2 The site lies within a brownfield site on the south-west of Burnside. The application site is bound by brownfield land to the east and west, agricultural land to the south and by two semi-detached dwellings and brownfield land to the north.

2.3 **Proposed Development:** Planning permission is sought for the erection of a single storey dwellinghouse on the site. The proposed dwelling would have a natural slate roof, uPVC windows and a mixture of reconstituted stone and wet dash render.

#### 3. CONSULTATIONS AND ISSUES RAISED

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

***Noted.***

3.2 West of Scotland Water, The Coal Authority, British Gas Transco and Scottish Power have no adverse comments to make on the application.

***Noted.***

3.3 The Scottish Environment Protection Agency confirm that there is an existing consent for a septic tank which served the former communities of Burnfoot and Burnside. Provided this system is in a satisfactory state of repair, they have no objections.

***Noted.***

3.4 East Ayrshire Council Roads and Transportation Division have no objections to the proposed development. A 2-metre wide footway along the public road frontage of the site would be required. Furthermore, it is recommended that conditions are attached regarding parking provision, the siting of future garages and the surfacing of the access.

***The requirements of the Roads Division can be met by attaching conditions to any planning consent if granted.***

#### **4. REPRESENTATIONS**

4.1 There are no representations.

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

5.1 The relevant policy document is the East Ayrshire Local Plan, Finalised Version. The application site lies within the Rural Diversification Area, and is affected by strategic development and residential policies.

5.2 Strategic Development Policy SD34 states that within the Rural Diversification Area, development proposals relating to land outwith settlement boundaries will be acceptable to the Council where the development:-

- (i) comprises an acceptable form of residential use as detailed in Policy RES14 of the Local Plan;
- (ii) provides for sensitive industrial, business, recreational or tourism development with a site specific locational need;
- (iii) can be fully justified in terms of social and economic benefit to the economy.

***Policy RES14 is addressed below.***

5.3 Policy RES14 states that the Council will be supportive of small scale residential developments within the identified Rural Diversification Area, where:-

- (i) the houses are required on a permanent basis for the categories of development detailed in Policy RES13.

***There is no site specific locational justification for the development.***

- (ii) the proposed development would constitute a limited addition to an existing, clearly defined group of houses not delineated by a formal

settlement boundary. Any proposed expansion of such a housing group will be limited to 50% of the total number of dwellings existing in that grouping as of 1 January 1999, up to a maximum of 4 new housing units, subject to the provision of Policies RES15 and 16.

***The proposed development would result in an addition to an existing group of two houses and is therefore consistent with the provisions of the above policy. The proposal also complies with Policy RES15 and RES16. (See Section 5.4 and 5.5) The demolition of vacant properties at Burnside has left the area in a poor environmental condition and the poor quality of the remaining properties compounds this problem. The development of new residential properties which reflect the rural character of this area is to be encouraged.***

(iii) Any development would require to be appropriate in terms of design, to the particular location in which it is proposed, be sensitive to the design and layout of the existing settlement or group of buildings and meet the standards required by all relevant public and statutory service providers. The sensitive infilling of any available gap sites consolidating existing dwellings within the group will be particularly encouraged in preference to any linear expansion of the grouping of houses concerned.

***Burnside is in a rural area. Although it originally comprised of 93 dwellings, only 10 now remain. The existing dwellings at Burnside are semi-detached, single-storey and characterised by slate roofs and wet dash render. The original dwellinghouses of Burnside had sash and case timber windows. They were of a vertical emphasis and were divided by solid mullions. Some of the houses that remain in Burnside still have the original windows and mullions. The two semi-detached dwellings closest to the proposed site, have removed the mullions and installed uPVC windows.***

***The proposed dwellinghouse would be single-storey have a natural slate roof and would be partly wet dash rendered. In this respect, the dwelling reflects the rural location and is sensitive to the design of the existing dwellings at Burnside. There are however other aspects of the design and finishes of the dwelling which do not reflect its rural location or the character of the existing dwellings. The windows proposed, particularly on the front elevation, are extremely large and have a horizontal emphasis. Such windows are an element of modern design which does not reflect the character of the area. Furthermore, a large quantity of reconstituted stone is proposed to the front and side elevation and to the rear conservatory. Reconstituted stone is not a traditional building material, nor is it found elsewhere within Burnside. It is therefore considered that the proposed dwellinghouse, in terms of its design, is not appropriate to its location and is thus contrary to the provisions of this policy.***

5.4 Policy RES15 states that where a new residential development in the countryside is considered acceptable within the terms of Policies RES13 and RES14, the Council will require applicants in the first instance, to utilise areas of derelict or degraded land in preference to the development of greenfield land, and to consolidate and complement existing farm steadings or small groups of houses in preference to the development being isolated in the countryside.

***It is proposed to site the dwellinghouse on brownfield land. The proposal is therefore consistent with the provisions of the above policy.***

5.5 Policy RES16 states that residential development in the countryside will not be permitted:

- (i) where the development would constitute or add to sporadic or ribboning of development along public or private roads in rural locations;

***The proposed dwellinghouse would constitute an extension of an existing group of houses and would not result in sporadic development or ribbon development.***

- (ii) where, in the opinion of the Council, the development would be unduly visually prominent, break the skyline when viewed from a public road, adversely affect the amenity and appearance or remote areas, wild areas or particularly picturesque locations, or diminish the natural or designed landscape quality and character of the area;

***The proposed location of the dwellinghouse, adjacent to existing houses, is considered acceptable in this rural location.***

- (iii) where the development would not meet the service requirements of the Council as Roads Authority or the standards of all appropriate statutory undertakers and other service providers.

***No objections have been received from the Roads Division or statutory undertakers.***

5.6 Design Guidance for the East Ayrshire Local Plan has yet to be agreed. The relevant design guidance is therefore contained within the Finalised Cumnock and Doon Valley District Wide Local Plan.

5.7 The Development Control Document relating to New Housing in the Countryside has specific policies relating to wall and window materials and finishes.

5.8 The policy on wall materials and finishes states that external walls should generally be rendered or roughcast with an off-white or light grey finish

being preferred. Wet dash harling is also considered an appropriate finish within the District. The use of basecourses should be avoided. However, where basecourses or any underbuilding is proposed, these should be smooth cement rendered and painted to match the finish of the building.

***It is proposed to wet dash render part of the dwellinghouse, however a large area of the house would be built in reconstituted stone (part of the front and side elevation, the basecourse and the conservatory). This is not a traditional building material and would be contrary to the provisions of the above policy.***

5.9 The policy on window design and finish states that all windows should have a vertical emphasis to their proportion and design, and windows with glazing bars will be preferred to large single pane designs. Preference will be given to the use of traditional style, timber framed, double hung sash and case type windows with astragals. The use of large, horizontal windows on elevations facing roads and footpaths should be avoided and the use of mullions or glazing bars to give a vertical emphasis to windows in these circumstances should be introduced.

***The windows proposed, particularly on the front elevation, are extremely large. The applicant was requested to reduce the size of the windows and incorporate mullions to give the windows a more vertical emphasis. The applicant declined, and wishes the application to be determined on the basis of the plans submitted. It is considered that, given the size and style of the windows, particularly on the front elevation, the dwellinghouse does not reflect its rural location and is contrary to the provision of the above policy.***

## **6. OTHER PLANNING CONSIDERATIONS**

6.1 If the Committee are minded to approve this application, then it would not require to be submitted for determination by the Development Services Committee under the scheme of delegation, as it does not constitute a significant departure from the Development Plan.

## **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 In terms of the East Ayrshire Local Plan, Finalised Version, the proposed development is located in the rural area where a limited addition to existing housing groups is considered acceptable. In principle, the siting of a

new dwellinghouse is acceptable at this location. Policy RES14 states however, that any development would require to be appropriate in terms of design, to the particular location in which it is proposed. Although the applicant has gone some way to proposing a house which respects its rural location, it is considered that the extent of reconstituted stone proposed, and in particular the large modern windows still mean that the house design is not acceptable, having an appearance more suited to an urban housing estate. The proposal is not therefore consistent with the policy provisions for new housing in the countryside.

8.2 The proposal is also contrary to the Council's Design Guidance for New Housing in the Countryside.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application be refused on the grounds listed on the attached sheet.**

Alan Neish  
Head of Planning and Building Control  
VE/SMB  
27 July 2000  
FV/DVM

### **LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation responses.
4. East Ayrshire Council Local Plan, Finalised Version.
5. Finalised Cumnock and Doon Valley District Wide Local Plan.

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

**Implementation Officer : Pamela Clifford**

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 00/0112/FL

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Location	Burnside, NEW CUMNOCK KA18 4QL
Nature of Proposal:	Proposed erection of dwellinghouse.
Name and Address of Applicant:	Mr James McGarva Brockloch Cottage, NEW CUMNOCK KA18 4QL
Name and Address of Agent	Mr James R Hamilton 33 Joppa, COYLTON KA6 6JD

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

The above **FULL** application should be refused on the following grounds..

- (1) The proposed development would constitute the erection of a new dwelling which would not be appropriate in terms of design, to the particular location in which it is proposed, and would therefore not be in accordance with Policy RES14 of the East Ayrshire Local Plan, Finalised Version.
- (2) The windows and reconstituted stone of the proposed dwellinghouse would be contrary to the Council's Development Control Policies relating to New Houses in the Countryside, as outlined in Appendix 17 of the Finalised Cumnock and Doon Valley District Wide Local Plan.
- (3) The proposed development would set an undesirable precedent for unsympathetic designs of dwellinghouses within the countryside.

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THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S  
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**AGENDA**