

County Buildings
Wellington Square
AYR KA7 1DR
Telephone No.01292 612436



25 November 2021

To: Councillors Connolly, Cavana, Clark, Fitzsimmons and Kilpatrick

All other Members for Information Only

REGULATORY PANEL (SITE VISIT)

You are invited to attend a Site Visit by the above Panel in relation to the undernoted site on **Friday, 3 December 2021, to be on site at 2.30 p.m.**

I would remind you that as the hearing process relating to this application has already been undertaken, no further written or verbal submissions will be appropriate at the meeting. **The application will be determined at the Regulatory Panel scheduled to take place on Wednesday, 8 December 2021.**

Yours sincerely

CATRIONA CAVES
Head of Legal, HR and Regulatory Services

B U S I N E S S

1. Declarations of Interest.
2. Planning Application Continued from the Regulatory Panel of 11 November 2021:- 21/00849/APP – 6 Springvale Road, Ayr - Submit report by the Director – Place (copy attached).

For more information on any of the items on this agenda, please telephone Andrew Gibson, Committee Services on 01292 612436, at Wellington Square, Ayr or
e-mail: andrew.gibson@south-ayrshire.gov.uk
www.south-ayrshire.gov.uk

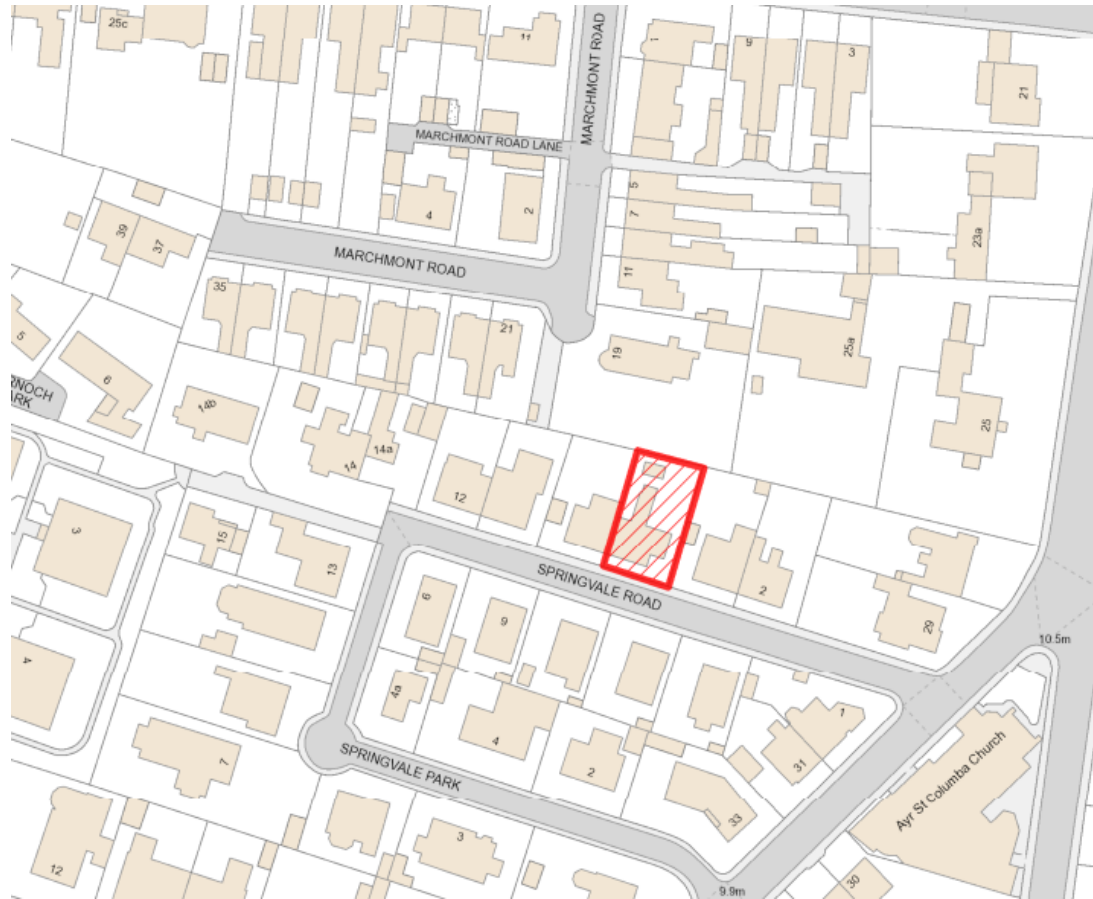
REGULATORY PANEL: 8 DECEMBER 2021

21/00849/APP

6 SPRINGVALE ROAD AYR SOUTH AYRSHIRE KA7 2SH

REPORT BY PLACE DIRECTORATE

Location Plan



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Summary

Planning permission is sought for the alterations and extensions and erection of a garage at a residential dwellinghouse at 6 Springvale Road, Ayr. The application site is located within a residential area and comprises of an unlisted one and a half storey semi-detached dwellinghouse located within Ayr II conservation area.

This application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as the application has received over 5 competent written objections. A total of 10 representations have been received objecting to proposal.

The development has been assessed against the relevant policies of the adopted South Ayrshire Local Development Plan and other applicable material considerations and it is considered that – suitably conditioned – the proposal accords with the provisions of the aforementioned local development plan.

Accordingly, it is recommended that the application is approved subject to conditions.



REPORT BY PLACE DIRECTORATE

REGULATORY PANEL: 11 NOVEMBER 2021

SUBJECT:	PLANNING APPLICATION REPORT
APPLICATION REF:	21/00849/APP
SITE ADDRESS:	6 SPRINGVALE ROAD AYR SOUTH AYRSHIRE KA7 2SH
DESCRIPTION:	ALTERATIONS AND EXTENSION TO DWELLINGHOUSE AND ERECTION OF GARAGE
RECOMMENDATION:	APPROVAL WITH CONDITIONS

APPLICATION REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3(c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications. The application is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications, subject to certain restrictions arising directly from the public health measures put in place to deal with the COVID-19 (Coronavirus) pandemic.

1. Proposal:

The application site is a one and a half storey semi-detached dwellinghouse, with a single storey rear extension at 6 Springvale Road, Ayr. The application site is situated within a residential area, and within the boundaries of the Ayr II conservation area.

Planning permission is sought for alteration and extension to the dwellinghouse and the erection of a garage. The alterations and extension comprise of the following: the erection of a one and a half storey rear extension, a front dormer window, replacement of all front windows and a gate to the side of the dwellinghouse. The existing single storey rear projection and detached garage, located to the side of the dwellinghouse, shall be removed to make way for the development. The proposed extension shall be partly sited on the mutual boundary and occupy a larger footprint and greater height than the existing rear projection to which it replaces. The proposed garage shall occupy a slightly larger footprint than the existing garage to which it shall directly replace. The design of the proposed development incorporates contemporary elements and materials. The proposals retain a more traditional design to the front of the dwelling, with regard to both the proposed dormer window and replacement garage. The proposed rear extension comprises of both traditional and contemporary design elements and finishing materials, including slate roof tiles and vertical wall cladding. Two sheds located within the rear garden ground of the dwellinghouse are also to be demolished.

The planning application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, more than five representations have been received objecting to the proposal.

2. Consultations:

Ayrshire Roads Alliance - No objections, subject to conditions and advisory notes.

3. Submitted Assessments/Reports:

In assessing and reporting on a planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations.

None.

4. S75 Obligations:

In assessing and reporting on a planning application the Council is required to provide a summary of the terms of any planning obligation entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of planning permission for the proposed development.

None.

5. Scottish Ministers Directions:

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

6. Representations:

10 representations have been received, all of which object to the proposed development. All representations can be viewed online at www.south-ayrshire.gov.uk/planning

The issues raised by representees can be summarised as follows.

- Impact on historic environment
- Impact on residential amenity
- Road traffic/parking concerns

In accordance with the Council's procedures for the handling of planning applications the opportunity exists for representees to make further submissions upon the issue of this Panel Report by making a further written submission. Members can view any further written submissions in advance of the Panel meeting at www.southayrshire.gov.uk/planning.

7. Assessment:

The material considerations in the assessment of this planning application are the provisions of the development plan, other policy considerations (including government guidance), objector concerns and the impact of the proposal on the amenity of the locality.

(i) Development Plan

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The following provisions of the development plan are considered relevant to the consideration of this application and can be viewed in full online at <http://www.south-ayrshire.gov.uk/planning/local-development-plans/local-development-plan.aspx> :

- LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites
- LDP Policy: Sustainable Development
- LDP Policy: Historic Environment

The provisions of the Adopted South Ayrshire Local Plan must be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context.

The development proposal has been assessed against the above policies and is considered to be in accordance with the development plan.

The statutory Local Development Plan (LDP) for the area currently comprises the South Ayrshire Local Development Plan (adopted in September 2014) and its associated Supplementary Guidance, as well as the Town Centre and Retail Local Development Plan, adopted in 2017.

At a special meeting on 1 September, the Council considered representations on the Modified Proposed Replacement South Ayrshire Local Development Plan (MPLDP2), submitted in response to public consultation, and agreed (1) to submit the Plan, without further modification, to the Scottish Ministers for Examination; and (2) the Plan would be a material consideration in determining planning applications, with the weight accorded to it increasing as it progresses through the statutory process.

As MPLDP2 now represents the Council's settled position on the Development Plan it wishes to progress to adoption, it is a material consideration in the assessment of planning applications. However, it remains the subject of unresolved representations, which will be considered by the Scottish Government's Directorate of Planning and Environmental Appeals (DPEA), as part of the Examination process.

In considering development proposals, the Council may now apportion significant weight to those principles or policies of MPLDP2 which are not the subject of unresolved representations, but MPLDP2 is otherwise unlikely to be the determining factor in the determination of Planning Applications, remaining subordinate in status to the adopted LDP.

The application site is designated as a residential area within the Adopted South Ayrshire Local Development Plan and this remains unchanged with the Proposed Replacement South Ayrshire Local Development Plan. The application has been considered in this context.

(ii) Other Policy Considerations (including Government Guidance)

Scottish Planning Policy;

Scottish Planning Policy (SPP) (2014) states that proposals for development within conservation areas which will impact on its appearance, character or setting should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance.

Historic Environment Scotland;

Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) (2019) further promotes SPP's expectation, and expects decisions affecting any part of the historic environment to be informed by an understanding of its significance and the consequences of any effects; decisions should protect and where possible enhance the historic environment - this includes securing its present and future understanding and enjoyment.

The provisions of the Historic Environment Policy for Scotland are supplemented by Historic Environment Scotland's Managing Change in the Historic Environment series.

The Managing Change document on setting defines setting as the way in which the surroundings of a historic asset contributes to how it is experienced, understood and appreciated, and indicates that the setting of a historic structure often extends beyond the immediate property boundary of that structure into the broader landscape. Less tangible elements can also be important in understanding the setting. These may include function, sensory perceptions or the historical, artistic, literary and scenic associations of places or landscapes. Planning authorities are expected to consider the setting of historic assets in the determination of applications for planning permission.

The 'Extensions' guidance note offers guidance on the siting and design of extensions to historic buildings. It states that, extensions;

- o must protect the character and appearance of the building;
- o should be subordinate in scale and form;
- o should be located on a secondary elevation;
- o must be designed in a high quality manner using appropriate materials.

Historic Scotland's Managing Change advice, in respect of extensions, considers that: "an addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, materials or location, and should not overlay principal elevations".

HES Managing Change recognises that most historic buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. In terms of contemporary additions, the guidance does not exclude modern and contemporary design solutions. Quite substantial additions can be made to some buildings without detracting from the character of the original work. The Managing Change advice allows for complementary new additions which are an assertive contrast to the original building. Assertive contrast means affirmation of the new as a more or less equal partner to the old. New and old combined should be of greater lasting value than either on its own.

The proposals under consideration retain a more traditional design to the front of the dwelling, with regard to the design of both the proposed dormer window and replacement garage. The proposed rear extension represents an assertive contrast to the original dwelling, comprising of both traditional and contemporary design elements and finished using predominantly contemporary materials. Overall, it is considered that the proposals are subordinate in scale and form the existing dwellinghouse.

With regard to windows, the Managing Change document on Windows states that windows make a substantial contribution to the character and physical integrity of most historic buildings and also to the character and interest of historic streets and places. The size, shape and proportion of a window, the pattern of design, the materials and details of construction, the method of opening, the finish, and associated fixtures typically contribute to the interest of a historic window. It is considered that the proposed windows, subject to a condition in respect of the colour of finishing materials used, adhered to the above noted policy and guidance, as outline further below.

South Ayrshire Council's Supplementary Guidance on the Historic Environment;

Guidance Policy 1 of South Ayrshire Council's Supplementary Guidance (SG) on the Historic Environment refers to design quality, and states that development proposals will be considered in terms of compliance with the 'General Criteria for New Development', which applies to both new development and extensions to existing development / buildings. General Criteria for New Development Criteria 1 outlines that the Council is committed to the promotion of developments which comprise well designed buildings, which are sensitive to their locality and respect the local vernacular building and townscape character built with high quality materials, and incorporating attractive open spaces - both for public or private use which are sympathetic and make a positive contribution to the essential townscape character of the main towns, settlements and/or countryside. Criteria 2 states that the Council will encourage contemporary architecture where in compliance with point one above.

Supplementary Guidance Policy 3 refers specifically to conservation areas, and states that all new development within, or affecting the setting of, a conservation area shall be required to preserve or enhance its character or appearance. However, in line with Criteria 2, noted above, this does not exclude proposals for contemporary architecture. To ensure a consistent high standard of development within conservation areas, proposals will be considered in terms of compliance with the design principles for all proposed development within a conservation area. With regard to extensions, these should utilise similar materials as used in the original structure, and be sympathetic to the design features, character and proportions of the original property. The original building will normally be expected to remain the dominant feature when viewed from its main frontage(s). In this instance, the original building is considered to remain the dominant feature when viewed from its main frontage on Springvale Road. The proposed rear extension is less visible and only visible from other private property, rather than public vantage points, but is nonetheless acceptable in terms of its more contemporary approach to design, for the reasons noted elsewhere in this report.

In respect of the proposed 1 ½ storey rear extension, it is considered that the extension is subsidiary in siting, design, massing and scale of the dwellinghouse. It is also considered that the use of more contemporary finishes such as grey green wall cladding and anthracite coloured PVCu framed windows and doors will not have a significant adverse impact on the character or setting of Ayr II Conservation Area at the locale, due to siting of the extension to the rear of the dwellinghouse.

The proposed detached garage shall be erected to the side of the dwellinghouse in the same position as the existing garage. The proposed garage shall occupy a footprint of approximately 26 sqm, which is a slight enlargement of the approximately 20 sqm footprint of the existing garage. It is noted that proposed garage shall have a dual pitched roof, whilst the existing garage has a mono pitch 'lean to' style roof. However, this is not considered to be out of character at this locale with other nearby properties also having garages with pitched roofs, most notably the neighbouring adjoined dwellinghouse at 8 Springvale Road. A small dormer window is proposed within the roof space of the garage which is not considered to adversely impact the character and appearance of the conservation area. The garage roof shall be finished with slate which raises no concerns subject to a condition requiring the that slate used matches the slate on the roof of the dwellinghouse, as far as possible, in respect of size, thickness, texture, colour and coursing. The proposed finishing materials for the external walls and the materials and style of garage door proposed are not considered to be acceptable due to the visually prominent location of the garage within the streetscape of the conservation area. As such it is deemed prudent to attach a condition requiring that vertically lined timber doors are installed to the garage door opening and that the proposed cedar cladding is 'conditioned out' of any permission granted, with a traditional render finish deemed more appropriate to preserve the character of the conservation area. Therefore, it is considered that the design, massing and scale of the proposed garage, subject to appropriate conditions in respect of finishing materials and style of door to be installed, does not have such a significant adverse impact on the character or setting of Ayr II Conservation Area, or the neighbouring listed building, to warrant the refusal of the planning application.

There are no objections arising from the formation of the small dormer window into the roof space on the front elevation of the dwellinghouse given that this has been located centrally between two existing dormer windows and lines through with the door below, and therefore does not alter the symmetry of the front elevation of the dwellinghouse. Therefore, the proposed front dormer window is considered to be acceptable in terms of siting, design and appearance, and is not considered to adversely impact on the character and appearance of Ayr II conservation area.

There are no objections to the principle of installing replacement windows to the front elevation of the dwellinghouse, given that the replacement windows are to be timber sash and case. However, as the application site is a semi-detached property, the preference would be for white timber sash and case windows to be installed to the front elevation, rather than the anthracite coloured timber windows proposed, so as to ensure that the dwellinghouse maintains a traditional appearance given that this is the principal elevation of the property within Ayr II Conservation Area. As such, it is deemed appropriate requiring that the proposed replacement windows with the front elevation are white rather than anthracite in colour.

An approximately 1.9 metre gate shall be installed to the side of the dwellinghouse and finished timber. Therefore, the proposed gate is considered to be acceptable in terms of siting, design and appearance, and is not considered to adversely impact on the character and appearance of Ayr II conservation area.

South Ayrshire Council's Supplementary Guidance (SG);

House Alterations and Extensions

South Ayrshire Council's Supplementary Guidance (SG) on House Alterations and Extensions indicates that extensions should be of a size and design which respect the existing building and surrounding street scene. These proposals have been considered in this context.

In considering proposals for rear extensions, especially extensions on or close to mutual boundaries some consideration must be given to the amenity of adjoining properties. The aim is to achieve a reasonable balance between the applicant's aspirations to achieve more living accommodation and the interests of their neighbour's amenity by ensuring that an extension would not seriously affect a neighbour's outlook or daylight. A storey and a half/two storey extension should not cross a 45 degree line from the quarter-point of the window in the nearest habitable room of the adjoining house. The proposed L-shaped extension features both dual pitched and flat roof styles. The dual pitched roof section of the extension measures a maximum of 6.2 metres in height to the ridge and approximately 3.2 metres to the eaves, with a depth of approximately 7 metres. It is noted this element of the proposed extension be sited in broadly similar position to the existing rear projection (comprising of a single storey extension and shed), to be demolished. This element of the extension shall be sited approximately 2.5 metres and 6 metres from the mutual side boundaries with the neighbouring properties at 8 and 4 Springvale Road, respectively. Due to the separation distances outlined and the style and slope of the roof, this element of the extension shall not cross a 45 degree line the quarter-point of the window in the nearest habitable room of the adjoining house and is not considered to adversely impact on any neighbouring properties in terms of loss of light or sense of enclosure.

The flat roof element of the proposed rear extension is positioned approximately 0.8 metres from the mutual boundary with this neighbouring dwelling. However, the depth of this element of the extension is approximately 3.4 metres and therefore does not project beyond the pre-existing extension to the rear of the neighbouring dwelling at no. 8. This element of the 1 ½ storey extension shall be screened from the neighbouring dwelling at no.4 by the depth of the dual pitched element of the proposed extension. Therefore, it is not considered that the flat roof element of the proposed extension shall adversely impact the amenity of any neighbouring dwellings in terms of loss of light or sense of enclosure.

In respect of garages and outbuildings, South Ayrshire Council's Supplementary Guidance on House Alterations states that garages and outbuildings should be designed to appear ancillary to the main dwellinghouse. They should be sited and designed so as to perform their intended function.

In terms of dormer windows the supplementary guidance states:-

- The size and number of dormer windows should be kept to a minimum to avoid dominating the appearance of the roof.
- Large areas of cladding on the front should be avoided and dormers should be set away from the gables, hips and down from the roof ridge in order that the roofline might be retained unaltered.
- Dormers should be so placed as to form a definite relationship with the main features in the building's facade and should normally line through and be symmetrical with other windows and doors.
- Windows forming part of the dormer should reflect the style and proportion of existing windows.

The proposed garage and front dormer window are considered acceptable for reasons noted elsewhere within this report.

Overall, it is considered that the development proposals broadly accord with the provisions of the SG on House Alterations and Extensions on the basis that they do not over dominate the original dwelling or the surrounding locale. This is addressed further in section 7(iv), below, in regard to the impact of the development on the locality.

Open Space and Designing New Residential Developments

South Ayrshire Council's Guidance on Open Space and Designing New Residential Developments indicates that semi-detached properties should be provided with rear gardens in proportion to their size. Rear gardens will be expected to be 1.5 times the size of the ground floor area of the dwellinghouse and no less than 100 square metres - this will generally include rear and side gardens enclosed by a fence/wall/hedge. A minimum garden depth of 9 metres shall be required. This distance may be relaxed in the case of corner plots and on plots with two or more frontages onto roads. A minimum of 18 metres between habitable windows (including kitchens) is also required.

The remaining private garden ground at the property is considered commensurate with the immediate neighbouring properties and it is considered adequate to ensure that an appropriate level of amenity is retained.

(iii) Objector Concerns

The concerns of the objectors have been summarised and considered as follows:

- Impact on historic environment

Concerns have been raised that the development does not enhance, preserve or protect the character of the conservation area or the setting of neighbouring listed buildings.

The effects of the proposal on the surrounding area have been duly accounted for in the considerations in this assessment, as above in detail with regard to the historic environment and as summarised below regarding the impact on the locality generally.

- Impact on residential amenity

Concerns have been raised that the development shall have an adverse impact on the residential amenity of neighbouring properties by way of loss of light/overshadowing and overlooking. The impact of the scale and positioning of the development proposals on the locality has been duly assessed below.

Concerns have also been raised that the garage may be utilised for other purposes in the future. There is no indication that the garage is to be used for any purpose other than as ancillary to the use of the dwellinghouse. In order to ensure this, it is deemed prudent to attach a condition requiring such.

Potential damage of trees to rear of neighbouring dwelling has also been raised as an area of concern. It is noted that the trees are not located within the application site and are therefore a sufficient distance away to not be directly impacted by the proposed development. Furthermore, it is considered that this matter is more appropriately considered and addressed by the applicant and the neighbouring property, rather than being a material planning consideration which requires consideration as part of the assessment of this application.

- Road traffic/parking concerns

The Ayrshire Roads Alliance were consulted regarding the development proposals and have advised that they have no objections to the proposals subject to conditions. In particular, to ensure adequate off-street parking is provided, a condition shall be attached requiring details of parking layouts demonstrating a minimum of 3 off-road parking spaces which comply with the guidance set out in the Council's National Roads Development Guide, and Designing Streets as National Policy, to be submitted for the written approval of the Council as Planning Authority and agreed upon prior to commencement of the development. Thereafter, the parking layout agreed shall be retained permanently unless otherwise agreed in writing by the Planning Authority.

(iv) Impact on the Locality

The proposed L-shaped 1 ½ storey rear extension is considered to be subsidiary in appearance relative to the existing property in terms of height width and general size and is of an acceptable scale and design with regard to the location of the development within the conservation area (as discussed in section 7(ii) above).

With regard to the potential impact of the proposed extension on residential amenity, the ground floor shall accommodate a utility room, with a rear doorway and narrow window to be formed, as well as ground floor windows and patio doors forming part of a dining and lounge area, and an upper floor window with Juliet balcony forming a bedroom and an upper floor bathroom window. These openings shall aspect the rear garden ground of the dwellinghouse, which is screened by both existing mature planting and a 2.1 metre stone boundary wall. Ground floor windows and patio doors, forming part of the proposed dining and lounge area are also proposed within the eastern side elevation. At its closest point, the extension shall be sited approximately 6 metres from the mutual eastern side boundary with 4 Springvale Road and approximately 9 metres from the mutual rear boundary with 19 Marchmont Road, which itself is set approximately 17 metres from the mutual boundary. The combination of the separation distances from neighbouring dwellings and the existing boundary treatment, comprising of a 2.1 metre stone boundary wall along the northern (rear) and eastern site boundaries and a 1.5 metre stone boundary wall along the western site boundary, will ensure that the privacy of neighbouring dwellings is not compromised as a consequence of the development. It is therefore considered that these rear facing openings shall not introduce any adverse overlooking issues.

A dormer window is proposed within the eastern roof pane of the extension. The dormer is positioned approximately 6.7 metres from the neighbouring boundary with 4 Springvale Road. It is acknowledged that the dormer window is positioned so as not to directly overlook any neighbouring windows and an existing shed and mature planting to the rear of 4 Springvale Road, shall afford some screening to the garden ground of this dwelling. Additionally, it is noted that the windows are to be finished with opaque glazing. It is therefore deemed prudent to attach a condition requiring such glazing to be installed and retained for the lifetime of the development. Subject to this condition, it is considered that the proposed extension shall not adversely impact any neighbouring properties in terms of privacy or amenity.

The proposed garage is to be erected to the side of the dwellinghouse, directly replacing the existing detached garage and set approximately 2.1 metres behind the principal elevation of the dwellinghouse. It is considered that the proposed garage shall be subsidiary to the dwellinghouse in terms of design, massing and scale. In respect of residential amenity, the building is sufficiently distant from other residential properties so as not to give rise to overshadowing. The small upper floor dormer window proposed has an aspect over the front curtilage of the application site, which has a depth of approximately 5 metres, and Springvale Road beyond. The proposed rear window and gable window are adequately screen by an existing 2.1 metre stone boundary wall. Therefore, it is not considered that any neighbouring properties shall be adversely affected by the proposed garage in terms of privacy or amenity due to the separation distance between the structure and neighbouring properties and the existing boundary treatment.

The garage is solely for the use of the occupants of the dwellinghouse and has clearly been designed so as to perform its intended function. Notwithstanding this, a condition can be attached to the permission to ensure that its use remains ancillary to the dwellinghouse.

The proposed front dormer window is generally considered to accord with the design guidance, as per the SPG outlined above in section 7(ii), above. The proposed dormer is set down from the roof ridge, set back from the eaves and away from the gable. The dormer window, has an aspect over Springvale Road and it is not considered that the proposal creates any adverse overlooking issues. Therefore, it is not considered that any neighbouring properties would be adversely impact by the development proposals.

Additionally, as noted above, the Ayrshire Roads Alliance have raised no objections to the development, subject to conditions to ensure adequate off-street parking is provided.

In light of this assessment and that above in regard to the effects of the development on the character and appearance of the conservation area, it is considered that, subject to conditions, the development shall preserve the character and appearance of Ayr II conservation area.

8. **Conclusion:**

The application has been assessed against the various material considerations which include the provisions of the development plan, government guidance, consultations undertaken, representations received and the impact of the proposed development on the locality. The assessment concludes that the principle of the proposed development complies with the development plan. The points raised in the objection have been fully considered but do not raise any issues that would merit refusal of the application.

Given the above assessment of the proposal and having balanced the applicant's rights against the general interest, it is recommended that the application be approved subject to conditions.

9. **Recommendation:**

It is recommended that the application is approved with condition(s).

- (1) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
- (2) That prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority.
- (3) That notwithstanding the plans hereby approved, the up and over/roller garage door is hereby not approved. Precise details of suitably designed vertically lined timber doors shall be submitted to, and agreed in writing by the Planning Authority, prior to commencement of works on site.
- (4) That notwithstanding the plans hereby approved, no permission is hereby granted for the grey green cedar wall cladding to external elevations of the garage. Instead, the external wall shall be finished in wet-dash render painted white to the satisfaction of the Planning Authority.
- (5) That notwithstanding the plans hereby approved, the slate used for the roof of the garage shall match the slate on the roof of the dwellinghouse in respect of size, thickness, texture, colour and coursing.
- (6) That notwithstanding the plans hereby approved, the proposed replacement sash and case windows to be installed within the front elevation of the dwellinghouse shall be white in colour.
- (7) That the windows of the dormer window to be formed within the eastern roof plane of the one and half storey rear extension shall comprise of opaque glazing which and shall be retained for the lifetime of the development to the satisfaction of the Planning Authority.
- (8) The garage shall be used solely for domestic purposes incidental to the use of the dwellinghouse and no commercial activities shall be undertaken to the satisfaction of the Planning Authority.
- (9) That a minimum of 3 off-road parking spaces shall be provided within the existing site boundary to satisfy provision levels as defined within the Council's adopted National Roads Development Guide. Details of parking layouts designed to comply with the guidance set out in the Council's National Roads Development Guide, and Designing Streets as National Policy, shall be submitted for the written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) and agreed upon prior to commencement of the development and thereafter retained permanently unless otherwise agreed in writing by the Planning Authority.

Reasons:

- (1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (2) To safeguard the character and appearance of the conservation area.
- (3) To define the terms of the permission granted and safeguard the character and appearance of the conservation area.
- (4) To define the terms of the permission granted and safeguard the character and appearance of the conservation area.
- (5) To safeguard the character and appearance of the conservation area.
- (6) To define the terms of the permission granted and safeguard the character and appearance of the conservation area.
- (7) In the interest of residential amenity and to define the terms of the planning permission.
- (8) In the interests of residential amenity.
- (9) In the interest of road safety and to ensure adequate off-street parking provision.

Advisory Notes:

- (1) That integral or detached garages within the curtilage of a property intended to form part of the parking provision for the dwelling shall have internal garage dimensions of a minimum of 7m x 3m, per vehicle.

List of Determined Plans:

Drawing - Reference No (or Description): 001
Drawing - Reference No (or Description): 002
Drawing - Reference No (or Description): 003
Drawing - Reference No (or Description): 004
Drawing - Reference No (or Description): 005
Drawing - Reference No (or Description): 006
Drawing - Reference No (or Description): 007
Drawing - Reference No (or Description): 008
Drawing - Reference No (or Description): 009
Drawing - Reference No (or Description): 010
Drawing - Reference No (or Description): 011

Reason for Decision (where approved):

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

Background Papers:

1. Planning application form and plans.
2. Adopted South Ayrshire Local Development Plan (available online)
3. Supplementary Guidance: Historic Environment (available online)
4. Representations (available online)
5. Scottish Planning Policy (available online)
6. Historic Environment Policy for Scotland (available online)
7. Historic Environment Scotland's Managing Change in the Historic Environment series (available online)

Equalities Impact Assessment

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics

Person to Contact:

Ms Emma McKie, Planner (Place Planning) - Telephone 01292 616 203