

**SOUTH AYRSHIRE COUNCIL**

**LOCAL REVIEW BODY**

**NOTE OF CURRENT POSITION**

<b>Site Address:</b>	LOCKUPS, SANDFIELD ROAD, PRESTWICK, SOUTH AYRSHIRE
<b>Application:</b>	24/00031/APP ERECTION OF A DWELLINGHOUSE

<b>Appointed Officer's Decision:</b>	Refused
<b>Date Notice of Review Received:</b>	29 April 2024

<b>Current Position:</b>	Continued Case for Review
<b>Documentation:</b>	<p>The following documents in relation to the review are attached:</p> <p>Pages 1 to 10 – Report of Handling Pages 11 to 16 – Notice of Review Pages 17 to 41 - Review Statement - April 2024 (Including plans and photographs) Pages 42 to 43 - Supporting Information - February 2024 Pages 44 to 50 – Original Planning Application - January 2024 Pages 51 to 110 – Planning Application Plans (Pages 51 to 59) and Supporting Information (Pages 60 to 110) - January 2024 Pages 111 to 112 – Decision Notice Pages 113 to 117 – Consultation responses from Scottish Water and Ayrshire Roads Alliance to Planning Application Pages 118 to 119 – List of Neighbours Notified Pages 120 to 150 – Interested Parties Representations on Planning Application Pages 151 to 158 – Interested Parties Representations on Review. Pages 151 to 154 – Andrew Gibson Pages 155 to 156 – Prestwick Community Council</p>

	Pages 157 to 158 – Kerry Castaldo Pages 159 to 160 – Case Officer Photographs Pages 161 to 166 – Applicant’s representative response to case officer photographs and Interested Parties comments. Page 167 – Draft Conditions
<b>New Material:</b>	No
<b>Additional Material Any other Comments:</b>	Continued Case - Following a Site Visit
<b>Dated:</b>	August 2024

## Report of Handling of Planning Application

The Council's Scheme of Delegation can be viewed at <https://www.south-ayrshire.gov.uk/planning-application-process>

<b>Reference No:</b>	<b>24/00031/APP</b>
<b>Site Address:</b>	<b>Lock Ups Sandfield Road Prestwick South Ayrshire</b>
<b>Proposal:</b>	<b>Erection of dwellinghouse</b>
<b>Recommendation:</b>	<b>Refusal</b>

### REASON FOR 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 has been determined in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

#### Key Information:

- The application was received on 18 January 2024.
- The application was validated on 18 January 2024.
- Neighbour Notification, under Regulation 18 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, was carried out by the Planning Authority on 1 February 2024.
- A Site Visit was undertaken by the Planning Authority on 18<sup>th</sup> March 2024.
- No Site Notice was required.
- No Public Notice in the Local Press was required.

#### 1. Site Description:

The site of the proposed development comprises an area of ground which accommodates 7 x lock-up garages. The site is relatively flat and extends to an area of approximately 323m<sup>2</sup>. To the north, the application site is bound by residential properties located at 10 Sandfield Road and 26 St Quivox Road; to the west by the dwellinghouse located at 24 St Quivox Road; to the south by the dwellinghouse located at 12 Sandfield Road; and to the east by the public footway/ highway located on Sandfield Road.

The proposals involve the demolition of the 7 x lock-up garages to accommodate the erection of a dwellinghouse and its associated garden ground. The lock up garages are within the ownership of the applicant, who also owns the dwellinghouse located at 10 Sandfield Road. Access to the application site is to be taken directly from Sandfield Road.

#### 2. Planning History:

**Planning Application: 22/00478/APP for the erection of a dwellinghouse was Refused by the Regulatory Panel on 12<sup>th</sup> October 2022 for the following reasons:**

*(1) That the development proposal is contrary to Scottish Planning Policy, the Adopted South Ayrshire Local Development Plan 2 policies in relation to 'Sustainable Development', 'Development Management' and 'Residential Policy within Settlements, Release Sites and Windfall Sites' as the proposals would result in an unacceptable sense of enclosure to adjacent neighbouring properties sited at 10 and 12 Sandfield Road, and 24 and 26 St Quivox Road;*

*(2) That the development proposal is contrary to Scottish Planning Policy, the Adopted South Ayrshire Local Development Plan 2 policies in relation to 'Sustainable Development', 'Development Management' and 'Residential Policy within Settlements, Release Sites and Windfall Sites', and 'Land Use and*

*Transport' as the proposals would result in 'town cramming' by reason that the development would have a detrimental impact on the established character and layout of the area;*

*(3) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan 2 policies in relation to 'Sustainable Development', 'Development Management' and 'Residential Policy within Settlements, Release Sites and Windfall Sites', as the proposed development will be adversely affected in terms of their residential amenity due to the private rear garden ground being overlooked by the adjoining neighbouring property at 24 St Quivox Road.*

*(4) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan 2 policies in relation to 'Sustainable Development', 'Development Management' and 'Residential Policy within Settlements, Release Sites and Windfall Sites' as the vehicular access/ egress to the serve the dwellinghouse will adversely impact the residential amenity of the residential property located at 10 Sandfield Road.*

*(5) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan 2 policies in relation to 'Sustainable Development', 'Development Management', 'Residential Policy within Settlements, Release Sites and Windfall Sites', and 'Land Use and Transport' due to the loss of existing off street parking provision, which would result in increased demand for on-street parking and congestion in the locality, which would impede the free flow of traffic within public road limits, to the overall detriment of road safety, and the residential amenity of the immediate locality.*

**Planning Application: 23/00369/APP for the erection of a dwellinghouse was withdrawn by the applicant's agent following advice provided by the Planning Service, as follows:**

*The development has been considered against the relevant provisions of the development plan (NPF4 and the Adopted South Ayrshire Local Plan 2), and it is concluded that the proposals are contrary to the development plan as the proposed development is considered to i) result in 'town cramming' by reason that the development would have a detrimental impact on the established character and layout of the area; ii) represent over-development which would not provide a suitable residential amenity for the future occupiers of the property due to insufficient private garden ground; iii) result in the proposed development will be overlooked by the dwellinghouse located at 24 St Quivox Road; and iv) due to the site's location, the driveway to serve the proposed dwellinghouse sits immediately adjacent to the rear garden ground of the dwellinghouse located at 10 Sandfield Road and vehicles accessing/ egressing from the application site have the potential to disturb the residential amenity of this property. For these reasons, the Service is not minded to support the development proposals.*

### **3. Description of Proposal:**

Planning permission is sought for the erection of a dwellinghouse, associated garden ground and off road parking at land at Sandfield Road, Prestwick. The proposed dwellinghouse is 1.5 storey in height and comprises 2 bedrooms. It is to be finished with a slate roof, rendered walls and uPVC windows and doors. The height of the proposed dwellinghouse reaches approximately 5.6m and has a footprint of approximately 56m<sup>2</sup> (9.7m in length and 5.8m in width). Details are set out in the submitted plans.

The submission also comprises a covering letter and supporting statement which is in response to the objections received to Planning application refs: 22/00476/APP and 23/00369/APP, and concerns provided by the Planning Service on planning application ref: 23/00369/APP.

Further correspondence was received on 27<sup>th</sup> February by the applicant's agent in response to objections raised specifically by a neighbouring property.

### **4. Consultations:**

**Ayrshire Roads Alliance** offers no objections to the proposals and has offered the following comments and conditions.

*The existing lock-ups do not act as parking for any of the dwellings within the area and therefore cannot be seen as a loss of parking spaces. The ARA therefore recommend no objections subject to an acceptable parking layout being provided and swept path showing that a car can enter, turn within the site and then exit the access lane in forward gear.*



Proposed conditions should the application be approved:

**Off Road Parking Provision (Detailed Consent):**

That a minimum of 2 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 prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority).

**Reason:**

In the interest of road safety and to ensure adequate off-street parking provision.

**Vehicle Swept Path Analysis:**

That the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development for the formal prior written approval of the Council as Planning Authority.

**Reason:**

In the interest of road safety.

**Scottish Water** offers no objections to the proposal and sets out advice for the applicant.

**5. 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.

**6. 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.

**7. 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.

**8. Representations:**

12 objections have been received, including an objection from the Prestwick Community Council. All objections can be viewed online at [www.south-ayrshire.gov.uk/planning](http://www.south-ayrshire.gov.uk/planning) and are summarised, below'

- *Parking, road safety and access concerns;*
- *Privacy/ amenity concerns;*
- *Development not in keeping with the character of the locale;*
- *Potential flooding/ drainage issues;*
- *Loss of view;*
- *Noise and disturbance from construction works;*
- *Potential damage to property by underpinning boundary wall;*
- *Removal of asbestos roofs of lock-ups; and*
- *No dimensions on plans;*

The following comments are offered in response to the comments received;

- *Parking, Road safety and access concerns;*

It is noted that the majority of objectors have raised concerns with regards to the safety of the existing

access / egress onto Sandfield Road, as well as the narrowness of the current access, and whether two off road parking spaces for modern/ large vehicles could be accommodated within the site. On traffic safety and parking provision, it is noted that the proposal is to provide off-street provision for 2 residential parking space within the curtilage of the property. The Ayrshire Roads Alliance (ARA) has been consulted on the proposals and responded with no objection subject to conditions that two off road parking spaces are provided in line with national guidance and that a swept path analysis is also undertaken. Therefore, the Ayrshire Roads Alliance's comments have been considered and if the proposal was considered acceptable, the proposed conditions could be attached to the permission and which would require to be agreed and discharged by the Planning Service in conjunction with the ARA. For these reasons, the proposal is not considered to raise any issues relating to traffic, transport, road safety and accessibility. Notwithstanding, there are fundamental concerns in regards to the principle of the development, as outlined elsewhere.

- *Privacy/ amenity concerns;*

The proposed dwellinghouse is sited immediately adjacent to the neighbouring property at 26 St Quivox Road, approximately 2.4m from the mutual boundary with the neighbouring property at 10 Sandfield Road and approximately 1.7m from the mutual boundary with the neighbouring property at 24 St Quivox Road. The proposed height of the dwellinghouse is approximately 5.6m, spanning 9.7m in length and 5.8m in width. Overall, it is considered that the siting and scale of the proposed dwellinghouse will adversely impact the adjacent neighbouring properties in terms of sense of enclosure, outlook and daylight. In particular, the neighbouring property at 26 St Quivox Road is considered to be adversely affected by the development given that the proposed dwellinghouse will span 9.7m in width along the 15.4m wide mutual boundary. The increase in height of the proposed dwelling to that of the existing lock-ups (approximately 3m more in height), in conjunction with the scale and siting of the dwellinghouse and separation distance from the mutual boundaries, would be to the detriment of the existing adjacent neighbouring properties.

Furthermore, the driveway to serve the proposed dwellinghouse sits immediately adjacent to the rear garden ground of the dwellinghouse located at 10 Sandfield Road. Vehicles accessing/ egressing from the application site have the potential to disturb the residential amenity of this property and to some degree the amenity of the neighbouring property at 12 Sandfield Road due to the gable of that property being sited along the mutual boundary of the application site.

- *Development not in keeping with the character of the locale;*

It is noted that within the immediate area of the application site there is a mixture of two storey and single storey dwellinghouses of differing design and styles. The proposed dwellinghouse results in a cramped, overdeveloped appearance within the small infill plot which is sandwiched between the adjacent neighbouring properties on all sides of the site. The resultant development is considered to have a negative visual impact on the established character and layout of the area. The increase in density of residential development in the locality as well as the proposed layout, pattern, plot ratio of the development would have a negative impact on the established character of the area.

- *Drainage issues;*

This is not a material planning consideration in assessment of this application but is rather a private civil matter for the applicant. The applicant would also require the benefit of other consents should permission be granted. i.e., Scottish Water connections, Building Warrant.

- *Loss of view;*

The loss of view is not considered to be a material consideration to the assessment of a planning application.

- *Noise and disturbance from construction works;*

The developer will require to meet with the legislative requirements (enforced by the Council's Environmental Health Service). The planning process considers the impact of the resultant development on the locality (it does not legislate the construction process).

- *Potential damage to property by underpinning boundary wall;*

Damage to boundary wall during construction is a matter is more appropriately considered and addressed by the applicant, rather than being a material planning consideration which requires consideration as part of the assessment of this application. However, the applicant would require the benefit of a building warrant as well as planning permission for the proposed development.

- *Removal of asbestos roofs of lock-ups.*

If asbestos is to be removed from the site, this is a matter which is more appropriately considered and addressed by the applicant, in conjunction with the Health and Safety Executive rather than being a material planning consideration which requires consideration as part of the assessment of this application.

- *No dimensions on plans;*

The submitted plans, although do not have dimensions, are scaled and show the development accurately. Therefore, the plans are considered sufficient for the purposes of the application proposals and allows for a robust assessment to be undertaken.

## 9. Development Plan:

On 13 February 2023, Scottish Ministers published and adopted National Planning Framework 4 ('NPF4'). NPF4 sets out the Scottish Ministers position in relation to land use Planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 ('LDP2') (adopted August 2022).

Sections 25(1) and 37(2) 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 application is determined on this basis.

Legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of an LDP, whichever of them is the later in date is to prevail (The Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); Section 24(3)). NPF4 was adopted after the adoption of LDP 2, therefore NPF4 will prevail in the event of any incompatibility.

### National Planning Framework 4 (NPF4)

The following policies of NPF4 are relevant in the assessment of the application and can be viewed in full online at [National Planning Framework 4 - gov.scot \(www.gov.scot\)](https://www.gov.scot/national-planning-framework-4):

**Policy 9 Brownfield, vacant and derelict land and empty buildings;** To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

**Policy 13 Sustainable Travel;** To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.

**Policy 14 Design, Quality and Place;** To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle inter alia

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places: Healthy, pleasant, connected, distinctive, sustainable, adaptable.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported

**Policy 15 Local Living and 20 minute neighbourhoods;** To encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options, inter alia; a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this,

consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to: • sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks; • employment; • shopping; • health and social care facilities; • childcare, schools and lifelong learning opportunities; • playgrounds and informal play opportunities, parks, green streets and spaces, community

gardens, opportunities for food growth and allotments, sport and recreation facilities; • publicly accessible toilets; • affordable and accessible housing options, ability to age in place and housing diversity.

**Policy 16 Quality Homes;** To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

The provisions of NPF4 must, however, be read and applied as a whole, and as such, no policies should be read in isolation. The application has been considered in this context.

Although the proposals constitute the redevelopment of a brownfield site which is within a town with amenities, infrastructure and sustainable modes of transport, it is not considered to accord with policies 14 or 16 of the NPF4, as the proposal is considered to be detrimental to the amenity of the surrounding area and is not considered to be the right location, as outlined further within the report.

### South Ayrshire Local Development Plan 2

The following policies of the South Ayrshire Local Development Plan 2 are relevant in the assessment of the application and can be viewed in full online at [Local development plan 2 - South Ayrshire Council \(south-ayrshire.gov.uk\)](https://www.south-ayrshire.gov.uk/local-development-plan-2):

- Strategic Policy 1: Sustainable Development;
- Strategic Policy 2: Development Management;
- Residential Policy within settlements, release sites and windfall sites;
- Land Use and Transport.

The provisions of the Adopted South Ayrshire Local Development Plan 2 must, however, 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.

### **Strategic Policy 1: Sustainable Development and Strategic Policy 2: Development Management;**

The above strategic policies seek to ensure that development proposals are appropriate to the local area in terms of character and amenity impact, layout, scale, massing, design and materials in relation to its surroundings, and is appropriate to the local area in terms of road safety and effect on the transport network.

It is considered that the proposals in terms of its siting, layout and scale will have a negative adverse impact on the locale in terms of the established character and pattern of development in the area and furthermore shall adversely impact amenity of adjacent neighbouring properties. This is outlined further, below;

### **LDP2 Policy: Residential Policy within Settlements, Release Sites and Windfall Sites;**

The above policy aims to protect the character and amenity of areas that are mainly residential, particularly from non-residential development which could have negative effects on the local amenity. The policy also sets out the criteria to be applied to new residential development within settlements, and which are noted as follows;

- a) The site has adequate access for vehicles, which is separate from other property and which directly connects to the public road network;
- b) The layout, density, plot ratio, scale, form and materials of any proposed development do not detract from the character of the surrounding buildings and the local area;
- c) It does not affect the privacy and amenity of existing and proposed properties;
- d) The site does not form an area of maintained amenity or recreational open space unless it is already part of the established housing land supply;
- e) The site provides a suitable residential environment; and
- f) It provides private and public open space in accordance with the requirements of the LDP Policy: open space, and our open space guidelines.

In response to the above:

a) The proposed site has access for vehicles which is separate from other property and which directly connects to the public road network. It is noted that the ARA recommends no objections subject to conditions being attached in regard to adequate off road parking and a swept path analysis being undertaken by the applicant. However, there are other planning reasons which render the development, to be undesirable.

b) The proposed 1.5 storey dwellinghouse is to be sited within a small infill plot which is sandwiched between the neighbouring properties at 10 and 12 Sandfield Road, and 24 and 26 St Quivox Road. It is considered that the resultant development will detrimentally impact those properties, as outlined under c), below.

The size, scale and massing of a 1.5 storey dwellinghouse within the small plot results in town cramming and over-development of the plot which will increase the density of residential development in the locality and be detrimental to the layout and appearance of the area. The proposals are therefore considered to be detrimental to the visual and residential amenity of the locality.

c) The proposed 1.5 storey dwellinghouse is considered to adversely impact the adjacent neighbouring properties amenity at 10 and 12 Sandfield Road, and 24 and 26 St Quivox Road. The proposed development is to be sited in close proximity to the mutual side boundaries of the aforementioned properties which will result in an unacceptable sense of enclosure to their private garden grounds. Furthermore, the driveway to serve the proposed dwellinghouse sits immediately adjacent to the rear garden ground of the dwellinghouse located at 10 and 12 Sandfield Road and vehicles accessing/egressing from the application site has the potential to disturb the residential amenity of the properties.

In terms of privacy impact, it is not considered that any neighbouring properties would be adversely impacted in terms of overlooking, as the boundary treatments and fenestration arrangements within the proposed dwellinghouse are contained to the principal elevation of the property which would aspect the garden ground at the application site. If the proposal was recommended for approval, a condition would could be attached to the permission to ensure that the mutual boundary with 12 Sandfield Road had sufficient screening to the mutual boundary. However, in terms of the privacy of the proposed dwellinghouse, it is noted that the immediate neighbouring dwellinghouses, mainly at 24 St Quivox Road's dormer window and upper floor windows at 10 Sandfield Road have an aspect over the full application site resulting in an unsuitable residential amenity for the future occupants of the dwellinghouse, as outlined elsewhere within the report.

d) The site does not form an area of maintained amenity or recreational open space.

e) Although the garden ground now generally meets the Council's guidance in quantitative terms (1.5 times the footprint of the proposed dwellinghouse) as set out elsewhere within the report, it is the qualitative nature of the garden ground provided for the dwellinghouse that is not considered to provide a suitable residential amenity for the future occupiers of the dwellinghouse. The garden ground is considered to be unconventional in terms of its layout and size compared with adjacent properties garden grounds, it will be overlooked by neighbouring properties and will result in a cramped, enclosed space due to the adjacent outbuildings and boundary treatments.

f) As outlined above, the property is not provided with suitable garden ground and is atypical for the character and pattern of development at the locale where houses have their gardens mainly sited to the rear of their dwellinghouses and have larger plot sizes than that proposed.

For these reasons, it is considered that the proposals are contrary to the LDP2 Policy: Residential Development within settlements, release sites and windfall sites.

**LDP2 Policy: Land Use and Transport;**

This policy requires for development to provide parking which reflects the role of the development, and which keeps any negative effects of road traffic on the environment to a minimum. As outlined elsewhere in the report, the Ayrshire Roads Alliance has offered no objections to the development proposals and the application site has an existing access from Sandfield Road. Therefore, the proposals, as conditioned, are considered to accord with the above policy.

In considering all of the above, the proposals are not considered to result in a public benefit. To the contrary, it is considered that the proposals would be to the disbenefit of the appearance, character,

setting and amenity of the locale and immediate neighbouring properties, as outlined further, below.

#### **10. Other Relevant Policy Considerations (including Government Guidance):**

The Council's Planning Guidance entitled 'Open Space and Designing New Residential Developments'; sets out what is considered to be appropriate garden sizes for new residential development. This ensures that residential properties are serviced by sufficiently sized gardens for their inhabitants and also provides for adequate distances from boundaries to protect the neighbours' privacy from overlooking. Additionally, appropriately sized gardens provide an appropriate setting for a dwellinghouse within its surroundings. The guideline states that detached, semi-detached and terraced 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 for detached and semi-detached dwellings and no less than 100m<sup>2</sup>. This will generally include rear and side dwellinghouse gardens enclosed by 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, subject to the minimum areas being satisfactorily provided. A minimum of 18 metres between habitable windows (including kitchens) shall be provided. This may have to be increased in certain circumstances, for example where a new development is backing onto an existing residential area or where the new development is greater than 2 storey's in height.

The guideline specifically states that open space requirements within infill developments will be the same as those for new residential areas. However, the Council recognises that there may be circumstances where higher or lower open space standards may be necessary when taking into account the established character and amenity of the existing surrounding area. In all cases one of the key considerations will be the ratio of built form to open space. This should be reflective of the existing surrounding area unless overriding design considerations indicate otherwise. There will, therefore, be instances where the plan form and plot ratio of dwellinghouses within the vicinity will be significantly greater or smaller and it may therefore be more appropriate to require more than the minimum standard in order to achieve a reasonable balance in the town plan form and fit with adjacent properties.

In this instance, the proposed development provides for garden ground of approximately 107m<sup>2</sup>. A ratio of one and a half times the dwelling's ground floor area is 56m<sup>2</sup> x 1.5m = 84m<sup>2</sup>. However, although the garden ground can generally meet with the minimum standards in quantitative terms, it is the qualitative nature of the garden ground which is not considered to afford a suitable residential amenity for the future occupiers of the proposed dwellinghouse. The proposed garden area is atypical for the established character and layout of the locale. Dwellinghouses are normally designed with rear gardens to serve as private amenity space for the occupants, as per the adjacent properties. However, the proposed garden ground, due to the siting of the dwellinghouse, is to be sited to the front of the dwellinghouse which results in a cramped, overlooked and enclosed garden which is not considered to provide suitable private garden space. The property and garden will be overlooked by adjacent properties, mainly from the dormer window within the property at 24 St Quivox Road and the upper floor windows within the neighbouring property at 10 Sandfield Road. Off road parking for two cars is also required, so as to meet the National Roads Development Guide. On this basis, the plot would result in a cramped, overdeveloped site to that of the established pattern, character and layout found at the locale.

Overall, it is considered that the proposals are contrary to the above Council guidance and shall not provide a suitable residential amenity for the occupants of the proposed dwellinghouse. Whilst it is accepted that some housing in the locality will not meet the minimum standard; the net effect of the proposal results in overdevelopment of the site with an adverse impact on the established area and it is therefore not otherwise considered in this instance serves the wider public interest. Additionally, the proposed dwellinghouse results in a cramped visual appearance within the small infill plot which is sandwiched between the adjacent neighbouring properties, and is considered to have a negative visual impact on the established character and layout of the area. This is outlined further, below.

#### **11. Assessment (including other material considerations):**

As set out above, the principle of siting a dwellinghouse within the infill plot is unacceptable, and has previously been established under planning application 22/00478/APP and 23/00369/APP. The Regulatory Panel refused planning application 22/00478/APP. Thereafter, the subsequent planning application 23/00369/APP could not be supported and was withdrawn by the applicant's agent, as set out in the planning history section of this report.

The current submission is the same as that proposed under planning application 23/00369/APP;

however, is accompanied by a covering letter, additional supporting statement and further correspondence by the applicant's agent in relation to the feedback from the Planning Service and in direct response to the objections raised from neighbouring properties. Additionally, it is recognised that the Ayrshire Roads Alliance no longer offers any objections to the proposals, subject to conditions. In considering all of the above, the proposals to site a dwellinghouse at the application site is not considered to result in any public benefit. To the contrary, it is considered that the proposals would be to the disbenefit of the appearance, character, setting and amenity of the locale, as well as detrimental to neighbouring properties amenity.

The erection of a dwellinghouse at the application site is considered to adversely impact the residential amenity currently afforded to the neighbouring properties sited at 10 and 12 Sandfield Road and 24 and 26 St Quivox Road. Specifically, the properties would be impacted in terms of an unacceptable sense of enclosure, due to the close proximity, scale and massing of the proposed dwellinghouse being 1.5 storey in height and sited in close proximity to mutual boundaries. Furthermore, the driveway to serve the proposed dwellinghouse sits immediately adjacent to the rear garden ground of the dwellinghouse located at 10 and 12 Sandfield Road and vehicles accessing/ egressing from the application site has the potential to disturb the residential amenity of these properties given its intensification of use of a permanent residential dwellinghouse and garden ground.

In terms of residential amenity of the proposed dwellinghouse, it is noted that the adjacent neighbouring dwellinghouses have windows which aspect over the application site resulting in unsuitable residential amenity for the future occupants of the dwellinghouse. The proposed garden ground to serve the dwellinghouse is considered to be overlooked and cramped with no qualitative benefit, given its siting to the front of the property. Furthermore, it is impounded by two off road parking spaces which require to be accommodated within the curtilage of the application site.

The size, scale and massing of a 1.5 storey dwellinghouse, associated garden ground and off road parking within the small plot results in town cramming and over-development of the plot which will increase the density of residential development in the locality and is fundamentally detrimental to the established character, pattern, layout and appearance of the area.

Given the above concerns, the applicant's agent has been provided with an opportunity to withdraw the current application. The applicant's agent wishes the application to be considered, as originally submitted, and has advised that they will appeal against any decision to refuse the current application to the Council's Local Review Body.

The application has been assessed in this context and against the policy provisions of the National Planning Framework 4 and Adopted South Ayrshire Local Development Plan 2 and is considered to be contrary to the provisions of the development plan. Given the above assessment and having balanced the applicants' rights against the general interest, it is recommended that the application be refused for the reasons below.

## 12. **Recommendation:**

It is recommended that the application is refused.

### **Reasons:**

(1) That the development proposal is contrary to National Planning Framework 4 (NPF4) policies 14 'Design, Quality and Place' and 16 'Quality Homes', and the Adopted South Ayrshire Local Development Plan 2 (LDP2) policies in relation to 'Sustainable Development', 'Development Management', 'Residential Policy within Settlements, Release Sites and Windfall Sites' and the Council's Planning Guidance entitled 'Open Space and Designing New Residential Developments', as the proposals would result in an unacceptable sense of enclosure, outlook and daylight to adjacent neighbouring properties sited at 10 Sandfield Road, and 24 and 26 St Quivox Road.

(2) That the development proposal is contrary to National Planning Framework 4 (NPF4) policies 14 'Design, Quality and Place' and 16 'Quality Homes', and the Adopted South Ayrshire Local Development Plan 2 (LDP2) policies in relation to 'Sustainable Development', 'Development Management', 'Residential Policy within Settlements, Release Sites and Windfall Sites' and the Council's Planning Guidance entitled 'Open Space and Designing New Residential Developments', as the proposals would result in 'town cramming' by reason that the development would have a detrimental impact on the established character, pattern and layout of the area.



(3) That the development proposal is contrary to National Planning Framework 4 (NPF4) policies 14 'Design, Quality and Place' and 16 'Quality Homes', and the Adopted South Ayrshire Local Development Plan 2 (LDP2) policies in relation to 'Sustainable Development', 'Development Management', 'Residential Policy within Settlements, Release Sites and Windfall Sites' and the Council's Planning Guidance entitled 'Open Space and Designing New Residential Developments', as the proposed development will be adversely affected in terms of their residential amenity due to the proposed garden ground being overlooked, enclosed and cramped by the adjoining neighbouring properties at 24 and 26 St Quivox Road and 10 and 12 Sandfield Road.

(4) That the development proposal is contrary to National Planning Framework 4 (NPF4) policies 14 'Design, Quality and Place' and 16 'Quality Homes', and the Adopted South Ayrshire Local Development Plan 2 (LDP2) policies in relation to 'Sustainable Development', 'Development Management', 'Residential Policy within Settlements, Release Sites and Windfall Sites' and the Council's Planning Guidance entitled 'Open Space and Designing New Residential Developments', as the vehicular access/ egress to the serve the dwellinghouse will adversely impact the residential amenity of the residential property located at 10 Sandfield Road.

**Advisory Notes:**

**List of Plans Determined:**

- Drawing - Reference No (or Description): **Refused** L01
- Drawing - Reference No (or Description): **Refused** L02
- Drawing - Reference No (or Description): **Refused** P001 Rev A
- Drawing - Reference No (or Description): **Refused** P01 Rev A
- Drawing - Reference No (or Description): **Refused** P02 Rev A
- Drawing - Reference No (or Description): **Refused** P03 Rev A
- Drawing - Reference No (or Description): **Refused** P04 Rev A
- Drawing - Reference No (or Description): **Refused** P05 Rev A
- Drawing - Reference No (or Description): **Refused** P06
- Drawing - Reference No (or Description): **Refused** COVER LETTER
- Drawing - Reference No (or Description): **Refused** REVISED SUPPORTING STATEMENT

**Reason for Decision (where approved):**

**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.

<b>Decision Agreed By:</b>	<i>Appointed Officer</i>
<b>Date:</b>	<i>22<sup>nd</sup> March 2024</i>





County Buildings Wellington Square Ayr KA7 1DR Tel: [REDACTED] Email: [REDACTED]

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100657850-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	A.T.Hendry Architect		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Sandy	Building Name:	<input type="text"/>
Last Name: *	Hendry	Building Number:	26
Telephone Number: *	<input type="text"/>	Address 1 (Street): *	26
Extension Number:	<input type="text"/>	Address 2:	Ewenfield Road
Mobile Number:	<input type="text"/>	Town/City: *	Ayr
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	KA7 2QD
Email Address: *	<input type="text"/>		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Forbes	Building Number:	37A
Last Name: *	Robertson	Address 1 (Street): *	Bellevue Road
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Ayr
Extension Number:	<input type="text"/>	Country: *	United Kingdom
Mobile Number:	<input type="text"/>	Postcode: *	KA7 2SA
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

10 SANDFIELD ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PRESTWICK

Post Code:

KA9 1NB

Please identify/describe the location of the site or sites

Northing

625643

Easting

235218

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Demolition of existing 7no. lock-ups, whilst retaining existing perimeter walls, and erection of cottage between Nos 10 & 12 Sandfield Road, Prestwick

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

These are detailed on Page no. 4 of the 'Notice of Review.... Statement of Support ' submitted with this application

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Notice of Review Covering Letter. Item 1 - Notice of Review application form. Item 2 - Planning Application form. Item 3 - Refused planning application drawings. Item 4 - Refused Supporting Statement. Item 5 - Planning application covering letter dated 16 01 24. Item 6 - Letter dated 27 02 24 addressing further objections. Item 7 - Case officer's report of handling. Item 8 - SAC Planning Decision. Item 9 - Notice of Review Supporting Statement. Updated Drawing P-05.B. Updated drawing P-06.A.

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/00031/APP

What date was the application submitted to the planning authority? \*

18/01/2024

What date was the decision issued by the planning authority? \*

22/03/2024

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure \*

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

In our opinion, this small-scale proposal will not have the kind of implications for the residential amenity of the adjacent properties, as suggested in the Report of Handling which we believe could best be confirmed by a site visit by the Local Review Body

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

None

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## **Declare – Notice of Review**

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Sandy Hendry

Declaration Date: 28/04/2024

**NOTICE OF REVIEW IN RELATION TO THE REFUSAL  
BY SOUTH AYRSHIRE COUNCIL OF PLANNING PERMISSION  
FOR THE ERECTION OF A COTTAGE BETWEEN  
10 AND 12 SANDFIELD ROAD, PRESTWICK, KA9 1NB**

**PLANNING APPLICATION 24/00031/APP**

**STATEMENT IN SUPPORT**



*Sandfield Road looking North*



*Entrance to Site*

**Prepared By:  
A.T. HENDRY  
ARCHITECT  
26 EWENFIELD ROAD  
AYR  
KA7 2QD**

**Tel: [REDACTED]  
[REDACTED]**

**April 2024**

## **CONTENTS**

### **1.0 BACKGROUND**

### **2.0 REASONS FOR SEEKING A REVIEW**

### **3.0 REASONS FOR REFUSAL AND RESPONSE TO SAC'S REASONS FOR SAME**

### **4.0 CONCLUSION**

## **APPENDICES**

Appendix 1: Application Drawings Index:

<b><u>Dwg No</u></b>	<b><u>Title</u></b>
L.01	Location Plan
L.02, Rev A	Block Plan as Existing
P.001, Rev A	Site Plan as Proposed
P.01, Rev A	Plans as Proposed
P.02, Rev A	Section as Proposed
P.03, Rev A	South and East Elevations as Proposed
P.04, Rev A	North and West Elevations as Proposed
P.05, Rev A	Proposed Site Section re 26 St Quivox Road
P.06	Proposed Site Section re 24 St Quivox Road

Appendix 2: General Area Context Photographs:

- Photo No 1 (Sandfield Road looking North)
- Photo No 2 (Sandfield Road looking North West)
- Photo No 3 (St Quivox Road looking East)
- Photo No 4 (Interior of Lock-ups)
- Photo No 5 (Entrance to Site)
- Photo No 6 (12 Sandfield Road)
- Photo No 7 (Sandfield Road looking South)
- Photo No 8 (Sandfield Road looking South towards Bellevue Road)
- Photo No 9 (Sandfield Road looking North from Duart Avenue)



**Notice of Review in Relation to the Refusal by South Ayrshire Council of  
Planning Permission for the Erection of a Cottage between  
10 and 12 Sandfield Road, Prestwick, KA9 1NB**

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**1.0 BACKGROUND**

- In 2022, Application Ref 22/00478/APP for a two-storey, three-bedroom House was refused
  
- A Cottage proposal, Ref No 23/00369/APP, was submitted and subsequently withdrawn to address the issues raised in neighbour objections and by the planning officer
  
- This same Cottage proposal was resubmitted, Ref No 22/00031/APP and updated with further evidence-based information/clarification, including:
  - minor updates to the submission Drawings and a new Drawing No P.06 showing a site section through the proposed garden ground and 24 St Quivox Road
  - a covering letter dated 18 January 2024 addressing issues raised in neighbour letters of objection and by the planning officer
  - resubmission of the Revised Supporting Statement, and
  - a further letter to SAC dated 27 February 2024 re objection points raised by the neighbour at 26 St Quivox Road

**Notice of Review in Relation to the Refusal by South Ayrshire Council of  
Planning Permission for the Erection of a Cottage between  
10 and 12 Sandfield Road, Prestwick, KA9 1NB**

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**2.0 REASONS FOR SEEKING A REVIEW**

- The Report of Handling, by not empirically demonstrating otherwise perhaps, confirms that the proposal complies with the requirements of the relevant policies of the LDP and SAC Planning Guidance
- In our opinion, this small-scale proposal will not have the kind of implications for the residential amenity of the adjacent properties, as suggested in the Report of Handling which, in turn, does not contain any evidence of actual assessment work being carried out to reach the reasons for refusal
- As a consequence, we put it to Board Members that this proposal is sustainable at this location as it complies with all relevant SAC Guidance and will not conflict with the aspirations of the LDP

**Notice of Review in Relation to the Refusal by South Ayrshire Council of  
Planning Permission for the Erection of a Cottage between  
10 and 12 Sandfield Road, Prestwick, KA9 1NB**

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**3.0 REASONS FOR REFUSAL AND RESPONSE TO SAC'S REASONS  
FOR SAME**

The following are the salient extracts from the four Reasons for Refusal in Item 12 of the SAC Report of Handling of Planning Application 24/00031/APP.

**Reason 1**

*'... the proposals would result in an unacceptable sense of enclosure, outlook and daylight to adjacent neighbouring properties sited at 10 Sandfield Road, and 24 and 26 St Quivox Road.'*

**Response**

- ***'... sense of enclosure ...'***

At the properties cited, there already exists a greater sense of enclosure than is usual with boundary wall heights in that the heights of the walls of the existing Lock-ups which form the boundaries with those properties, are approx. 2.5m high and which are to be retained. This is shown on the submission drawings which, for ease of reference, are re-included in this Notice of Review in Appendix 1.

The retained boundary walls are especially evident on the Proposed Elevation drawings on pages 16 and 17 and the Sections shown on pages 15, 18 and 19, and on Photo No 4 in Appendix 2 on page 22, which shows the wall between the five Lock-ups and the garden of 26 St Quivox Road.

- ***'... outlook ...'***

**10 Sandfield Road**

Instead of looking at the boundary wall and the fibrous cement roofs of the existing five Lock-up Garages, No 10 would face the existing retained 2.5m boundary wall and, beyond that, the gable of the proposed Cottage. The gable is set beyond the existing boundary wall to allow the car

**Notice of Review in Relation to the Refusal by South Ayrshire Council of  
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turning zone between the new gable and the wall as shown in Appendix 1 on the Proposed Site plan on page 13 and on the Proposed East Elevation on page 16.

Beyond the proposed parking area for two cars, the garden ground of the Cottage is screened by the proposed 1.8m-high fence running north/south which separates the two-car parking area from the garden as shown in Appendix 1 on the East Elevation on page 16 and on the West Elevation on page 17.

This fence is set 18.0m distant from the upper windows of No 10 (see Site Plan in Appendix 1 on page 13) and, as such, is twice the 9.0m distance figure as advised in the SAC Guidance.

**24 Sandfield Road**

Due to the distance and perspective involved, the outlook from No 24 will still be the 2.5m high (approx.) boundary wall but the outlook will not include the grey fibrous cement roof of the two westmost Lock-ups. This is shown on Drawing No P.06 in Appendix 1 on page 19.

**26 Sandfield Road**

The existing outlook from 26 Sandfield Road is the existing 2.5m high boundary/back wall of the five Lock-up Garages.

Drawing No P.05, Rev A, on page 18 in Appendix 1, shows that the roof of the proposed Cottage slopes away from the top of the existing 2.5m-high boundary wall at 45° and is approx. 5.5m high.

- ***'... daylight ...'***

Drawing No P.05, Rev A on page 18, also shows that the proposal fully complies with SAC Guidance, i.e. The Building Research Establishment's Guide, 'Site Layout Planning for Daylight and Sunlight', and that the proposed Cottage roof ridge could be 3.0m higher than that shown on the drawing and still be within the SAC guidance, i.e. below the guidance figure of 25° line from the midpoint of the kitchen window of No 26.

**Notice of Review in Relation to the Refusal by South Ayrshire Council of  
Planning Permission for the Erection of a Cottage between  
10 and 12 Sandfield Road, Prestwick, KA9 1NB**

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**Reason 2**

*'... the proposals would result in 'town cramming' by reason that the development would have a detrimental impact on the established character, pattern and layout of the area.'*

**Response**

- **'... town cramming...'**

At approx. 56m<sup>2</sup>, the footprint area of the proposed Cottage is less than half of the size of the combined areas of the sets of two and five Lock-ups (127m<sup>2</sup> approx.), resulting in a much lesser built area and, as such, is less 'town cramming'.

The 'character, pattern and layout of the area' is already established. What this proposal does is swap one type of development (the Lock-ups) for a proposal of a much lesser in area and which, in our opinion, suits the locale better than Lock-ups.

**Reason 3**

*'... the proposed development will be adversely affected in terms of their residential amenity due to the proposed garden ground being overlooked, enclosed and cramped by the adjoining neighbouring properties at 24 and 26 St Quivox Road and 10 and 12 Sandfield Road.'*

**Response**

- **'... residential amenity ...' '... garden ground being overlooked ...'**
  - The proposed garden ground is **not** overlooked by the properties at 26 St Quivox Road and 12 Sandfield Road as there are no first-floor windows in these properties.

**Notice of Review in Relation to the Refusal by South Ayrshire Council of  
Planning Permission for the Erection of a Cottage between  
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- The explanations under the title ‘... outlook ...’, as given in my reply to ‘Reason 1’, shows that the proposal complies with all SAC Guidance due to existing and proposed boundary wall heights and distances from the properties at 24 St Quivox Road and 10 Sandfield Road.
  
- **‘... enclosed ...’**

Yes, the garden is enclosed and would be all the better for it.

- **... cramped ...’**

The garden complies with SAC Guidance and is of a reasonable size and shape and could especially suit an elderly owner/occupier.

The garden is also bigger than the existing rear gardens of the neighbouring properties at 10 and 8 Sandfield Road (see Drawing No P.001, Rev A on page 13).

**Reason 4**

*‘... the vehicular access/egress to serve the dwellinghouse will adversely impact the residential amenity of the residential property located at 10 Sandfield Road.’*

**Response**

- **‘... vehicular access/egress ...’**

The potential ‘adverse impact’ of the vehicular access/egress to the site already exists but would be lessened from seven cars or multiple motorbikes associated with the Lock-ups to two cars for the Cottage. Also, the fence around the rear garden boundary of No 10 has been adjusted to eliminate standing eye-level vision, i.e. the gaps in the horizontal boarding of the boundary fence have been screened.

**Notice of Review in Relation to the Refusal by South Ayrshire Council of  
Planning Permission for the Erection of a Cottage between  
10 and 12 Sandfield Road, Prestwick, KA9 1NB**

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**4.0 CONCLUSION**

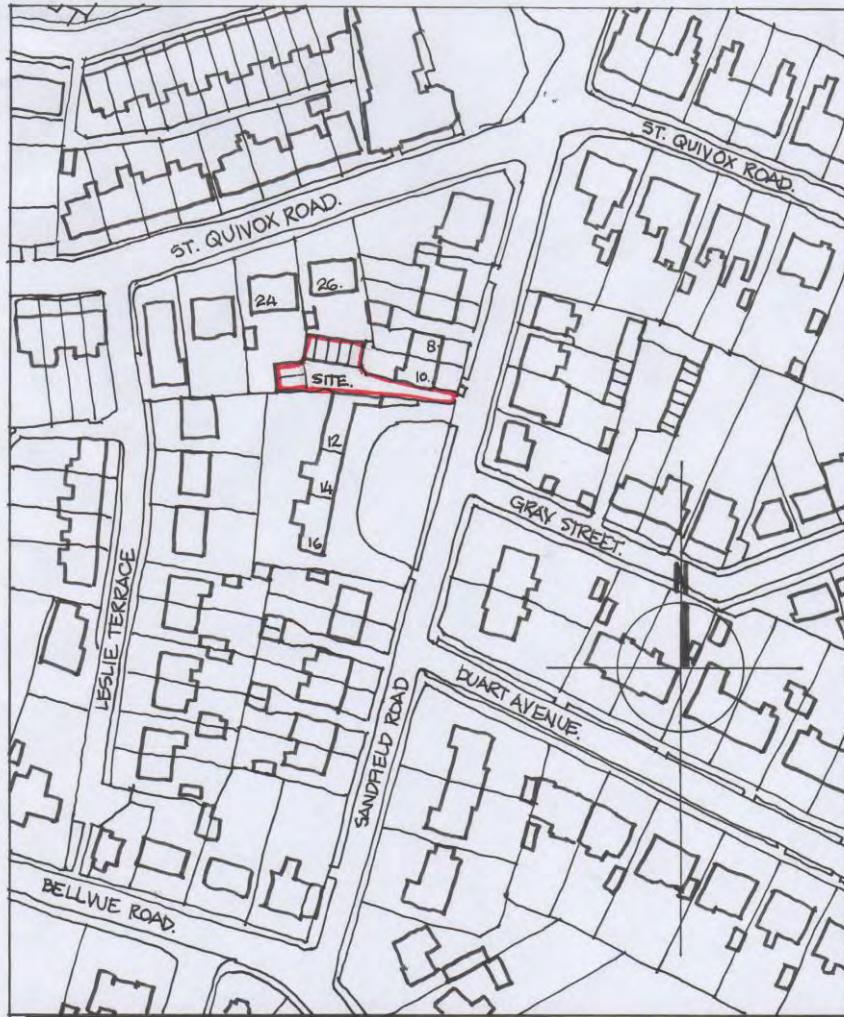
- The Report of Handling is written in such a way as to deliver a picture of significant negative implications from this small-scale proposal. In the final analysis, we are of the opinion that, for the reasons set out in this Notice of Review (including compliance of the proposal with all SAC Guidance), the Cottage proposal will not have these kinds of consequences and will not conflict with the requirements of the Local Development Plan

***APPENDIX 1***

***Application Drawings***



**Notice of Review in Relation to the Refusal by South Ayrshire Council of Planning Permission for the Erection of a Cottage between 10 and 12 Sandfield Road, Prestwick, KA9 1NB**

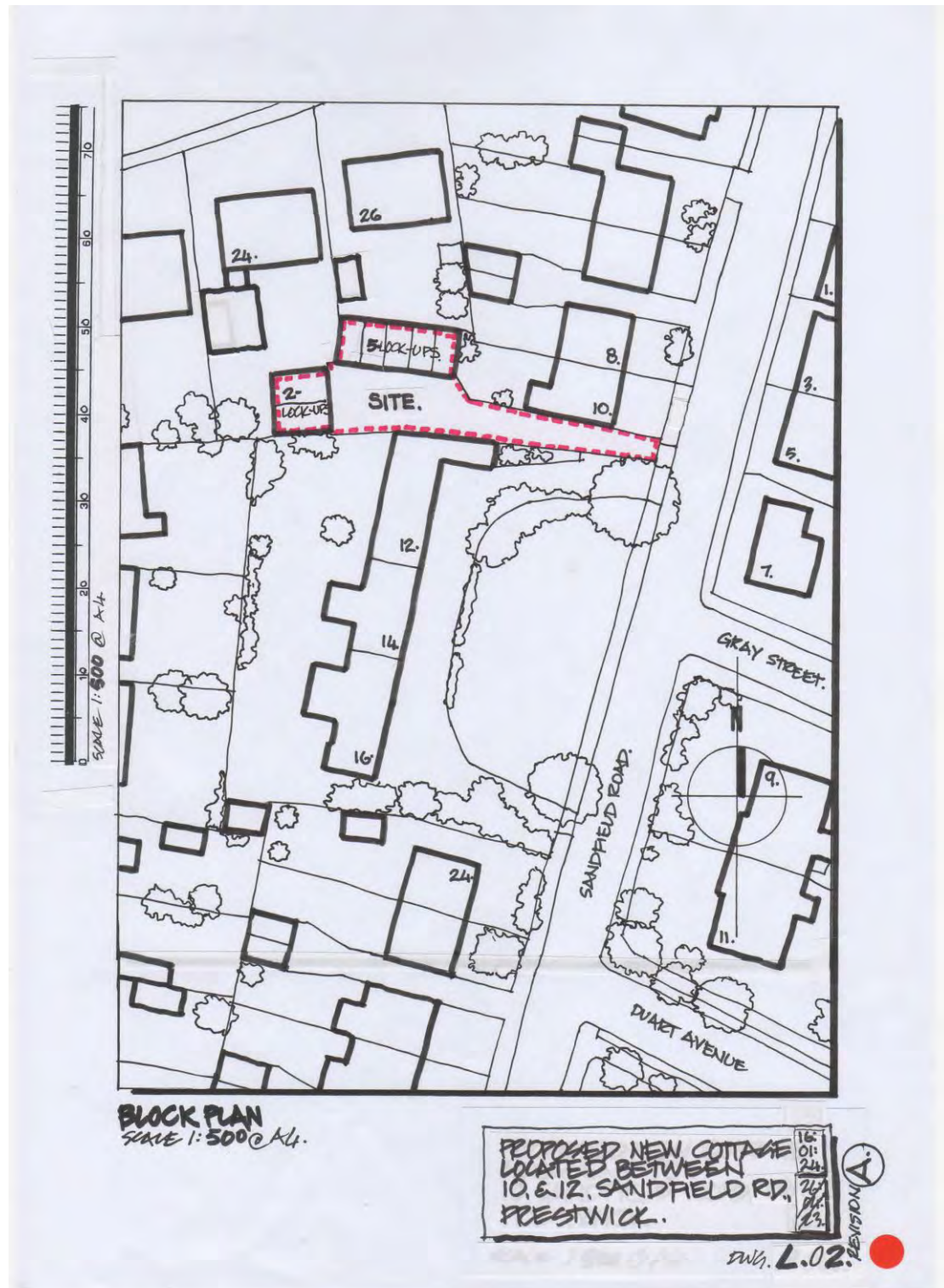


LOCATION  
PLAN  
SCALE 1:1250 @ A4.

16:01:24 2/2/23  
PROPOSED NEW COTTAGE  
LOCATED BETWEEN  
10 & 12 SANDFIELD R.P.  
PRESTWICK.

SCALE 1:1250 @ A4 DWG. L.O.I.

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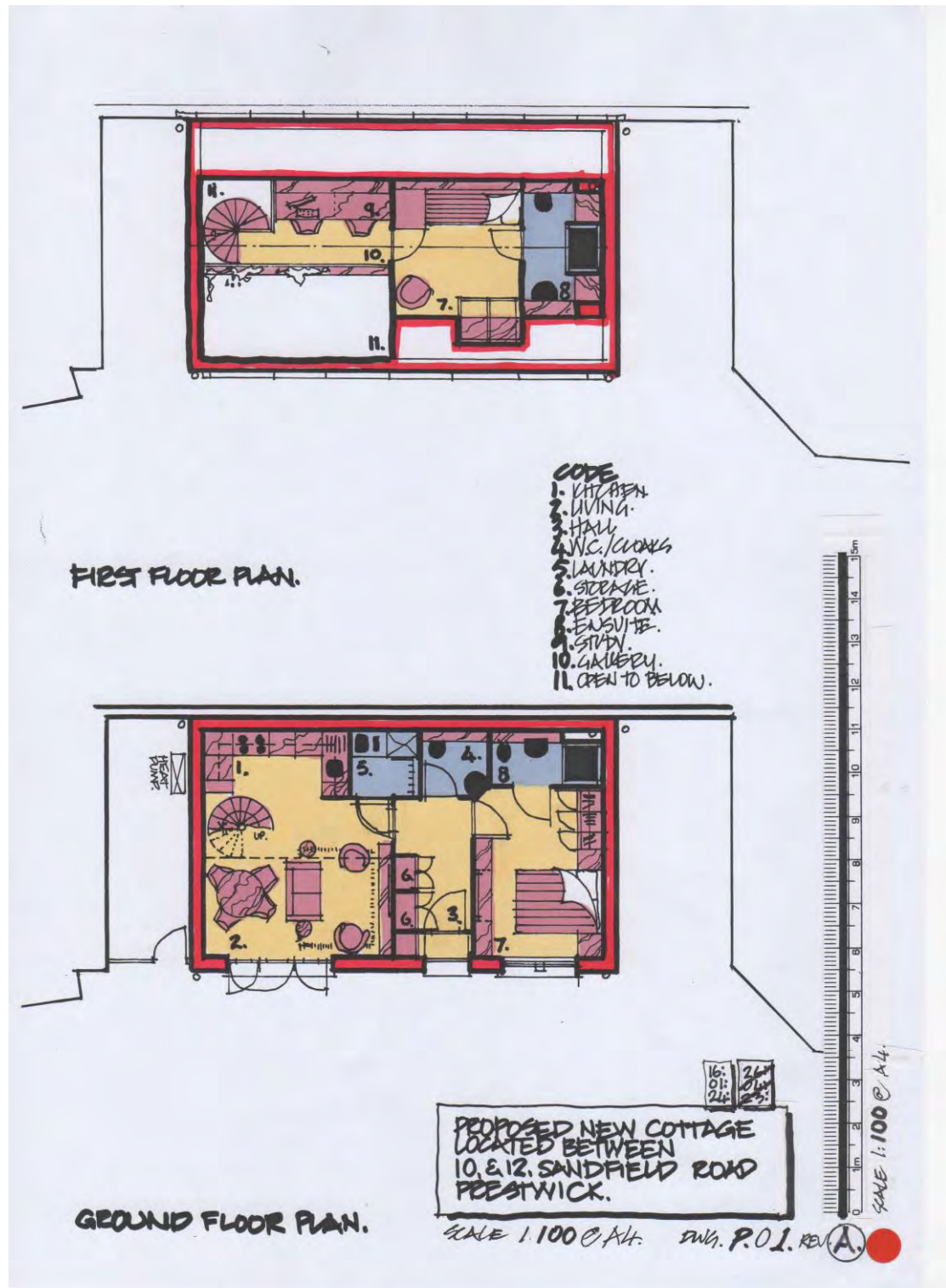




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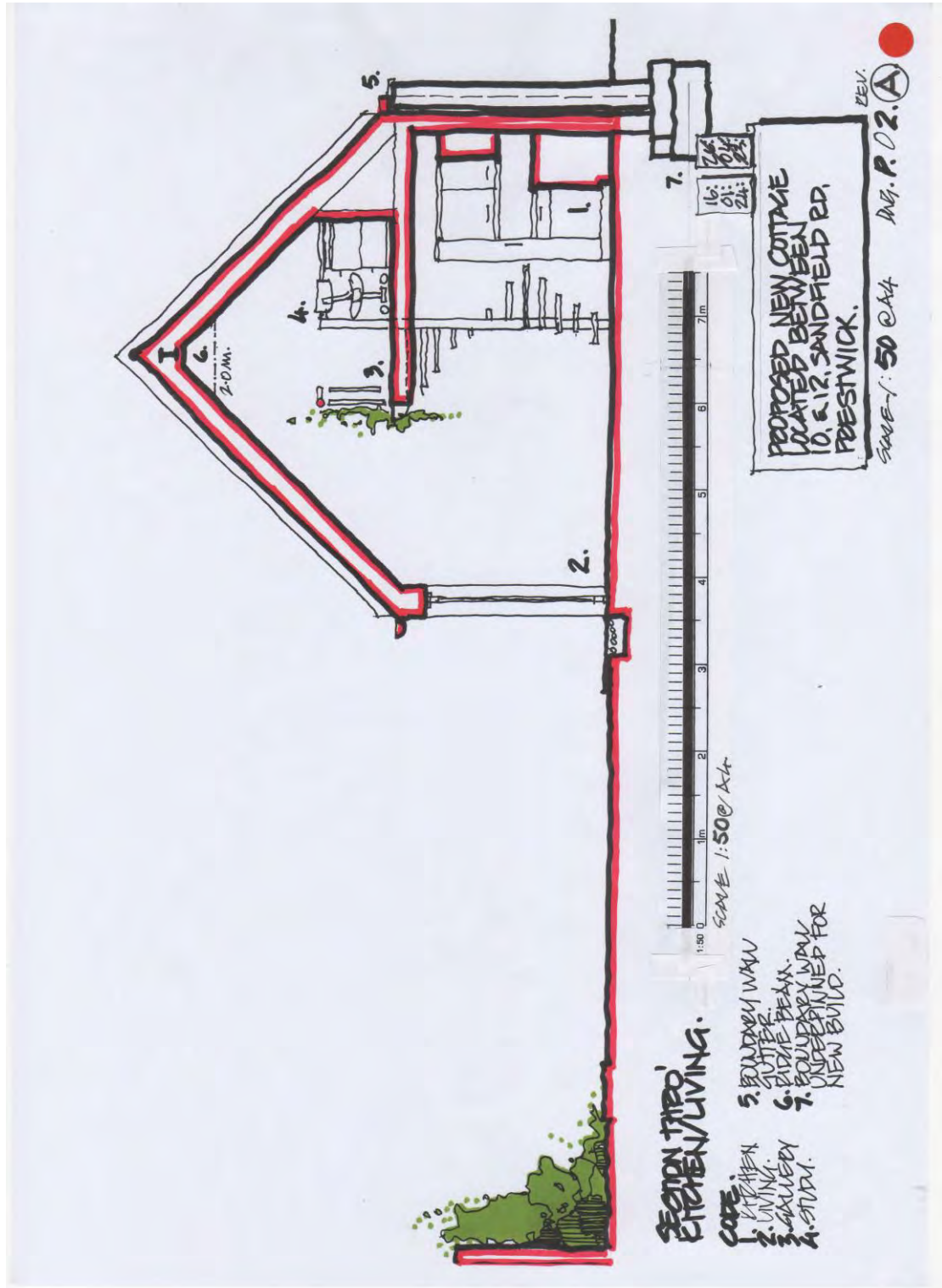


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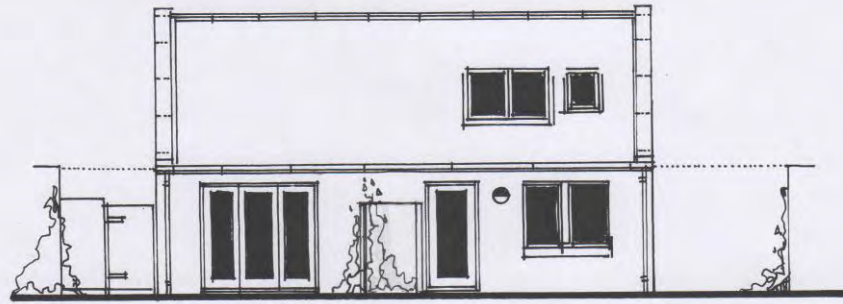




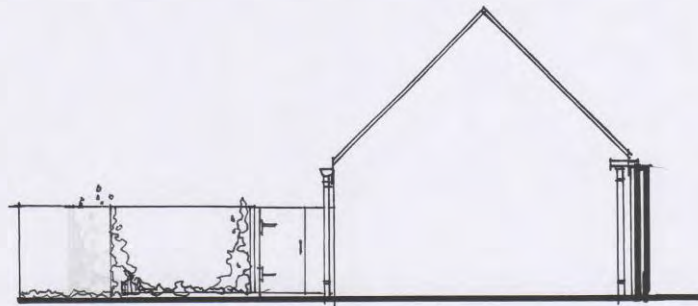
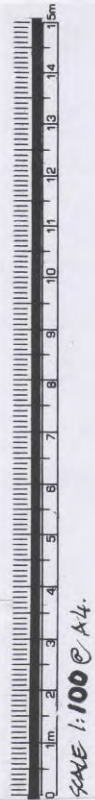
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**SOUTH ELEVATION.**



**EAST ELEVATION**

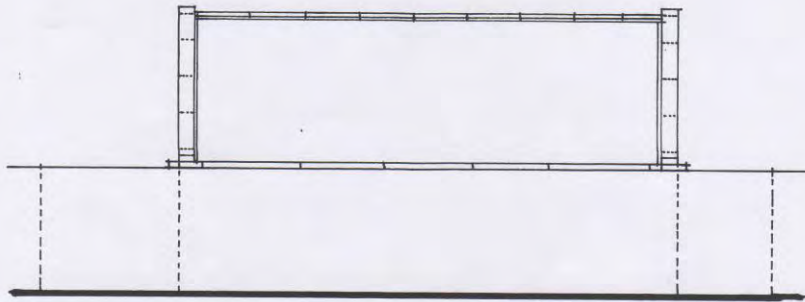
16: 26/1  
01: 7/4  
24: 7/2

PROPOSED NEW COTTAGE  
LOCATED BETWEEN  
10, & 12, SANDFIELD RD.  
PRESTWICK.

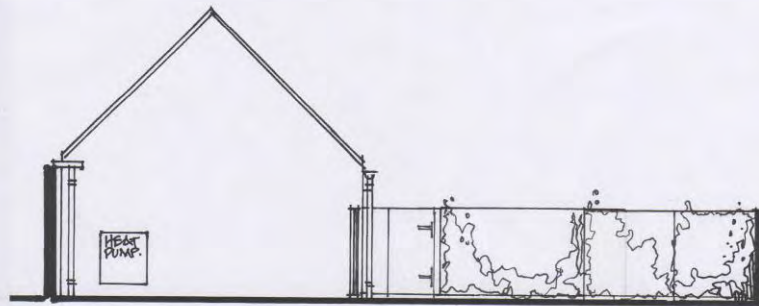
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DRG. P.D 3. REV A

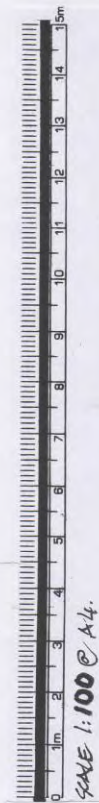
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NORTH ELEVATION



WEST ELEVATION.



16: 26  
01: 01  
24: 23

PROPOSED NEW COTTAGE  
LOCATED BETWEEN  
10, & 12, SANDFIELD RD,  
PRESTWICK.

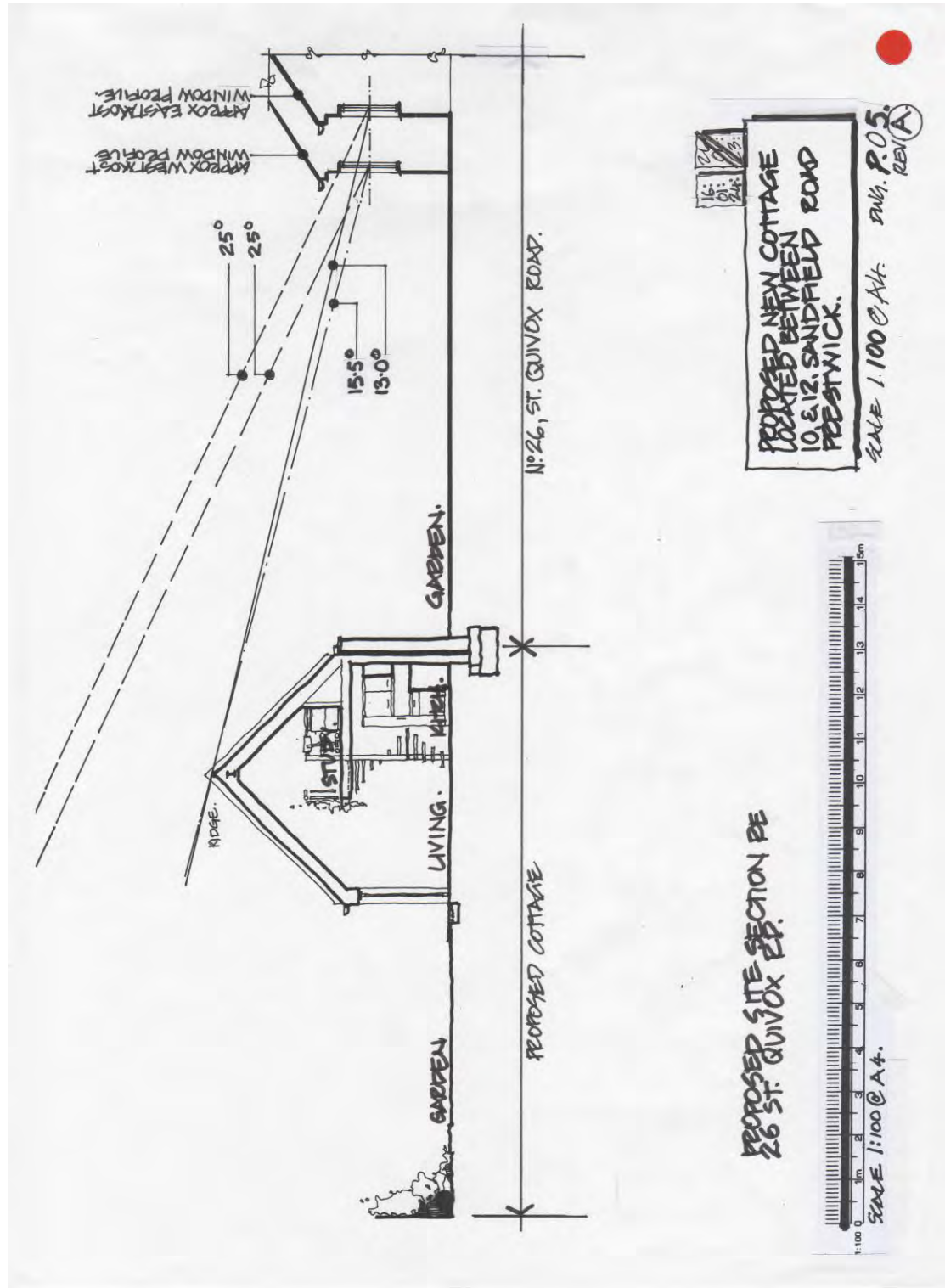
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DRG. P. 04. REV (A)



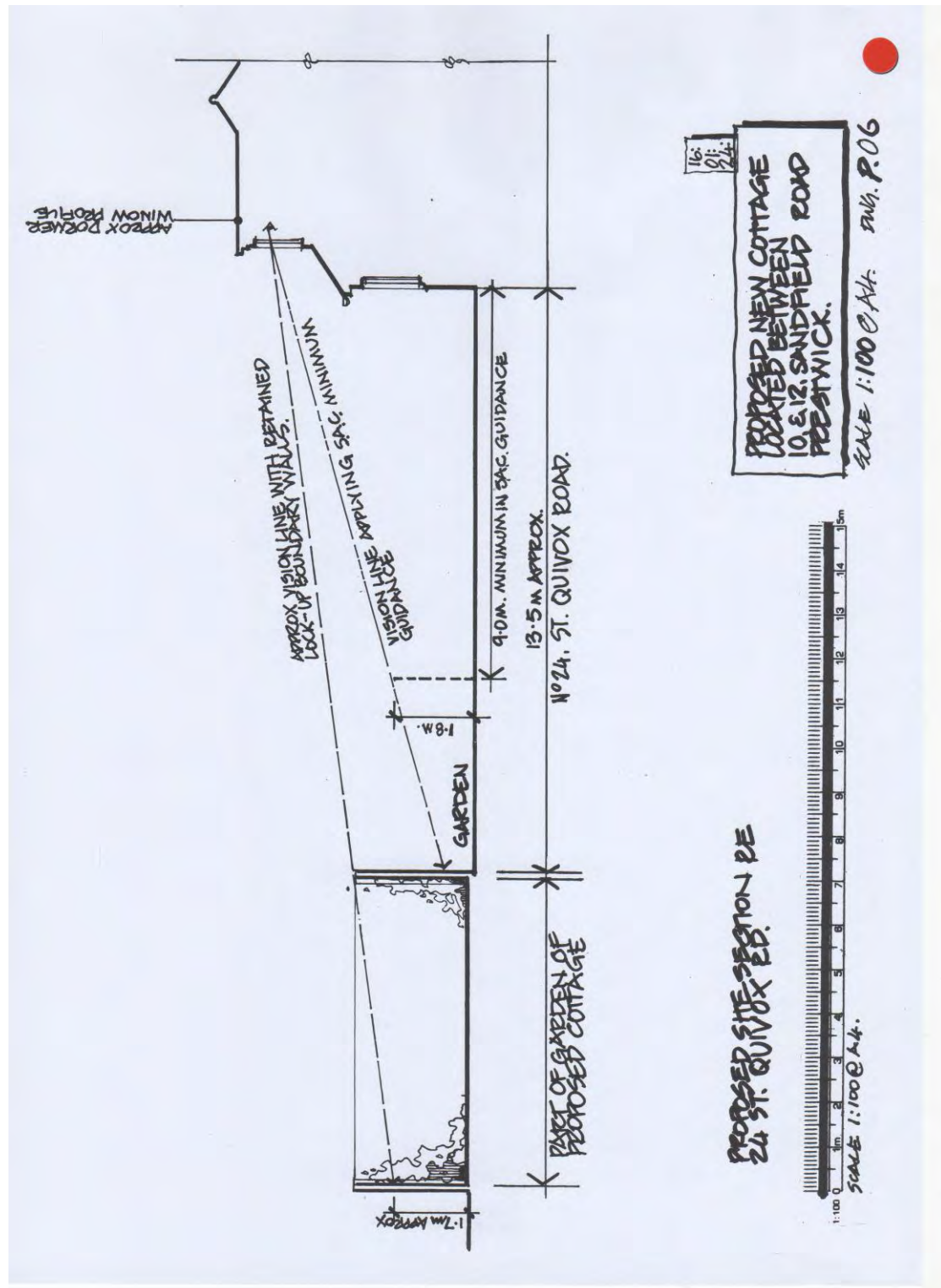


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**Notice of Review in Relation to the Refusal by South Ayrshire Council of Planning Permission for the Erection of a Cottage between 10 and 12 Sandfield Road, Prestwick, KA9 1NB**



## ***APPENDIX 2***

### ***Photographs***

**Notice of Review in Relation to the Refusal by South Ayrshire Council of Planning Permission for the Erection of a Cottage between 10 and 12 Sandfield Road, Prestwick, KA9 1NB**

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**Photo No 1 (Sandfield Road looking North)**

Shows the terrace of cottages original to the area set back from Sandfield Road, to which the proposed Cottage is designed to relate



**Photo No 2 (Sandfield Road looking North West)**

Shows the two-storey semi-detached houses north of the site entrance and the screening effect of the existing houses and trees



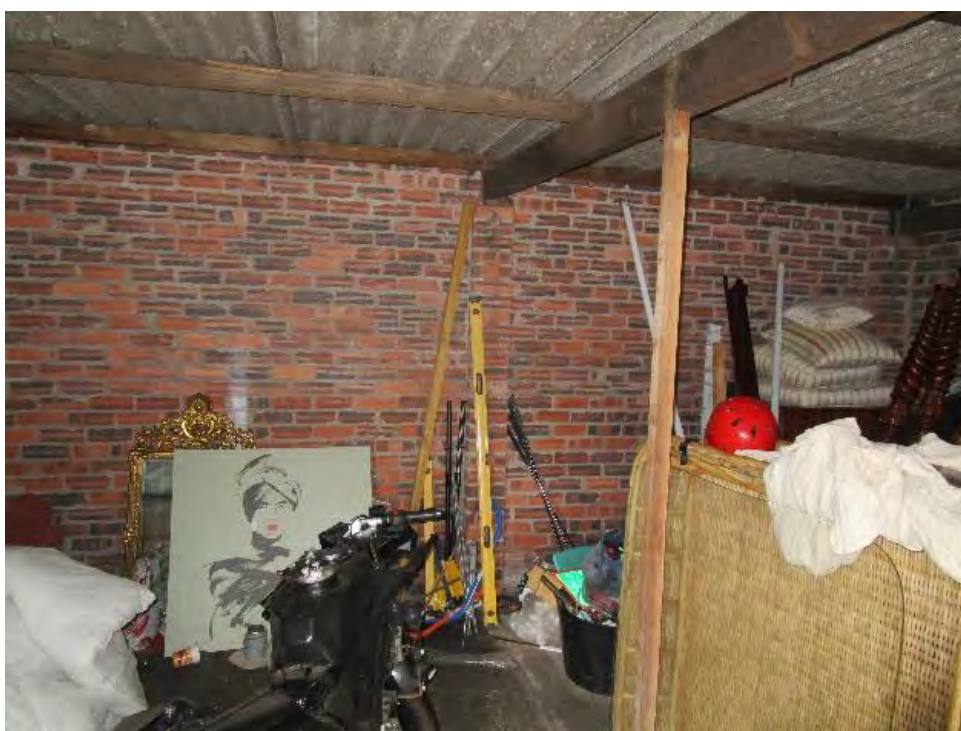
**Notice of Review in Relation to the Refusal by South Ayrshire Council of Planning Permission for the Erection of a Cottage between 10 and 12 Sandfield Road, Prestwick, KA9 1NB**

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**Photo No 3 (St Quivox Road looking East)**

Shows the bungalows to the north of the site. The two red-roofed Bungalows middle left of the photo are street Nos 26 and 24 from left to right



**Photo No 4 (Interior of Lock-ups)**

The Lock-ups are presently used as general storage by the present owner

**Notice of Review in Relation to the Refusal by South Ayrshire Council of Planning Permission for the Erection of a Cottage between 10 and 12 Sandfield Road, Prestwick, KA9 1NB**

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**Photo No 5 (Entrance to Site)**

Shows the existing tarmac site access between Nos 10 and 12 Sandfield Road



**Photo No 6 (12 Sandfield Road)**

Shows the roughcast pitched roof gable and the wall of the mono-pitched roof of an extension to 12 Sandfield Road



**Notice of Review in Relation to the Refusal by South Ayrshire Council of Planning Permission for the Erection of a Cottage between 10 and 12 Sandfield Road, Prestwick, KA9 1NB**

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**Photo No 7 (Sandfield Road looking South)**

Shows extensive yellow lines in the vicinity of the site limiting the possibility of 'additional' on-street parking



**Photo No 8 (Sandfield Road looking South towards Bellevue Road)**

Most of the east side of Sandfield Road from Duart Avenue to Bellevue Road (see Drawing No L.01) is free of yellow lines but appears to be little used, possibly due to the close proximity of the car park at the Indoor Bowling Rink off Bellevue Road

**Notice of Review in Relation to the Refusal by South Ayrshire Council of  
Planning Permission for the Erection of a Cottage between  
10 and 12 Sandfield Road, Prestwick, KA9 1NB**

---



**Photo No 9 (Sandfield Road looking North from Duart Avenue)**



Sent by e-mail to : [REDACTED]

27 February 2024

For the attention of Dianne Lewis  
South Ayrshire Council  
Planning Service  
County Buildings  
Wellington Square  
AYR  
KA7 1DR

Dear Sirs

**Planning Application Ref No 24/00031/APP**  
**Erection of a Cottage on the site of Seven Former Lock-Ups located between**  
**10 and 12 Sandfield Road, Prestwick, KA9 1NB**

This letter is my reply to the objection from the neighbour at 26 St Quivox Road, Prestwick to the above resubmitted Cottage application.

**1.0 Background**

The current letter of objection from 26 St Quivox Road is substantially the same as that submitted in relation to the previous submission of this application, Ref No 23/00369/APP. There are, however, two differences/changes between these two letters of objection which I highlight in this reply.

**Italics**

As with my previous correspondence, I show the points changed/raised by the objector in bold italics, with my points of comment in relation to that item shown below.

**2.0 Revisions to Letter of Objection from 26 St Quivox Road to Application**  
**24/00031/APP from that submitted in relation to the previous withdrawn Application**

**2.1 *'... 6m high two storey dwelling ... will appear higher ... as our house sits about 0.75 – 0.5m below that of the lockups ...'***

- The ridge of the proposed Cottage is 5.5m approximately high above the floor level of the Lock-ups (which is also the proposed ground floor level of the Cottage) and not 6.0m as given in the letters of objection
- In the previous letter of objection, it stated that *'our house sits about 1m below that of the lock up'*.  
In the revised letter of objection, the level is given as *'0.75 – 0.5m below that of the lockups'*.  
In relation to this difference in level between the Lock-ups and the garden of No 26, I refer to my empirical deduction shown in section 4.7.1.5 of my covering letter dated 16 January 2024 which accompanied this resubmitted application and which, for ease of reference, is shown again below:



- “
- The height from finish floor level of the lock-ups to the top of the topmost course of bricks is 2.57m
  - The brick/mortar bed module averages 85mm per course of brickwork
  - Counting the brick modules from ground level of the garden of 26 St Quivox Road to the top of the topmost course of brick averages 30 bricks, i.e. 2.55m (as shown in the photograph of the boundary wall which was submitted as part of the complaint)
  - This gives a difference in level from the floor level of the lock-ups to the garden of No 26 of approximately 20mm
  - The garden ground is almost level from the lock-ups' wall to the main house at No 26 – so the 1.0m difference, [now revised by the objector to 0.75 – 0.5m], is a gross exaggeration ”

**2.2** *'... the kitchen window will not get any sunlight ... especially in winter as the sun only rises to a maximum of 15 degrees in the horizon in the shortest days ...'*

- As demonstrated in my Revised Supporting Statement under Section 4.6.2.3, 'Daylight and Sunlight in Relation to Habitable Rooms of Adjacent Properties', the proposals, as shown on Drawing P.05, Rev A, fully comply with the British Research Establishment (BRE) assessment guidance
- The angle from the centre of the kitchen window of No 26 to the ridge of the proposed Cottage is approximately 15.5°. This means that (using the objector's figure of 15°), on the shortest days in midwinter (since the rear of No 26 is orientated such that it faces almost due south), approximately the upper two thirds of the kitchen window will achieve sunlight penetration

I trust the above observations will be considered when making your assessment of the proposals.

Yours faithfully



**A.T. Hendry, Architect**



County Buildings Wellington Square Ayr KA7 1DR Tel: [REDACTED] Email: [REDACTED]

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100657850-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

### Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

### Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Demolition of existing 7 lock-ups whilst retaining existing perimeter walls, and erection of cottage between Nos. 10 & 12 Sandfield Road, Prestwick

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  Yes  No  
 (Answer 'No' if there is no change of use.) \*

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

### Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)  Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="A.T.Hendry Architect"/>	
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *
First Name: *	<input type="text" value="Sandy"/>	Building Name: <input type="text"/>
Last Name: *	<input type="text" value="Hendry"/>	Building Number: <input type="text" value="26"/>
Telephone Number: *	<input type="text" value="██████████"/>	Address 1 (Street): * <input type="text" value="26"/>
Extension Number:	<input type="text"/>	Address 2: <input type="text" value="Ewenfield Road"/>
Mobile Number:	<input type="text"/>	Town/City: * <input type="text" value="Ayr"/>
Fax Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
		Postcode: * <input type="text" value="KA7 2QD"/>
Email Address: *	<input type="text" value="██"/>	

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Forbes"/>	Building Number: <input type="text" value="10"/>
Last Name: *	<input type="text" value="Robertson"/>	Address 1 (Street): * <input type="text" value="Sandfield road"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text" value="Prestwick"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="KA9 1NB"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="██"/>	

## Site Address Details

Planning Authority:

South Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

10 SANDFIELD ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PRESTWICK

Post Code:

KA9 1NB

Please identify/describe the location of the site or sites

Northing

625643

Easting

235218

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Site Area

Please state the site area:

323.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

7 lock-ups for rent

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*    ≤ Yes **T** No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site? 7

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \* 2

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

**Water Supply and Drainage Arrangements**

Will your proposal require new or altered water supply or drainage arrangements? \* **T** Yes ≤ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

**T** Yes – connecting to public drainage network

≤ No – proposing to make private drainage arrangements

≤ Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? \* **T** Yes ≤ No

(e.g. SUDS arrangements) \*

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

**T** Yes

≤ No, using a private water supply

≤ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

**Assessment of Flood Risk**

Is the site within an area of known risk of flooding? \* ≤ Yes **T** No ≤ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \* ≤ Yes **T** No ≤ Don't Know

**Trees**

Are there any trees on or adjacent to the application site? \* ≤ Yes **T** No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

**Waste Storage and Collection**

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \* **T** Yes ≤ No

If Yes or No, please provide further details: \* (Max 500 characters)

Bin storage area noted on west side of new cottage

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

Yes  No

How many units do you propose in total? \*

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*

Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

# Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Sandy Hendry

On behalf of: Mr Forbes Robertson

Date: 17/01/2024

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Design Statement or Design and Access Statement. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Flood Risk Assessment. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Drainage/SUDS layout. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Transport Assessment or Travel Plan	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Contaminated Land Assessment. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
Habitat Survey. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A
A Processing Agreement. *	<input type="checkbox"/> Yes <input type="checkbox"/> N/A

Other Statements (please specify). (Max 500 characters)

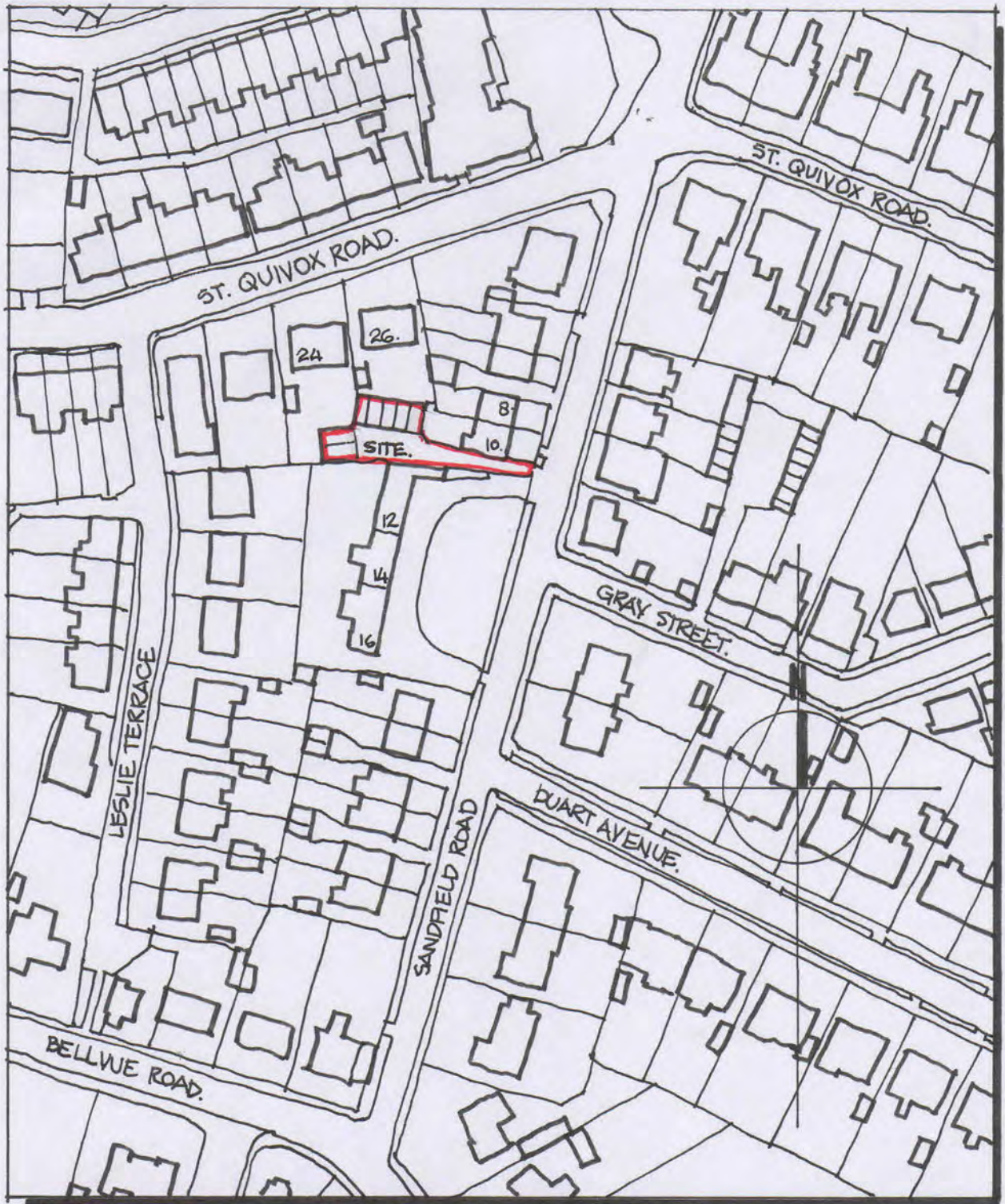
## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Sandy Hendry

Declaration Date: 17/01/2024





**LOCATION PLAN**

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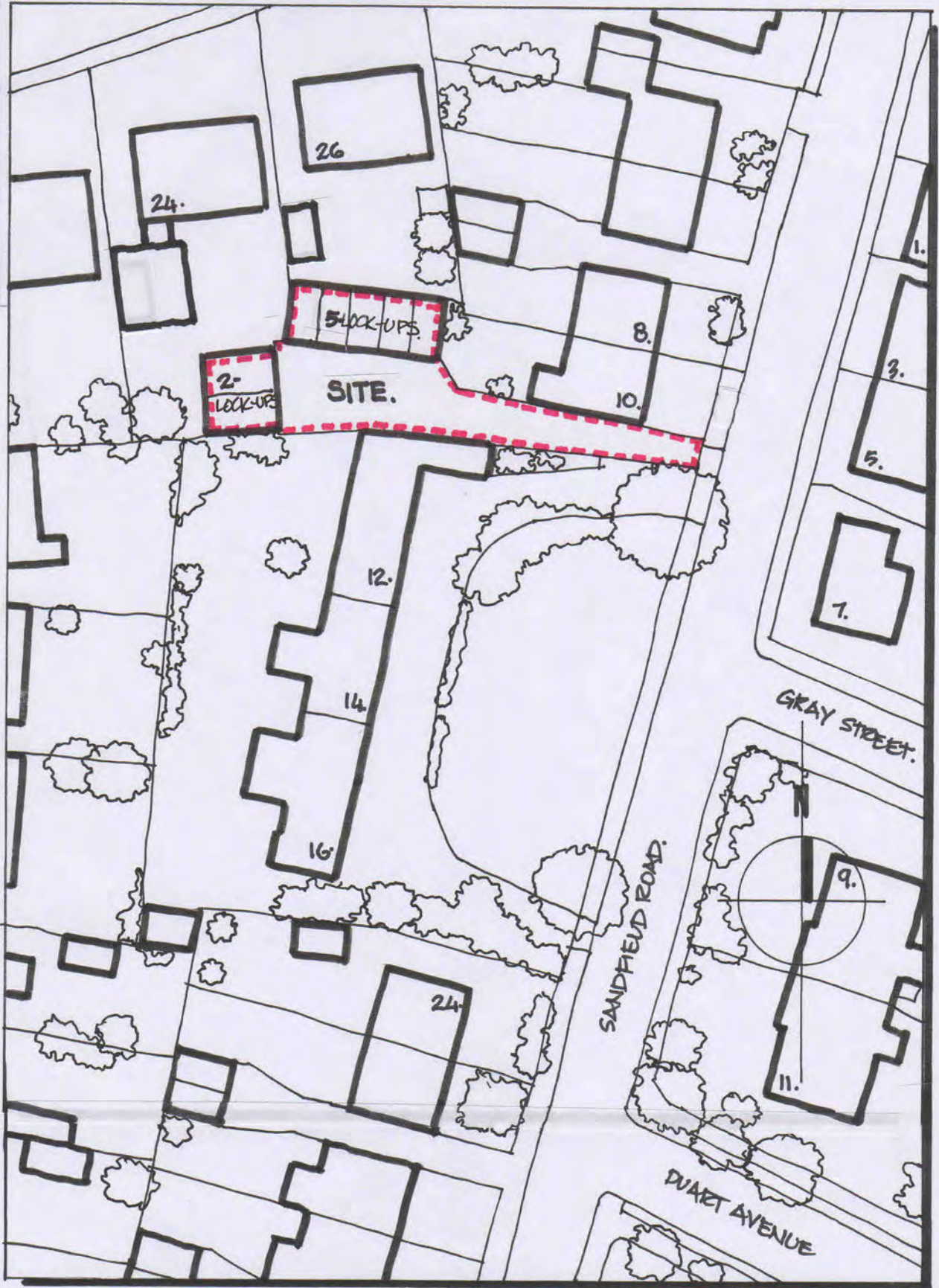
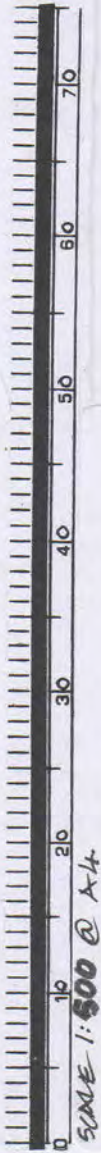
South Ayrshire Council  
 Planning Service  
 Refused under The Town and Country Planning (Scotland) Act 1997 (as amended), subject to reasons that may be specified in the notification of this decision by South Ayrshire Council.

16: 24  
 01: 08  
 24: 23

PROPOSED NEW COTTAGE  
 LOCATED BETWEEN  
 10, & 12, SANDFIELD RD,  
 PRESTWICK.

SCALE 1:1250 @ A4 DWG. L.01.





**BLOCK PLAN**  
SCALE 1:500 @ A4.

South Ayrshire Council  
Planning Service

Refused under The Town and Country Planning (Scotland) Act 1997 (as amended), subject to reasons that may be specified in the notification of this decision by South Ayrshire Council.

PROPOSED NEW COTTAGE  
LOCATED BETWEEN  
10, & 12, SANDFIELD RD.,  
PRESTWICK.

16:  
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01:  
23:

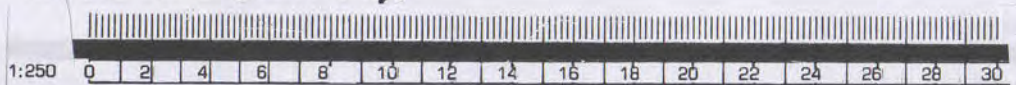
REVISION A

DWG. L.02.





**SITE PLAN PROPOSED.**  
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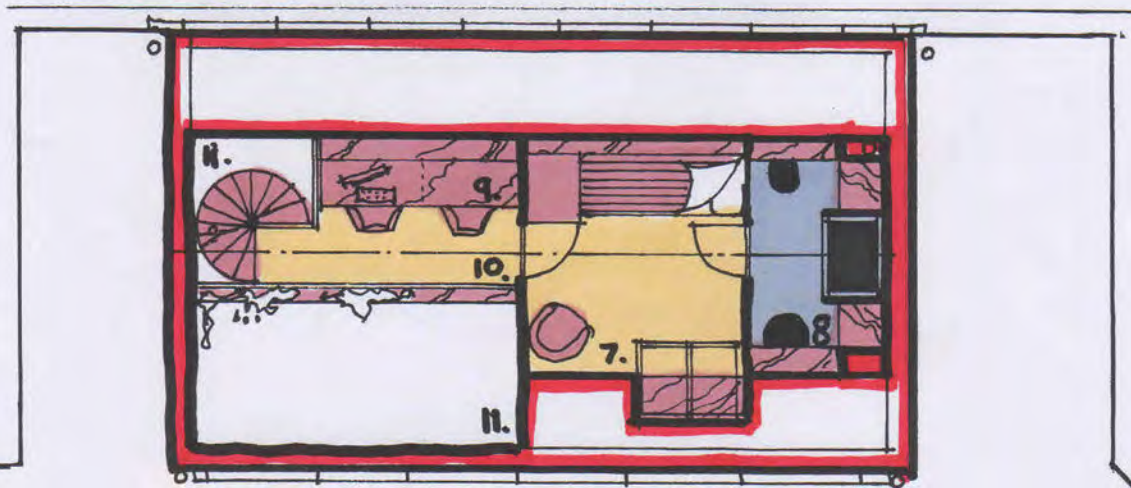


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**PROPOSED NEW COTTAGE  
LOCATED BETWEEN  
10. & 12, SANDFIELD RD.,  
PRESTWICK.**

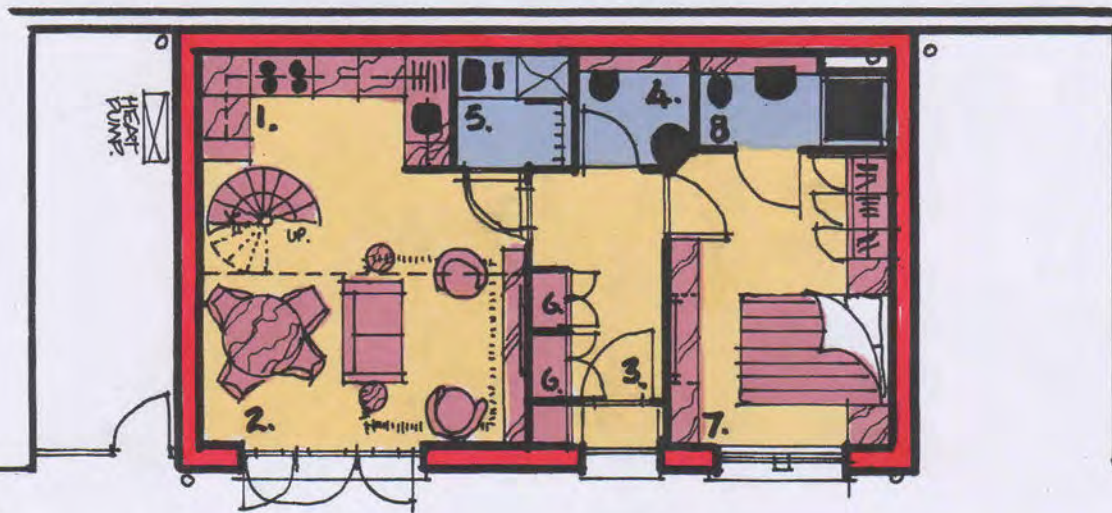
DWG NO  
P.001.REV A





**FIRST FLOOR PLAN.**

- CODE**
- 1. KITCHEN
  - 2. LIVING.
  - 3. HALL
  - 4. WC./CLOAKS
  - 5. LAUNDRY.
  - 6. STORAGE.
  - 7. BEDROOM
  - 8. ENSUITE.
  - 9. STUDY.
  - 10. GALLERY.
  - 11. OPEN TO BELOW.



**South Ayrshire Council  
Planning Service**

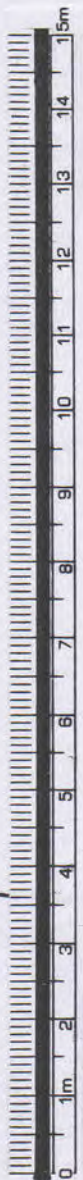
Refused under The Town and Country Planning (Scotland) Act 1997 (as amended), subject to reasons that may be specified in the notification of this decision by South Ayrshire Council.

**GROUND FLOOR PLAN.**

**PROPOSED NEW COTTAGE  
LOCATED BETWEEN  
10, & 12, SANDFIELD ROAD  
PRESTWICK.**

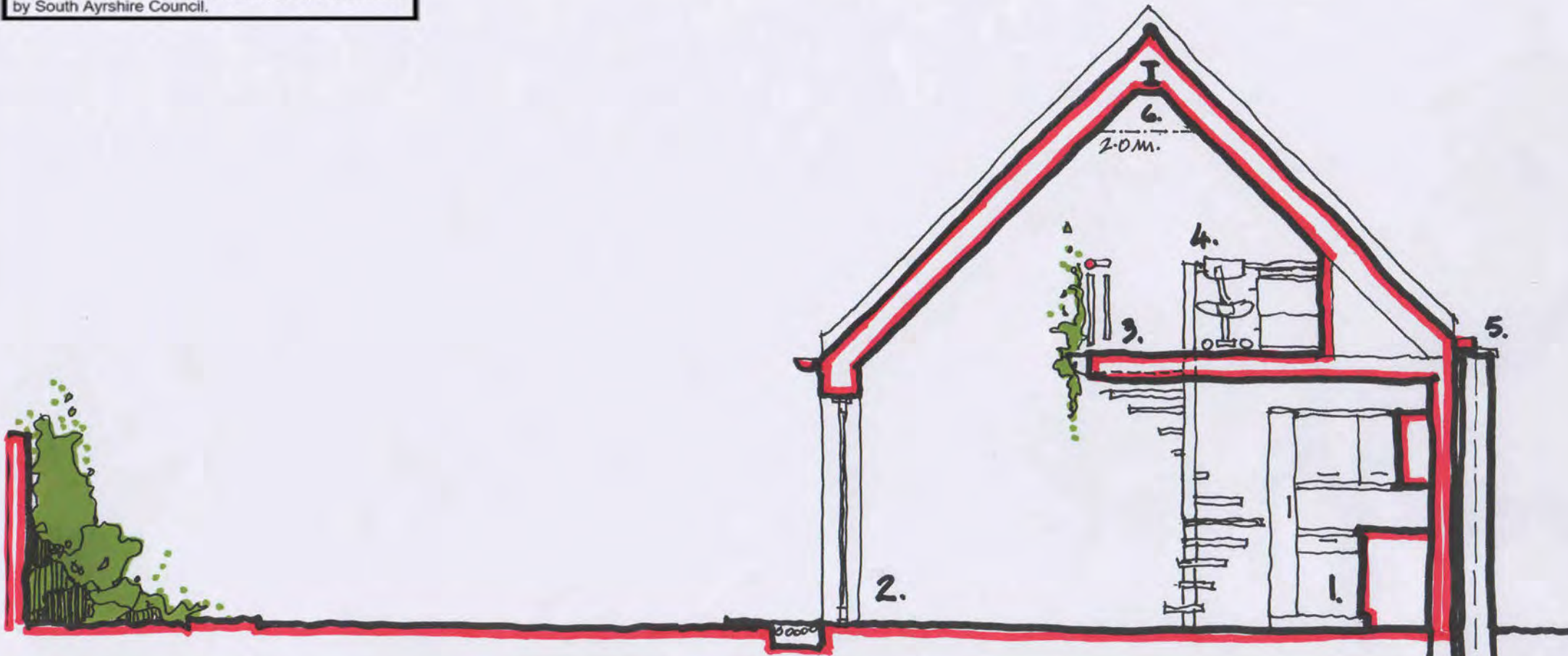
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DWG. P.O.I. REV. A.





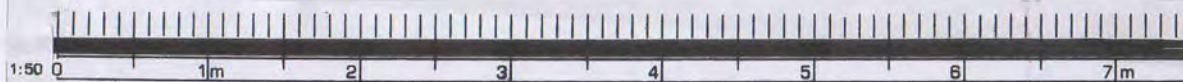
Refused under The Town and Country Planning (Scotland) Act 1997 (as amended), subject to reasons that may be specified in the notification of this decision by South Ayrshire Council.



SECTION THRU  
KITCHEN/LIVING.

CODE.

- 1. KITCHEN
- 2. LIVING.
- 3. GALLERY
- 4. STUDY.
- 5. BOUNDARY WALL  
GUTTER.
- 6. RIDGE BEAM.
- 7. BOUNDARY WALL  
UNDERPINNED FOR  
NEW BUILD.



SCALE 1:50 @ A4

16:  
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26:  
04:  
23:

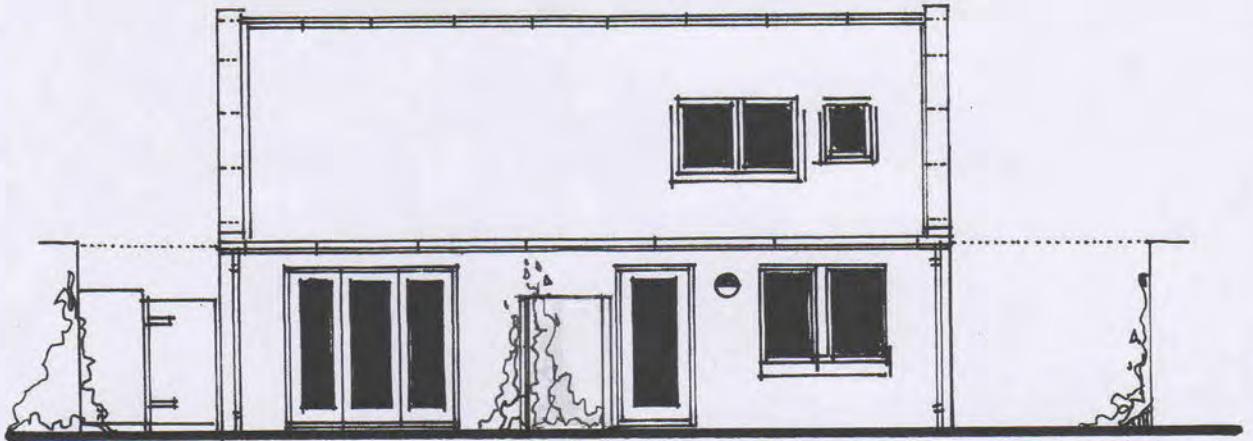
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LOCATED BETWEEN  
10. & 12, SANDFIELD RD,  
PRESTWICK.

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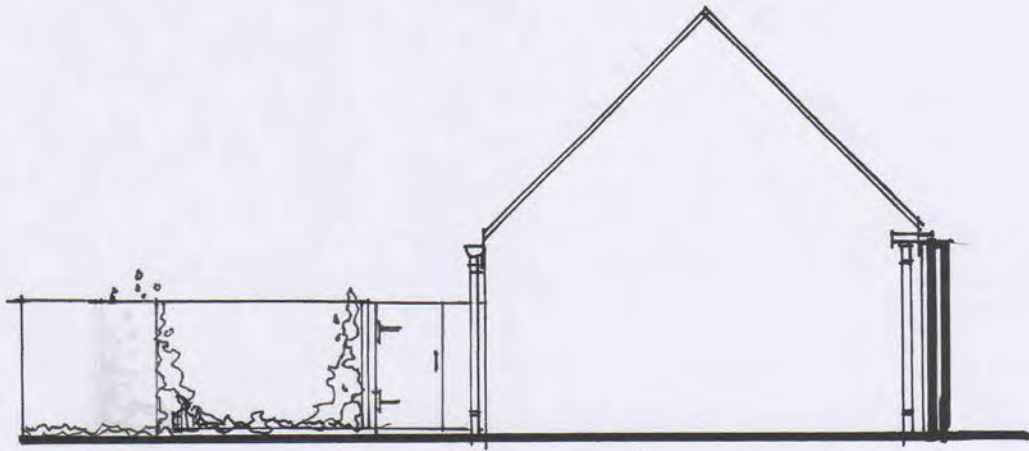


**South Ayrshire Council  
Planning Service**

Refused under The Town and Country Planning (Scotland) Act 1997 (as amended), subject to reasons that may be specified in the notification of this decision by South Ayrshire Council.



**SOUTH ELEVATION.**



**EAST ELEVATION**



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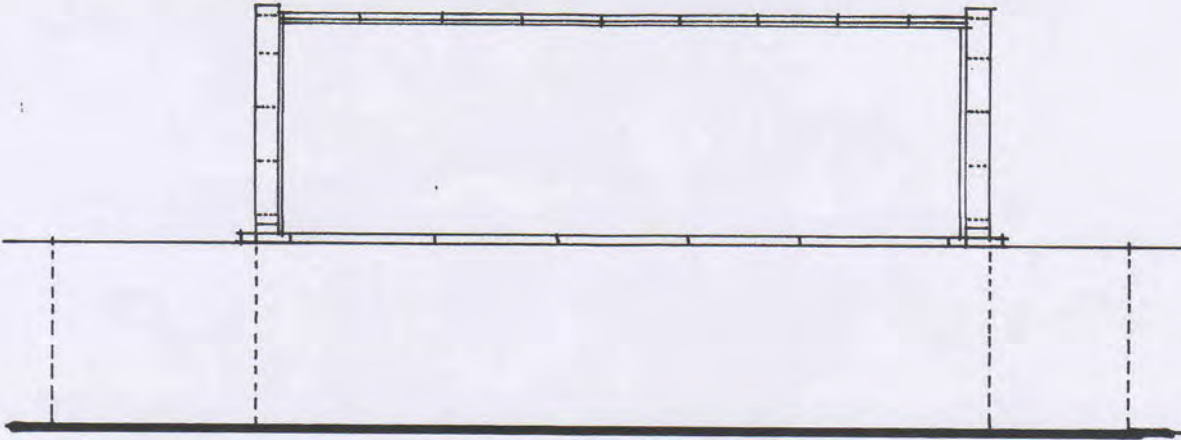
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01: 04/1  
24: 73/1

PROPOSED NEW COTTAGE  
LOCATED BETWEEN  
10, & 12, SANDFIELD RD.  
PRESTWICK.

SCALE 1:100 @ A4

DRG. P. D 3. KEN A

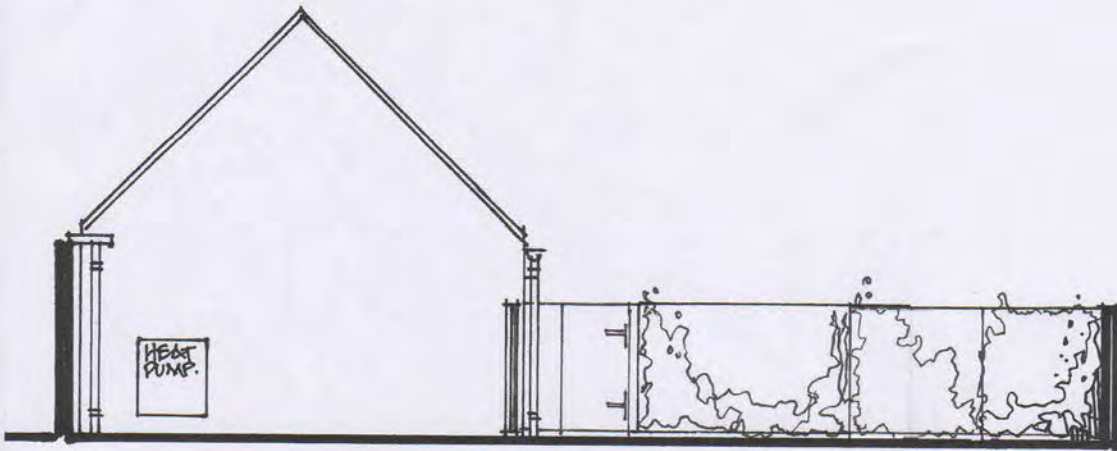
Refused under The Town and Country Planning  
(Scotland) Act 1997 (as amended), subject to reasons  
that may be specified in the notification of this decision  
by South Ayrshire Council.



**NORTH ELEVATION**



SCALE 1:100 @ A4.



**WEST ELEVATION.**

16:	26:
01:	04:
24:	23:

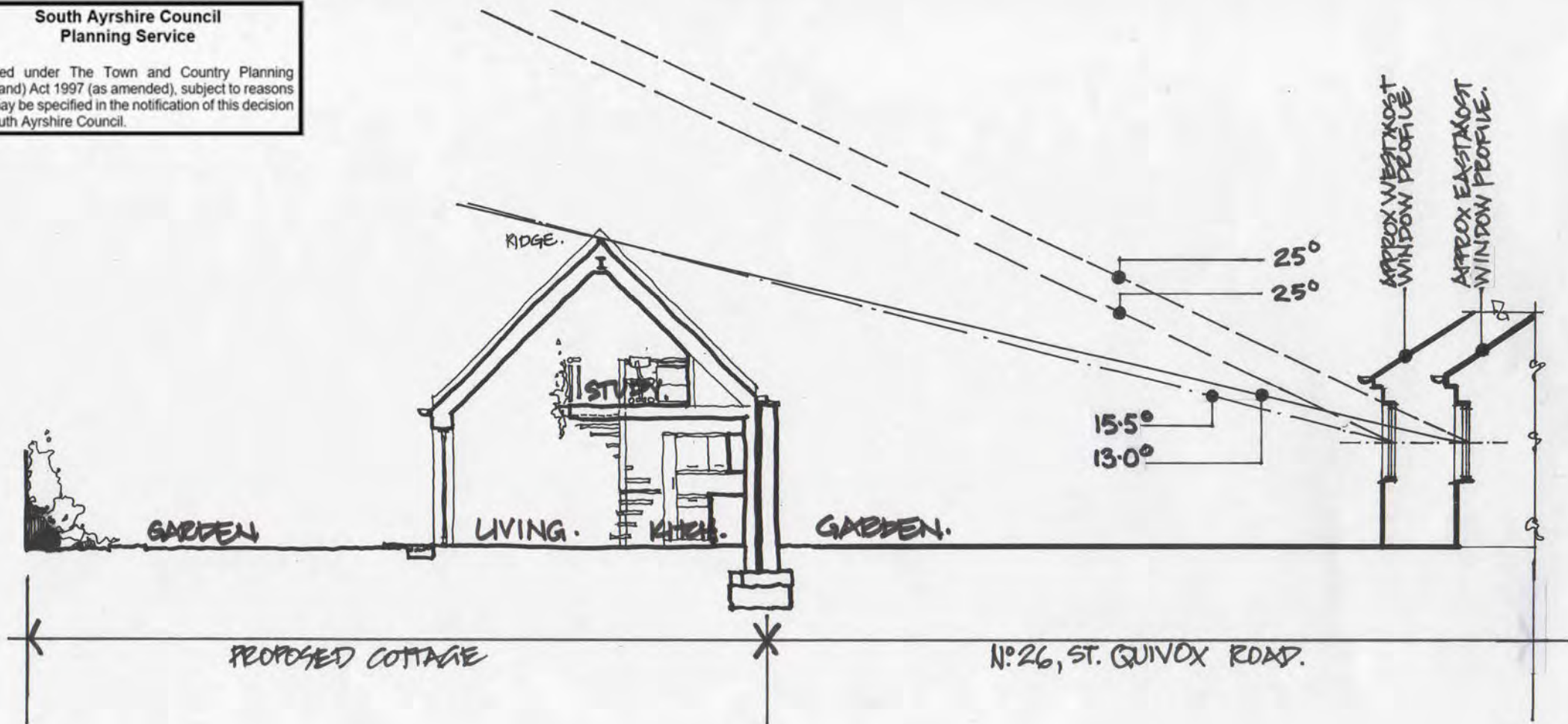
PROPOSED NEW COTTAGE  
LOCATED BETWEEN  
10, & 12, SANDFIELD RD.,  
PRESTWICK.

SCALE 1:100 @ A4

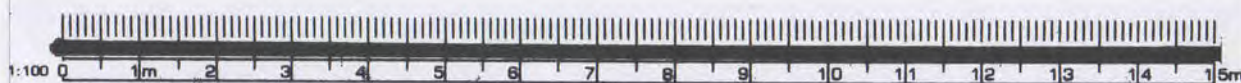
DRG. P. 04. REV (A)



Refused under The Town and Country Planning (Scotland) Act 1997 (as amended), subject to reasons that may be specified in the notification of this decision by South Ayrshire Council.



PROPOSED SITE SECTION BE  
26 ST. QUIVOX RD.



SCALE 1:100 @ A4.

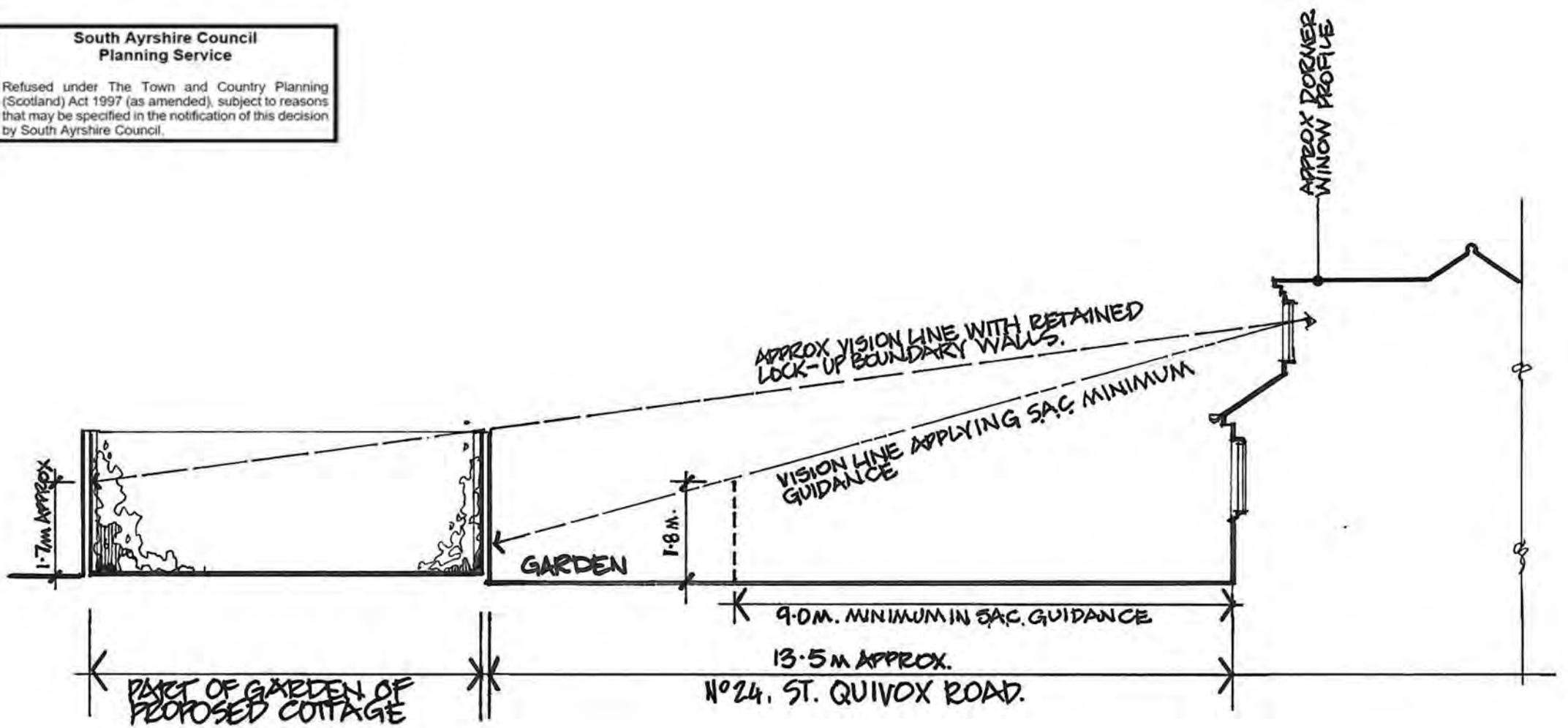
16:	24:
01:	03:
24:	03:

PROPOSED NEW COTTAGE  
LOCATED BETWEEN  
10, & 12, SANDFIELD ROAD  
PRESTWICK.

SCALE 1:100 @ A4. DWG. P.05.  
REV (A)



Refused under The Town and Country Planning (Scotland) Act 1997 (as amended), subject to reasons that may be specified in the notification of this decision by South Ayrshire Council.



PROPOSED SITE SECTION RE  
24 ST. QUIVOX RD.



16:  
01:  
24:

PROPOSED NEW COTTAGE  
LOCATED BETWEEN  
10 & 12, SANDFIELD ROAD  
PRESTWICK.

SCALE 1:100 @ A4. DWG. P.06

16 January 2024

South Ayrshire Council  
Planning Service  
County Buildings  
Wellington Square  
AYR  
KA7 1DR

Dear Sirs

**Resubmission of Planning Application for:  
The Erection of a Cottage on the site of Seven Former Lock-Ups located between  
10 and 12 Sandfield Road, Prestwick, KA9 1NB**

This letter accompanies the above resubmitted application for a Cottage in Sandfield Road and, as it is a resubmission of the project previously referenced 23/00369/APP, I understand there is no SAC planning fee applicable.

**1.0 General**

**Background**

This application is the resubmission of what is essentially the scheme as that withdrawn on 17 August 2023 (Ref No 23/00369/APP) which has been updated with further information/clarification included.

**2.0 References within this Letter**

There are two main sections within this letter, with each being my response to:

**2.1 *The SAC Planning Response to the Previous Submission of this Proposal, Ref 23/00369/APP***

This response took the form of points raised in an e-mail dated 16 August by the SAC planning officer in relation to the previous submission of this scheme advising that it would not be approved.

**2.2 *Objections from Neighbours to the Previous Submission of this Proposal, Ref 23/00369/APP***

Since this is a resubmission of the previously withdrawn proposal, my assumption is that the objections lodged in relation to that withdrawn scheme would still apply, so the second section of this letter is my response to the points raised in those objections.

**2.3 *Italics***

In each of the two sections of this letter, the text of the items to the points raised by SAC Planning and in the letters of the objections are in bold italics, with my points of comment in relation to that item shown below.



## 2.4 Sequence

The sequence of the items in this letter is the same as the sequence of the items as they appeared in the e-mail from the planning officer and in the letters of objection. However, subparagraph numbering has been introduced by me for ease of future reference, should it be necessary.

## 3.0 Reply to Points Raised in SAC Planning Officer's E-mail dated 16 August 2023

This e-mail advised that the application would not be approved:

### 3.1 *'... the proposals are contrary to the development plan as the proposed development is considered to ...'*

#### 3.1.1 *'... result in 'town cramming' ...'*

The Cottage proposal would result in a less 'crammed' site as:

- the overall footprint of the proposed Cottage is 56m<sup>2</sup> approx
- the footprint area of the two lots of Lock-ups totals approx 127m<sup>2</sup>
- As such, the proposed Cottage is less than half the area of the development which exists on the site at present and thus contributes to lesser 'town cramming'

#### 3.1.2 *'... detrimental impact on the established character and layout of the area ...'*

- *'the established character of the area'* is that there is no established character to the area.

The area is a mixture of house types and plot sizes, resulting in a truly eclectic townscape mix. However, as is repeatedly demonstrated in the Design Statement, the proposed Cottage relates to the scale and style of one of the main features in the immediate area, that being the scale and style of the cottages at Nos 12 – 16 Sandfield Road

### 3.2 *'... represent overdevelopment which would not provide a suitable residential amenity ... due to insufficient private garden ground.'*

The calculated results shown in Section 4.6.1 of the resubmitted Design Statement, which forms part of this reapplication, demonstrates that the 'private garden ground' complies with the criteria set out in the guidance in relation to private open space.

### 3.3 *'... the proposed development would be overlooked by the dwellinghouse located at 24 St Quivox Road ...'*

#### 3.3.1 Garden depth of 24 St Quivox Road

Drawing No P.06 has been included in this resubmitted application to demonstrate that the proposal complies with the 'Amenity and Privacy Minimum Distances' section of the 'Supplementary Planning Guidance: Open Space and Designing New Residential Developments' in that:

- the advised minimum garden depth in the guidance is 9m
- in this case, the depth of the garden at 24 St Quivox Road is 13.5m approximately, which exceeds the guidance minimum by 4.5m approximately

#### 3.3.2 Vision line with retained Lock-up boundary walls

Drawing No P.06 also demonstrates that the retention of the existing Lock-up mutual boundary walls obscures the 'overlook' referred to by SAC



Planning is, to a degree, well in excess of that which would be achieved if the SAC minimum guidance was applied.

**3.4** *'... due to the site's location, the driveway to serve the proposed dwellinghouse sits immediately adjacent to the rear garden ground of the dwellinghouse located at 10 Sandfield Road and vehicles accessing/egressing from the application site have the potential to disturb the residential amenity of this property ...'*

**3.4.1** I find it difficult to understand the logic of this reasoning. Surely a reduction in the potential number of vehicles accessing the site from 7 associated with the Lock-ups to 2 associated with the Cottage would result in a reduction in the 'potential to disturb' No 10? Retaining the site as Lock-ups maintains any existing potential disturbance by such vehicles or multiple motorbikes.

**3.4.2** Since the submission of the now withdrawn Application No 23/00369/APP, the horizontal slats of the existing fence have been supplemented to the rear of the fence and staggered front to back with the existing slats to ensure that the standing eyeline and passing vehicles are obscured.

**4.0** **My Comments on the Letters of Objection from the following List of Neighbours Notified in Relation to Withdrawn Application 23/00369/APP, with Addresses from which Objections were Received**

1. 3 Leslie Terrace, Prestwick, South Ayrshire, KA9 1LN
2. 3 Sandfield Road, Prestwick, South Ayrshire, KA9 1NB
3. 8 Sandfield Road, Prestwick, South Ayrshire, KA9 1NB
4. 7 Sandfield Road, Prestwick, South Ayrshire, KA9 1NB
5. 6 Sandfield Road, Prestwick, South Ayrshire, KA9 1NB
6. 5 Sandfield Road, Prestwick, South Ayrshire, KA9 1NB
7. 26 St Quivox Road, Prestwick, South Ayrshire, KA9 1LJ
8. 24 St Quivox Road, Prestwick, South Ayrshire, KA9 1LJ

A letter of objection was also received from Kyle & Carrick Civic Society. My comment on their objections is also included.

The sequence of the items in my comments is the same as the sequence of the items as they appear in the letters of objection, however, as stated previously, I have introduced subparagraph numbering for ease of future reference should it be necessary.

**4.1** **3 Leslie Terrace, Prestwick**

**4.1.1** *'... no measurement details provided ...'*

- The plans are drawn to scale at 1:100 and, as such, are an exact scaled-down version of the proposed house. However, a 'scale bar' has now been added to the drawings as Revision A to assist in interpretation of the drawings

**4.1.2** *'... parking proposals appear optimistic ...'*

- Two parallel parking spaces are provided which complies with Ayrshire Roads Alliance guidance

**4.1.3** *'... urban crowding ...'*

- The proposals comply with SAC guidance in relation to plot patio, extent of garden ground, etc (see Section 4.6.1 in the accompanying Statement)



- They also reflect 'National Planning Framework 4 – National Spatial Strategy for Scotland 2045' published in February 2023 (see Section 3.2 of the Revised Supporting Statement)

#### **4.2 3 Sandfield Road, Prestwick**

##### **4.2.1 '*... adequate space for parking ...*'**

- The plans are drawn to a scale of 1:100 and Section 4.7 of the accompanying Supporting Statement describes parking and manoeuvring arrangements
- The layout of the scheme is such that two cars will parallel park adjacent to the gable of 2 Sandfield Road in a zone 14.0m long
- The turning area is the width of the end lock-up, with a 'planted recess' to reverse into to complete a 3-point turn

##### **4.2.2 '*... positioning of double yellow lines ... by ARA*'**

- The yellow lines were located presumably to assist in the free flow of traffic and road safety
- There may be a case of lack of convenience for 3 Sandfield Road as that property has no off-street parking, however there is extensive parking to the south end of Sandfield Road, where the majority of properties have off-street parking

##### **4.2.3 '*... entrance to the current lock-ups is extremely narrow ...*'**

- It is a well-established road safety fact that 'narrow' relates to 'caution' and 'caution' relates to 'safety'
- Presumably the width of the access was adequate in the past for 7 cars and by reducing the potential number of cars entering and exiting the site from 7 to 2 reduces the usage and reduces the risk
- ARA has no objections to the proposals

##### **4.2.4 '*... urban overcrowding ...*'**

- As also stated later in the reply to 7 Sandfield Road, the proposals meet the standards required in SAC Design Guidance
- The proposals also take cognisance of the revised policies in the 'National Spatial Strategy for Scotland 2045' dated February 2023, in which more dense urban living is promoted to maximise use of existing infrastructure in a more sustainable way (see Section 3.2 of the Revised Supporting Statement)

##### **4.2.5 '*... drainage and water system is inadequate for modern living ...*'**

- I note that there were no objections from Scottish Water to the original refused proposal which, since this is a smaller house, should presumably be the same response
- The addition of a 2-bedroomed house to the existing system is very likely to have little effect on the existing situation, especially as, is stated in the Supporting Statement, by turning much of the non-porous surface of the lock-up roofs and hardstanding of the 'yard' into porous garden ground, the surface water run-off to the existing drainage is much reduced



#### 4.3 8 Sandfield Road, Prestwick

##### 4.3.1 *'... very little difference from the previous application ...'*

- This is obviously not the case. This new proposal takes the form of a 2-bedroomed Cottage with accommodation in the roofspace compared to a full 3-bedroomed 1.5-storey detached house

##### 4.3.2 *'... completely out of character with the surrounding homes ...'*

- As highlighted in the Supporting Statement, this particular area of Prestwick is a real eclectic mix of property types and plot sizes
- The proposals adopt a scale and appearance of the terraced row of cottages at 12 – 16 Sandfield Road to which the proposals are designed to relate
- The location of the proposed Cottage, set to the back of the site, means that existing houses will obscure most of the Cottage

##### 4.3.3 *'... impact on traffic during building work ... delivering building materials ...'*

- The construction process is not a material consideration at the planning stage of a project
- If this was the case, then presumably all house extensions, alteration works and even moving house would not be permitted

##### 4.3.4 *'... noise ...'*

- I understand that noise during construction is not an issue at the planning application stage of a proposal and is usually part of the remit of Environmental Health, however the applicant is willing to make adjustments to on-site working hours to mitigate noise concerns, for example, only working between the hours of 10.00am to 4.00pm

##### 4.3.5 *'... will overlook my back bedroom, bathroom and garden ...'*

- This is clearly not the case. All accommodation of the new Cottage faces south and the gable of the new Cottage facing 8 Sandfield Road to the north east is blank

##### 4.3.6 *'... disastrous to the neighbourhood ...'*

- My opinion is that this Cottage proposal is more amenable to the area than seven lock-ups potentially housing 7 cars or multiple motorbikes

#### 4.4 7 Sandfield Road, Prestwick

##### 4.4.1 *'... urban overcrowding ...'*

- The proposals meet the standards required in SAC Design Guidance
- In addition, the proposals take account of the revised policies in the 'National Spatial Strategy for Scotland 2045' dated February 2023, in which more dense urban living is promoted to maximise use of existing infrastructure in a more sustainable way

##### 4.4.2 *'... lack of parking ...'*

- Sandfield Road has parking alternating on either side of the road for almost its full length
- It may be that the complaint registered re parking is that the available parking is not close enough to be convenient



#### **4.4.3 '... disruption a building site will create ...'**

- This is not an issue at this planning application stage – if it was, by implication, it would mean that the building of house extensions and house alteration works would not be granted planning approval. However, as stated previously, the Applicant is willing to make adjustments to on-site working hours to mitigate neighbour concerns

#### **4.4.4 '... the dwellinghouse ... could be 50 ft tall'**

- As stated in Item 4.5 of the Supporting Statement, the ridge height of the Cottage has '... a similar height to the cottages at 12 – 16 Sandfield Road'. The scale bar added to these resubmitted drawings assist in demonstrating that the ridge height is approximately 5.5m and not the exaggerated 50 feet (15.24m)

#### **4.4.5 '... small plot doesn't appear to support parking spaces for 2 cars ...'**

- See Items 4.1.1 and 4.1.2 of this letter and Item 4.7 in the Supporting Statement

### **4.5 6 Sandfield Road, Prestwick**

#### **4.5.1 '... overbearing effect ...'**

- The proposals comply with relevant planning guidance
- The Cottage proposal being much reduced in scale from the previous refused application

#### **4.5.2 '... decrease my privacy ...'**

- This is clearly not the case. All windows of the proposed Cottage face south away from this property

#### **4.5.3 '... 2 storey-building ...'**

- Again, clearly not the case. The proposal is a Cottage with accommodation in the roofspace

### **4.6 5 Sandfield Road, Prestwick**

#### **4.6.1 '... concerns for vehicles leaving the site itself ...'**

- This is the same situation for any cars leaving off-street parking elsewhere on the street. In this situation (which was presumably the same as when the 7 lock-ups were used for vehicles), the vehicles exit the site in a forward gear. Also, as stated previously, ARA had no objections to the withdrawn version of this scheme, the parking layout of which is the same as the withdrawn scheme

#### **4.6.2 '... I have not seen anyone parking in the lock-up area on a regular basis ...'**

- The assumption from this statement could be interpreted in that parking for the local area is already catered for with existing off-street parking

### **4.7 26 St Quivox Road, Prestwick**

#### **4.7.1 'Residential Amenity'**

##### **4.7.1.1 'Noise and disruption ... building process ...'**

- The construction process is not a material concern at the planning application stage of a proposal



**4.7.1.2** *'... as a residential property, there will be more noise in the long term ...'*

- All openings in the proposed house face directly away from 26 St Quivox Road. Also, the existing 2.5m high boundary walls will be retained
- The potential noise emanating from cars and motorbikes from the former 7 lock-ups could be potentially much greater than that of a Cottage property

**4.7.1.3** *'... increased disturbance due to vehicles ...'*

- I believe that there should be much less 'disturbance due to vehicles' from the proposed Cottage than there could be with 7 lock-ups 'worth' of cars and motorbikes

**4.7.1.4** *'... It will tower over our garden ... loss of light ...'*

- The proposed Cottage roof slopes away from the top of the existing 2.5m high garden/boundary wall as shown on Drawings P.02 Rev A to P.05 Rev A inclusive
- As described in Section 4.6.2.3 of the Design Statement, 'the 25° method' shows that the proposals fully comply with the assessment guidance given in the Building Research Establishment's guide 'Site Layout Planning for Daylight and Sunlight' (formerly BRE Digest 209)

**4.7.1.5** *'... will appear higher by about 1 metre as our house sits about 1m below that of the lock-ups ...'*

This would not be the case since:

- the height from finish floor level of the lock-ups to the top of the topmost course of bricks is 2.57m
- the brick/mortar bed module averages 85mm per course of brickwork
- counting the brick modules from ground level of the garden of 26 St Quivox Road to the top of the topmost course of brick averages 30 bricks, i.e. 2.55m (as shown in the photograph of the boundary wall as submitted with the complaint)
- This gives a difference in level from the floor level of the lock-ups to the garden of No 26 of approximately 20mm
- The garden ground is almost level from the lock-ups' wall to the main house at No 26 – so the 1.0m difference is a gross exaggeration

**4.7.1.6** *'... overshadow our garden ...'*

- See response in Item 4.7.1.4 above re the proposals complying with current assessment guidance given in 'Site Layout Planning for Daylight and Sunlight'

**4.7.1.7** *'... The wall/roof of the new build ... 11 metres away from our kitchen window will impact our privacy ...'*

This is not the case.

- All rooms of the new build face away from No 26 which, with the depth of the new build (approx 5.5m) means that the garden of the new Cottage will be 16.5m away (using the complainant's distance)



- The existing 2.5m high party/boundary wall will remain in place as a screen between the properties
- As stated in Section 4.6.2.2 of the Design Statement, the proposals comply with the planning guidance for distances to boundaries/habitable rooms

#### 4.7.2 'Impact on Built Environment'

##### 4.7.2.1 '*... not in keeping with row of single-storey bungalows ...*'

- The proposals will essentially be screened from St Quivox Road and are designed to relate to the terraced cottages on Sandfield Road
- I note also that the complainant describes 24 St Quivox Road as single storey, when it has accommodation in the roofspace, as does the proposed Cottage, which is constantly referred to as 2 storey

##### 4.7.2.2 '*... removal of the Asbestos roof ...*'

- This is not an issue at the planning application stage of a project and would be dealt with under Environmental Health by specialist contractors

##### 4.7.2.3 '*... could be damage to our garden and wall when the building work is undertaken to underpin the new build.*'

- All the underpinning works would be carried out on the lock-ups' side of the site by specialist contractors and designed/monitored by a structural engineer

##### 4.7.2.4 '*... our boundary wall ...*'

- The wall is a mutual wall and, as such, Scots law legal criteria applies

##### 4.7.2.5 '*... guttering slightly over our garden ...*'

- Boundary wall gutters are designed/shaped such that the outside face of the gutter is on the boundary demarcation line with the 'trough' on the Cottage side of the boundary line

##### 4.7.2.6 '*... not giving enough room in the 'Turning Space' ...* '*... modern size vehicles ...*'

- The space allocated to 'turning' is the size of one of the lock-ups which, with the reversing yard space, presumably previously allowed the 7 cars which used the lock-ups to exit the site in a forward gear
- Bins are stored at the west end of the site
- Small 'Smart cars' are also 'modern vehicles'

##### 4.7.2.7 '*... urban crowding ...*'

- The proposals relate to many of the updated policies in the new National Planning Framework 4, Parts 1 and 2 – A National Spatial Strategy for Scotland 2045, issued February 2023, in which more dense urban living is promoted to maximise use of existing infrastructure in a more sustainable way



#### 4.7.3 'Appearance'

##### 4.7.3.1 '*... block the current view of trees ...*'

- My understanding is that there is no right to a view in Scots law. However, the note that the extension to the front of 12 Sandfield Road and the 2-storey house at 10 Sandfield Road would appear to block much of the view of existing trees
- In summer, the complainants' own trees would also 'block the current view of trees'

##### 4.7.3.2 '*... view of grey roughcast/roof tiles ...*'

- The walls will be painted to match the colouring of the terraced cottages at 12 – 16 Sandfield Road to which the proposals are designed to relate
- The roof finish will be slates (as stated in the Supporting Statement), i.e. the same as 12 – 16 Sandfield Road

#### 4.8 24 St Quivox Road, Prestwick

##### General

I note that much of the content of this objection is borrowed from the objection from the next-door neighbour at 26 St Quivox Road, Prestwick and, as with my reply to that objection, the sequence of the items in this reply is the same as they appear in this letter of objection, with subparagraph numbering for ease of future reference should it be necessary. Also, many of my comments of reply are the same as those for 26 St Quivox Road.

##### 4.8.1 'Residential Amenity'

###### 4.8.1.1 '*Noise and disruption ... building process ...*'

- The construction process is not a material concern at the planning application stage of a proposal

###### 4.8.1.2 '*... as a residential property, there will be more noise in the long term ... side on to my garden, the peace, quiet and privacy would be severely impacted*'

- All openings in the proposed house face directly away from 24 St Quivox Road. Also, the existing 2.5m high boundary walls will be retained
- The potential noise emanating from cars and motorbikes from the former 7 lock-ups could be potentially much greater than a Cottage property

###### 4.8.1.3 '*... no dimensions ...*'

- As stated on the drawings, they are drawn to scale and, as such, are an exact scaled down version of the proposed Cottage. However, a scale bar has been added to the drawings to assist in interpretation of the drawings

###### 4.8.1.4 '*... overshadow our garden, blocking out the sunlight ... have an adverse effect on my solar panels*'

This is not the case:

- The proposed Cottage roof slopes away from the top of the existing 2.5m high garden/boundary wall as shown on Drawings P.02 Rev A to P.05 Rev A inclusive



- As described in Section 4.6.2.3 of the Supporting Statement, 'the 25° method' shows that the proposals fully comply with the assessment guidance given in the Building Research Establishment's guide 'Site Layout Planning for Daylight and Sunlight' (formerly BRE Digest 209) in relation to No 26 St Quivox Road. However, this method of assessment is not relevant in relation to 24 St Quivox Road, in that the new Cottage is not directly opposite the house at No 24
- The solar panels will not be affected by the proposed Cottage since:
  - (A) the west gable of the proposed Cottage is set back into the site from the existing 2.5m high boundary wall. As such, the shadow formed by the diminishing height of the gable of the proposed Cottage will fall within the Cottage site itself and within the shadow formed by the existing retained 2.5m high boundary wall
  - (B) the solar panels of 24 St Quivox Road are set on the roof of the existing garage, with the bottom edge of the panels being approximately level with the eaves of the existing house at No 24. As such, they are too high to be affected by the proposed Cottage

**4.8.1.5** *'... attached photographs ... show a rough shape ... overshadow our garden and block the light ...'*

- '... rough shape...' is the correct choice of words as the 'shape' shown on the photograph in no way represents the roof of the proposed Cottage
- Furthermore, the photograph submitted with this objection does not relate to 24 St Quivox Road. It shows that part of the boundary wall which the site shares with 26 St Quivox Road and not that of No 24

**4.8.2** **'Impact on Build Environment'**

**4.8.2.1** *'... not in keeping with row of single-storey bungalows ...'*

- The proposal will essentially be screened from St Quivox Road and is designed to relate to the terraced cottages on Sandfield Road
- I note also that the complainant describes 24 St Quivox Road as single storey, when it has accommodation in the roofspace, as does the proposed Cottage, which is constantly referred to in this and other objections as 2 storey. The proposal has two floor levels but clearly is a Cottage in appearance

**4.8.2.2** *'... overbearing and out of character...'*

- The proposed Cottage is designed in scale, massing and materials to relate directly to the character of the terraced cottages at 12 to 16 Sandfield Road which form one of the main features of this part of the local area which I believe most would contend that these terraced cottages are not 'overbearing'



### 4.8.3 'Appearance'

#### 4.8.3.1 '*... block the current view of trees ...*'

- My understanding is that there is no right to a view in Scots law
- However, it would appear that:
  - the extension to the front of 12 Sandfield Road
  - together with the garage of 26 St Quivox Road
  - and the retained existing west wall of the bank of 5 Lock-ups (as shown in photo No 2 as submitted by the complainant) block most of the view of existing trees

#### 4.8.3.2 '*... view of grey roughcast ...*'

- The walls will be painted to match the colouring of the terraced cottages at 12 – 16 Sandfield Road to which the proposals are designed to relate

#### 4.8.3.3 '*... not in keeping with what is currently there ...*'

- My opinion is that the Cottage proposal is more 'in keeping' with the area than fibrous cement-roofed lock-ups potentially housing 7 cars or multiple motorbikes

#### 4.8.3.4 '*... small space to have a 2-storey dwellinghouse along with room for 2 vehicles and a turning space.*'

- The Cottage proposals comply with SAC guidance in relation to plot ratio, extent of garden ground, etc (see 4.6 of the Supporting Statement)
- The layout of the scheme is such that two cars will parallel park adjacent to the gable of 2 Sandfield Road in a zone 14.0 m long
- The turning area is the width of the end lock-up, with a 'planted recess' to reverse into to complete a 3-point turn

## 4.9 Letter of Objection from Kyle and Carrick Civic Society

### General

I note that much of the wording of this objection is borrowed from other objections to the withdrawn application and it follows therefore that many of my comments of reply are the same as those for some of the other objectors.

As with my reply to those objections, the sequence of the items in this reply is the same as the sequence as they appear in the letter of objection, with subparagraph numbering added for ease of future reference should it be necessary.

#### 4.9.1 '*... appears to be overdevelopment ...*'

- As shown in Section 4.6 of the Supporting Statement, the proposals comply with SAC guidance in relation to plot ratio, extent of garden ground, etc
- The proposals also take cognisance of the revised policies in the 'National Spatial Strategy for Scotland 2045' dated February 2023, in which more dense urban living is promoted to maximise use of existing infrastructure in a more sustainable way



**4.9.2 '... insufficient details ...'**

- The application, having been verified and registered by SAC Planning admin department, demonstrates that the detail submitted was 'sufficient' for the application to be assessed
- The plans are drawn to scale at 1:100 and, as such, are an exact scaled-down version of the proposed house, however the resubmitted drawings now have a scale bar to assist in interpretation of same

**4.9.3 '... not compatible with existing properties ...'**

- As highlighted in the Supporting Statement, this particular area of Prestwick is a real mixture of property types and plot sizes
- The proposals adopt a scale and appearance of the terraced row of cottages at 12 – 16 Sandfield Road to which the proposals are designed to relate
- The location of the proposed Cottage, set to the back of the site, means that existing houses will obscure most of the Cottage

**4.9.4 '... two storeys ...'**

- There are two floors in the proposal but is designed to be a Cottage and obviously does not have the appearance of a 'two-storey' house

**4.9.5 '... compromise privacy for residents ...'**

- This is not the case as has been clearly demonstrated in the Supporting Statement and in my replies to the objections from the neighbours notified

**4.9.6 '... difficulty of access ...'**

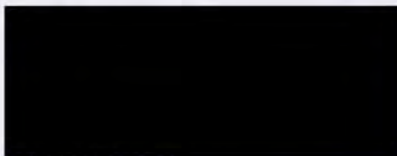
- The access formerly served 7 lock-ups and had no difficulty in doing so

**4.9.7 '... construction vehicles will lead to worsening of traffic flow ...'**

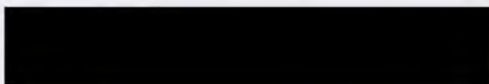
- The construction process is not a material consideration at the planning stage of a project
- If this was the case, then presumably all house extensions and alteration works would not be permitted

I trust that the contents of this letter will be taken into account when assessing the application.

Yours faithfully



A.T. Hendry  
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**REVISED SUPPORTING STATEMENT IN RELATION TO THE  
PLANNING APPLICATION FOR THE ERECTION OF A COTTAGE  
ON THE SITE OF SEVEN FORMER LOCK-UPS LOCATED  
BETWEEN NOS 10 AND 12 SANDFIELD ROAD, PRESTWICK**

**Prepared By:**

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**Revised January 2024**

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# Revised Supporting Statement in Relation to the Planning Application for the Erection of a Cottage on the Site of Seven Former Lock-ups Located between Nos 10 and 12 Sandfield Road, Prestwick

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**5.0 RECENT PLANNING PRECEDENTS FOR 2 APPROVED APPLICATIONS  
FOR SMALL HOUSES ON NON-RESIDENTIAL SITES WITHIN  
ESTABLISHED RESIDENTIAL AREAS IN PRESTWICK**

5.1 Erection of a Dwellinghouse on the Site of 5 Former Lock-ups at  
6 – 8 James Street, Prestwick, Planning Ref No 18/01052/APP

5.2 Erection of Dwellinghouse on the Site of Former Scout Hut, Adamton  
Road South, Prestwick, KA9 2BD, Planning Ref No 23/00074/APP

**6.0 CONCLUSION**

**APPENDIX**

# **Revised Supporting Statement in Relation to the Planning Application for the Erection of a Cottage on the Site of Seven Former Lock-ups Located between Nos 10 and 12 Sandfield Road, Prestwick**

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## **1.0 GENERAL**

This Supporting Statement is in relation to the resubmitted planning application for the erection of a two-bedroom Cottage, with part of the accommodation in the roofspace on the site of seven former Lock-ups located between Nos 10 and 12 Sandfield Road, Prestwick.

This Statement presents the case for the proposal based on an analysis of the site itself, relevant planning policy, planning guidance and advice.

The Supporting Statement also presents the case by referring to two recent approval precedents which have been granted for small two-bedroom houses on tight non-residential sites within established residential areas of Prestwick.

## **2.0 APPLICATION SITE**

### **2.1 Location**

The application site, as shown on Drawing No L.01, Rev A, lies to the west side of Sandfield Road, Prestwick between street numbers 10 and 12 Sandfield Road.

### **2.2 Area Context/Townscape**

The site is within the settlement of Prestwick as defined in the Local Development Plan and in a Predominantly Residential Area land use class.

The setting/townscape of the proposed site is urban and almost entirely residential in character and is in an area of housing comprising a full mixture of house types, which includes:

- a terrace of cottages original to the area to the south of the site (see Appendix for photo No 1)
- two-storey semi-detached houses with rear garages to the east of the site (see Appendix for photo No 2) and
- single-storey bungalow-style properties to the north of the site (see Appendix for photo No 3).

The plot sizes in the area, and in Sandfield Road in particular, vary significantly, where the regularity of the street 'building line' is interrupted by the set-back formed by the grounds of the original three cottages in the street (at 12 – 16 Sandfield Road) (as shown in photo No 1).

It would also appear that the grounds associated with these three terraced cottages are communal in that there are no boundary fences between the properties, especially where they would be expected at the rear of the properties.

The photographs in the Appendix confirm that this mixture forms an eclectic backdrop in terms of house design type, scale, massing, materials, etc.

# Revised Supporting Statement in Relation to the Planning Application for the Erection of a Cottage on the Site of Seven Former Lock-ups Located between Nos 10 and 12 Sandfield Road, Prestwick

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## **2.3 Site Use**

The application site is approximately 323m<sup>2</sup> in area and is the site of seven Lock-ups which have not been used as car Lock-ups for some considerable time, their current use being as general storage by the present owner (see Appendix for photo No 4).

The most recent vehicular use of the site as garaging was the use of the two westmost Lock-ups as holiday parking for Glasgow friends of the former owners flying from Glasgow Prestwick Airport on holiday. This was affirmed by the previous owners via the selling agents.

## **2.4 Planning Application History**

In 2022, Application Ref 22/00478/APP for a two-storey, three-bedroom house set in the middle of the site was refused.

The current proposal for a two-bedroom Cottage is an entirely different proposal from that previously refused.

The Cottage proposal (Ref No 23/00369/APP) was submitted and validated on 10 May 2023, however it was withdrawn on 17 August 2023.

This application is a resubmission of that application, with additional information to address some of the points raised by the planning officer and some of the complaints from neighbours to the withdrawn scheme.

## **2.5 Existing On-site Elements**

The existing on-site structures are:

- a bank of five Lock-ups on the north side of the site and
- two Lock-ups on the west end of the site

Access to the site is via a tarmac driveway from Sandfield Road (see Appendix for photo No 5).

# Revised Supporting Statement in Relation to the Planning Application for the Erection of a Cottage on the Site of Seven Former Lock-ups Located between Nos 10 and 12 Sandfield Road, Prestwick

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## 2.6 Existing Site Boundaries

### North Boundary

The north boundary is formed by the rear wall of the five Lock-ups and the north side wall of the pair of two Lock-ups. The boundary wall is a continuous common brick wall approximately 2.5 m high (see Appendix for photo No 4).

### East Boundary

The east boundary is comprised of the east wall of the five Lock-ups, a timber-slatted fence above a brick wall which adjoins the blank gable of 10 Sandfield Road. That fence (since the previous submission) has been adjusted such that there are no vision gaps between the slats of the fence.

### South Boundary

The south boundary is partially formed of a brick free-standing wall separating the access drive to the site from the communal garden area to the front of the set-back cottages at 12 – 16 Sandfield Road, the roughcast pitched roofed gable and wall of a monopitched roofed extension of the northmost of these set-back cottages (No 12) (see Appendix for photo No 6) and the south brick wall of the two Lock-ups at the west end of the site.

### West Boundary

The west boundary is formed of the rear wall of the two Lock-ups at the west end of the site and the west wall of the Lock-ups on the north side of the site.

## 2.7 Site Services

The only visible sign of existing site services is a rainwater gully set in the tarmac access 'yard' which collects surface water from the existing Lock-up roofs and from the whole surface of the yard itself.

The reasonable assumption is that all services, including water and foul sewerage, together with electricity, gas and Internet, will be available in Sandfield Road.



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**2.8 Connectivity**

The site is within an urban area with good links to sustainable transport in that it is approximately 220m from the site via St Quivox Road to the main thoroughfare, which is Main Street, and its local bus services.

The northbound Glasgow commuter bus stop is located on Main Street at Boydfield Gardens approximately 720m from the site, with the stop for southbound commuter buses being approximately 680m from the site.

Prestwick railway station, with its regular 30-minute service northbound and southbound, is approximately 760m from the site.

It is our opinion that, since such is the range of sustainable transport links available to the site, this could potentially allow consideration of a relaxation of the parking requirements in line with Ayrshire Roads Alliance guidance.

### **3.0 DESIGN PRINCIPLES**

#### **3.1 Introduction**

The proposal for this site is a modest Cottage, the final design of which is underpinned by a range of considerations which, in this case, are directly influenced by:

- the policies within National Planning Framework 4
- the references within the 'Report by Place Directorate', Regulatory Panel dated 12 October 2022, Ref 22/00478/APP, by SAC Department of Planning in relation to the refusal of that application
- the references within the e-mail of 16 August 2023 from the SAC planning officer advising that the previous version of this application (Ref 23/00369/APP) would be refused

#### **Relevant Design Criteria**

- character
- amenity impact
- layout
- scale
- massing
- design
- materials in relation to its surroundings

##### **3.1.1 'Character'**

The character of the proposed Cottage is based on that of the set-back row of terraced cottages at 12 – 16 Sandfield Road and, as such, relates directly to one of the main features in the local area (see Appendix for photo No 1).

##### **3.1.2 'Amenity Impact'**

The visual impact on the local streetscape will be little affected by the proposal. Existing houses and trees are located such that very

little of the proposed Cottage will be in view (see Appendix for photo No 2).

**3.1.3     ‘Layout’**

The layout of the Cottage occupies part of the footprint of the existing bank of five Lock-ups, with much of the rest of the site being made into gardens. In doing so, the proposal directly relates to the usage of the surrounding domestic properties, where the Lock-ups do not.

**3.1.4     ‘Scale’**

The scale of the Cottage relates directly to the adjacent cottages at 12 – 16 Sandfield Road and, as such, is compatible with that part of the local area (see Appendix for photos Nos 1 and 2).

**3.1.5     ‘Massing’**

As with ‘scale’ above, the proposal, as a small, low Cottage, relates to the massing of 12 – 16 Sandfield Road. The ridge height of the new Cottage will be at the same approximate level as those cottages at Nos 12 – 16.

**3.1.6     ‘Design’**

Again, by directly relating to 12 – 16 Sandfield Road, the proposal is compatible with the immediate area.

**3.1.7     ‘Materials in relation to its surroundings’**

As shown in Section 2.0 and as confirmed by the photographs in the Appendix, the townscape characteristics of the immediate area can best be described as an eclectic mix. However, the proposed materials are chosen to be the same or similar to the cottages at 12 – 16 Sandfield Road (see Appendix for photo No 1).

## **3.2 Planning Policies**

### **National Planning Policies**

#### **National Planning Framework 4**

The 'National Planning Framework 4' was published on 13 February 2023 by the 'Local Government and Housing Directorate' (part of: Building, Planning and Design) and the proposal takes full cognisance of same, especially the '*... policies which support more local living and limit the use of land for development*'.

For example:

#### **3.2.1 *Policy 9***

*'Encourages the redevelopment of brownfield land, helping to reduce the impact of vacant and derelict sites on communities'*.

This revised proposal uses unused Lock-ups to promote '*compact urban growth*' as one of the stated 'Spatial Principles' listed in Part 1 of the 'National Strategy'.

#### **3.2.2 *Policy 15***

*'Promotes local living, including, where feasible, 20-minute neighbourhoods'*.

The siting of the proposed house achieves that policy objective.

#### **3.2.3 *Policy 16***

*'Focuses on delivering new homes that are designed to a high standard and located in sustainable places'*.

Again, this proposal achieves that policy objective.

#### **3.2.4 *Policy 20***

*'Supports development that will provide good-quality green spaces and nature'*.

## Revised Supporting Statement in Relation to the Planning Application for the Erection of a Cottage on the Site of Seven Former Lock-ups Located between Nos 10 and 12 Sandfield Road, Prestwick

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This policy is achieved since much of the site will be converted from hard surfaces into garden ground.

### 3.3 **SAC Planning Policies**

**LDP Strategic Policy 1: sustainable development**

**LDP Strategic Policy 2: development management**

#### ***Italics***

Some of the following items relate to the previous schemes for this site and are shown here in italics, with comments which relate to this new Cottage scheme shown below.

### 3.4 **Response to Relevant Policy Advice and Guidance**

- ***Is designed to maximise energy efficiency through building siting, orientation and materials***

Refer to Section 4.0.

- ***Helps mitigate and adapt to the effect of climate change***

Refer to Section 4.0.

- ***Is appropriate to the local area in terms of road safety and effect on the transport network***

Drawing No P.003, Rev A shows that the proposal provides parking for two cars to comply with Roads Development Guide Part 3.

Ayrshire Roads Alliance had no objections to the previous withdrawn scheme and, as the site layout of this submission is unchanged from the previous withdrawn scheme, they have confirmed that that is the case with this resubmission.

- ***Contributes to an efficient use of public services, facilities and infrastructure***

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The close proximity of the site to the town centre maximises the full potential of the use of public services, facilities and infrastructure.

- Has sustainable urban drainage and avoids increasing (and where possible reduces) risks of or from all forms of flooding

The existing Lock-up development is totally 'hard surfaced', i.e. consisting of Lock-up roofs and tarmac access and yard.

By removing the Lock-ups and much of the hardstanding, the capacity of rainwater to be drained to the existing system will be substantially reduced by forming a soft landscaped garden and by using porous paving adjacent to the new Cottage.

- Does not have a negative effect on air and water quality

The proposal will not have a negative effect on air and water quality.

- Is not within Health and Safety Executive safeguard zones if this would lead to increased risk or danger

The site is not within a Health and Safety Executive safeguard area.

- Is designed in a way that helps prevent crime

The proposal is designed to conform with government guidance published in Secure by Design.

- Wherever possible, is in an accessible location, with opportunities for the use of public transport and other sustainable transport modes, including cycling and walking

- public transport

Distances to public transport locations are given in Section 2.8 of this Design Statement under 'Connectivity' which shows that the location of the proposed Cottage, by being relatively close to Prestwick town centre, has good connectivity to public transport.



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- cycling

The site is within 750m of National Cycle Route No 7 which runs along the Prestwick promenade.

- walking

As shown in the Council's Core Paths Plan, the site is within 750m of Core Path S1 which also runs along Prestwick promenade and provides a traffic-free route along almost the total length of the town.

Otherwise, the site is within 220m of Prestwick general retail area which includes a full range of local outlets, including pharmacies and restaurants.

- Includes the use of micro-renewables, wherever appropriate and feasible

As is mentioned also in Section 4.0, an air source heat pump is located on the gable of the Cottage.

**LDP 2 policy: residential policy within settlements, release sites and windfall sites**

*'The above policy aims to protect the character and amenity of areas that are mainly residential, particularly from non-residential development which could have negative effects on the local amenity'.*

Analysis of the townscape within the Sandfield Road and St Quivox Road area and the area context provided earlier confirm that the proposal is compatible with the townscape of this part of Prestwick.

Also, the demolition of the Lock-ups removes the potential 'negative effect' of bringing cars into the area.

## Revised Supporting Statement in Relation to the Planning Application for the Erection of a Cottage on the Site of Seven Former Lock-ups Located between Nos 10 and 12 Sandfield Road, Prestwick

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The policy states that the Council will normally allow residential development ... as long as:

- (a) the site has adequate access for vehicles, which is separate from other property and which directly connects to the public road network

As shown on the application drawings, the layout of the proposed parking is unchanged from that shown on the withdrawn submission to which (as stated in the e-mail from the SAC planning officer dated 16 August 2023) 'ARA have no objections'.

- (b) the layout, density, plot ratio, scale, form and materials of any proposed development do not detract from the character of the surrounding buildings and the local area

The character of the houses in Sandfield Road and the immediate local area is described in Section 2.0. Also refer to Section 4.0.

- (c) it does not affect the privacy and amenity of existing and proposed properties

Detailed guidance on how impact on privacy/amenity might be assessed is provided in the Council's:

- Planning Policy Guidance Note: Open Space and Designing New Residential Developments, and
- Supplementary Guidance: Alterations and Extensions

The response to the requirements of the above is provided later in Section 4.0 of this Design Statement and shows that the proposed development complies with the detailed guidance.

- (d) size, scale and massing

The proposed Cottage is much reduced in '... size, scale and massing ...' from the previous refused proposal.

'... overdevelopment'

## Revised Supporting Statement in Relation to the Planning Application for the Erection of a Cottage on the Site of Seven Former Lock-ups Located between Nos 10 and 12 Sandfield Road, Prestwick

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The reduction on the site of the developed area of this proposal compared with the existing Lock-ups is such that the overall footprint of the proposed Cottage is 56m<sup>2</sup> approximately, while the combined footprint of the two lots of Lock-ups is approximately 127m<sup>2</sup>, i.e. 2¼ times more than the footprint of the proposed Cottage.

As such, the proposed Cottage is a much lesser-sized development than what already exists on the site and is therefore not '*... overdevelopment*'.

### '... increase the density of residential development'

This development takes cognisance of the 'National Planning Framework 4' policies '*... which support more local living and limit the use of land for development*'.

Also, an increase of one Cottage unit represents an insignificant increase in a street, the high density of part of which, is the result of the majority of the houses having narrow plots with shared accesses to their garages.

### '... detrimental to the layout of the layout and appearance of the area'

We contend that the replacement of the Lock-ups with a Cottage and garden ground would be an enhancement to the area and not as detrimental as Lock-ups.

Furthermore, the disposition of existing house units and existing trees and shrubs are located such that very little of the Cottage will be seen from the surrounding streets and, as such, will not be '*... detrimental to the visual and residential amenity of the locality*' (see Appendix for photos Nos 1, 2 and 9).

### (e) *... adjacent neighbouring properties ...*

The reduction of the proposal from a two-storey dwellinghouse of the original application to a Cottage mitigates the '*impact ...*' (as cited in the

## Revised Supporting Statement in Relation to the Planning Application for the Erection of a Cottage on the Site of Seven Former Lock-ups Located between Nos 10 and 12 Sandfield Road, Prestwick

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refused application) on 10 and 12 Sandfield Road and 26 St Quivox Road.

An assessment of the relationships between the new Cottage and 26 and 24 St Quivox Road are highlighted in Section 4.0 of this Design Statement and are shown on Drawing No P.05, Rev A, and Drawing No P.06 respectively. These drawings show that this resubmitted application complies with current Planning Policy Guidance.

- (f) *the site does not form an area of maintained amenity or recreational open space unless it is already part of the established housing land supply*

The proposed site does not fall into these categories.

- (g) *the site provides a suitable residential environment*

This is confirmed in Section 4.0 of this Design Statement.

### **LDP policy: maintaining and protecting land for housing**

The preamble to this policy states that '*to protect undeveloped countryside ... development should, wherever possible, be directed to existing gap sites, or to redevelopment or brownfield sites within settlements*'.

The site fulfils these requirements.

### **Planning Policy Guidance Note: Open Space and Designing New Residential Developments**

Refer to Section 4.0.

### **Planning Policy Guidance Note: Alterations and Extensions**

Refer to Section 4.0.

### **3.5 Other Material Considerations**

The small number of sites and the limited capacity of sites for housing in Prestwick, in our opinion, should be viewed a material consideration in this

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case since LDP policy: spatial strategy emphasises the importance of the provision of housing to support local communities.

# Revised Supporting Statement in Relation to the Planning Application for the Erection of a Cottage on the Site of Seven Former Lock-ups Located between Nos 10 and 12 Sandfield Road, Prestwick

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## 4.0 **SUBMISSION PROPOSAL**

### 4.1 **Demolition of Existing Structures**

All of the existing Lock-up structures (excluding their walls on the boundaries) will be removed.

The Lock-up boundary walls will be kept and maintained at their existing height to screen the grounds of the proposed new Cottage.

### 4.2 **New Build Proposal**

#### 4.2.1 ***General***

The proposal is to erect a single-storey Cottage compatible with the townscape considerations described earlier in this Statement, which includes matters of scale, massing and design. The Cottage will comprise a kitchen/living space and master en suite bedroom on the ground floor, with a spiral stair giving access to an upper level in the roofspace.

#### 4.2.2 ***Application Drawings Index***

<b>Dwg No</b>	<b>Scale</b>	<b>Sheet</b>	<b>Title</b>
L.01, Rev A	1:1250	A4	Location Plan
L.02, Rev A	1:500	A4	Block Plan as Existing
P.001, Rev A	1:250	A4	Site Plan as Proposed
P.01, Rev A	1:100	A4	Plans as Proposed
P.02, Rev A	1:50	A4	Section as Proposed
P.03, Rev A	1:100	A4	South and East Elevations as Proposed
P.04, Rev A	1:100	A4	North and West Elevations as Proposed
P.05, Rev A	1:100	A4	Proposed Site Section re 26 St Quivox Road
P.06	1:100	A4	Proposed Site Section re 24 St Quivox Road

#### **4.2.3 *Layout***

##### Ground Floor

The layout is such that the kitchen/living area of the new Cottage is located at the west end of the proposal, with direct access to the garden amenity space.

This living area has bifold glazing facing due south taking full advantage of insolation.

##### Roofspace Accommodation

This is comprised of an en suite bedroom, with Velux windows directly facing the blank gable of the cottage at 12 Sandfield Road (see Appendix for photo No 6). In the roof space is an open study gallery accessed via a spiral stair located in the centre of the west end of the living area.

#### **4.2.4 *Construction***

The proposed structure is a timber kit construction, rendered externally to match the gable of the cottage at 12 Sandfield Road and coloured to be similar to the set-back cottages at 12 – 16 Sandfield Road.

#### **4.2.5 *Finishes***

- General

As stated above, the proposed new external finishes are chosen to relate to the terraced cottages at 12 – 16 Sandfield Road.

- Walls

The north wall of the existing Lock-ups will be retained at its existing height. A new independent inner leaf will be formed over the length of the new-build Cottage. The extent of that part of the existing wall will be underpinned as designed by a Structural Engineer.



The remaining external walls of the proposed Cottage will be rendered and painted.

- Roof

The new roof will be slates to relate to the row of existing cottages to the south of the site. The roof will also have lead-clad skewers to emphasise the relationship to the existing cottages.

- Doors and Windows

The doors and windows will be coloured to be similar to those at 12 – 16 Sandfield Road.

### **4.3 Sustainability**

#### **4.3.1 *General***

The general interpretation of sustainability is the “use of renewable resources”. However, there are several design principles which are employed in this proposal to contribute to the general sustainability theme.

#### **4.3.2 *Orientation***

Orientation of the proposed house is generated by occupying part of the footprint of the five Lock-ups on the north of the site. As such, the layout achieves the optimum orientation which is due south (to achieve maximum benefit from insolation). Also, the orientation is such that much of the private garden space receives most benefit from the sun by facing south.

#### **4.3.3 *Wind Screening***

The retained outer walls of the Lock-ups form wind screens providing shelter on their leeward sides. This sheltered zone can provide protection to a distance up to 3 - 4 times the height of the screen.

This, together with the proximity of adjacent properties, ensures that the development will have reasonably good protection from the wind.

#### **4.3.4 *Evaporation***

Evaporation increases heat loss by lowering surface temperature. Paint-sealing external harled walls of the proposed Cottage reduces moisture absorption of the walls which reduces evaporation, and thus heat loss.

#### **4.3.5 *Energy Strategy***

##### **4.3.5.1 Heating**

An air source heat pump will be used as the main source of house-heating energy which will be topped up by national grid electricity as necessary. Energy storage would be in the form of tanked water storage.

##### **4.3.5.2 Electric Car Charger**

An electric car charger will be located on site to promote the reduction of carbon emissions.

#### **4.4 Site Entrance**

The existing entranceway to the former Lock-ups is retained as the entrance to the proposed Cottage.

#### **4.5 Roof Profile**

The roof profile has a 45° pitch which gives a similar ridge height to the cottages at 12 – 16 Sandfield Road, thus emphasising the relationship with same.

The Velux rooflights serving the roofspace bedroom face the blank gable of the northmost cottage (No 12) of the row of cottages to the south of the site.

**4.6 Residential Amenity Considerations (as advised in SAC Supplementary  
Planning Guidance)**

**4.6.1 *Private Open Space***

The SAC Planning Guidance: Open Space and Designing New Residential Developments advises that private open space should be a minimum of 1.5 times the size of the ground floor area or no less than 100m<sup>2</sup> and '*... will generally include rear and side gardens enclosed by a fence/wall/ hedge*'.

**4.6.1.1 Open Space – Proposed Cottage**

The area of the whole site is 323m<sup>2</sup> approximately.

The Gross Internal Ground Floor Area (GIGFA) of the proposed Cottage is 47.25m<sup>2</sup> approximately. This gives a plot ratio of 1:5.64 approximately.

The private amenity space is 107.2m<sup>2</sup> approximately and, as such, is greater than the advised minimum of 100m<sup>2</sup>.

The private amenity space to GIGFA ratio is therefore 1:2.2 and, as such, is greater than the advised minimum of 1:1.5 as given in SAC Supplementary Guidance and therefore complies with SAC policy.

**4.6.1.2 General Comparison with Areas of Other Properties in the Immediate Area (i.e. those around the site) – for Location, see Drawing No L.02, Rev A**

**12 – 16 Sandfield Road**

The grounds around the set-back terrace of cottages at 12 – 16 Sandfield Road appear to be totally communal i.e. there are no boundary fences to those cottages, as can be seen on 'Google Maps'. This being the case, there

## **Revised Supporting Statement in Relation to the Planning Application for the Erection of a Cottage on the Site of Seven Former Lock-ups Located between Nos 10 and 12 Sandfield Road, Prestwick**

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appears to be no private amenity space associated with those properties, so a comparison with them is not compatible.

### **10 Sandfield Road, Prestwick**

- Total site area = 162m<sup>2</sup> approx
- Approximate house footprint = 60.8m<sup>2</sup>
- Private amenity space = 65.3m<sup>2</sup> approx
- House footprint/amenity space ratio = 1:07

### **8 Sandfield Road, Prestwick**

- Total site area = 200m<sup>2</sup> approx (includes half of driveway)
- Approximate house footprint = 53.3m<sup>2</sup>
- Private amenity space = 53.0m<sup>2</sup> approx
- House footprint/amenity space ratio = 1:005

### **26 St Quivox Road, Prestwick**

- Total site area = 412.5m<sup>2</sup> approx
- Approximate house footprint = 97.75m<sup>2</sup>
- Private amenity space = 140.4m<sup>2</sup> approx (excludes garage and driveway)
- House footprint/amenity space ratio = 1:4.3

### **24 St Quivox Road, Prestwick**

- Total site area = 265m<sup>2</sup> approx
- Approximate house footprint = 97.75m<sup>2</sup>
- Private amenity space = 198m<sup>2</sup> approx (excludes garage and driveway)
- House footprint/amenity space ratio = 1:2.08

**4.6.1.3 Comparison of Private Open Space Ratios**

In comparing the Private Open Space Ratios of the application house with those of nearby properties, it can be seen that the open space ratio of the application proposal is slightly greater than some of the other properties in the immediate area (see list below) and refer to Drawing No L.02, Rev A for location of comparison properties.

***Application Proposal:***

Private Open Space Ratio = 1:2.2

***Existing Immediately Adjacent Properties:***

10 Sandfield Road, Prestwick Ratio = 1:07

8 Sandfield Road, Prestwick Ratio = 1:005

26 St Quivox Road, Prestwick Ratio = 1:4.3

24 St Quivox Road, Prestwick Ratio = 1:2.08

As explained previously, 12 Sandfield Road, Prestwick is not included in this comparison.

In the section 'Infill developments and open space' of the Supplementary Guidance mentioned above, it states, however, that '*...there may be circumstances where higher or lower open space standards may be necessary when taking into account the established character and amenity of the existing surrounding area. In all cases, one of the key considerations will be the ratio of built form to open space. This should be reflective of the existing surrounding area*'.

Comparison of the open space ratios, as shown above, demonstrates that the proposal is mid-range of the properties immediately around the site and is better than those properties in Sandfield Road closest to the site.



As such, the private open space ratio of the proposal is  
*'reflective of the existing surrounding area'*.

#### **4.6.2 Amenity and Privacy**

##### **4.6.2.1 Amenity Area**

As stated previously, SAC Planning Guidance: Open Space and Designing New Residential Developments advises that private amenity areas should be a minimum of 1.5 times the size of the building footprint or 100m<sup>2</sup>, whichever is the greater.

By locating the rear wall of the proposed Cottage on the existing boundary, a private amenity space of 107.2m<sup>2</sup> approximately is achieved, including a small, enclosed area adjacent to the kitchen., i.e. greater than the 100m<sup>2</sup> minimum (see Drawing No P.001, Rev A).

##### **4.6.2.2 Habitable Rooms**

###### **New Cottage**

The plan of the proposed Cottage is such that the 'habitable' rooms face due south, opposite the blank north gable of the cottage at 12 Sandfield Road.

###### **Adjacent Properties**

The existing upper floor windows of 24 St Quivox Road and 10 Sandfield Road are approximately 14.5m and approximately 18m respectively distant from the amenity garden space of the proposed Cottage (see Drawing No L.02, Rev A) (and see Drawing No P.06 for Proposed Site Section re 24 St Quivox Road).

This being the case, the proposal complies with the advised 9m to a boundary or 18m distance between windows of habitable rooms as given in the guidelines.

Privacy will be enhanced by retaining the heights of the existing walls of the Lock-ups at their present height.

**4.6.2.3 Daylight and Sunlight in Relation to Habitable Rooms of Adjacent Properties**

The proposal takes cognisance of the Building Research Establishment's guide, 'Site Layout Planning for Daylight and Sunlight' (formerly BRE Digest 209).

In the context of this application, the document relates primarily to main windows of habitable apartments and sets out guidance and methods for assessing natural light to same.

The methods of assessment set out in the guide vary in complexity, however, there are two basic methods of considering the daylight reaching a habitable room. The 45° method measured on plan and the 25° method measured in section:

**45° Method – measured on plan**

This involves projecting lines at 45° in plan from a potential obstruction to establish whether they intersect with the windows of adjacent properties.

The layout of the application proposal is such that the 45° requirement is not relevant to any of the properties surrounding the site.

## Revised Supporting Statement in Relation to the Planning Application for the Erection of a Cottage on the Site of Seven Former Lock-ups Located between Nos 10 and 12 Sandfield Road, Prestwick

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### 25° Method – Measured in Section

This method involves a line being drawn from the midpoint of a potentially affected window to, for example, the ridge of the roof of an adjacent building and, if the ridge of the proposed building is above this 25° line, then the development can be deemed unacceptable.

### 26 St Quivox Road - 25° Section Method

In this case, the line from the midpoint (in height and width) of the westmost rear window of No 26 to the ridge of the new roof of the proposed Cottage is at an angle of 15.5° approximately, i.e. well below the 25° guidance and, as such, complies with same (see Drawing No P.05, Rev A).

The eastmost rear window of No 26 is slightly further away from the proposal (due to the slight splay between the footprint of the proposed Cottage and that of No 26) and, as such, the angle from the midpoint of that window to the ridge is 13.0° approximately and is thus well below the 25° again (see Drawing No P.05, Rev A).

### 24 St Quivox Road - 25° Section Method

In the case of 24 St Quivox Road, Prestwick, the roof of the proposed new Cottage is not directly opposite any of the rear windows and, as such, does not apply.

#### **4.6.2.4 Amenity and Privacy – Minimum Distances re 24 St Quivox Road**

##### Garden depth

Drawing No P.06 has been included in this resubmitted application to demonstrate that the proposal complies with the 'Amenity and Privacy Minimum Distances' section of

the 'Supplementary Planning Guidance: Open Space and Designing New Residential Developments' in that:

- the advised minimum garden depth in the guidance is 9m
- in this case, the depth of the garden at 24 St Quivox Road is 13.5m approximately, which exceeds the guidance minimum by 4.5m approximately

*Vision line from dormer window to retained Lock-up boundary walls*

Drawing No P.06 also demonstrates that the retention of the existing Lock-up mutual boundary walls obscures the 'overlook' referred to by SAC Planning to a degree well in excess of that which would be achieved if the SAC minimum guidance was applied.

**4.7 Parking Provision**

As previously stated, the Council's Roads Development Guide requires parking for two cars for a proposed two-bedroom development. This parking requirement is met by providing two parking spaces on the south side of the site adjacent to the blank gable and side extension of 12 Sandfield Road (see Drawing No P.001, Rev A).

The proposal is arranged such that the space formerly occupied by one of the former Lock-ups is left open to act as one of the manoeuvring points in a three-point turn to allow vehicles to exit the site in a forward gear.

The proposal also complies with Building Standards Regulation 4.1.2 in that the 'driveway' (including the width of the parking spaces) is 'at least 3.3m wide to allow a 900mm-wide disabled route past a parked car'.



**5.0 RECENT PLANNING PRECEDENTS FOR 2 APPROVED APPLICATIONS FOR SMALL HOUSES ON NON-RESIDENTIAL SITES WITHIN ESTABLISHED RESIDENTIAL AREAS IN PRESTWICK**

**5.1 Erection of a Dwellinghouse on the Site of 5 Former Lock-ups at 6 – 8 James Street, Prestwick, Planning Ref No 18/01052/APP**

This application for a new two-bedroom House on the small site of five former lock-up garages was initially refused by SAC Planning despite there having been no objections from neighbours, but that refusal was overturned on appeal to the Local Review Body on 13 August 2019.

This site was previously granted planning approval on 20 February 2018 for seven lock-up garages, Ref No 17/01338/APP, despite there having been objections to the Lock-ups proposal, however, that approval was abandoned in favour of the house approval which has now been built.

**5.2 Erection of Dwellinghouse on the Site of Former Scout Hut, Adamton Road South, Prestwick, KA9 2BD, Planning Ref No 23/00074/APP**

This approval, granted under delegated powers on 13 September 2023, is for the erection of a two-bedroom house on the extremely narrow site (5m wide by 70m long) of a former Scout Hut on Adamton Road South.

Approval was granted despite there having been eight objections, some of which, in summary, are similar to some of the objections to the Sandfield Road application, i.e.:

- *‘... the design of the proposed dwellinghouse not being characteristic of surrounding properties ...’*
- *‘... the scale and positioning of the dwellinghouse will adversely affect the amenity of residential properties on the northern side of the application site ...’*
- *‘... road safety concerns on the basis that on-street parking will be likely as the width of the site is insufficient to allow for the minimum parking bay dimensions to be provided and that cars will reverse out onto the public road...’*

**Revised Supporting Statement in Relation to the Planning Application for the  
Erection of a Cottage on the Site of Seven Former Lock-ups Located between  
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The planning officer, in his 'Report of Handling of Planning Application', approving the scheme also wrote:

*'... Given the constraints of the site, it would not be possible to erect a dwellinghouse that replicates the design, massing or scale of other, more traditional, properties in the locale. This, however, does not mean that a dwellinghouse of the design, massing and scale proposed cannot be accommodated within the site, and this is considered further in the assessment section of this report. With regard to road safety concerns, the Ayrshire Roads Alliance was consulted on this application, and have offered no objections. The Planning Authority has a duty to determine the application before it ...'*

**6.0 CONCLUSION**

It has been demonstrated in this Supporting Statement that the proposal to erect a Cottage on the site of seven former Lock-ups between 10 and 12 Sandfield Road, Prestwick is compatible with the requirements of the SAC Local Development Plan policies, National Planning Framework 4 published 13 February 2023 and Supplementary Guidance and, as such should be granted Planning Approval.

***APPENDIX***

***Photographs***



**Revised Supporting Statement in Relation to the Planning Application for the  
Erection of a Cottage on the Site of Seven Former Lock-ups Located between  
Nos 10 and 12 Sandfield Road, Prestwick**

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**Photo No 1 (Sandfield Road looking North)**

Shows the terrace of cottages original to the area set back from Sandfield Road, to which the proposed Cottage is designed to relate



**Photo No 2 (Sandfield Road looking North West)**

Shows the two-storey semi-detached houses north of the site entrance and the screening effect of the existing houses and trees

**Revised Supporting Statement in Relation to the Planning Application for the  
Erection of a Cottage on the Site of Seven Former Lock-ups Located between  
Nos 10 and 12 Sandfield Road, Prestwick**

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**Photo No 3 (St Quivox Road looking East)**

Shows the bungalows to the north of the site. The two red-roofed Bungalows middle left of the photo are street Nos 26 and 24 from left to right



**Photo No 4 (Interior of Lock-ups)**

The Lock-ups are presently used as general storage by the present owner



**Revised Supporting Statement in Relation to the Planning Application for the  
Erection of a Cottage on the Site of Seven Former Lock-ups Located between  
Nos 10 and 12 Sandfield Road, Prestwick**

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**Photo No 5 (Entrance to Site)**

Shows the existing tarmac site access between Nos 10 and 12 Sandfield Road



**Photo No 6 (12 Sandfield Road)**

Shows the roughcast pitched roof gable and the wall of the mono-pitched roof of an extension to 12 Sandfield Road

**Revised Supporting Statement in Relation to the Planning Application for the  
Erection of a Cottage on the Site of Seven Former Lock-ups Located between  
Nos 10 and 12 Sandfield Road, Prestwick**

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**Photo No 7 (Sandfield Road looking South)**

Shows extensive yellow lines in the vicinity of the site limiting the possibility of 'additional' on-street parking



**Photo No 8 (Sandfield Road looking South towards Bellevue Road)**

Most of the east side of Sandfield Road from Duart Avenue to Bellevue Road (see Drawing No L.01, Rev A) is free of yellow lines but appears to be little used, possibly due to the close proximity of the car park at the Indoor Bowling Rink off Bellevue Road



**Revised Supporting Statement in Relation to the Planning Application for the  
Erection of a Cottage on the Site of Seven Former Lock-ups Located between  
Nos 10 and 12 Sandfield Road, Prestwick**

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**Photo No 9 (Sandfield Road looking North from Duart Avenue)**

REFUSAL OF APPLICATION FOR PLANNING PERMISSION  
(Delegated)

Ref No: 24/00031/APP

SOUTH AYRSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS

To: Mr Forbes Robertson  
per A.T.Hendry Architect  
Sandy Hendry  
26 Ewenfield Road  
Ayr  
KA7 2QD

With reference to your **Application for Planning Permission** dated **18th January 2024**, under the aforementioned Regulations, for the following development, viz:-

**Erection of dwellinghouse**

at: **Lock Ups Sandfield Road Prestwick South Ayrshire**

South Ayrshire Council in exercise of their powers under the aforementioned Regulations hereby **refuse** the Application for Planning Permission for the said development in accordance with the following reasons as relative hereto and the particulars given in the application. The refused drawings and other documents, where relevant, can be accessed from the [Council's website](#) by using the application reference number noted above these and represent the refused scheme.

**The reasons for the Council's decision are:**

- (1) That the development proposal is contrary to National Planning Framework 4 (NPF4) policies 14 'Design, Quality and Place' and 16 'Quality Homes', and the Adopted South Ayrshire Local Development Plan 2 (LDP2) policies in relation to 'Sustainable Development', 'Development Management', 'Residential Policy within Settlements, Release Sites and Windfall Sites' and the Council's Planning Guidance entitled 'Open Space and Designing New Residential Developments', as the proposals would result in an unacceptable sense of enclosure, outlook and daylight to adjacent neighbouring properties sited at 10 Sandfield Road, and 24 and 26 St Quivox Road.
- (2) That the development proposal is contrary to National Planning Framework 4 (NPF4) policies 14 'Design, Quality and Place' and 16 'Quality Homes', and the Adopted South Ayrshire Local Development Plan 2 (LDP2) policies in relation to 'Sustainable Development', 'Development Management', 'Residential Policy within Settlements, Release Sites and Windfall Sites' and the Council's Planning Guidance entitled 'Open Space and Designing New Residential Developments', as the proposals would result in 'town cramming' by reason that the development would have a detrimental impact on the established character, pattern and layout of the area.
- (3) That the development proposal is contrary to National Planning Framework 4 (NPF4) policies 14 'Design, Quality and Place' and 16 'Quality Homes', and the Adopted South Ayrshire Local Development Plan 2 (LDP2) policies in relation to 'Sustainable Development', 'Development Management', 'Residential Policy within Settlements, Release Sites and Windfall Sites' and the Council's Planning Guidance entitled 'Open Space and Designing New Residential Developments', as the proposed development will be adversely affected in terms of their residential amenity due to the proposed garden ground being overlooked, enclosed and cramped by the adjoining neighbouring properties at 24 and 26 St Quivox Road and 10 and 12 Sandfield Road.

- (4) That the development proposal is contrary to National Planning Framework 4 (NPF4) policies 14 'Design, Quality and Place' and 16 'Quality Homes', and the Adopted South Ayrshire Local Development Plan 2 (LDP2) policies in relation to 'Sustainable Development', 'Development Management', 'Residential Policy within Settlements, Release Sites and Windfall Sites' and the Council's Planning Guidance entitled 'Open Space and Designing New Residential Developments', as the vehicular access/ egress to the serve the dwellinghouse will adversely impact the residential amenity of the residential property located at 10 Sandfield Road.

**List of Plans Determined:**

- Drawing - Reference No (or Description): **Refused** L01
- Drawing - Reference No (or Description): **Refused** L02
- Drawing - Reference No (or Description): **Refused** P001 Rev A
- Drawing - Reference No (or Description): **Refused** P01 Rev A
- Drawing - Reference No (or Description): **Refused** P02 Rev A
- Drawing - Reference No (or Description): **Refused** P03 Rev A
- Drawing - Reference No (or Description): **Refused** P04 Rev A
- Drawing - Reference No (or Description): **Refused** P05 Rev A
- Drawing - Reference No (or Description): **Refused** P06
- Drawing - Reference No (or Description): **Refused** COVER LETTER
- Drawing - Reference No (or Description): **Refused** REVISED SUPPORTING STATEMENT

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

**Dated: 22nd March 2024**

.....  
**Craig Iles**  
**Service Lead – Planning and Building Standards**

**PLANNING SERVICE, COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR**



Tuesday, 06 February 2024



Local Planner  
Planning Service  
South Ayrshire Council  
Ayr  
KA7 1UT

Development Operations  
The Bridge  
Buchanan Gate Business Park  
Cumbernauld Road  
Steps  
Glasgow  
G33 6FB

Development Operations  
Freephone Number - [REDACTED]  
E-Mail - [REDACTED]  
www.scottishwater.co.uk



Dear Customer,

**Lock Ups, Sandfield Road Prestwick, South Ayrshire, KA9 1LJ**  
**Planning Ref: 24/00031/AP**  
**Our Ref: DSCAS-0102977-JF7**  
**Proposal: Erection of dwellinghouse**

**Please quote our reference in all future correspondence**

### **Audit of Proposal**

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

### **Water Capacity Assessment**

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the Bradan Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

### **Waste Water Capacity Assessment**

- ▶ There is currently sufficient capacity for a foul only connection in the Meadowhead PFI Waste Water Treatment works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.





## Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.
- 

## Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

### General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
  - ▶ Site Investigation Services (UK) Ltd
  - ▶ Tel: [REDACTED]
  - ▶ Email: [REDACTED]
  - ▶ [www.sisplan.co.uk](http://www.sisplan.co.uk)
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
  - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
- 

## **Next Steps:**

### **▶ All Proposed Developments**

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

### **▶ Non Domestic/Commercial Property:**

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at [www.scotlandontap.gov.uk](http://www.scotlandontap.gov.uk)

### **▶ Trade Effluent Discharge from Non-Domestic Property:**

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on [REDACTED] or email [REDACTED] using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.

- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.
- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 5kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at [www.resourceefficientscotland.com](http://www.resourceefficientscotland.com)

I trust the above is acceptable however if you require any further information regarding this matter please contact me on [REDACTED] or via the e-mail address below or at [REDACTED]

Yours sincerely,

**Ruth Kerr.**  
Development Services Analyst  
[REDACTED]

### **Scottish Water Disclaimer:**

*"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."*

Contact: [REDACTED]  
ARA Case Officer: AP  
Planning Case Officer: D Lewis  
Planning Application No: 24/00031/APP  
Location: Lock Ups Sandfield Road Prestwick

Date Received: 30/01/2024  
Date Returned: 13/02/2024  
Recommendation: No Objection subject to Conditions

The following response has been prepared following a review of the information made available through South Ayrshire Council's Planning portal website at the time of writing.

**Expository Statement (if applicable):**

The existing lock-ups do not act as parking for any of the dwellings within the area and therefore cannot be seen as a loss of parking spaces. The ARA therefore recommend no objections subject to an acceptable parking layout being provided and swept path showing that a car can enter, turn within the site and then exit the access lane in forward gear.

**Conditions:**

**Off Road Parking Provision (Detailed Consent):**

That a minimum of 2 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 prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority).

**Reason:**

In the interest of road safety and to ensure adequate off-street parking provision.

**Vehicle Swept Path Analysis:**

That the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development for the formal prior written approval of the Council as Planning Authority.

**Reason:**

In the interest of road safety.



# LIST OF NEIGHBOURS NOTIFIED

Application Ref No.:  
24/00031/APP

Proposal Details:  
Erection of dwellinghouse at  
Lock Ups, Sandfield Road, Prestwick, South Ayrshire

Address	Date Issued
1 Leslie Terrace, Prestwick, South Ayrshire KA9 1LN	01.02.2024
3 Leslie Terrace, Prestwick, South Ayrshire KA9 1LN	01.02.2024
14 Sandfield Road, Prestwick, South Ayrshire KA9 1NB	01.02.2024
3 Sandfield Road, Prestwick, South Ayrshire KA9 1NB	01.02.2024
4 Sandfield Road, Prestwick, South Ayrshire KA9 1NB	01.02.2024
12 Sandfield Road, Prestwick, South Ayrshire KA9 1NB	01.02.2024
10 Sandfield Road, Prestwick, South Ayrshire KA9 1NB	01.02.2024
8 Sandfield Road, Prestwick, South Ayrshire KA9 1NB	01.02.2024

Address	Date Issued
7 Sandfield Road, Prestwick, South Ayrshire KA9 1NB	01.02.2024
6 Sandfield Road, Prestwick, South Ayrshire KA9 1NB	01.02.2024
5 Sandfield Road, Prestwick, South Ayrshire KA9 1NB	01.02.2024
22 St Quivox Road, Prestwick, South Ayrshire KA9 1LJ	01.02.2024
24 St Quivox Road, Prestwick, South Ayrshire KA9 1LJ	01.02.2024
26 St Quivox Road, Prestwick, South Ayrshire KA9 1LJ	01.02.2024

# Comments for Planning Application 24/00031/APP

## Application Summary

Application Number: 24/00031/APP

Address: Lock Ups Sandfield Road Prestwick South Ayrshire

Proposal: Erection of dwellinghouse

Case Officer: Ms Dianne Lewis

## Customer Details

Name: Miss Helen Connor

Address: 5 Sandfield Road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Ms Lewis,

Further to my letter to Mr Clark reference previous objection to Planning Permission at the site of the Lock Ups at Sandfield Road, Prestwick.

I object to this planning application.

There would be an unacceptable sense of enclosure to the adjacent neighbouring properties and gardens, particularly impacted will be my friends and neighbours at 24 and 26 St Quivox Road and Numbers 6 and 8 Sandfield Road. They will suffer severely from the erection of a 2 story house in such close proximity of their gardens and property. It's a very small plot for a two storey house with suitable parking for two vehicles to cram into.

Will result in town cramming and urban overcrowding. Sandfield Road is already a very busy street. It is supposed to be a two lane road but it has already been turned into a one lane road due to the volume of parked vehicles, particularly around the part of the street in point. People from out with this area park their cars on Sandfield Road and go to work all day leaving limited space for residents. There is already very limited parking for current residents.

Vehicle access to and from the proposed 2 storey house will adversely impact the residential amenity to adjacent neighbouring properties.

Very limited parking. Reference statement from Ayrshire Roads Alliance. How is the applicant going to ensure that the new owner or resident will have two cars the correct size to fit into the designated parking space on the property? People park cars on Sandfield Road who don't live

here. Cars are left for weekly intervals by people going on holiday and by commercial vehicles left all day. Cars are bigger now. What if they have vans? What if they have more than two vehicles?

Exit and entrance to proposed new building. When a car is exiting it is difficult to see traffic, there have been a few close calls already with potential road traffic accidents.

Drains. Over the years I have realised I cannot use my washing machine and dish washer at the same time as it can cause problems with the drains. I know am not the only one to experience this. There is a lack of water pressure and sufficient drainage for existing properties.

Massive disruption will be caused.

This is a historic area of Prestwick with some houses dating back well over 120 years old. The single story properties dominate this particular area are in keeping with the desired character of the area. There is also a stable within one of the properties and where possible, original stone boundary walls have been preserved. The people of this road take the historic preservation very seriously. A two storey house is not keeping with the character.

It is my understanding that a cottage is not a 2 story house.



## Planning Development

---

**From:** Caroline Munro <[REDACTED]>  
**Sent:** 19 February 2024 17:56  
**To:** Planning Development  
**Subject:** Application Ref 24/00031/APP  
**Attachments:** Objection.rtf; Ayrshire Roads.rtf; Photo 1.jpg; Photo 2.jpg

Good Evening

Please find attached my objection to the above planning application.

Kind Regards  
Colin Morgan  
Resident 24 St Quivox Road

Objection to plans to Erect a Dwellinghouse at 10 Sandfield Rd Lock Ups,  
Prestwick Application Reference Number 24/00031/APP Notice for Service on  
Neighbours to Mr C Morgan 24 St Quivox Road Prestwick, KA9 1LJ

Dear Sir/Madam,

Please find my Neighbours Objections to the above planning application under the following Material Considerations:

Residential Amenity – Noise & Disruption will be created during the building process, but also as it will be a residential property there will be more noise in the long term and as it would be next to the party wall/garden wall (common wall), the peace and quiet of my garden (which I, my son and granddaughters spend a lot of time in) and the car parking/turning area will be near the garden wall, hence increased disturbance due to vehicles (current lock-ups not big enough for modern large cars, see appendix). It will overlook parts of my garden and this will lead to a lack of privacy, loss of light. The most concerning part, is of the erection of a 6 metre high, two storey dwelling house (no exact measurements given), this will overshadow my garden, blocking out the sunlight, this will have an adverse effect on plants, trees & lawn I have in the garden, it will also block the sun from the garden and effect my mental health, as the garden is my refuge from the stress and strain of work & life. I've also attached photographs along with this application that show a rough shape and scale of the size of how the proposed new dwelling house would overshadow my garden and block the light. In winter this would mean my garden would get hardly any sunlight and would effect the lawn and other plants the whole year round, because of the deprivation of the light.

It is expected that a new development will not adversely affect the daylighting of an existing development. Daylighting has a positive psychological effects, which benefit wellbeing. Daylighting is a more sustainable source of light in comparison to artificial light. It will decrease the Average Daylight Factor (ADF), the degree which external structures obscure the view of the sky

Impact on Built Environment - If you look at the Photographs (attached to email) it shows it is not in keeping with the row of single story bungalows (24,St Quivox Road) and the cottages on Sandfield Road. Essentially a 2 storey house planned where maybe only a single story building (That would also impact on our privacy) would be more appropriate, this would not be in keeping with the topography of the local environs, as it is over-bearing and out of character.

Also the removal of the Asbestos Roof of the garages pose a potential health hazard as the dust may spread to mine and other surrounding houses. There could be damage to my garden and wall when the building work is undertaken to underpin new build. The height of the new build roof/house will be an

almost total block of sunlight in the winter (a high hedge is only supposed to be 2metre high). The proposed plans to built against mutual and common wall (Party Wall), is unacceptable as there should be a gap on proposer land (between building and wall), so we can maintain Party Wall. AlsoThe proposed plans have no measurements on them (obfuscation of the true measurements of proposal?), which is very worrying, the plans are not giving enough room to turn in the 'Turning Space' a modern jeep/car/suv would struggle to Turn in this space and more than likely used to store bins and the cars would be parked on the street. There is an issue regarding parking on Sandfield Road and nearby streets, this would be exacerbated by the building of a new house and loss of Garages, as I don't think there is enough room on the plans to park to modern size vehicles (yes some modern vehicles are small). It will be a case of urban crowding, as the site backs on to several properties and if the space was big enough for a house when the development was built it would have been proposed at the time, but it's just not a big enough space for a two story cottage and associated vehicles.

Appearance – It will block the current view of trees and replace it with a view of grey roof tiles/slates, not exactly a view anyone would say is appealing and not in keeping to what is currently there. Also this ties in with deprivation of Sunlight/Median Daylight.

Appendix on points raised by Architect A. T. Hendry

3.1.1 – Still town cramming as this affects 7 properties that surround the site and will still increase parking

3.1.2 – Still not in keeping with bungalows.

3.2 Parking spaces too small, not going to be big enough for two large modern cars (which is why there is no measurements on plans, so we cannot verify statement?).

3.4 – Noise could increase, as we cannot discount potential use of house, use of bins, gardens

4.1.1 – Why not put in measurements, as builders would surely need these and wouldn't to scale plans

4.1.2 – parking two large cars would be a very tight squeeze and in all probability park on the street (if they could get parked, as it is a very congested street as it is).

4.2.1 – Unlikely to do a tricky 3-point turn into a small space.

4.2.2 – Visitors coming into Prestwick, park on Sandfield Rd and surrounding roads due to the difficulty of parking in Prestwick in general. As it's not just the residence who park there.

4.2.3 – Cars today are far larger (according to 'Which.co.uk' found in Aug 2023 that 161 cars which are longer than the standard UK parking bay – 4.8m x 2.4m – and 12 of these exceed the limit by more than 30cm. They also found that 27 cars so wide, they may struggle to open the doors when parked in a bay.

4.7.1.6 – it's a Party/Common wall so the use of ours is grammatically correct.

4.7.3.1 – it will block light vastly reducing the Average Daylight Factor (ADF).

Your Sincerely

Signed

Colin Morgan

Resident of 24 St Quivox Road, Prestwick



## Objection to plans to Erect a Dwellinghouse at 10 Sandfield Rd Lock Ups, Prestwick Application Reference Number 24/00031/APP Notice for Service on Neighbours to Mr C Morgan 24 St Quivox Road Prestwick, KA9 1LJ

In light of the Ayrshire Roads Alliance report/consultation dated 13/02/2024, I would like to bring to the attention the part regarding Parking, the following statement under the heading Conditions:

‘Off Road Parking Provision (Detailed Consent):

That a minimum of 2 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 prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority).

Reason:

In the interest of road safety and to ensure adequate off-street parking provision.

Vehicle Swept Path Analysis:

That the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development for the formal prior written approval of the Council as Planning Authority.

Reason:

In the interest of road safety’

Earlier in the report it mentions that cars would be able to turn in the site, this would not be the case, as a large car such as a new Range Rover (Width 2209mm including the mirrors, source: Landrover.ca), as this type of car would not even fit in the space on the plans to allow the turning of vehicles, let alone have space either side so you can manoeuvre the car (without scrapping the body work), see extract below:

‘Expository Statement (if applicable):

The existing lock-ups do not act as parking for any of the dwellings within the area and therefore cannot be seen as a loss of parking spaces. The ARA therefore recommend no objections subject to an acceptable parking layout being provided and swept path showing that a car can enter, turn within the site and then exit the access lane in forward gear'

This surely has a bearing on the planning consent application, I have complained to the Ayrshire Roads Alliance relating to this planning application on the parking issue related to this site. The gap to turn a car on the plans is not sufficient to accommodate the turning of a large car, is that why the plans are to scale and no measurements given?







# Comments for Planning Application 24/00031/APP

## Application Summary

Application Number: 24/00031/APP

Address: Lock Ups Sandfield Road Prestwick South Ayrshire

Proposal: Erection of dwellinghouse

Case Officer: Ms Dianne Lewis

## Customer Details

Name: Mr Adrian and Jennifer Browne

Address: 7 Sandfield Road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Ms Lewis,

We objected to this planning application in a letter to Mr Clark the last time and we are objecting to it this time.

Whilst we welcome investment in the Prestwick area we do have many concerns, therefore we object in good faith to the erection of a two storey house in place of the lock ups off Sandfield Road, Prestwick, in order to support our neighbours and the area we live in.

This is due to a number of reasons including urban overcrowding. There would be an unacceptable sense of enclosure to the adjacent neighbouring properties, particularly all of the following numbers 6, 8 and 10 of Sandfield Road, the cottages adjacent, numbers 24 and 26 of St Quivox Road and to some in Leslie Terrace.

This would result in town cramming. It would have a detrimental effect on adjacent neighbouring gardens and privacy. Vehicle access to the house would adversely affect the residential amenity of neighbours.

In addition to urban overcrowding and town cramming, there is a serious lack of parking space in this area already without adding to the problem.

The area of Sandfield Road in question is narrow, effectively only a one lane road, fitting one car driving one way at a time due to the already large volume of cars parked at the side of the street. We would suggest that the proposed relaxation of the parking requirements in line with Ayrshire Roads Alliance guidance should therefore not be considered nor conceded. It is there for a

purpose and it is fit for purpose. We all know that most homes own at least two cars these days despite public transport being readily available to all. Street parking in this area is always very busy. Residents already struggle to find parking spaces. The level of disruption this may cause could effectively close off the street. The amount of disruption a building site will create could be considerable for an already very busy road for a very prolonged period especially when there is already very limited on street parking.

The house could be claimed to be in the spirit of the lovely cottages next door but is in fact a two storey house in a very limited plot of land. The location doesn't appear to safely support parking spaces for 2 modern cars. And if the new residents can't park in their plot or they have more than two cars, and business vans, where do they park, clearly, on the street. Importantly, it can be dangerous at times for cars exiting that lane. We have witnessed it ourselves with a road traffic accident narrowly avoided on more than one occasion. There are traffic, parking and access problems associated with this proposal.

There is no guarantee, that all services, including water and foul sewerage, together with electricity, gas and Internet, will be readily available for this proposed dwelling house. In our experience, assumptions are not always accurate and can cause many problems further down the line. Facts are accurate. We already have problems with water pressure and drainage on this street.

The plot is narrow, other dwellings are very close and nearby and it is difficult to see how work vehicles can gain access to commence work and exit in a safe manner to those living nearby. We all want to live safely. I have concerns about the dimensions or lack thereof.

We have listened in person to all the points raised and discussed by our neighbours. We fully agree with all the points submitted by our neighbours in their objection to this planning proposal.

Finally, The Council can only consider comments about Planning matters and material considerations, and from our very close community perspective, this proposal has caused a great deal of mental anxiety for our neighbours in the near vicinity. Imagine someone building a house right on the back wall of your garden. It is not good for anyone's mental health. It is also morally wrong to erect a dwelling at the expense of other people's health and wellbeing who live adjacent. They have to live there, not the proposers. A house should be a place you can feel safe in and relax in after a hard day's work. We were sure this was unintentionally overlooked by the proposers.

**Objection to plans to Erect a Dwellinghouse at 10 Sandfield Rd Lock Ups,  
Prestwick  
Application Reference Number 24/00031/APP  
Notice for Service on Neighbours to Mr A Gibson 26 St Quivox Road Prestwick,  
KA9 1LJ**

In light of the Ayrshire Roads Alliance report/consultation dated 13/02/2024, I would like to bring to the attention the part regarding Parking, the following statement under the heading Conditions:

'Off Road Parking Provision (Detailed Consent):

That a minimum of 2 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 prior written

approval of the Council as Planning Authority (in consultation with the Council as Roads Authority).

Reason:

In the interest of road safety and to ensure adequate off-street parking provision.

Vehicle Swept Path Analysis:

**That the applicant shall submit a swept path analysis accommodating the largest size of vehicle**

expected to be used by or serve the development for the formal prior written approval of the Council

as Planning Authority.

Reason:

In the interest of road safety'

Earlier in the report it mentions that cars would be able to turn in the site, this would not be the case, as a large car such as a new Range Rover (Width 2209mm including the mirrors, source: Landrover.ca), as this type of car would not even fit in the space on the plans to allow the turning of vehicles, let alone have space either side so you can manoeuvre the car (without scrapping the body work), see extract below:

'Expository Statement (if applicable):

**Objection to plans to Erect a Dwellinghouse at 10 Sandfield Rd Lock Ups,  
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The existing lock-ups do not act as parking for any of the dwellings within the area and therefore

cannot be seen as a loss of parking spaces. The ARA therefore recommend no objections subject to

**an acceptable parking layout being provided and swept path showing that a car can enter, turn within**

**the site and then exit the access lane in forward gear'**

This surely has a bearing on the planning consent application, I have complained to the Ayrshire Roads Alliance relating to this planning application on the parking issue related to this site. The gap to turn a car on the plans is not sufficient to accommodate the turning of a large car, is that why the plans are to scale and no measurements given?

I look forward to attending any future meeting of any planning/council meetings relating to this matter.









**Objection to plans to Erect a Dwellinghouse at 10 Sandfield Rd Lock Ups,  
Prestwick  
Application Reference Number 24/00031/APP  
Notice for Service on Neighbours to Mr A Gibson 26 St Quivox Road  
Prestwick, KA9 1LJ**

Dear Sir/Madam,

Please find my Neighbours Objections to the above planning application under the following Material Considerations:

**Residential Amenity** – Noise & Disruption will be created during the building process, but also as it will be a residential property there will be more noise in the long term and as it would be next to the party wall/garden wall (common wall), the peace and quiet of our garden (which we spend a lot of time in) and the car parking/turning area will be near the garden wall, hence increased disturbance due to vehicles (current lock-ups not big enough for modern large cars, see appendix). It will tower over parts of our garden (we have seat under the trees) and this will lead to a lack of privacy, loss of light (more of that later). The most concerning part, is of the erection of a (no height stated on Plans online) 6 metre high, two storey dwelling house (it will appear higher on our side, by up to 0.75m, as our house sits about 0.75 – 0.5m below that of lock ups) from our garden, this will overshadow our garden, blocking out the sunlight, this will have an adverse effect on plants, trees & lawn we have in the garden, it will also block the sun from the garden and effect my mental health, as the garden is my refuge from the stress and strain of work & life. The Kitchen window will not get the **sunlight especially in winter as the sun only rises to a maximum of 15 degrees in the horizon in the shortest days in the winter**, this would also have a negative effect on my mental health. I've also attached photographs along with this application that show a rough shape and scale of the size of how the proposed new dwelling house would overshadow our garden and block the light. In winter this would mean our garden would get hardly any sunlight and would effect the lawn and other plants the whole year round, because of the deprivation of the light. The wall/Roof of the new build will be 10.5 metres away from our back door this will impact our privacy as there will always be more noise from a new house dropped into an area so close to our house.

It is expected that a new development will not adversely affect the daylighting of an existing development. Daylighting has a positive psychological effects, which benefit wellbeing. Daylighting is a more sustainable source of light in comparison to artificial light. It will decrease the Average Daylight Factor (ADF), the degree which external structures obscure the view of the sky. The minimum recommended ADF for Kitchens is 2% I believe this would severely reduce the ADF in my Kitchen especially in the winter months due to the proposed 2 story Cottage, if it was built (BS 8206-2 code of practice for Daylighting).

**Impact on Built Environment** - If you look at the Photographs (attached to email) it shows it is not in keeping with the row of single story bungalows (26, St Quivox Road) and the cottages on Sandfield Road (the gable end you can see over the garden wall of photo taken in the garden of 26 St Quivox Road). Essentially a two-story dwelling

**Objection to plans to Erect a Dwellinghouse at 10 Sandfield Rd Lock Ups,  
Prestwick  
Application Reference Number 24/00031/APP  
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Prestwick, KA9 1LJ**

house planned where maybe only a single story building (That would also impact on our privacy) would be more appropriate, this would not be in keeping with the topography of the local environs, as it is over-bearing and out of character. Also the removal of the Asbestos Roof of the garages pose a potential health hazard as the dust may spread to ours and other surrounding houses. There could be damage to our garden and wall when the building work is undertaken to underpin new build. The height of the new build roof/house will be an almost total block of sunlight in the winter (a high hedge is only supposed to be 2metre high). The proposed plans to built against mutual and common wall (Party Wall), is unacceptable as there should be a gap on proposer land (between building and wall), so we can maintain Party Wall. Also the proposed plans have the guttering , which might be slightly over my garden, or have water shedding on to my property, which in no way would be acceptable (under law the water must be shed on their plot. The proposed plans have no measurements on them (obfuscation of the true measurements of proposal?), which is very worrying, the plans are not giving enough room to turn in the 'Turning Space' a modern jeep/car/suv would struggle to Turn in this space (no measurements given, see appendix) and more than likely used to store bins and the cars would be parked on the street. There is an issued regarding parking on Sandfield Road and nearby streets, this would be exacerbated by the building of a new house and loss of Garages, as I don't think there is enough room on the plans to park to modern size vehicles (yes some modern vehicles are small). It will be a case of urban crowding, as the site backs on to several properties and if the space was big enough for a house when the development was built it would have been proposed at the time, but it's just not a big enough space for a two story cottage and associated vehicles.

**Appearance** – It will block the current view of trees and replace it with a view of grey roof tiles/slates, not exactly a view anyone would say is appealing and not in keeping to what is currently there. Also this ties in with deprivation of Sunlight/Median Daylight.

### **Appendix on points raised by Architect A. T. Hendry**

3.1.1 – Still town cramming as this affects 7 properties that surround the site and will still increase parking

3.1.2 – Still not in keeping with bungalows nearest neighbour with a no space between party wall of 26 St Quivox Rd. No other plot so small.

3.2 Parking spaces too small, not going to be big enough for two large modern cars (which is why there is no measurements on plans, so we cannot verify statement?).

**Objection to plans to Erect a Dwellinghouse at 10 Sandfield Rd Lock Ups,  
Prestwick  
Application Reference Number 24/00031/APP  
Notice for Service on Neighbours to Mr A Gibson 26 St Quivox Road  
Prestwick, KA9 1LJ**

3.4 – Noise could increase, as we cannot discount potential use of house, use of bins, gardens

4.1.1 – Why not put in measurements, as builders would surely needs these and wouldn't to scale plans

4.1.2 – parking two large cars would be a very tight squeeze and in all probability park on the street (if they could get parked, as it is a very congested street as it is).

4.2.1 – Unlikely to do a tricky 3-point turn into a small space.

4.2.2 – Visitors coming into Prestwick, park on Sandfield Rd and surrounding roads due to the difficulty of parking in Prestwick in general. As it's not just the residence who park there.

4.2.3 – Cars today are far larger (according to 'Which.co.uk' found in Aug 2023 that 161 cars which are longer than the standard UK parking bay – 4.8m x 2.4m – and 12 of these exceed the limit by more than 30cm. They also found that 27 cars so wide, they may struggle to open the doors when parked in a bay.

4.7.1.5 – The garden of 26 St Quivox Rd, slopes down from the party/common wall at the lock-ups to the house (0.5m to 7.5m higher at Common wall).

4.7.1.6 – it's a Party/Common wall so the use of ours is grammatically correct.

4.7.1.7 – Party/Common wall is only 10.2m from back door window, of 26 St Quivox Road.

4.7.3.1 – it will block light vastly reducing the Average Daylight Factor (ADF) to our Kitchen and block light from my Garden (affecting lawn/plants etc). It will still tower over my garden/house and be larger than a high hedge.

4.7.1.4 – It will block all the winter sun from our Kitchen Window/Back Door Window/Garden as the sun only gets to a maximum of 15 degrees in the shortest winter days

Your Sincerely

Signed  
Andrew Gibson  
Resident of 26 St Quivox Road, Prestwick



# Comments for Planning Application 24/00031/APP

## Application Summary

Application Number: 24/00031/APP

Address: Lock Ups Sandfield Road Prestwick South Ayrshire

Proposal: Erection of dwellinghouse

Case Officer: Ms Dianne Lewis

## Customer Details

Name: Mr Robert Smith

Address: 3 Leslie Terrace Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The general position of this proposed development does not sit well with the surrounding buildings and infrastructure, there are about 13 existing homes that overlook this site and any development of this nature will have a detrimental impact on all these properties to varying extents. Also, the access point on Sandfield Road is a particular choke point for traffic in and around Prestwick, this will only exacerbate this issue.

# Comments for Planning Application 24/00031/APP

## Application Summary

Application Number: 24/00031/APP

Address: Lock Ups Sandfield Road Prestwick South Ayrshire

Proposal: Erection of dwellinghouse

Case Officer: Ms Dianne Lewis

## Customer Details

Name: Mrs Jane Bell

Address: 6 Sandfield Rd Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would object to this application of a 'cottage' (let's call it what it is, a 2 storey house).

It is 'cramming' a 2 storey dwelling house into a tight space which will be out of character with the established surrounding properties.

The proposed property a 2 storey building will have an overbearing effect on my property and that of my neighbours.

My privacy will also be effected by the height of the windows.

# Comments for Planning Application 24/00031/APP

## Application Summary

Application Number: 24/00031/APP

Address: Lock Ups Sandfield Road Prestwick South Ayrshire

Proposal: Erection of dwellinghouse

Case Officer: Ms Dianne Lewis

## Customer Details

Name: Mrs Jennifer Muirhead

Address: 3 SANDFIELD ROAD PRESTWICK

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to receipt of notification of the proposal of a new housebuild on the site of Lock Ups between 10 and 12 Sandfield Road, Prestwick, I would like to lodge an objection to this proposal.

The plans submitted shown no dimensions relating to the height, breadth or depth of the proposed dwellinghouse, which makes it extremely difficult to gauge whether there is indeed adequate space for parking within that site. At present, Sandfield Road is extremely restricted for parking and was reduced further in recent years by the positioning of double yellow lines by Ayrshire Roads Alliance (ARA). This move was something that I personally objected to as ARA admitted the advertisement of the double yellow lines was not adequately advertised, and the office admitted the street is already restricted with parking, therefore is not equipped to accommodate additional dwellinghouses and the expected vehicles associated with it.

The entrance to the current lock-ups is extremely narrow and dangerous, especially when vehicles are driving or reversing out of that lane as they have restricted view due to the wall and tree that borders number 12. This poses a danger to other road users and pedestrians, and has in the past been the subject of a number of near misses. Sandfield Road is an extremely busy road as many people use it as a 'bypass' to avoid main street traffic, therefore additional traffic from the demolition and subsequent erection of a property on the proposed site will undoubtedly add to the congestion and added risk. (In previous years, campaigns have been mounted to have restricted access or speed bumps on Sandfield Road as a result of the already over-use of the road.)

This leads to the issue of urban overcrowding which, given the points raised above, would be the anticipated outcome if the proposed dwellinghouse was erected on the site of the lock-up garages.

It should also be mentioned that Sandfield Road has consistently been subject to flooding as the existing sewerage, drainage and water system is inadequate for modern living, therefore an additional dwellinghouse will only add to this on-going problem. I have personally raised a number of complaints over street drains requiring clearing in order to reduce on-street flooding and have been informed that there are issues relating to the drain at the corner of Sandfield Road and St Quivox Road which blocks and floods with every rainfall.

For all of the above reasons, I object to the proposed erection of a dwellinghouse on the site of the current Lock Ups between 10 and 12 Sandfield Road, Prestwick.

# Comments for Planning Application 24/00031/APP

## Application Summary

Application Number: 24/00031/APP

Address: Lock Ups Sandfield Road Prestwick South Ayrshire

Proposal: Erection of dwellinghouse

Case Officer: Ms Dianne Lewis

## Customer Details

Name: Mrs Kate Glover

Address: 9 Sandfield Road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object due to the following:

The impact of urban overcrowding

Huge disruption to an already busy and tight road

Limited parking already

Very small plot for what is proposed

Unacceptable sense of enclosure to adjacent neighbours

Town Cramming

Question marks over suitable parking on plot and water pressure and drainage

A two storey house is not keeping with the current character

Detrimental effect on adjacent neighbours gardens, properties and privacy.



# Comments for Planning Application 24/00031/APP

## Application Summary

Application Number: 24/00031/APP

Address: Lock Ups Sandfield Road Prestwick South Ayrshire

Proposal: Erection of dwellinghouse

Case Officer: Ms Dianne Lewis

## Customer Details

Name: Mrs Kerry Castaldo

Address: 8 Sandfield Road Prestwick

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I strongly object.

Sandfield Road and the surrounding area is an already densely packed area. Sandfield Road is a busy road with foot and road traffic & parking is already at a premium due to the number of properties without driveways and the proximity of the highstreet. It is used heavily during school run hours by cars and high numbers of school children including a "walking bus" from local primary school, the disruption of the demolition and subsequent would have a huge impact and cause massive issues and a high risk of a RTA. Despite assurances of there being adequate room for two cars alongside a dwelling house, I find this highly implausible and as such I believe it would be putting further pressure and cause even more demand for the limited on street parking. The driveway leading to the existing lock ups is extremely narrow and it has very limited sight lines, again increasing the likelihood of a nasty accident with the large numbers of children using the street.

I dread to think how busy this street would become during any demolition and construction work. Having lived next door to number 10 during the entirety of the renovation process; Mr Robertson employed workers outwith the legal working hours; early mornings into the evening and all weekend without any care or consideration or indeed any acknowledgment of the ramifications of such antisocial behaviours. I have no reason to believe that this project would be any different despite any assurances to the contrary. Throughout all renovations, we were given a small insight into the issues caused with increased demand for parking as Mr Robertsons tradespeople parked without any care or consideration; on pavements, which causes dangerous disruptions to disabled people trying to use the pavements and parents using buggies/travelling with small children, across drives & on double yellow lines, the access to my house was cut off by vans parking entirely across my gate on numerous occasions. I believe that these issues would inevitably be

repeated and to an even greater extent with large, heavy construction vehicles having to access the site and multiple tradespeople working onsite the lack of parking and high demand with current residents and those using the high street would be at a breaking point.

The demolition and construction of a new building would take a toll on the environment & on the health and well being of the current residents of Sandfield Road. [REDACTED] and the noise, pollution and stress of construction will have a devastating effect on my health. The addition of another property will lead to the rear of my property feeling much more overlooked and much less private and will add a sense of being over crowded.

I can think of zero benefits to this project, one that is purely for profits of one and is to the direct detriment to the environment and the surrounding community's quality of life & wellbeing.

This is now the third planning submission that has been made by Mr Robertson in less than two years (one having been withdrawn) and this process is trying in and of itself.

# Comments for Planning Application 24/00031/APP

## Application Summary

Application Number: 24/00031/APP

Address: Lock Ups Sandfield Road Prestwick South Ayrshire

Proposal: Erection of dwellinghouse

Case Officer: Ms Dianne Lewis

## Customer Details

Name: Mrs Moira Malone

Address: 81 Greenan Road Ayr

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development on the grounds of urban overcrowding, by trying to squeeze a 2 storey cottage ( house ) into this relatively small area .

Not in keeping with neighbouring properties.

Parking and access to property extremely narrow for modern cars .

Noise during and after build impacting on family life and mental health.

Block daylight for neighbouring properties.

Lack of privacy for neighbours.

Garden area for cottage does not comply with south Ayrshire guidelines.

On street parking during the build , delivery by large articulated lorries on Sandfield Road will cause huge amount of disruption to this very busy road

Safety of pedestrians and children walking to and from local schools and nurseries.

I strongly object to this development.

**PRESTWICK COMMUNITY COUNCIL**

**Office Bearers:**

**Michael S Evans (Chair & Planning Convenor)**

**Norrie Smith (Vice Chair)**

**Margaret Milligan (Secretary)**

**June Whittaker (Treasurer)**

12<sup>th</sup> March 2024

Planning Service  
South Ayrshire Council  
County Buildings  
Wellington Square  
Ayr  
KA7 1DR

Dear Sirs,

Planning application Ref: 24/00031/APP

Lock Ups, Sandfield Road, Prestwick, Erection of dwelling house

The above planning application was raised by Mr Andrew Gibson of 26 St. Quivox Road, at the Hearing-Open Forum section of the February meeting of Prestwick Community Council and discussed thereafter.

For ease of reference, a copy of Mr Gibson's objection letter sent to SAC is attached, and Prestwick Community Council wish to offer our support to his objections.

Yours faithfully,



Michael S Evans  
Chair & Planning Convenor  
Prestwick Community Council

**Objection to plans to Erect a Dwellinghouse at 10 Sandfield Rd Lock Ups,  
Prestwick  
Application Reference Number 24/00031/APP  
Notice for Service on Neighbours to Mr A Gibson 26 St Quivox Road  
Prestwick, KA9 1LJ**

Dear Sir/Madam,

Please find my Neighbours Objections to the above planning application under the following Material Considerations:

**Residential Amenity** – Noise & Disruption will be created during the building process, but also as it will be a residential property there will be more noise in the long term and as it would be next to the party wall/garden wall (common wall), the peace and quiet of our garden (which we spend a lot of time in) and the car parking/turning area will be near the garden wall, hence increased disturbance due to vehicles (current lock-ups not big enough for modern large cars, see appendix). It will tower over parts of our garden (we have seat under the trees) and this will lead to a lack of privacy, loss of light (more of that later). The most concerning part, is of the erection of a (no height stated on Plans online) 6 metre high, two storey dwelling house (it will appear higher on our side, by up to 0.75m, as our house sits about 0.75 – 0.5m below that of lock ups) from our garden, this will overshadow our garden, blocking out the sunlight, this will have an adverse effect on plants, trees & lawn we have in the garden, it will also block the sun from the garden and effect my mental health, as the garden is my refuge from the stress and strain of work & life. The Kitchen window will not get the sunlight especially in winter as the sun only rises to a maximum of 15 degrees in the horizon in the shortest days in the winter, this would also have a negative effect on my mental health. I've also attached photographs along with this application that show a rough shape and scale of the size of how the proposed new dwelling house would overshadow our garden and block the light. In winter this would mean our garden would get hardly any sunlight and would effect the lawn and other plants the whole year round, because of the deprivation of the light. The wall/Roof of the new build will be 10.5 metres away from our back door this will impact our privacy as there will always be more noise from a new house dropped into an area so close to our house.

It is expected that a new development will not adversely affect the daylighting of an existing development. Daylighting has a positive psychological effects, which benefit wellbeing. Daylighting is a more sustainable source of light in comparison to artificial light. It will decrease the Average Daylight Factor (ADF), the degree which external structures obscure the view of the sky. The minimum recommended ADF for Kitchens is 2% I believe this would severely reduce the ADF in my Kitchen especially in the winter months due to the proposed 2 story Cottage, if it was built (BS 8206-2 code of practice for Daylighting).

**Impact on Built Environment** - If you look at the Photographs (attached to email) it shows it is not in keeping with the row of single story bungalows (26, St Quivox Road) and the cottages on Sandfield Road (the gable end you can see over the garden wall of photo taken in the garden of 26 St Quivox Road). Essentially a two-story dwelling



**Objection to plans to Erect a Dwellinghouse at 10 Sandfield Rd Lock Ups,  
Prestwick  
Application Reference Number 24/00031/APP  
Notice for Service on Neighbours to Mr A Gibson 26 St Quivox Road  
Prestwick, KA9 1LJ**

house planned where maybe only a single story building (That would also impact on our privacy) would be more appropriate, this would not be in keeping with the topography of the local environs, as it is over-bearing and out of character. Also the removal of the Asbestos Roof of the garages pose a potential health hazard as the dust may spread to ours and other surrounding houses. There could be damage to our garden and wall when the building work is undertaken to underpin new build. The height of the new build roof/house will be an almost total block of sunlight in the winter (a high hedge is only supposed to be 2metre high). The proposed plans to built against mutual and common wall (Party Wall), is unacceptable as there should be a gap on proposer land (between building and wall), so we can maintain Party Wall. Also the proposed plans have the guttering , which might be slightly over my garden, or have water shedding on to my property, which in no way would be acceptable (under law the water must be shed on their plot. The proposed plans have no measurements on them (obfuscation of the true measurements of proposal?), which is very worrying, the plans are not giving enough room to turn in the 'Turning Space' a modern jeep/car/suv would struggle to Turn in this space (no measurements given, see appendix) and more than likely used to store bins and the cars would be parked on the street. There is an issued regarding parking on Sandfield Road and nearby streets, this would be exacerbated by the building of a new house and loss of Garages, as I don't think there is enough room on the plans to park to modern size vehicles (yes some modern vehicles are small). It will be a case of urban crowding, as the site backs on to several properties and if the space was big enough for a house when the development was built it would have been proposed at the time, but it's just not a big enough space for a two story cottage and associated vehicles.

**Appearance** – It will block the current view of trees and replace it with a view of grey roof tiles/slates, not exactly a view anyone would say is appealing and not in keeping to what is currently there. Also this ties in with deprivation of Sunlight/Median Daylight.

### **Appendix on points raised by Architect A. T. Hendry**

3.1.1 – Still town cramming as this affects 7 properties that surround the site and will still increase parking

3.1.2 – Still not in keeping with bungalows nearest neighbour with a no space between party wall of 26 St Quivox Rd. No other plot so small.

3.2 Parking spaces too small, not going to be big enough for two large modern cars (which is why there is no measurements on plans, so we cannot verify statement?).

**Objection to plans to Erect a Dwellinghouse at 10 Sandfield Rd Lock Ups,  
Prestwick  
Application Reference Number 24/00031/APP  
Notice for Service on Neighbours to Mr A Gibson 26 St Quivox Road  
Prestwick, KA9 1LJ**

3.4 – Noise could increase, as we cannot discount potential use of house, use of bins, gardens

4.1.1 – Why not put in measurements, as builders would surely needs these and wouldn't to scale plans

4.1.2 – parking two large cars would be a very tight squeeze and in all probability park on the street (if they could get parked, as it is a very congested street as it is).

4.2.1 – Unlikely to do a tricky 3-point turn into a small space.

4.2.2 – Visitors coming into Prestwick, park on Sandfield Rd and surrounding roads due to the difficulty of parking in Prestwick in general. As it's not just the residence who park there.

4.2.3 – Cars today are far larger (according to 'Which.co.uk' found in Aug 2023 that 161 cars which are longer than the standard UK parking bay – 4.8m x 2.4m – and 12 of these exceed the limit by more than 30cm. They also found that 27 cars so wide, they may struggle to open the doors when parked in a bay.

4.7.1.5 – The garden of 26 St Quivox Rd, slopes down from the party/common wall at the lock-ups to the house (0.5m to 7.5m higher at Common wall).

4.7.1.6 – it's a Party/Common wall so the use of ours is grammatically correct.

4.7.1.7 – Party/Common wall is only 10.2m from back door window, of 26 St Quivox Road.

4.7.3.1 – it will block light vastly reducing the Average Daylight Factor (ADF) to our Kitchen and block light from my Garden (affecting lawn/plants etc). It will still tower over my garden/house and be larger than a high hedge.

4.7.1.4 – It will block all the winter sun from our Kitchen Window/Back Door Window/Garden as the sun only gets to a maximum of 15 degrees in the shortest winter days

Your Sincerely

Signed  
Andrew Gibson  
Resident of 26 St Quivox Road, Prestwick

**From:** [REDACTED]

**Sent:** 14 May 2024 16:39

**To:** Local Review Body [REDACTED]

**Subject:** Re: LRB 2024 - 24/00031/APP

Dear Sir/Madam,  
Please see my report raised by LBR24/00031/APP appeal by Mr Hendry/Mr Robertson and my response to some of point they have raised and some he hasn't. I would like to attend any public meetings in relation to this matter and speak on the matter if that would be allowed. Please find my response for the local review body attached,

Yours Sincerely

Andrew Gibson  
26 St. Quivox Road,  
Prestwick  
KA9 1LJ

On Thursday, 9 May 2024 at 15:14:08 BST, Local Review Body [REDACTED] wrote:

Good afternoon,

Please see attached letter for your attention.

Kind regards,

South Ayrshire Council Local Review Body

County Buildings, Wellington Square, Ayr, KA7 1DR

E: [REDACTED]

T: [REDACTED]

W: [www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

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\*\*\*\*\*  
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**Review of Planning Application. A Gibson, 26 St. Quivox Road's response.  
Objection to plans to Erect a Dwellinghouse at 10 Sandfield Rd Lock Ups,  
Prestwick  
Application Reference Number 24/00031/APP**

I wish to respond to the review of planning submitted by Mr AT Hendry, on behalf of his client Forbes Robertson.

He indicates that the Small-scale proposal will not have the kind of implications for the residential amenity of the adjacent properties, as a resident directly affected by this proposal, I beg to differ. He states there are four reasons why this should be reviewed, I shall hope to give a counter point argument to each below and suggest another reason to refuse the application.

**Reason1:**

The current party/boundary wall is 2.5 Meters, but the proposed height of the two storey house will be 5.5 – 6 Meters in height, quite a difference in height this two storey house would totally block the winter sun from my Kitchen Windows, Back Bedroom Window and Garden. Also the bungalow of 26 St Quivox road is between 0.5 Meters to 0.75 Meters Approx below the site of the lock-ups.

Also mentioned is Large Vehicle turning area, this according to the Ayrshire Roads Alliance as a condition of they're not objecting to the development:

'In the interest of road safety and to ensure adequate off-street parking provision.

Vehicle Swept Path Analysis:

**That the applicant shall submit a swept path analysis accommodating the largest size of vehicle'**

It doesn't mention car or small car, bearing in mind that a large modern car such as the new.

It mentions that cars would be able to turn in the site, this would not be the case, as a large car such as a new Range Rover (Width 2209mm including the mirrors, source: Landrover.ca), as this type of car would not even fit in the space on the plans to allow the turning of vehicles, let alone have space either side so you can manoeuvre the car (without scrapping the body work).

Drawing P05 Showing an inaccurate distance between the nearest window of 26 St. Quivox Road approx. 9.5 Meters not approx 10.5 Meters. Not 26 Sandfield Road as in Hendry's Report. Again a site visit would illuminate the situation and I would be happy to give access for a site visit.

**Reason 2:**

The plan doesn't replace low level Garage space, for a low level dwelling house, but a two storey house with the associated lack of privacy for 8,10 & 12 Sandfield Road, 24 & 26 St. Quivox Road and 1 & 3 Lesley Terrace. Just because there are no windows facing directly, it will totally block the direct winter sunlight from the windows to the rear and back garden of 26 St Quivox Road, which will have an adverse effect

**Review of Planning Application. A Gibson, 26 St. Quivox Road's response.  
Objection to plans to Erect a Dwellinghouse at 10 Sandfield Rd Lock Ups,  
Prestwick  
Application Reference Number 24/00031/APP**

on my plants and lack of sunlight would have a negative impact on my mental health. The proposed development will tower over my property as it will be well over twice the height of the existing wall. There could well be water ingress to my property at 26 St Quivox Road due to the run off from the roof, which wouldn't be acceptable from my point of view, the wall is a party wall and putting the guttering on it wouldn't be acceptable. It would feel like Town Cramming if viewed from my back garden and again would welcome a site visit.

**Reason 3:**

Just to be accurate 8 & 10 Sandfield Road have front gardens as well as rear gardens their combine front/back gardens will be of a larger garden area of proposed development.

**Reason 4:**

Most modern cars are too big to fit into the existing lock-up garages, that were built some 40 odd years ago, so it could only accommodate small cars or motorbikes, which brings me to the report from Ayrshire Roads Alliance, which states it doesn't have any issues as long as there is...See extract below.

'Off Road Parking Provision (Detailed Consent):

That a minimum of 2 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 prior written

approval of the Council as Planning Authority (in consultation with the Council as Roads Authority).

Reason:

In the interest of road safety and to ensure adequate off-street parking provision.

Vehicle Swept Path Analysis:

**That the applicant shall submit a swept path analysis accommodating the largest size of vehicle**

expected to be used by or serve the development for the formal prior written approval of the Council



**Review of Planning Application. A Gibson, 26 St. Quivox Road's response.  
Objection to plans to Erect a Dwellinghouse at 10 Sandfield Rd Lock Ups,  
Prestwick  
Application Reference Number 24/00031/APP**

as Planning Authority.

Reason:

In the interest of road safety'

There is simply not enough space to turn a large vehicle in the small plot and I would like the council to take this into consideration, during the review and add this to the other reason to reject the proposed planning application. Also if there is a large vehicle (Ayrshire Roads Alliance wording) parked in Parking 2 space there isn't room for another large vehicle to pass let alone a small one.

In reality the residence of a property at the proposed site would park out on the streets of Prestwick. The photos supplied by Mr Hendry highlight the problem with parking in and around the site and this would add to it as you cannot stop the residence of 10 Sandfield Road from having several cars, were as they would park their vehicles in the some of the garages (lock-ups), but now they are limited to parking on the small front garden of number 10 or the street. Again a site visit would highlight this issued, as proposal is removing off street parking for number 10 Sandfield Road and not providing adequate parking/turning space for proposed development at lock-ups.

### **Conclusion**

The Report reflects the genuine concerns of the neighbours and Prestwick Community Council, the proposed two storey house, crammed into a space which is too small for the proposed development. There is not the physical room to turn a large vehicle (See Ayrshire Roads Alliance report) or park said two large vehicles. This proposal would beggar the surrounding neighbours of a pleasant environment in which to live.

Andrew Gibson

26 St Quivox Road,

Prestwick

**From:** [REDACTED]  
**Sent:** 21 May 2024 00:33  
**To:** Local Review Body [REDACTED]  
**Subject:** LRB 2024- 24/00031/APP

Dear Sirs,

I write on behalf of Prestwick Community Council in respect of your e-mail with attachment dated 9<sup>th</sup> May 2024.

As we wish to make further representation, please find enclosed letter which outlines our concerns.

Yours faithfully,

Margaret Milligan  
Secretary  
Prestwick Community Council

**PRESTWICK COMMUNITY COUNCIL**

**Office Bearers:**

**Michael S Evans (Chair & Planning Convenor)**

**Norrie Smith (Vice Chair)**

**Margaret Milligan (Secretary)**

**June Whittaker (Treasurer)**

20<sup>th</sup> May, 2024

Ms Karen Briggs  
Service Lead – Legal & Licensing  
Chief Executive's Office  
South Ayrshire Council  
County Buildings  
Wellington Square  
Ayr, KA7 1DR

Dear Ms Briggs,

**South Ayrshire Council Local Body Review**

**Application Ref: 24/00031/APP**

**Applicant: AT Hendry Architect**

**Lock Ups, Sandfield Road, Prestwick, Erection of dwelling house**

Thank you for your letter of 9<sup>th</sup> May 2024 re: the lodging of a Notice of Review in respect of the above refused planning application.

Having considered the reasons for the initial objection by Prestwick Community Council, and the additional information provided by AT Hendry Architect in his statement in support of the Notice, our conclusions are that:

1. We agree with the conclusion arrived at by the Determining Officer in the Report of Handling of Planning Application as the reason for refusal is that the proposal is contrary to the provisions of:
  - (a) National Planning Framework 4 (NPF4) policies 14 and 16.
  - (b) Adapted South Ayrshire Local Development Plan 2 (LDP2), Sustainable Development, Development Management, Residential Policy within Settlements, Release Sites and Windfall Sites.
  - (c) Council's Planning Guidance - Open Space at Designing New Residential Development.
2. Do not agree with the conclusions of the Agent's Statement in Support, and how these conclusions have been arrived at.
3. We find that the Statement in Support does not, in our opinion, resolve the issues raised by the significant number of third-party objections, and that while ARA may have had no concerns re: access etc. their 'positive note' does not outweigh the range of other concerns raised by the Determining Officer and neighbours. We are of the opinion that the proposals are effectively a back land development.

Yours sincerely,

  
Margaret Milligan  
Secretary  
Prestwick Community Council

SOUTH AYRSHIRE COUNCIL  
PLANNING SERVICE  
DATE RECEIVED

22 MAY 2024

Kerry Castaldo  
8 Sandfield Road  
Prestwick  
KA9 1NB

Application Ref: 24/00031/APP

Site Address: Lockups at Sandfield Road  
Prestwick

I write to object to the above planning  
for the following reasons:

- 1) That the proposal is contrary to National Planning Framework 4, 16, Plan 2 (LDP2) policies, as the proposal would result in an unacceptable sense of enclosure, outlook & daylight to my own & adjacent neighbouring properties on Sandfield Road & St. Quivox Road
- 2) The proposal is in contrary to National Planning Framework 4 (NPF4) policies 14 & 16, Plan 2 (LDP2) policies as the proposal would result in 'town cramming'
- 3) The proposal is in contrary to National Planning Framework 4 (NPF4) policies 14 as the vehicular access to the proposed dwellinghouse will adversely impact other residential properties & cause a danger to pedestrians & other road users.



4) The proposed development will result in a significant noise & disturbance during the demolition & construction phase.

Thank you for your consideration of these points.

Yours Sincerely,

Kerry Castaldo









**From:** ayrshireagencies@gmail.com [REDACTED]  
**Sent:** 10 June 2024 14:55  
**To:** Local Review Body [REDACTED]  
**Subject:** Application Ref No 24/00031/APP. FAO Ms Karen Briggs  
**Importance:** High

Dear Ms Briggs

As instructed by AT Hendry Architect, I attach a letter from him in relation to the above Application Ref No 24/00031/APP in connection with the Erection of a Dwellinghouse at Sandfield Road, Prestwick.

I shall be obliged if you could confirm safe receipt to [REDACTED]

Kind regards,

Elizabeth

--  
Ayrshire Agencies  
Secretarial Services  
1 Whiteside Park  
Monkton  
PRESTWICK  
KA9 2PR

t: [REDACTED]  
m: [REDACTED]  
e: [REDACTED]

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**From:** Local Review Body [REDACTED]  
**Sent:** 28 May 2024 15:39  
**To:** [REDACTED] Local Review Body [REDACTED]  
**Subject:** LRB 2024 - 24/00031/APP - Interested Parties Representations  
**Importance:** High

Good afternoon,

Please see attached letter for your attention.

Kind regards,

South Ayrshire Council Local Review Body

County Buildings, Wellington Square, Ayr, KA7 1DR

E:

T:

W: [www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

10 June 2024

For the attention of Ms Karen Briggs  
Legal and Licensing Manager  
Chief Executive's Office  
South Ayrshire Council  
County Buildings  
Wellington Square  
AYR  
KA7 1DR

Dear Ms Briggs

**South Ayrshire Local Review Body**  
**Application Ref. No: 24/00031/APP**  
**Applicant: Mr F Robertson**  
**Site Address: Lock-ups between 10 and 12 Sandfield Road, Prestwick**  
**Description: Erection of Cottage**

### **Background**

This letter constitutes our (the appellant's) observations and comments on 'Representations from interested parties' as returned to the Review Body by the Case Officer and in letters to the Review Body from 26 St Quivox Road, the Secretary of Prestwick Community Council and from 8 Sandfield Road in relation to the above Planning Application No 24/00031/APP.

### **Representations from Interested Parties**

#### **General**

The sequence of my comments follows the sequence in the responses from interested parties, however, as before, I have introduced subparagraph numbering to some of my comments to assist in future referencing should it be necessary.

#### **1. Representation from Appointed Officer**

This takes the form of:

- (a) three photos of the site, with its temporary access gates. (The permanence of these gates is dependent on the outcome of this appeal)
- (b) three photos of street views showing the junction of the site access to the seven Lock-ups with Sandfield Road

#### **2. Representation from 26 St Quivox Road**

##### **2.1 General**

This respondent refers to the 'Reasons 1 to 4' which were my salient extracts from the Appointed Officer's Report of Handling to which I refer in my Notice of Review



but, as with previous letters from this objector, their claims are not based on calculated or empirical information.

I have addressed these claims in my Statements of Support and my letters to the Planning Officer, however the following points address some of those claims which the objector has repeatedly raised. Again, the sequence is as they appear in the letter of objection.

## **2.2 Reason 1**

### **2.2.1 *'... boundary wall is 2.5 m ... two storey house will be 5.5 – 6.0 m ...'***

- The objector acknowledges that the existing boundary wall (adjacent to the Lock-ups) is 2.5 m high (i.e. higher than is the more usual boundary wall height of 1.8 m)
- The roof of the proposed Cottage (which slopes away from the top of the boundary wall) has a ridge height of 5.5 m – not 5.5 m to 6.0 m

### **2.2.2 *'... would totally block off the winter sun ...'***

- This is not the case as is demonstrated in items 4.7.1.4 to 4.7.1.6 (inclusive) on page 7 of 12 of my letter of 16 January 2024 which accompanied the application

### **2.2.3 *'... 26 St Quivox Road is between 0.5 m to 0.75 m below the site of the lockups'***

- This is not the case as is demonstrated in my deduction in item 4.7.1.5 on page 7 of 12 of my letter of 16 January 2024, where I show that the difference in level is 20 mm approx.

### **2.2.4 *'... swept path analysis ...'***

- The objector makes much of this point but is probably unaware that the 'swept path analysis' is necessary only if the proposal is approved to show compliance with ARA requirements.
- The objector also appears to forget that the existing use of the site is as Lock-ups and cars are obviously able to turn at present, which the objector claims '*... would not be the case ...*'.

### **2.2.5 *'... Drawing P05 showing an inaccurate distance between the nearest window of 26 St Quivox Road approx 9.5 metres not approx 10.5 metres'***

- My distance information is taken from Ordnance Survey Data, with the distance from the kitchen window (i.e. that window which is closest to the site due to the slight splay of No 26 in relation to the boundary) being measured from the centre of the window at right angles to the plane of the window as is the method given in SAC Guidance.
- I also note that, in a previous letter of objection from No 26, the objector gave the distance figure as 11.0 m, and now gives the figure as 9.5 m.



## 2.3 Reason 2

### 2.3.1 *'... lack of privacy for 8, 10, 12 Sandfield Road, 24 and 26 St Quivox Road, and 1 and 3 Lesley Terrace ...'*

- The objector acknowledges that there are *'... no windows facing directly ...'* the surrounding properties.
- In planning terms, in relation to 'private amenity space', there is no 'lack of privacy' since none of the proposed Cottage windows face the properties listed by the objector and the existing 2.5 m high boundary walls are being retained.

### 2.3.2 *'... could well be water ingress to my property ...'*

- Boundary wall trough gutters are standard methods of draining roof edges on party walls.

## 2.4 Reason 3

### 2.4.1 *'... 8 and 10 Sandfield Road have front gardens as well ...'*

- In terms of 'private amenity space', as given in SAC Guidance, front gardens are not included in calculations of such space as they are not 'private'.

## 2.5 Reason 4

### 2.5.1 *'Most cars are too big to fit into the existing lock up garages .... only accommodate small cars ...'*

- The last time I Googled 'www.automobiledimension.com' (a few years ago in relation to an application to the LRB where garage sizing was an issue), there were 86 cars in production at that time which could fit in parking bays 4.8 m x 2.4 m (i.e. the minimum recognised size). That number was made up of 11 'city cars', 28 'small cars', 22 'compact cars' and 25 of the smaller 'family cars'.

Other small cars like 'small SUVs', 'compact SUVs' and some of the smaller 'MPVs' can be accommodated in parking spaces 5.0 m x 2.5 m, which is the ARA 'desirable' 'parking bay size'.

- Also, the objector acknowledges that ARA have not objected to the proposal.

## 3. Representation from Prestwick Community Council (PCC)

### 3.1 *'Having considered the reasons for the initial objection by Prestwick Community Council ...'*

- The above is a quote from the second paragraph of the letter from the Secretary of the Community Council dated 20 May 2024.



Neither I, as agent for the application, nor my client were made aware that there had been an '*... initial objection ...*' from PCC, otherwise I would have responded to that objection.

- 3.2 I disagree with the content of the PCC letter dated 20 May 2024, especially since there appears to have been little background checking in forming their 'opinion', for example, if a check had been carried out in relation to SAC Guidance on 'Open Space and Designing New Residential Development', it would have been established that the proposals comply with the Guidance.

#### 4. Representation from 8 Sandfield Road

- 4.1 '*... the proposal is contrary to National Planning Framework 4 (NPF4), policies 14 and 16*'

4.1.1 Policy 14

The 'six qualities' of 'development proposals' as listed in this policy are, in my opinion, better served by replacing the existing development of Lock-ups, which can accommodate 7 environment-affecting cars, with a new sustainable Cottage and its associated 'green' garden.

4.1.2 Policy 16

I believe that this 'householder development proposal' is better suited to this Policy 16 than the existing fibrous cement-roofed tarmacked car Lock-ups.

- 4.2 '*... danger to pedestrians and other road users ...*'

I fail to understand this logic. Surely, the vehicles associated with 7 Lock-ups are more of a danger than the two cars associated with the Cottage?

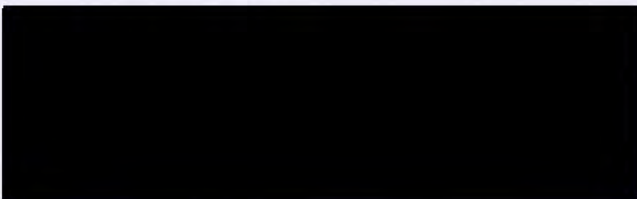
#### Conclusion

In both Supporting Statements, i.e. for the Planning Application and the Statement in Support of the Request for Review, I have, in my opinion, fully assessed the proposals relating to the relevant policies of the Local Development Plan and Supplementary Guidance.

The issues raised by the objectors are not evidence-based and I strongly believe that the proposal will not have the consequences on the overall amenity as claimed by the Planning Officer and in the letters of objection.

Prestwick has limited opportunities for new housing development. If developed, this site could, in its own small way, contribute to sustaining the local community.

Yours faithfully



A.T. Hendry

**Draft conditions:**

- 1) That the development hereby permitted must be begun within **three years** of the date of this permission.

**Reason:** To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.

- 2) 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.

**Reason:** To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

- 3) 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 and thereafter implemented as approved.

**Reason:** In the interests of visual amenity.

- 4) That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order, 1992 (or any Order amending or revoking and re-enacting that Order) no development within Class(es) 1A-3E; shall be undertaken without the prior written permission of the Planning Authority.

**Reason:** To ensure that any further development at this site is assessed as part of a further planning permission in the interests of amenity.

- 5) That a minimum of 2 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 prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority).

**Reason:** In the interest of road safety and to ensure adequate off-street parking provision.

- 6) That the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development for the formal prior written approval of the Council as Planning Authority.

**Reason:** In the interest of road safety.