

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 05 JANUARY 2001

**00/0525/FL : PROPOSED REHABILITATION OF DERELICT FARM BUILDINGS
TO FORM DWELLINGHOUSE AND GARAGE AT SCHAW FARM, TRABBOCH**

APPLICATION BY GEORGE JOHNSTON

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Permission is sought for the rehabilitation of the existing dairy, byres and bothy to form a dwellinghouse and garage. The proposed development involves the partial demolition of the outbuildings fronting onto the B730 road. The remaining outbuildings are to be converted to a one and a half storey, six apartment dwellinghouse with adjoining double garage. This includes the formation of dormer extensions on the south-eastern and south-western roof elevations of the premises.

1.2 The proposal would involve the taking down and complete re-building of the south-eastern elevation wall of the premises. A small vestibule extension is also proposed on the frontage onto the B730 road. The building will be finished in traditional materials i.e. slate roof, wet-dash render to existing and new walls with sash and case style upvc windows.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions listed on the attached sheet.

3. SUMMARY OF ANALYSIS

3.1 The proposed development does not fully comply with the present policy provisions of the East Ayrshire Local Plan Finalised Version, as the proposal is not capable of being implemented while retaining, to at least eaves level, the majority of existing external walls of the building. However, the proposed development would form an integral part of the existing courtyard farm and would result in a substantial improvement in the appearance of the building. Approximately 45% of the existing walls are to be retained and are structurally sound but the proposal cannot be implemented and without the demolition and re-build of the south-eastern wall of the outbuildings. The proposed development is therefore contrary to the provisions of the East Ayrshire Local Plan, Finalised Version.

3.2 However, the outbuildings to be rehabilitated form an integral part of the existing courtyard at Schaw Farm and the proposed development represents an opportunity to preserve and enhance the integrity of this traditional farm courtyard. The proposed development is to be carried out in a manner sympathetic to the

existing courtyard in terms of design, layout and use of finishing materials. This is consistent with the proposed modification to Policy RES7.

3.3 There are no objections to the proposed development and no site infrastructure problems. Whilst it is not appropriate to take the modified policy into account at this time, the significance of the traditional courtyard and the retention of the building group warrants an exception to the existing 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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APPLICATION BY GEORGE JOHNSTON

Report by the Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose 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 contrary to policy.

2. APPLICATION DETAILS

2.1 **Site Description** : The application site lies on the east side of the B730 Coalhall to Stair road approximately 1 mile north of Drongan and lies some 50 metres south east of the junction of the B730 with the C82 Trabboch to Barskimming Road. The site comprises some of the derelict outbuildings associated with Schaw Farm steading forming the existing courtyard layout.

2.2 **Proposed Development** : Permission is sought for the rehabilitation of the existing dairy, byres and bothy to form a dwellinghouse and garage. The proposed development involves the partial demolition of the outbuildings fronting onto the B730 road. The remaining outbuildings are to be converted to a one and a half storey, six apartment dwellinghouse with adjoining double garage. This includes the formation of dormer extensions on the south-eastern and south-western roof elevations of the premises.

2.4 The proposal would involve the taking down and complete re-building of the south-eastern elevation wall of the premises. A small vestibule extension is also proposed on the frontage onto the B730 road. The building will be finished in traditional materials i.e. slate roof, wet-dash render to existing and new walls with sash and case style upvc windows.

3. CONSULTATION AND ISSUES RAISED

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

Noted.

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

Noted.

3.3 West of Scotland Water advises that if a septic tank is utilised it must be sited in such a manner as to allow easy access for emptying by tanker. There are no public water mains in the immediate vicinity of the proposed development. Contact should be made with West of Scotland Water to discuss how a supply of water may be obtained.

A note can be attached to any planning consent granted for the development advising the applicant of the comments of WOSW.

3.4 The Scottish Environment Protection Agency advises that they have no objections to the proposed development provided the drainage arrangements are to their satisfaction. In this regard foul drainage should be connected to a septic tank and partial or full soakaway designed and constructed to comply with the current code of practice. Surface water should be kept separate from the foul drainage.

A note can be attached to any planning consent granted for the development advising the applicant to contact SEPA with regard to the above.

3.5 East Ayrshire Council Roads and Transportation Division has no objection to the proposed development subject to conditions. Visibility splays of 2.5 metres by 150 metres will require to be maintained to the right hand side of the access with the public road and 2.5 metres by 215 metres to the left hand side, with no object greater than 1 metre in height being allowed within these areas. Three off road parking spaces will be required and no surface water must be allowed to discharge onto the public road.

Conditions can be attached to any planning consent granted for the development to meet the requirements of the Roads Division.

3.6 East Ayrshire Council Environmental Health and Waste Management Division has no objections to the proposed development.

Noted.

4. **REPRESENTATIONS** : None.

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 Protection Area and is covered by residential policies.

5.2 Residential Policy RES 7 states that the rehabilitation or conversion to residential use of existing, and traditionally designed and constructed buildings both within settlements and the rural area, will be encouraged. The proposed development will require to meet the following criteria:

i) the Council will require to be satisfied that the structural condition of the building is suitable for its conversion to residential use.

A Structural Engineers Report has been submitted by the applicants agent. This report concludes that the south-eastern wall has severe vertical cracks and requires to be rebuilt. It states that none of the walls which form part of the completed dwellinghouse are structurally unstable but that remedial works to cracking and open joints must be carried out to maintain structural integrity.

ii) the proposal is capable of being implemented while retaining, to at least eaves level, the existing external walls of the building. Any extension shall be limited to a maximum of 50% of the ground floor area of the existing building and the existing external walls shall form the majority of the external walls in the completed conversion/rehabilitation.

The applicant has provided information that indicates that in terms of linear measurement, some 54% of walls of the proposed dwellinghouse are from the original outbuildings. However, in terms of wall area and because there is demolition of a substantial part of the original outbuildings only 45% of the walls of the proposed dwellinghouse are original. The proposed development would not therefore be consistent with the provisions of the above policy. The extensions proposed are of a small scale and would comply with the provisions of the above policy.

iii) the development meets the service requirements of all appropriate statutory undertakers and the Council as Roads Authority.

Statutory undertakers and the Roads Division have no objections to make regarding the proposed development.

iv) the proposal is fully in keeping with the character and appearance of the area within which it is located.

It is considered that the proposal will be in keeping with the character and appearance of the adjacent steading buildings.

v) the proposal meets all the design requirements of the Council and reflects the style and design of the original building located on the site.

The proposed design of the building reflects that of the existing building and traditional materials/finishes are to be used throughout.

vi) the proposal does not damage the architectural integrity of the building.

It is considered that the proposed development will result in an improvement to the traditional farm courtyard. All alterations are considered to be sympathetic to the traditional building and will not damage its architectural integrity.

6. OTHER PLANNING CONSIDERATIONS

6.1 The Development Services Committee, at its meeting on 19 December 2000, considered a report promoting amendments to the East Ayrshire Local Plan, Finalised Version.

A modification to Policy RES7 is proposed which allows a more sympathetic assessment of the rehabilitation of derelict farm buildings where they form an integral part of an existing farm courtyard grouping where the proposal would preserve and enhance the integrity of the group of buildings concerned. The proposed development would be consistent with the provisions of this modified policy. Although the modification was accepted by the Development Services Committee, this decision has still to be ratified by the Council.

6.2 If the Committee is minded to approve this application, and in light of the proposed modification to Policy RES7, it is considered that the application would not require to be submitted to the Development Services Committee for determination as it would not represent a significant departure from policy.

7. LEGAL AND FINANCIAL IMPLICATIONS

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

8. CONCLUSIONS

8.1 The proposed development does not fully comply with the present policy provisions of the East Ayrshire Local Plan Finalised Version, as the proposal is not capable of being implemented while retaining, to at least eaves level, the majority of existing external walls of the building. However, the proposed development would form an integral part of the existing courtyard farm and would result in a substantial improvement in the appearance of the building. Approximately 45% of the existing walls are to be retained and are structurally sound but the proposal cannot be implemented without the demolition and re-build of the south-eastern wall of the outbuildings. The proposed development is therefore contrary to the provisions of the East Ayrshire Local Plan, Finalised Version.

8.2 However, the outbuildings to be rehabilitated form an integral part of the existing courtyard at Schaw Farm and the proposed development represents an opportunity to preserve and enhance the integrity of this traditional farm courtyard. The proposed development is to be carried out in a manner sympathetic to the

existing courtyard in terms of design, layout and use of finishing materials. This is consistent with the proposed modification to Policy RES7.

8.3 There are no objections to the proposed development and no site infrastructure problems. Whilst it is not appropriate to take the modified policy into account at this time, the significance of the traditional courtyard and the retention of the building group warrants an exception to the existing policy.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions listed on the attached sheet.

Alan Neish
Head of Planning and Building Control
22 December 2000
HM/HM

LIST OF BACKGROUND PAPERS

1. Application forms and plans.
2. Statutory notices/certificates.
3. Consultation Responses
4. East Ayrshire Local Plan Finalised Version.

Any person wishing to inspect the background papers listed above should contact Mr Hugh Melvin on 01563 555481.

Implementation Officer: Dave Morris

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 00/0525/FL

Location	Schaw Farm, Trabboch
Nature of Proposal:	Proposed Rehabilitation of Derelict Farm Buildings to form Dwellinghouse And garage
Name and Address of Applicant:	Mr G. Johnston Schaw Farm Trabboch KA5 5JA
Name and Address of Agent:	J.R. Hamilton 33 Joppa Coylton KA6 6JD

DPO's Ref: [HUGH MELVIN]
PPO's Ref : []

The above [FULL] application should be approved subject to the following conditions

1. The proposed development shall be carried out in accordance with the application form received on 19 June 2000, as revised by the amended plans received by the Planning Authority on 25 September 2000.

REASON : To ensure that development is carried out in accordance with the approved details.

2. This approval relates to the change of use and rehabilitation of a redundant agricultural building to form a single dwellinghouse and not to the erection of a new dwellinghouse in the countryside.

REASON: To ensure that the development relates to the rehabilitation, rather than the construction of a dwellinghouse.

3. The rehabilitation shall be constructed in accordance with and shall be undertaken in such a manner as to retain exactly those walls identified in Drawing Nos. 040001/05, 040001/07 and 040001/08.

REASON : To ensure that the development relates to the rehabilitation, rather than the construction of a dwellinghouse.

4. The developer shall contact the Head of Planning & Building Control immediately upon the completion of all duntakings and **prior** to the commencement of any new building works; this to enable an inspection of the site. Further works shall recommence only once this inspection has taken place.

REASON : To ensure that the development relates to the rehabilitation, rather than the construction of a dwellinghouse.

5. Notwithstanding the approved plans details of the design and construction of all fences and walls to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on site.

REASON : In the interests of visual amenity.

6. Notwithstanding the submitted plans the visibility splay areas of 2.5 metres by 150 metres to the right hand side of the access and 2.5 metres by 215 metres to the left hand side of the access shall be maintained with no obstruction to visibility greater than one metre in height being allowed within these areas.

REASON: In the interest of road safety.

7. Prior to the occupation of the dwellinghouse, the proposed access shall be surfaced for a distance of 6 metres from the edge of the public road to avoid overcarry of loose material onto the public road.

REASON: In the interest of road safety.

8. Notwithstanding the submitted plans, parking spaces for three cars shall be provided and maintained within the site prior to the occupation of the dwellinghouse.

REASON: In the interest of road safety.

9. Prior to the occupation of the dwellinghouse a vehicle turning area shall be formed within the site, to allow vehicles to enter and leave the plot in forward gear prior to the occupation of the dwellinghouse.

REASON: In the interest of road safety.

10. Any gates shall be set back a minimum distance of 10 metres from the public road, and shall open inwards, away from the public road.

REASON: In the interest of road safety.

11. No surface water shall be allowed to discharge onto the public road.

REASON: In the interest of road safety.

12. Any septic tank provided to serve the development shall be sited in such a position as will enable it to be emptied by the tanker.

REASON : To prevent pollution of watercourses.

NOTES TO APPLICANT

1. The applicant shall make early contact with East Ayrshire Roads Division regarding the need for a Road Opening Permit.
2. The applicant shall make early contact with West of Scotland Water, 35 Glenburn Road, Prestwick to discuss the servicing of the site.
3. The applicant shall make early contact with the Scottish Environment Protection Agency, 2 Alloway Place, Ayr to discuss drainage arrangements.

DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT

**THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**

AGENDA