

**REGULATORY PANEL: 03 FEBRUARY 2022**

**REPORT BY PLACE DIRECTORATE**

**21/00224/APP**

**45 TAYBANK DRIVE AYR SOUTH AYRSHIRE KA7 4RG**

**Location Plan**



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## REPORT BY PLACE DIRECTORATE

**REGULATORY PANEL: 03 FEBRUARY 2022**

<b>SUBJECT:</b>	<b>PLANNING APPLICATION REPORT</b>
<b>APPLICATION REF:</b>	<b>21/00224/APP</b>
<b>SITE ADDRESS:</b>	<b>45 TAYBANK DRIVE AYR SOUTH AYRSHIRE KA7 4RG</b>
<b>DESCRIPTION:</b>	<b>ERECTION OF GARAGE</b>
<b>RECOMMENDATION:</b>	<b>DISCHARGE CONDITION 3 OF PLANNING PERMISSION 21/00224/APP</b>

### APPLICATION REPORT

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

#### **1. Proposal:**

The proposal relates to Condition 3 of planning permission 21/00224/APP which requires to be discharged by Members. The development was approved by Members of the Regulatory Panel on 11<sup>th</sup> November 2021 and comprises the erection of a garage within the curtilage of 45 Taybank Drive, Ayr. The construction of the garage had commenced at the time the application was submitted, and therefore it was partially retrospective. The garage is to be sited to the north of the dwelling's eastern (side) elevation and will measure 6.2 metres in length, by 3.8 metres in width and reaches a height of approximately 2.5 metres. The garage has to be finished with a mono pitched roof and is to be constructed in timber.

The application was approved by Members with the following conditions:

(1) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.

(2) The garage shall be used solely for domestic purposes incidental to the use of the dwelling house and no commercial activities shall be undertaken to the satisfaction of the Planning Authority.

(3) That notwithstanding condition 1 above, precise details of the finishing materials and fenestration arrangements/door(s) within the proposed garage shall be submitted to the Planning Authority within 2 months of today's date, and thereafter presented for consideration and final approval to the Regulatory Panel.

(4) That the existing off-road parking provision is retained within the curtilage of the development.

(5) That notwithstanding condition 3 above, no further works shall be undertaken on site until the terms of condition 3 are purified to the satisfaction of South Ayrshire Council.

## **2. Assessment:**

The applicant has submitted details of the proposed finishing materials and location of doors within the approved garage, as per condition 3, set out above. The submitted materials comprise a Firestone rubber roof (Grey/black); exterior walls clad with 16mm Scandinavian Redwood timber, and finished with Sadolin Classic Wood Protection in 'Ebony' and double doors are to be positioned within the garage's southern elevation which faces on to the dwellinghouse at the application site. There are no windows proposed within the garage.

It is considered that the submitted finishing materials are suitable for an ancillary garage sited within a residential area, and can be accommodated without significantly detracting from the character and appearance of the surrounding buildings or the local area. The positioning of the proposed double doors is considered to be appropriate in terms of the overall design of the garage.

## **3. Recommendation**

It is recommended that the proposed finishing materials are agreed and that Condition 3 of planning permission 21/00224/APP is discharged by Members. Thereafter, it is expected that the development will be completed in accordance with the details agreed under the terms of this condition.

### **Background Papers:**

- (1) Application form and submitted drawings;
- (2) South Ayrshire Local Development Plan;
- (3) SG House Alterations and Extensions;
- (4) Representations;
- (5) Consultation Responses – the Ayrshire Roads Alliance and Environmental Health;
- (6) Regulatory Panel Report 21/00224/APP.

### **Equalities Impact Assessment:**

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

### **Person to Contact:**

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