

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE : 8 SEPTEMBER 2000

**00/0434/FL : PROPOSED EXTENSION TO FORM A UTILITY ROOM,
DINING ROOM AND SHOWER ROOM AT REAR OF HOUSE
AT 87 WELTON ROAD, MAUCHLINE**

APPLICATION BY MR AND MRS SMITH

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for a 28 square metre extension which would project 5.1 metres out from the rear of the two storey dwellinghouse. The proposed extension would have a flat roof and would be 3.3 metres in height. The roof would be felted and the external walls would be dry dash rendered to match the existing walls of the house.

1.2 No. 87 Welton Road is a mid terrace within a row of four dwellinghouses. No.85 Welton Road, which is an end terrace to the west of the proposed site, has an existing extension to the rear. This extension projects approximately 4 metres out from the end gable, and is 3 metres in width. The extension is classed as "permitted development" under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and subsequently planning permission was not required.

2. RECOMMENDATION

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

3. SUMMARY OF ANALYSIS

3.1 The proposed development does not conflict with the policy provisions of the East Ayrshire Local Plan Finalised Version. The extension is acceptable in terms of design and finishes and does not result in an over development of the site.

3.2 With respect to the letter of objection, there will be a reduction in the amount of light reaching the objector's kitchen window.

3.3 It is considered however, that there would be almost a total obstruction of light to the westerly neighbours lounge window. This loss of light and general amenity would be significant and would justify a recommendation for refusal.

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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AT 87 WELTON ROAD, MAUCHLINE****APPLICATION BY MR AND MRS SMITH****Report by the 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 a letter of objection and is recommended for refusal.

2. APPLICATION DETAILS

2.1 **Site Description** : The site is located on the north side of Welton Road and forms part of a row of two storey terraced houses. The site comprises garden ground to the rear of 87 Welton Road, Mauchline.

2.2 **Proposed Development** : Full planning permission is sought for a 28 square metre extension which would project 5.1 metres out from the rear of the two storey dwellinghouse. The proposed extension would have a flat roof and would be 3.3 metres in height. The roof would be felted and the external walls would be dry dash rendered to match the existing walls of the house.

2.3 No. 87 Welton Road is a mid terrace within a row of four dwellinghouses. No.85 Welton Road, which is an end terrace to the west of the proposed site, has an existing extension to the rear. This extension projects approximately 4 metres out from the end gable, and is 3 metres in width. The extension is classed as "permitted development" under The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and subsequently planning permission was not required.

3. CONSULTATIONS AND ISSUES RAISED

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

Noted.

3.2 West of Scotland Water advise that the application may involve

building over an existing public sewer. The developer must contact West of Scotland Water prior to starting work on site in order to discuss whether diversion or protection is required.

A note could be attached to any planning consent advising of the above.

3.3 East Ayrshire Council Department of Community Services, Environmental Health advise that the basis of the neighbours's objection is, in essence, the impact that the extension will have on the adjacent properties, as No.87 is a mid terraced house in a row of four. Whilst the proposed sizeable rear extension will undoubtedly shade the degree of natural lighting to the adjoining properties on either side, I do not believe that this Service would have any legal grounds for voicing any objection to the proposals on this specific point.

Noted.

3.3.1 Should the project proceed, one point which will require some attention in detail will be the existing drainage system along the rear of the property which will require to be suitably protected structurally where it passes underneath the extension and also be provided with suitable access points for rodding etc.

These matters can be addressed by the Building Warrant.

3.3.2 It is noted that a number of ventilation extract fans will be built into the side wall of the extension to provide ventilation from the existing kitchen, from the utility room extension, and from the toilet area at the rear of the extension; the first two aforementioned extract units are in relatively close proximity to the existing rear wall of the block of houses and consequently close to the rear windows of the adjacent house in the terrace. As complaints have arisen in the past from fan noise and occasionally odour or condensation from one property affecting its adjacent neighbour, I would ask that due care and attention is given to the installation of these units to prevent any such problems arising.

Noted.

3.4 East Ayrshire Council's Legal Services advise that Feu Superiors Consent would be required for the proposed extension.

A note could be attached to any planning consent, advising the applicant to contact Legal Services with regard to the above.

3.5 East Ayrshire Council's Housing Section advise that it is proposed to erect the extension over existing drainage.

Noted.

3.6 Mauchline Community Council have not responded to the consultation letter.

Noted.

4. REPRESENTATIONS

One letter of objection has been received. A letter of representation highlights the adverse effect with regard to loss of light on their property, and there is one letter in support of the application.

4.1 I object very strongly to the extension proposal at the said address, as this is in a terraced area and is a middle terrace. Density is high without the extension. It will completely close in myself and other neighbours.

This application, if approved, would result in the second rear extension to the row of terraced houses. The proposed extension however, which would project 5.1 metres out from the rear of the dwellinghouse, would be approximately 12 metres from the rear garden boundary. It is not considered that the extension would result in an over-development of the site although there will be some impact on the amount of light enjoyed by the objector.

4.2 Also, I find this a fire risk and health risk, due to the density of the area.

The above concerns have not been echoed by the Environmental Health Division.

4.3 The applicant has submitted a letter from her mothers doctor, in support of the application.

4.4 Mrs Farrell (the applicant's mother), suffers from Crohn's disease, a chronic recurring progressive condition which leads in its more advanced stages to progressive weight loss and frailty. In Mrs Farrell's case, it may render her in need of her daughter's care. It makes sense that Mrs Farrell should be able to be cared for at her daughter's house when the need arises. Given her condition after many years of this disease, and the hygiene needs consequent of the disease, the provision of a downstairs shower and bedroom makes eminent sense. From a medical point of view, I would strongly support this application, as I think it makes thorough sense with a view to the likely future course of Mrs Farrell's health and need for care.

Noted.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan, Finalised Version. The application site lies within the settlement boundary of Mauchline and is covered by residential policies.

The proposed extension is consistent with the policies contained within the Local Plan.

6. OTHER PLANNING CONSIDERATIONS

6.1 In terms of daylighting, planning control is concerned to ensure that the proposals would not adversely affect an area by reason of loss of residential amenity to existing dwellings. No.85 Welton Road has an extension immediately to the west side of its lounge window (projecting out approximately 4 metres). The proposed extension (which would project out 5.1 metres), would be 1.2 metres from the other side of the lounge window and would create a “tunnel” effect. Consequently the proposed development would result in an almost total obstruction of light to the lounge window of neighbouring No.85 Welton Road . Furthermore, it is considered that two walls over 3 metres in height, on either side of the window would have an adverse impact on their general amenity. The applicant’s have been advised that a smaller bedroom and toilet extension to the east side of the house would be more acceptable and would reduce the impact that any extension would have on No.85 Welton Road. The applicant’s however requested that their application be determined as submitted.

6.2 If the Committee are minded to approve the application, it would not require to be referred for determination by the Development Services Committee.

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 The proposed development does not conflict with the policy provisions of the East Ayrshire Local Plan Finalised Version. The extension is acceptable in terms of design and finishes and does not result in an over development of the site.

8.2 With respect to the letter of objection, there will be a reduction in the amount of light reaching the objector’s kitchen window.

8.3 It is considered however, that there would be almost a total obstruction of light to the westerly neighbours lounge window. This loss of light and general amenity would be significant and would justify a recommendation for refusal.

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
30 August 2000
VE/SMB
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices and certificates.
3. Consultation responses.
4. Letter of representation.
5. Letter of support.
6. East Ayrshire Local Plan, Finalised Version.

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: 00/0434/FL

Location	87 Welton Road MAUCHLINE KA5 6BL
Nature of Proposal:	Proposed extension to form a utility room, dining room and shower room at rear of house.
Name and Address of Applicant:	Mr & Mrs Smith 87 Welton Road, MAUCHLINE KA5 6BL
Name and Address of Agent	

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

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

- (1) The proposed extension, in terms of its height and length, would be detrimental to the established residential amenity of neighbouring property..

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PLANNING OFFICE IN LUGAR. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 555320.**

AGENDA

