

EAST AYRSHIRE COUNCIL

**SOUTHERN LOCAL PLANNING COMMITTEE
08 SEPTEMBER 2000**

**00/0170/FL: PAINTING SHOP FRONT AND SHUTTERS AT
30 MAIN STREET, OCHILTREE**

APPLICATION BY MR KANG

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the painting of the shop front and shutters. The shop front and shutters are presently green and the shop sign is blue. It is proposed to paint the shop front a dark blue colour (darker than the existing sign).

2. RECOMMENDATION

2.1 **It is recommended that the application be approved.**

3. SUMMARY OF ANALYSIS

3.1 In terms of the East Ayrshire Local Plan, Finalised Version, the proposal is consistent with the policies contained therein.

3.2 In terms of the letter of objection, it is considered that the dark blue colour in this case is acceptable within a Conservation Area and that the colour of the shop front and shutters would be consistent with the existing sign.

3.3 It is considered that the proposed colour is sympathetic to the Conservation Area and will compliment the existing street scene.

**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
08 SEPTEMBER 2000****00/0170/FL: PAINTING SHOP FRONT AND SHUTTERS AT
30 MAIN STREET, OCHILTREE****APPLICATION BY MR KANG****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 under the scheme of delegation as the proposal is subject to objection.

2. APPLICATION DETAILS

2.1 Site Description: The site is located on the north side of Main Street, Ochiltree, to the north of the junction of Main Street with the A70.

2.2 The shop is located on the ground floor of a two storey building and forms part of a mid terrace. The shop also lies within Ochiltree Conservation Area.

2.3 Proposed Development: Full planning permission is sought for the painting of the shop front and shutters. The shop front and shutters are presently green and the shop sign is blue. It is proposed to paint the shop front a dark blue colour (darker than the existing sign).

3. CONSULTATIONS AND ISSUES RAISED

3.1 Ochiltree Community Council have objected to the proposed development. They state that the colour is not in keeping with what would be expected of a conservation village, and feel that the shutters should be of a colour that is similar to and would blend in with the surrounding stonework.

It is considered that the painting of the shop front and shutters a dark colour would compliment the existing blue sign and improve the overall appearance of the shop frontage. Shop fronts are clearly differentiated from upper floors and it is common that shop fronts contrast in terms of colour, to the surrounding stonework of residential properties.

3.2 The Architectural Heritage Society of Scotland state that in their opinion, either colour will do little to retrieve a rather brash fascia design. Probably a really dark blue colour might be a slight improvement.

Noted

4. REPRESENTATIONS

4.1 Ochiltree Community Council has objected to the proposed development as outlined in Section 3.1 of the Report.

5. DEVELOPMENT PLAN STATUS

5.1 The relevant policy document is the East Ayrshire Local Plan, Finalised Version. The proposal is affected by residential and environmental policies.

5.2 Environment Policy ENV4 states that the Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible, all proposals should seek to preserve, enhance or incorporate features, which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

It is considered that the dark blue colour is sympathetic to both the shop itself and to the Conservation Area.

6. OTHER PLANNING CONSIDERATIONS

6.1 Planning History: Advertisement consent for the existing blue sign was approved under delegated powers in July 1999.

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 In terms of the East Ayrshire Local Plan, Finalised Version, the proposal is consistent with the policies contained therein.

8.2 In terms of the letter of objection, it is considered that the dark blue colour in this case is acceptable within a Conservation Area and that the colour of the shop front and shutters would be consistent with the existing sign.

8.3 It is considered that the proposed colour is sympathetic to the Conservation Area and will compliment the existing street scene.

9. RECOMMENDATION

9.1 It is recommended that the application be approved.

Alan Neish
Head of Planning and Building Control
VE/JM/SMB
30 August 2000
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. 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: 00/0170/FL

Location	30 Main Street OCHILTREE
Nature of Proposal:	Proposed painting shopfront and shutters
Name and Address of Applicant:	Rajinder Kaur Kang 32 Main Street, OCHILTREE
Name and Address of Agent	R D Hunter & Co The Square, CUMNOCK KA18 1BQ

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

The above **FULL** application should be granted..

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AGENDA
