

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 08 MARCH 2002

**01/0587/FL: PROPOSED EXTENSION TO DWELLINGHOUSE
10 WHITEGABLES COURT, DRONGAN FOR LESLEY MCCUTCHEON**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the erection of a single storey side extension. The submitted plans show the extension to incorporate a mono-pitched roof with double roll brown tiles to match the existing roof .

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 is indicated at Paragraph 5.2 of the report, there are no policies contained within the Adopted Mauchline/Drongan/Ochiltree Local Plan relevant to the determination of this application. As is indicated at Paragraphs 6.2 to 6.5 of this report, there are material considerations relevant to the determination of this application.

3.2 Given the age of the Adopted Mauchline/Drongan/Ochiltree Local Plan, the Council has agreed that the EALP (Finalised Version with Modifications) should be considered as a prime material consideration. There are policies within the EALP (Finalised Version with Modifications), relevant to the determination of this application and which indicate that refusal would be appropriate.

3.3 The proposal does not comply with the provisions of the East Ayrshire Design Guidance for Householder Development. Furthermore, it is considered that the particular design of the extension, incorporating a mono- pitched roof, would be detrimental to the visual amenity of the area and the appearance of the building.

CONTRARY DECISION NOTE

Should the Committee agree to approve the application, the proposal would not require to be referred to the Development Services Committee as the proposal is not considered to be a significant departure from 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 an application for full planning permission which is to be considered by the Southern Local Planning Committee as the application is recommended for refusal.

2. APPLICATION DETAILS

2.1 **Site description:** The application site comprises a semi-detached residential property within a relatively recent housing development in Drongan. Residential properties lie to either side of the application site, whilst industrial premises and playing fields lie to the rear.

2.2 **Proposed development:** Full planning permission is sought for the erection of a single storey side extension. The submitted plans show the extension to incorporate a mono-pitched roof with double roll brown tiles to match the existing roof

3. CONSULTATIONS AND ISSUES RAISED

3.1 The West of Scotland Water Authority has advised that the proposal may involve building over an existing sewer and that the applicant should contact the water authority prior to commencing work on site to discuss its protection or relocation.

Should the application be approved, a note in respect of the above can be attached to the planning permission

3.2 The Coal Authority has no objection to the proposal. It does however state that the site lies within the likely zone of influence on the surface from workings in seams of coal worked in 1946. It nevertheless adds that ground movements should, by now, have ceased.

Should the application be approved, a note in respect of the above matter can be attached to the planning permission.

3.2 Drongan Community Council has not responded to the consultation letter at the time of writing.

Noted.

4. REPRESENTATIONS

4.1 No representations have been received.

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 Approved Ayrshire Joint Structure Plan (1999) and the Adopted Mauchline/Drongan/Ochiltree Local Plan (1993). The Adopted Plan was prepared in the context of the then emerging Strathclyde Structure Plan.

5.2 There are no specific policies within the Adopted Local Plan relevant to the determination of this application.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other principal material considerations relevant to the determination of the application are the East Ayrshire Local Plan (Finalised Version with Modifications), the consultation replies and the Council's Design Guidance.

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.

East Ayrshire Local Plan

6.3 Policy ENV7 requires development to comply with the Council's existing and emerging Design Guidance and policy Documents.

It is not considered that the terms of the Design Guidance have been complied with. The proposal is therefore in conflict with ENV 7 of the East Ayrshire Local Plan.

Design Guidance

6.4 The East Ayrshire Council Design Guidance for Householder Development (April 2001) is also of relevance in the determination of the application. Section 3(d) of the Guidance states:-

"All extensions to residential properties should incorporate double-pitched or hipped roofs in situations open to general view. Mono-pitched, 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."

Given that the proposed extension would incorporate a mono-pitched roof, which would be open to general public view, it is not considered that the proposal complies with the Design Guidance. It is further considered that the design of the extension, by virtue of its mono-pitched roof would detract from the appearance of the existing dwellinghouse and as such, would not be in the best interests of visual amenity. The applicant has been advised in writing on several occasions of the fact the proposal does not comply with the Design Guidance. An alternative suggestion, incorporating a dual pitched roof, corresponding to the pitch of the existing dwellinghouse has been put to the applicant. However, no response has been received.

Consultation Replies

6.5 No adverse consultation replies have been received.

7. FINANCIAL OR 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 of the report, there are no policies contained within the Adopted Mauchline/Drongan/Ochiltree Local Plan relevant to the determination of this application. As is indicated at Paragraphs 6.2 to 6.5 of this report, there are material considerations relevant to the determination of this application.

8.2 Given the age of the Adopted Mauchline/Drongan/Ochiltree Local Plan, the Council has agreed that the EALP (Finalised Version with Modifications) should be considered as a prime material consideration. There are policies within the EALP (Finalised Version with Modifications), relevant to the

determination of this application and which indicate that refusal would be appropriate.

8.3 The proposal does not comply with the provisions of the East Ayrshire Design Guidance for Householder Development. Furthermore, it is considered that the particular design of the extension, incorporating a mono- pitched roof, would be detrimental to the visual amenity of the area and the appearance of the building.

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 to approve the application, the proposal would not require to be referred to the Development Services Committee as the proposal is not considered to be a significant departure from policy.

Alan Neish
Head of Planning and Building Control
22 February 2002
DS/SMB
FV/DVM

LIST OF BACKGROUND PAPERS

- 1 .Application form and plans.
2. Statutory notices and certificates.
3. Consultation replies.
4. East Ayrshire Local Plan (Finalised Version with Modifications)
5. Mauchline/Drongan/Ochiltree Local Plan.
6. East Ayrshire Council Design Guidance Householder Development.

Any person wishing to inspect the background papers listed above, should contact Mr Derek Scott on 01563 555483

Implementation Officer: Dave Morris

Form TP24A

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application no: 01/0587/FL

Location 10 Whitegables Court
DRONGAN

Nature of Proposal: Proposed erection of sun room extension»

Name and Address of Applicant: Lesley McCutcheon
10 Whitegables Court
DRONGAN

Name and Address of Agent

DPO's Ref: [Derek Scott]
PPO's Ref: []

The above FULL application should be refused for the following reasons:-

1. The proposal is considered to be contrary to the provisions of the East Ayrshire Council Design Guidance for Householder Development which presumes against the use of mono-pitched roofs on house extensions which are open to general public view.
2. The design of the proposal incorporating a mono-pitched roof is considered to be out of keeping with the character of the existing dwellinghouse and is not considered to be in the best interests of visual amenity.
3. The proposed development is considered to be contrary to Policy ENV 7 of the East Ayrshire Local Plan (Finalised Version with Modifications) because it does not meet the design standards required by the Council' s approved Design Guidance.

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AGENDA