SOUTH AYRSHIRE COUNCIL

LOCAL REVIEW BODY

NOTE of CURRENT POSITION

Site Address:	**48 FULLARTON CRESCENT TROON SOUTH AYRSHIRE KA10 6LL**
Application:	**21/00776/APP** **ALTERATIONS AND EXTENSION TO DWELLINGHOUSE AND ERECTION OF GARAGE**

Appointed Officer's Decision:	**Refused**
Date Notice of Review Received:	3rd December 2021

Current Position:	New Case For Review
Documentation:	The following documents in relation to the review are attached: Pages 1 to 5 – Report of Handling Pages 6 to 31 – Notice of Review and Supporting Documentation Pages 32 to 45 – Planning Application and Supporting Plans Pages 46 to 47 – Decision Notice
New Material:	No
Additional Material:	N/A
Dated:	13th April 2022

South Ayrshire Council

Place Directorate

Report of Handling of Planning Application

Application Determined under Delegated Powers where less than five objections have been received. The Council's Scheme of Delegation can be viewed at http://www.south-ayrshire.gov.uk/committees/

Reference No:	**21/00776/APP**
Site Address:	**48 Fullarton Crescent Troon South Ayrshire KA10 6LL**
Proposal:	**Alterations and extension to dwellinghouse and erection of garage**
Recommendation:	**Refusal**

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.

1. Site Description:

The application site is a detached dwellinghouse and garage sited within a sizeable plot at 48 Fullarton Crescent, Troon. The area is predominately characterised by detached hipped roof dwellinghouses of a similar style/design, scale and finishing materials.

2. Planning History:

Planning application 21/00432/APP for alterations and extension to the dwellinghouse was recently withdrawn by the applicants' agent following discussion with the Planning Service.

3. Description of Proposal:

Planning permission is sought for alterations and extension to dwellinghouse and erection of a garage. Details are contained within the submitted plans.

A Planning Statement by the applicants' agent accompanies the application submission, and sets out the context of the site, the clients' brief, the ethos of the design, discussions/ feedback received by the Planning Officer, and how it is considered that the revisions comply with the provisions of the Council's guidance.

4. Consultations:

No consultations were undertaken for this application.

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:

No representations were received.

9. Development Plan:

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
The proposal has been considered against the Local Development Plan's Spatial Strategy and is in accordance with the strategy.

The following policies are relevant in the assessment of the application and can be viewed in full online at http://www.south-ayrshire.gov.uk/planning/local-development-plans/local-development-plan.aspx

- LDP Policy: Spatial Strategy (Core Investment Town);
- LDP Policy: Sustainable Development; and
- LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites.

An assessment of the proposals against the provisions of the Development Plan is set out below.

The provisions of the Adopted South Ayrshire Local Plan must be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context.
The statutory Local Development Plan (LDP) for the area currently comprises the South Ayrshire Local Development Plan (adopted in September 2014) and its associated Supplementary Guidance, as well as the Town Centre and Retail Local Development Plan, adopted in 2017.

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

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

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

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

South Ayrshire Council's Supplementary Guidance (SG) on House Alterations and Extensions indicates that alterations and extensions should be of a size and design which respect the existing building and surrounding street scene. In terms of the scale of an extension, this should normally be subsidiary in height and size to the original property. In assessing planning applications for alterations and extensions to residential buildings, the main points considered are:
The height, width and general size should normally be smaller than the house, and, whilst in proportion, clearly subsidiary so as not to dominate the character of the original.

In terms of the form and detailing, the main points considered are:

Generally, roofs should be pitched at an angle that reflects the original building. Flat roofed extensions are rarely encouraged as they have potential to adversely impact on the character of the dwelling and the surrounding area; and Extensions should normally be similar in all respects to the existing building in terms of style, shape and proportion including windows of similar proportion and design and materials similar in colour or texture.

In terms of dormer windows the supplementary guidance states:-

- The size and number of dormer windows should be kept to a minimum to avoid dominating the appearance of the roof.
- Large areas of cladding on the front should be avoided and dormers should be set away from the gables, hips and down from the roof ridge in order that the roofline might be retained unaltered. The dormer should not project above the ridge of the roof.
- Continuous box dormers (Le. two or more rooms linked) will not generally be permitted, especially on front elevations.
- Dormers should be so placed as to form a definite relationship with the main features in the building's facade and should normally line through and be symmetrical with other windows and doors.
- Windows forming part of the dormer should reflect the style and proportion of existing windows and notwithstanding the desired internal layout, the windows should be positioned at the dormer extremities.
- Where dormers exist in adjoining semi-detached/ terraced properties new dormers should generally match.
- Dormer windows on adjacent semi-detached and terraced properties should be sited at least one metre from the boundary of the attached dwellinghouse(s).
- Where roofs of low pitch are involved it is most important to ensure that the dormer window height is kept to a minimum.

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

An assessment of the proposals against the provisions of the above SG is set out below.

11. <u>Assessment (including other material considerations)</u>:

Due to current Government Guidance involving Covid-19 Pandemic and current working practices, a site visit has not been carried out within the application site. However, the site has been assessed in terms of various view points and the case officer has carried out previous visits to the locale of the application site. Additionally, photographs of the site accompany the application submission. The case officer is therefore familiar with the site's physical aspects.

Planning application 21/00432/APP for alterations and extension to the dwellinghouse and erection of garage was recently withdrawn by the applicants' agent following discussion/ feedback by the Planning Service.

This application seeks permission for the installation of a dormer window to the principal elevation of the dwellinghouse, erection of a single storey extension and dormer window extension to the rear elevation of the dwellinghouse, erection of a replacement garage within the rear garden ground, and to change the roofing material of the original dwellinghouse. There are no objections to the principle of the development on the basis that it represents residential development within a residential area. The key considerations in the assessment of the application therefore relate to the siting, design, massing and scale of the extension and garage in relation to the dwellinghouse and surrounding properties, and the impact of the alterations, extension and garage on residential amenity at the locale.

In assessing applications for dormer windows, the Council are required to consider the location, design, scale and general appearance of the dormer window, together with the nature of the scale and appearance of the individual property. The proposed front facing dormer window is centrally located on the dwelling's roof and considered to be acceptable in terms of design and siting. It is noted that there are other dormer windows located on the front elevation of a number of properties within close proximity of the application site. As such, it is considered that the proposed dormer window sited to the principal elevation of the dwellinghouse will not result in an adverse impact on the streetscape which characterises this part of Fullarton Crescent. Notwithstanding, the proposals to change the original roof covering from a small red pan tile to slate is considered atypical for the locale, due to the predominant finishing material found within the surrounding locale. However, this is a matter which could be controlled by way of condition in the event that the application was to be recommended for approval.

The proposed rear facing dormer window, which extends over the existing dwelling roof and also the full depth of the proposed extension, does not accord with the design guidelines, as set out in the SG for House Alterations and Extensions/Dormer Window guidance. While the alterations and extension to the rear of the dwellinghouse are clearly subsidiary to the original house, the rear alterations and extension are not considered to respect the existing dwelling in terms of style, shape and proportion. It is considered that the design solution of the rear dormer window introduces a discordant and incongruous feature to the dwellinghouse which is considered to dominate the roof of the dwellinghouse, does not respect or reflect the original character or appearance of the dwellinghouse, and is atypical for the locale in comparison to adjacent neighbouring properties extensions. In this regard, the rear dormer window aspect of the proposal cannot be supported. As mentioned elsewhere in the report, the principle of altering and extending the property to the rear is acceptable; however, such alterations and extension would need to be appropriate in terms of its amenity impact, layout, scale and massing, design in relation to its surroundings.

It is not considered that there are any overlooking or overshadowing concerns arising from the siting or design of the proposed alterations or extension, as the proposed windows/ doors shall aspect the front and rear garden ground of the application site, respectively.

It is noted that the existing garage is to be demolished to accommodate the proposals. A new garage is proposed within the rear garden and is sited in a similar locale to that of the existing garage, but has been pushed back into the garden to allow space for the dwellinghouse to be extended. It is considered that the proposed garage / store will not have an adverse impact on visual or residential amenity of the locale. The building is considered to be subsidiary to the dwellinghouse in terms of its design, massing and scale, and has been positioned within the rear garden of the property. Additionally, it is noted that the external finishes of the building are generally intended to match the dwellinghouse, and that the building is partially screened from view by the existing boundary treatment/ planting. Finally, it is considered that the garage / store has clearly been designed so as to perform its intended function. It is therefore considered that the proposed garage will not have an adverse impact on the character or visual amenity of the locale. In respect of residential amenity, the building is sufficiently distant from other residential properties so as not to give rise to overshadowing/overlooking concerns.

It should be noted that the applicants' agent was provided with feedback prior to formally submitting a revised planning application, and after the withdrawal of application 21/00432/APP. Concerns were also raised with the applicants' agent during the assessment of the current application; however, the application is to be considered as originally submitted, as per the correspondence from the applicants' agent dated 29th September, 2021.

The application is recommended for refused for the reasons as set out elsewhere in the report, as the development proposals are not considered to accord with the provisions of the development plan.

12. Recommendation:

It is recommended that the application is refused.

Reasons:

1. That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically LDP Policy: Sustainable Development and LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites, and the provisions of South Ayrshire Council's Supplementary Guidance on House Alterations and Extensions, by reason that the proposed alterations and extension to the rear of the dwellinghouse do not respect or reflect the design, scale or finishing materials of the original dwellinghouse, and is considered to represent development which is atypical of the locale's character.

Advisory Notes:

List of Plans Determined:

Drawing - Reference No (or Description): **Refused** EX001

Drawing - Reference No (or Description): **Refused** EX002

Drawing - Reference No (or Description): **Refused** P001

Drawing - Reference No (or Description): **Refused** P002

Drawing - Reference No (or Description): **Refused** SL001

Drawing - Reference No (or Description): **Refused** DRAWN PROPOSAL

Drawing - Reference No (or Description): **Refused** DRAWN PROPOSAL II

Drawing - Reference No (or Description): **Refused** DRAWN PROPOSAL III

Drawing - Reference No (or Description): **Refused** DRAWN PROPOSAL IV

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

Decision Agreed By:	*Appointed Officer*
Date:	*30 September 2021*

County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: planning.development@south-ayrshire.gov.uk

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 100398044-003

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:	Hobson Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	nicholas john	Building Name:	seacliff
Last Name: *	hobson	Building Number:	
Telephone Number: *	01475 520266	Address 1 (Street): *	eglinton terrace
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	skelmorlie
Fax Number:		Country: *	Scotland
		Postcode: *	PA17 5EP
Email Address: *	info@hobsonarchitects.co.uk		

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:		Building Name:	
First Name: *	Sven	Building Number:	48
Last Name: *	Hanssen	Address 1 (Street): *	Fullarton Cresent
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Troon
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	KA10 6LL
Fax Number:			
Email Address: *	info@hobsonarchitects.co.uk		

Site Address Details

Planning Authority: South Ayrshire Council

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

Address 1:	48 FULLARTON CRESCENT
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	TROON
Post Code:	KA10 6LL

Please identify/describe the location of the site or sites

Northing	630351	Easting	233287

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)

alterations and extension to an existing dwelling including an attic conversion and replacement detached garage

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 a 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.

refer to attached statement in support of the Notice of review

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)

existing plans and section existing elevations proposed plans and section proposed elevations perspectives 1-4 statement in support of the application location plan

Application Details

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

21/00776/APP

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

20/07/2021

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

01/10/2021

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)

we believe it would be beneficial if the review panel could visit the site and view the project in context

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

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 nicholas john hobson

Declaration Date: 02/12/2021

Hobson Architects

Appeal to the Local Review Body

Grounds of appeal against the refusal of Planning Permission (21/00776/APP)

48 Fullarton Crescent

Troon

December 2021

Client: Mr & Mrs S Hanssen

0 Contents

1 Summary

The Local Review Body is respectfully requested to examine the details of this appeal and overturn the refusal of planning permission on the following grounds:

- The proposal does not represent an incongruous and discordant feature by virtue of the size and scale of the proposed extension
- Respects the visual amenity of the adjoining properties by maximising the daylight into rear gardens
- The interpretation of the Planning Office to view the upper part of the extension as a dormer is incorrect
- That the proposal conforms with the “South Ayrshire Council: Supplementary Guidance: House Alterations and Extensions Nov 2014”
- That the alternatives proposed by the planning Office is contrary to the “South Ayrshire Council: Supplementary Guidance: House Alterations and Extensions Nov 2014”

2 Appeal Site

2.a Property details

The property is a single storey bungalow located at the junction of Fullarton Crescent and Wemyss Crescent in Troon.

Build circa 1935 it is constructed with rendered brick cavity walls with a suspended timber floor. The roof is finished in Rosemary red clay pantiles though these have been overcoated in recent years with a paint finish to match the original colour.

The attic has been partially floored with a small storage/study area accessed via a fixed ladder in the kitchen.

To the rear the garden is flat and fully lawned running down to a raised pathway and the golf course beyond the property boundary.

On the Southern boundary edge, adjacent the end of the existing house, there is a single storey, monopitched garage building. It is rendered to match the house and is of a similar age.

The house is in good condition throughout, though the roof is in need of replacement and there is a poorly built garden room/porch on the rear elevation.

View from approach

view to rear of dwelling

view towards garage

view towards frnot entrance

2.b Site boundaries

To the West the property fronts Fullarton Crescent and the public, open grassed area beyond.

On the Northern edge, a single storey garage/outbuilding belonging to the adjacent property at 47a Fullarton Crescent is built directly on the boundary line and runs the full depth of the applicant's house, terminating approximately 1m beyond the existing back building line. Beyond that the boundary is defined by a brick wall some 1.2 – 1.4m high.

On the Southern edge, the boundary is also of brick construction and to a similar height. The applicant's garage is also built directly on the boundary line from a point roughly in line with the back building line and then 7m back from that.

On the far Eastern edge of the plot, a stone wall some 1.4m high, backs onto an embankment with a public footpath atop and the golf course beyond.

Semi mature trees within the applicants plot line at the Northern boundary screens the adjacent garden ground of 47a Fullarton Crescent. To the South the aspect is more open. Mature broadleaf trees on the embankment offer privacy from the public footpath on the East edge.

2.c Site Analysis

The plot is generally flat although in the second half of the rear garden the ground drops away by approximately 1m before rising up an embankment beyond the boundary.

The adjoining properties running South from 48 Fullarton Crescent are of a similar style and finishes and broadly speaking follow the same building line.

47a Fullarton Crescent to the North is 1 $^{1/2}$ storey in height and has a considerably bigger plot footprint than the applicant's property with a large, single storey extension to the rear. The main part of this dwelling is some 3.5m from the boundary with 48 Fullarton Crescent, whilst further back this increases to 5.5m when measured from the single storey extension to the boundary.

The distance from the gable end of Fullarton Crescent to the boundary is 1.3m.

On the Southern side the property there is some 3m from the boundary to the house, allowing vehicle access up the side of the house to the detached garage.

view house from bottom of garden

view towards bottom of garden

view from bottom of garden back to house including the garage

3 Design proposal

3.a Client brief

The brief was to convert the attic into habitable accommodation plus extend to the rear to form a public room at ground floor level which connected directly with the garden.

Due to the restricted headroom within the existing attic, the proposals would benefit from dormer windows as well as an area above the ground floor extension to the rear, which would provide additional areas with a minimum 2m headroom.

3.b Scale Form & Design

Initial proposals looked to increase the footprint at ground level with a single storey extension running the full length of the existing property. Such would be the height and distance to boundaries it is likely that the proposals could well have been regarded as Permitted development.

However, the client also wished to increase the useable floor space within the attic (areas with at least 2m headroom) by extending over the proposed ground floor extension to the rear and including a dormer on the front elevation.

The depth and extent of the proposed extension would require the existing garage to be taken down and re-built further back in the plot. We would use the opportunity to pull the garage away from the boundary wall to the South to allow easier access for maintenance.

Rather than extend a pitched roof over the full width of the rear extension, we proposed a limited, central, upper-level extension projecting out to the rear line of the new, proposed ground floor footprint with two single storey wings either side, with monopitched roofs sloping away to the North and South edges of the extension.

The central upper section would offer a minimum 2m headroom but as the extension projected further East, towards the garden, we would angle the roof structure upwards to increase the headroom looking towards the garden. The end would be glazed to offer good aspects to the trees at the bottom of the garden and the Easterly sunrises.

The low single storey wings either side would allow skylights to be installed over the new kitchen a snug area below.

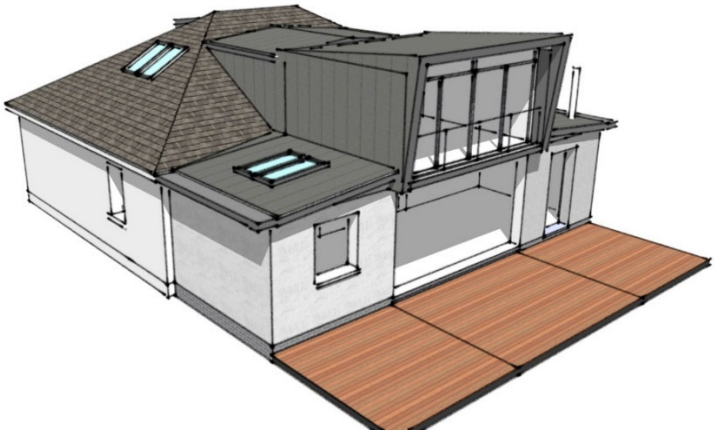
Internally the existing rear wall of the original house would be opened up to allow direct access from the front of the house into the new ground floor extension.

We envisaged the rear extension as a modern, contemporary addition to the original 1930's property and materials and finishes were chosen with this in mind, i.e. dark grey zinc roofing, crisp white rendered walls and aluminium triple glazed windows.

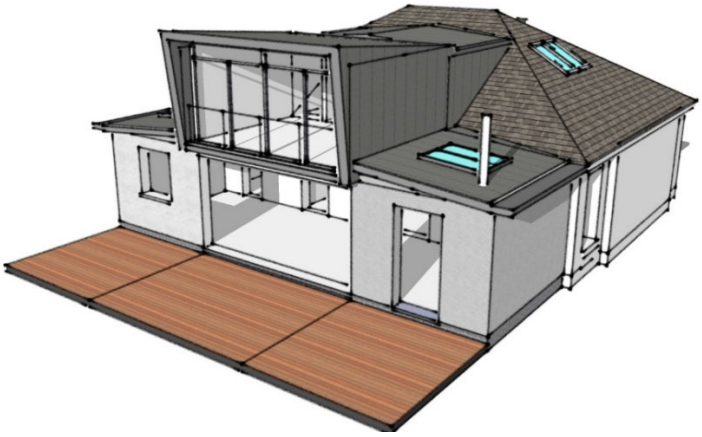
The existing house roof would be refurbished and replaced with a dark grey slate with a zinc clad dormer on the front elevation.

By limiting the upper extension to only the central part of the ground floor footprint, we wanted to break up the overall massing of the proposed works and minimise the visual impact on the streetscape even though the works were positioned at the rear.

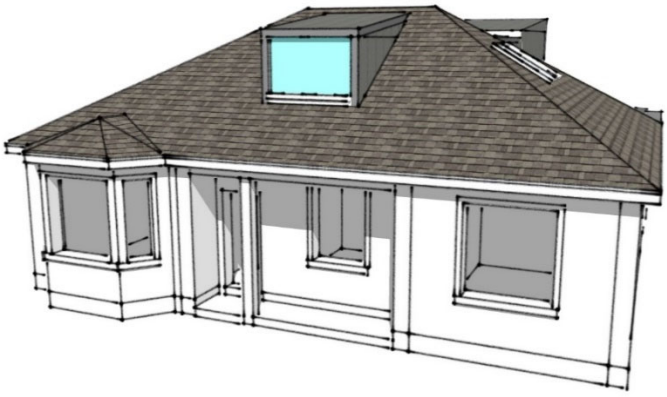
These proposals were submitted to Planning on the 18th April 2021.



view of proposals from South-East



View of proposals from North-East



View of proposals from front

3.c Planning Feedback 1

On the 9th June we received email feedback from Ms Dianne Lewis who noted the following:

"the rear upper floor alterations and extension appear discordant, incongruous and atypical for the character and appearance of the property and surrounding locale."

Reference was made to South Ayrshire Council: Supplementary Guidance: House Alterations and Extensions Nov 2014.

Whilst the principle of extending to the rear were acceptable, the style, form and massing of what was being proposed appeared not to be.

There were no objections to the principle of relocating the garage, nor the front facing dormer, though a change in finishes was suggested.

We understand there were no neighbour objections to the proposals.

On the back of this feedback the application, in its current form, was withdrawn on the 11th June.

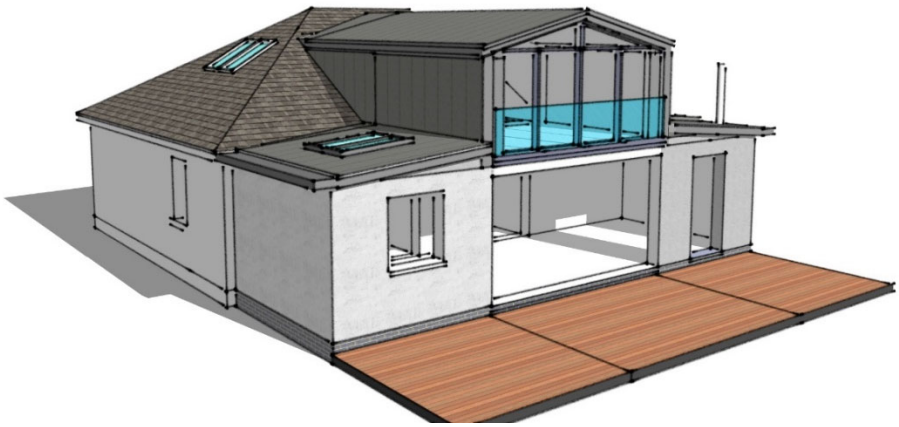
3.d Revised Proposal

Following discussions with the client we reviewed the proposals and, whilst keeping the concept of the central raised section with single storey wings either side, we modified the roof profile to a more "traditional" pitched roof running the full length of the upper part of the extension.

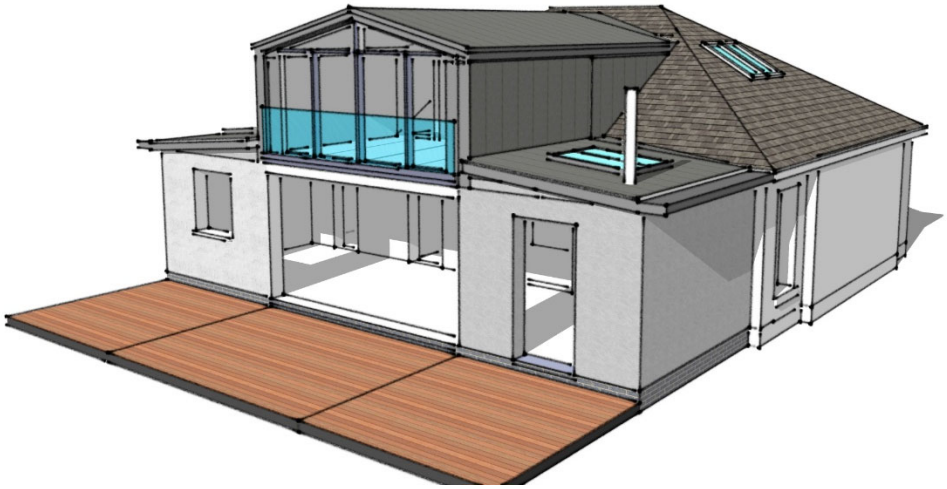
In doing so, we ensured the revised proposals *reduced* the overall height of the extension and the massing were now clearly "subsidiary in height and size to the original dwelling". The extent of glazing on the rear facing bedroom wall was also reduced.

We retained some of the modern and contemporary detailing and finishes

The revised 2D proposals were informally emailed to the Council on the 5th July.



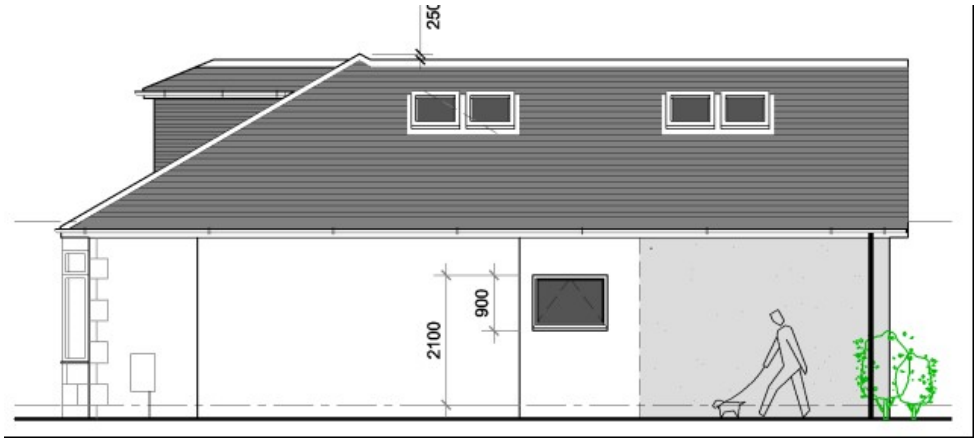
3D model of revised proposals



3D model of revised proposals

Later the same day the Council responded that the revised proposals needed to be “simplified” further and the revised proposals still could not be supported.

An example of something that would be acceptable was attached from the Planning Officer, taken from a similar property, and is shown below:



proposals suggested which might be acceptable

Having discussed this feedback with our clients we came to the following conclusion in relation to the proposal made by the Planning Officer:

- The large, pitched roof over the full width of the extension, would create a much larger massing to the rear of the existing property, visible from the street of Fullarton Crescent.
- The rear gable would generate large, unusable, and wasted roof voids either side of the central higher section, plus much larger areas of walling to the North, which would not be seen as complying with Sustainability principles.
- Having the existing house roof and the extension roof running on the same plane would not meet the criteria of the extension being "subsidiary" to the original house, despite the notional lowering of the roof apex by 250mm and capping with a flat roof section.
- Flat roof constructions are specifically discouraged in South Ayrshire Council: Supplementary Guidance: House Alterations and Extensions Nov 2014, and so we had actively sought to avoid this.
- The large, pitched roof mass would have a negative impact on the amenity/outlook of the adjoining properties to the North and South.

Consequently, and in light of the above, the clients instructed us to submit the revised proposals irrespective of the Council initial feedback, which we duly did on 21st July 2021.

Following the statutory notice period we received additional feedback from the Planning Officer on the 15th September in which the following observations were made, along with reference to previous guidance issued on the 5th July.

The main points were as follows:

1. Roof finish should reflect material/colour of adjacent dwellings – red clay tiles.
2. The rear dormer is contrary to the SAC design guidelines due to scale, design and general appearance and is too large for its location.
3. As previously advised a 1.5 storey extension to the rear would be more suitable and in keeping with nearby properties.
4. The proposed front dormer and garage were deemed acceptable.

The Planning Officer confirmed that the Planning Department would be unable to support the proposals in their current form.

In response to these points the clients agreed to switch the proposed grey slate to red clay tiles but opted to leave the proposals unchanged.

Consequently, the Planning Officer determined the application and refused permission 0n the 1st October 2021.

3.e Planning Reasons for Refusal

In the report of handling the following reasons for refusal were noted:

"That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically LDP Policy: Sustainable Development and LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites, and the provisions of South Ayrshire Council's Supplementary Guidance on House Alterations and Extensions, by reason that the proposed alterations and extension to the rear of the dwellinghouse do not respect or reflect the design, scale or finishing materials of the original dwellinghouse, and is considered to represent development which is atypical of the locale's character."

Policies referred too in determining the application are as follows:

- LDP Policy: Spatial Strategy (Core Investment Town);
- LDP Policy: Sustainable Development; and
- LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites.

In addition:

- South Ayrshire Council's Supplementary Guidance (SG) on House Alterations and Extensions 2014

4 Reasons for submitting a Notice of Review

The primary reason for the application being refused would appear to be the opinion of the Planning Officer that the upper rear extension is classed as a *dormer* and therefore fails to meet the criteria set out in the Supplementary Guidance with regards scale, massing and design of dormers.

However we would argue that the central, upper section of the rear extension should be regarded as part of the extension below and not as standalone dormer. We have made this significantly smaller in scale than that which appear to be an acceptable counterproposal by the Planning Officer.

The Planning Officer's opinion that we should make the upper extension bigger and "infill" the roof areas either side to make it a 1.5 storey is counterintuitive within the context of the guidelines:

"Alterations and extensions should be of a size and design which respect the existing building and surrounding street scene."

"The height, width, and general size should normally be smaller than the house and, whilst in proportion, clearly subsidiary so as not to dominate the character of the original"

"Flat roofed extensions are rarely encouraged as they have the potential to adversely impact the character of the dwelling and the surrounding area"

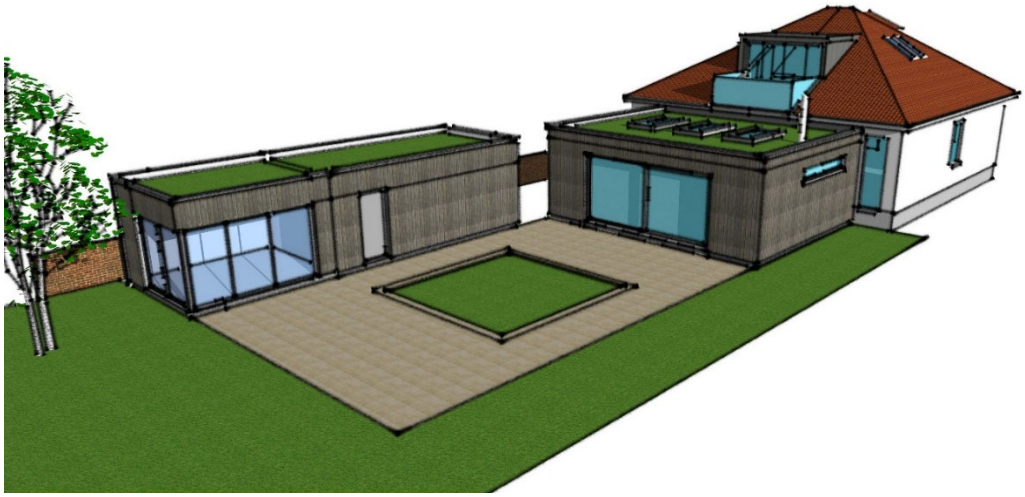
As we have demonstrated, both in the original and revised planning submission through the use of 3D modelling, that the reduced massing of the upper extension has no detrimental impact on the streetscape of Fullarton Crescent. In fact, it is unlikely to be visible, being both screened by the adjacent 1.5 storey dwelling to the North and the proximity of the adjacent dwelling to the South. In addition, we have, in our revised proposal specifically sought to avoid a central, flat roofed section.

Furthermore, the following points apply:

- There have been no objections from statutory consultees or neighbouring properties.
- The Planning Officer did not make a site visit during the application process.
- Numerous examples of approved developments on nearby properties are at odds with the decision being made against our clients, e.g. numbers 16, 17 & 18 Fullarton Crescent further North along the street. These are all newer properties replacing previous derelict semi-detached and detached houses. All three seriously break with the nature of the surrounding streetscape with significantly higher roof line than the original dwellings. Even number 18, with its atypical double-ridge roof line, seem to have made it through the planning process.

Streetscape further North at 16,17 & 18 Fullarton Crescent (18 nearest camera)

- A large, single storey extension to the rear of 56 Fullarton Drive was granted permission September 2019 (ref: 19/00673/APP)



3D model of proposals for 56 Fullarton Drive

It was noted in the Report of Handling that:

"Although the proposed extension has a flat roof, it is regarded as being acceptable in this instance as the site is not visually prominent and it will not significantly detract from the character of the existing dwellinghouse. It is considered that the alterations and extensions accord with the provisions of the SG on House Alterations and Extensions on the basis that they do not dominate the original dwelling and are of an acceptable scale and design. It is considered that the garage/garden room is subsidiary in scale relative to the existing dwelling and is of appropriate design."

We would contest that the proposals for 48 Fullarton Crescent are no different.

5 Conclusion

In our opinion the revised proposals as submitted in Application 21/00776/APP:

a) Have no visual impact on the Streetscape when viewed from Fullarton Crescent
b) The height, width, and general size of the proposed extension is smaller than the original house
c) The proposals as designed/submitted break up the massing of the rear extension and clearly distinguishes between new and old
d) The design provides a contemporary, modern aspect to the original dwelling.
e) Respects the visual amenity of the adjoining properties by maximising the daylight into rear gardens, particularly the property to the North.
f) Comply with the spirit and intent of South Ayrshire Councils Supplementary Guidance for Alterations and Extensions 2014 in that the visual impact is reduced, and the streetscape character is preserved.
g) Increasing the massing of the rear extension, as suggested by the Planning Officer, would have more of a visual impact both from the street and the adjoining properties and does not comply with of South Ayrshire Councils Supplementary Guidance for Alterations and Extensions 2014

We respectfully request that the Local Review Body consider the above points and overturn the Refusal Notice.

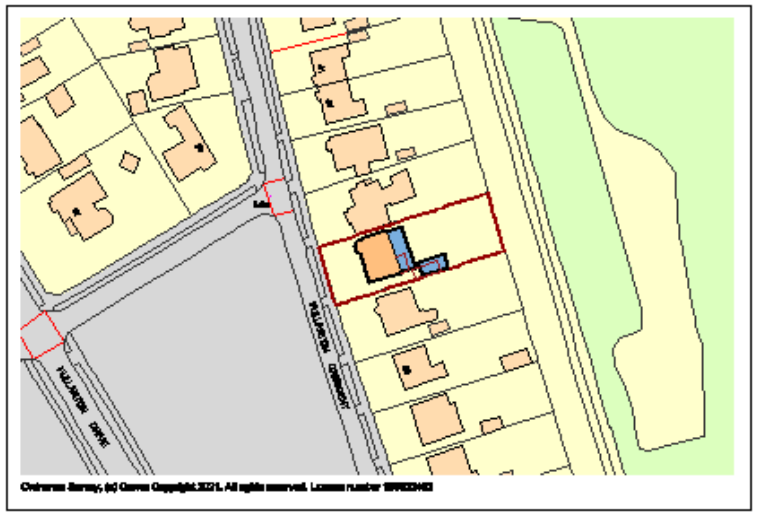
LOCAL REVIEW BODY

48 FULLARTON CRESCENT, TROON

ALTERATIONS AND EXTENSION TO DWELLINGHOUSE

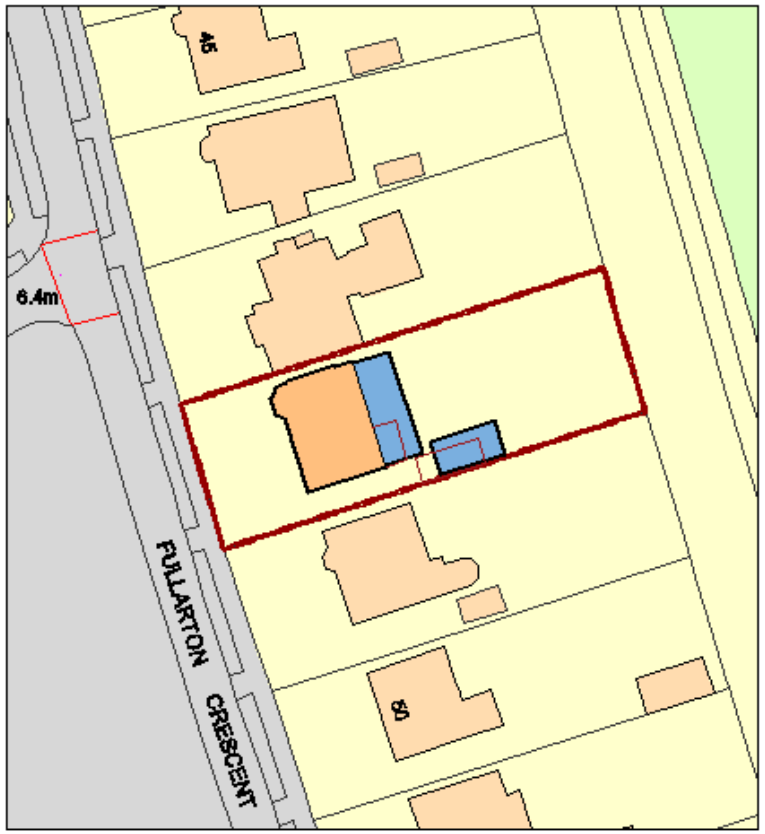
AND ERECTION OF GARAGE

Location/ site plan



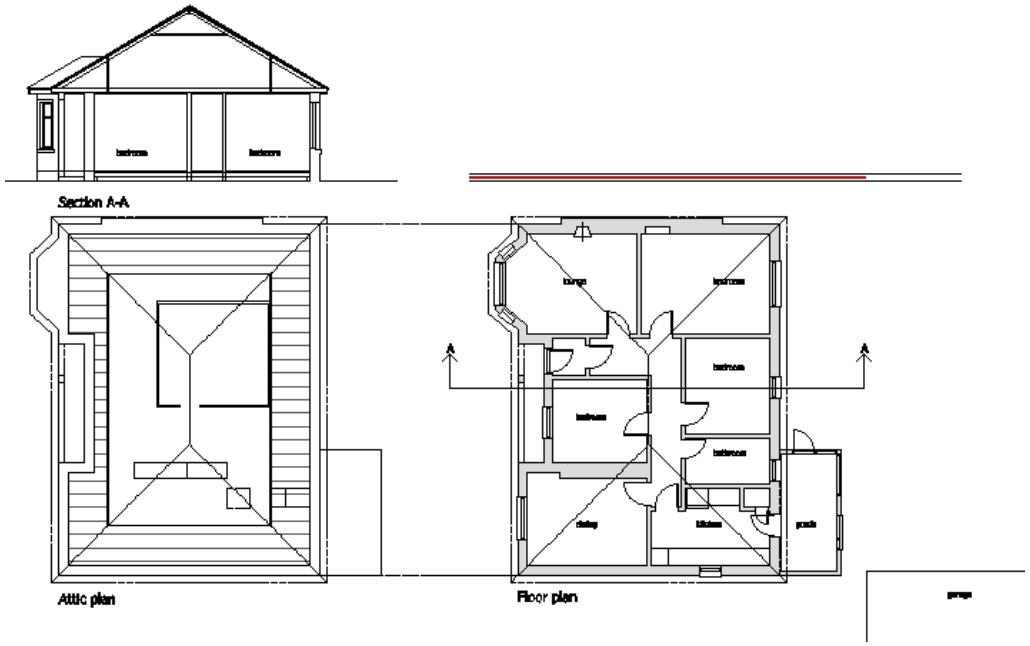
location plan 1:1250

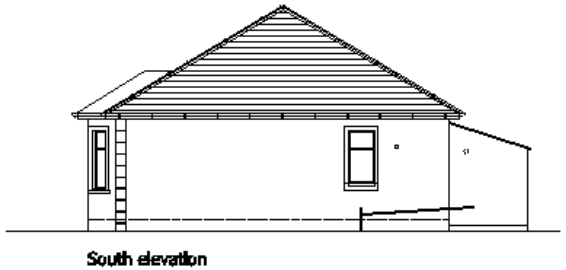
NORTH

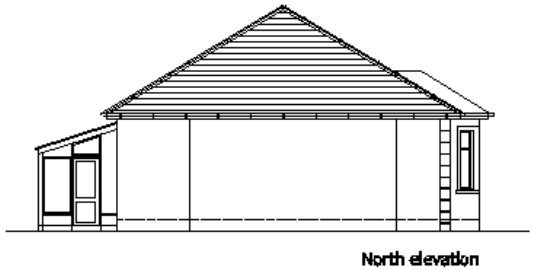


site plan 1:500

Existing floor plan/ elevations



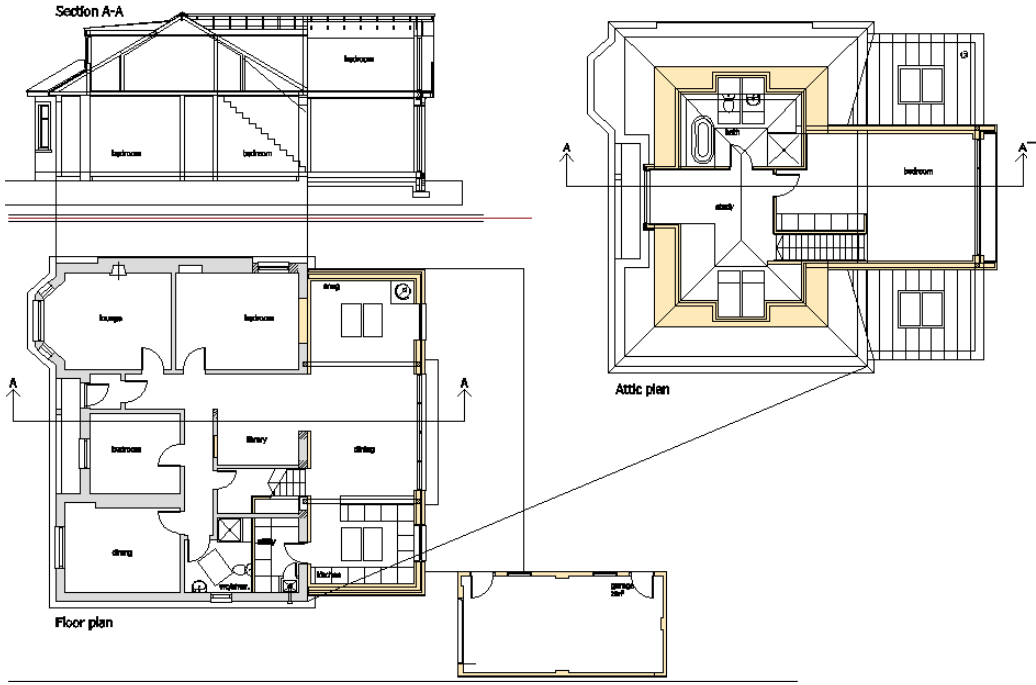

South elevation


North elevation

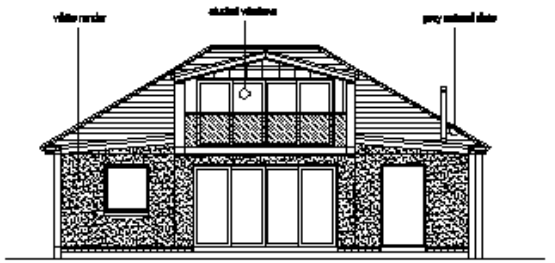

East elevation

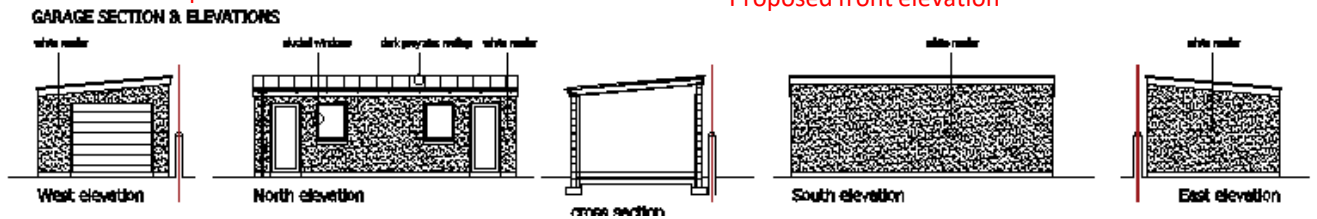

West elevation

Proposed floor plan/ elevations

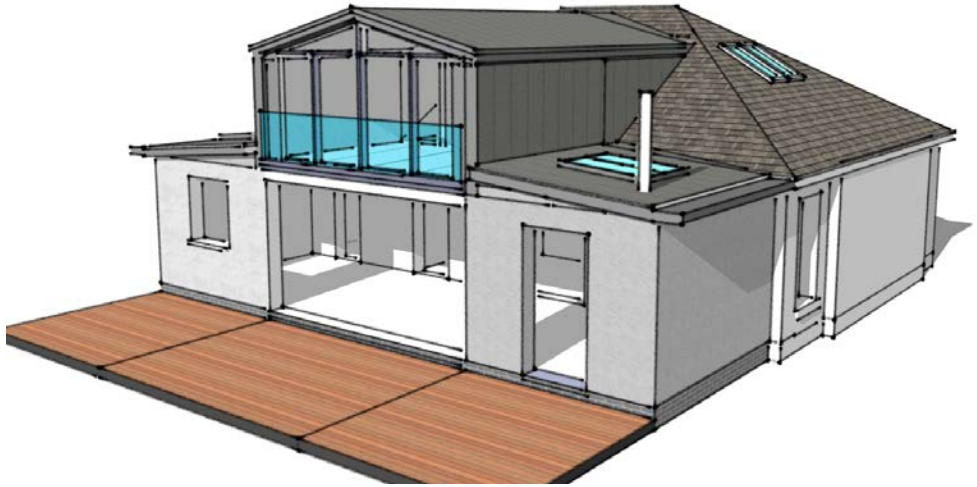


Proposed side elevations





3D images of proposed alterations and extension showing front and rear elevations of the dwellinghouse



Site photos (submitted by agent)

Principal elevation of existing property

Rear elevation of existing property

Part rear elevation showing existing garage

County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: planning.development@south-ayrshire.gov.uk

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 100398044-002

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

alterations and extension to an existing dwelling including an attic conversion and replacement detached garage

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:	Hobson Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	nicholas john	Building Name:	seacliff
Last Name: *	hobson	Building Number:	
Telephone Number: *	01475 520266	Address 1 (Street): *	eglinton terrace
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	skelmorlie
Fax Number:		Country: *	Scotland
		Postcode: *	PA17 5EP
Email Address: *	info@hobsonarchitects.co.uk		

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:		Building Name:	
First Name: *	Sven	Building Number:	48
Last Name: *	Hanssen	Address 1 (Street): *	Fullarton Cresent
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Troon
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	KA10 6LL
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority: South Ayrshire Council

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

Address 1: 48 FULLARTON CRESCENT

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement: TROON

Post Code: KA10 6LL

Please identify/describe the location of the site or sites

Northing 630351 Easting 233287

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * ☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Scheme is based on previous application ref: 21/00432/APP which was withdrawn June 2021. Revised proposals were informally submitted beginning of July but the Planning Officer still raised concerns. Having discussed with client we have decided to re-submit the revised application as it stands to allow full scrutiny via the Planning process. We have also now included a statement in support of the application.

Title: Ms Other title:

First Name: Dianne Last Name: Lewis

Correspondence Reference Number: 21/00432/APP Date (dd/mm/yyyy): 05/07/2021

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Trees

Are there any trees on or adjacent to the application site? * ☐ Yes ☒ 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.

Access and Parking

Are you proposing a new or 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 proposed to make. You should also show existing footpaths and note if there will be any impact on these.

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: nicholas john hobson

On behalf of: Mr Sven Hanssen

Date: 20/07/2021

☒ Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

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) Have you provided a written description of the development to which it relates?. * ☒ Yes ☐ No

b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * ☒ Yes ☐ No

c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent.? * ☒ Yes ☐ No

d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No

e) Have you provided a certificate of ownership? * ☒ Yes ☐ No

f) Have you provided the fee payable under the Fees Regulations? * ☒ Yes ☐ No

g) Have you provided any other plans as necessary? * ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals
(two must be selected). *

You can attach these electronic documents later in the process.

☒ Existing and Proposed elevations.

☒ Existing and proposed floor plans.

☒ Cross sections.

☒ Site layout plan/Block plans (including access).

☐ Roof plan.

☒ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * ☒ Yes ☐ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

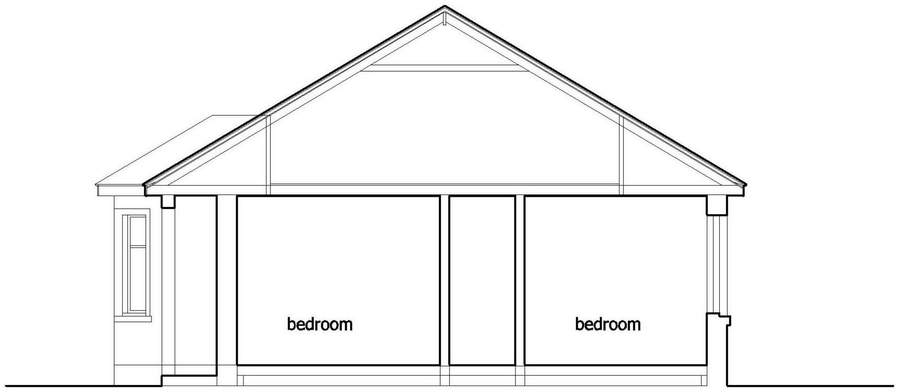
I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name: Mr nicholas john hobson

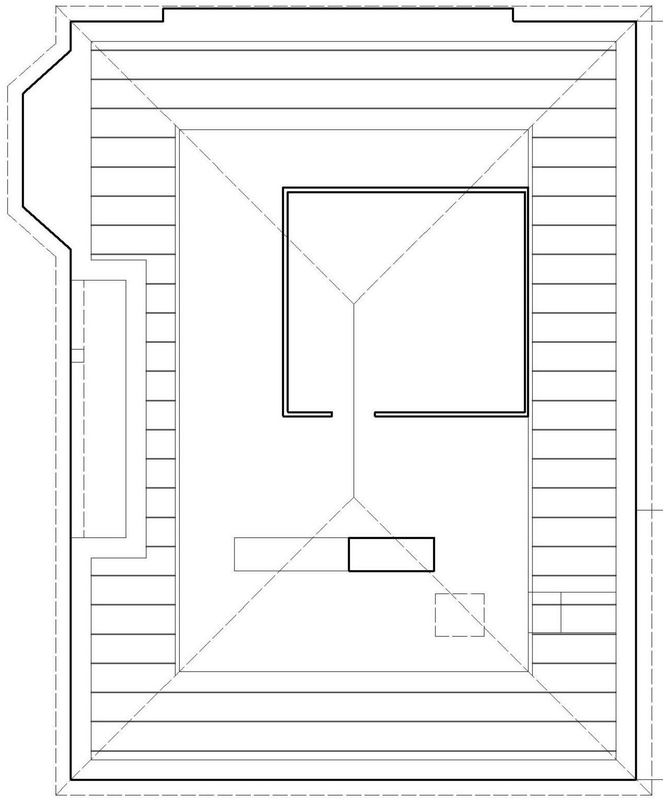
Declaration Date: 20/07/2021

SOUTH AYRSHIRE COUNCIL

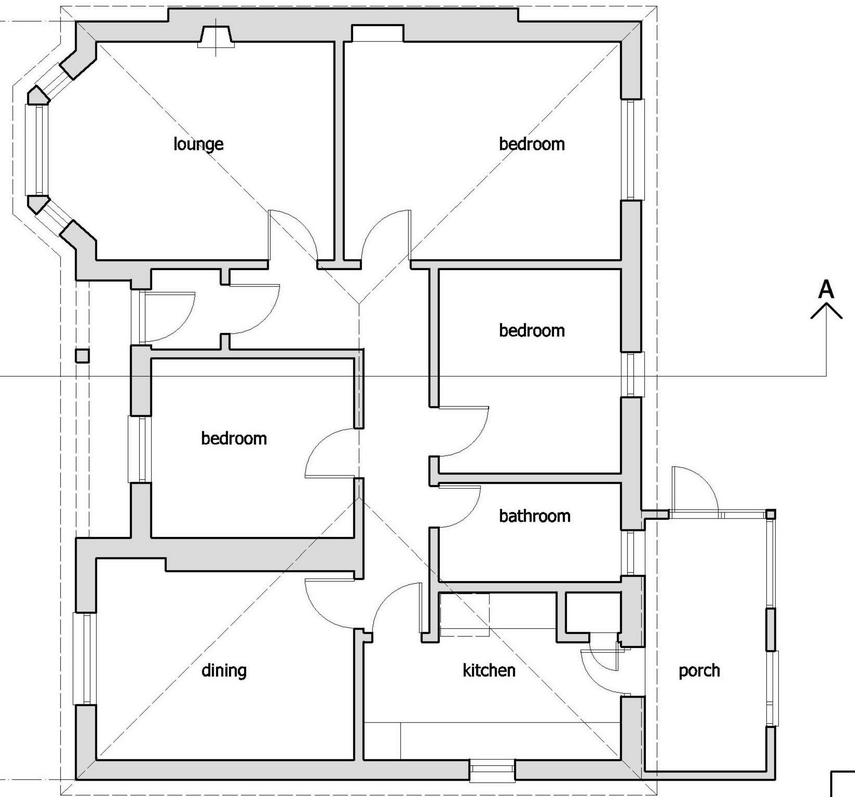
Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.



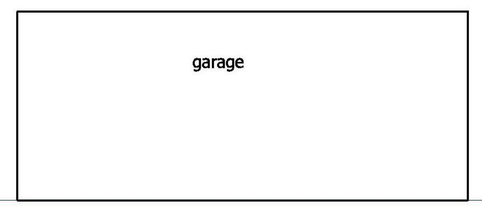
Section A-A



Attic plan



Floor plan



rev	date	notes

NB:
drawing to be read with construction notes, schedule of works and structural engineers drawings\spec.

Refer to GA drawings for location of details.

All proprietary materials to be installed fully in accordance with the manufacturers written recommendations.

Do not scale drawing.

HOBSON architects

The Studio
Seacliff
Eglinton Terrace
Skelmorlie
PA17 5EP

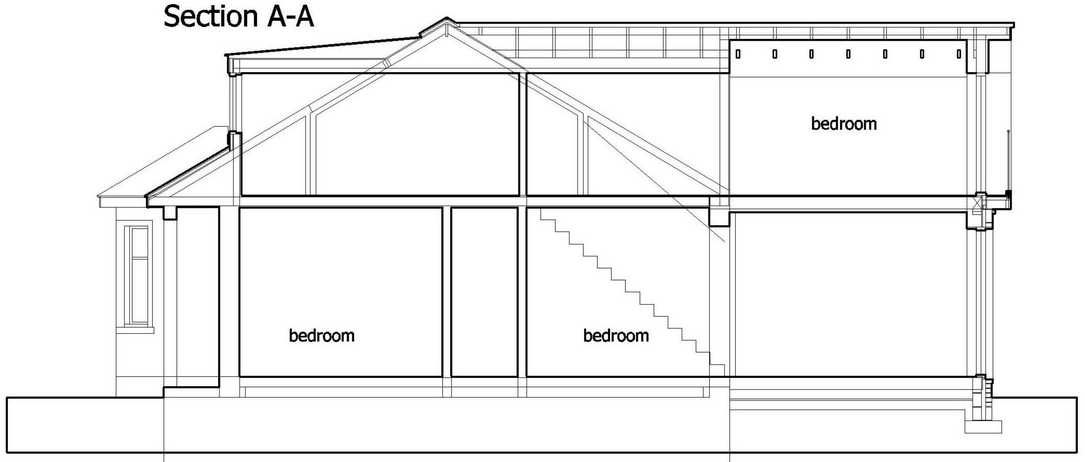
01475 522286
www.hobsonarchitects.co.uk
info@hobsonarchitects.co.uk

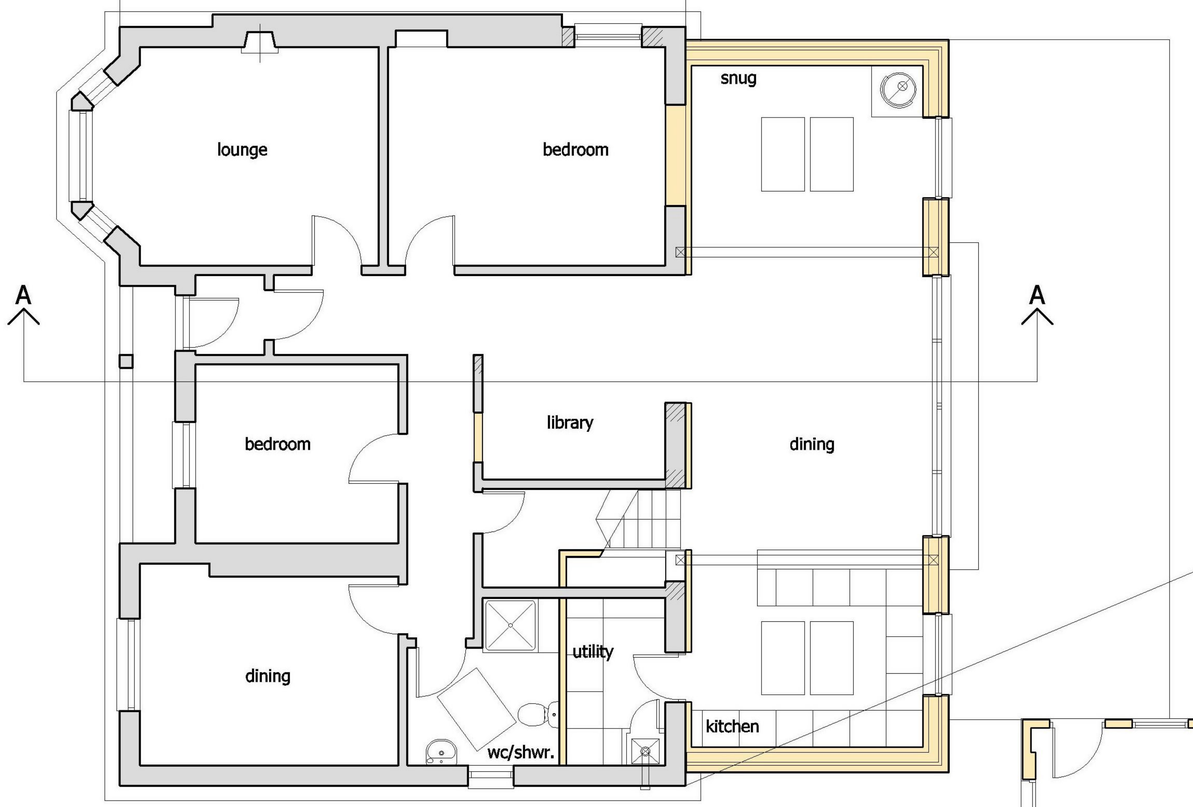
37

project	job no	drawing	drg no	rev
Alterations & Extension to 48 Fullarton Cresent Troon	2108	Existing plans and section	EX001	
			status: EXISTING	

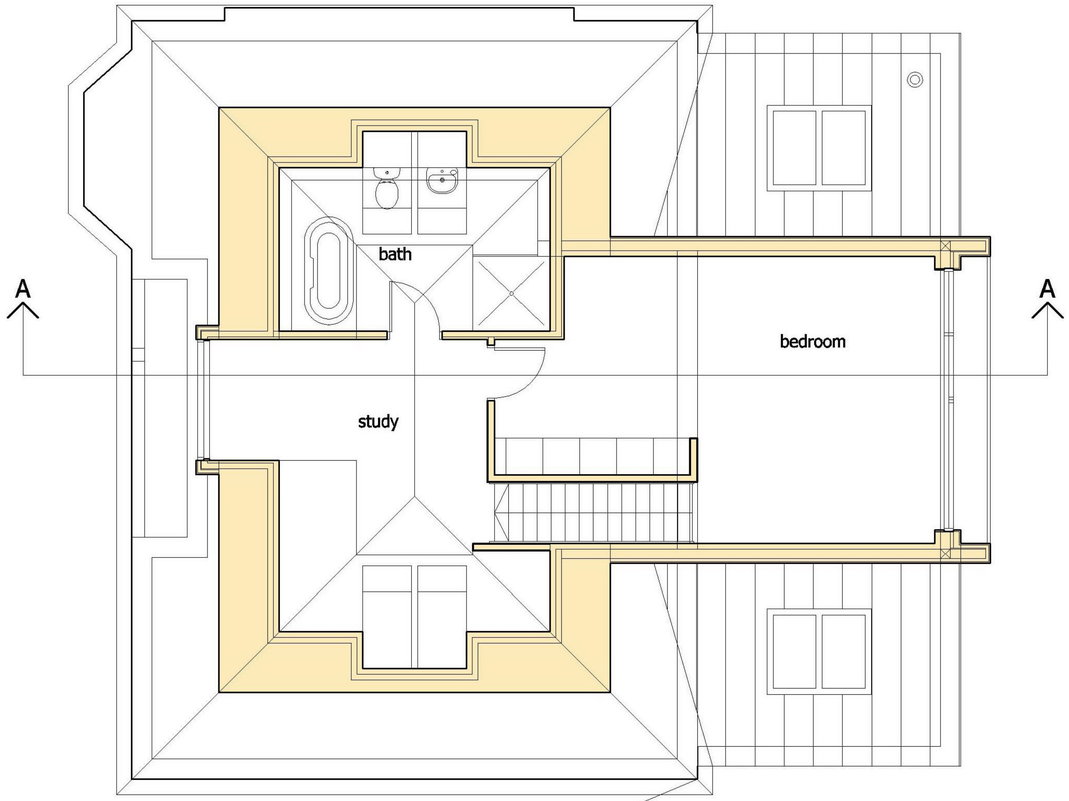
client	drawn	checked	scale	date
Mr & Mrs S Hanssen	njh	njh	1:100 @A3	March 2021

Section A-A

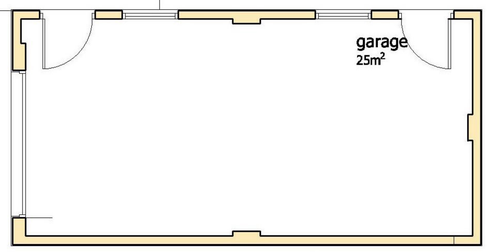




Floor plan



Attic plan



SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

rev	date	notes

NB:
drawing to be read with construction notes, schedule of works and structural engineers drawings\spec.

Refer to GA drawings for location of details.

All proprietary materials to be installed fully in accordance with the manufacturers written recommendations.

Do not scale drawing.

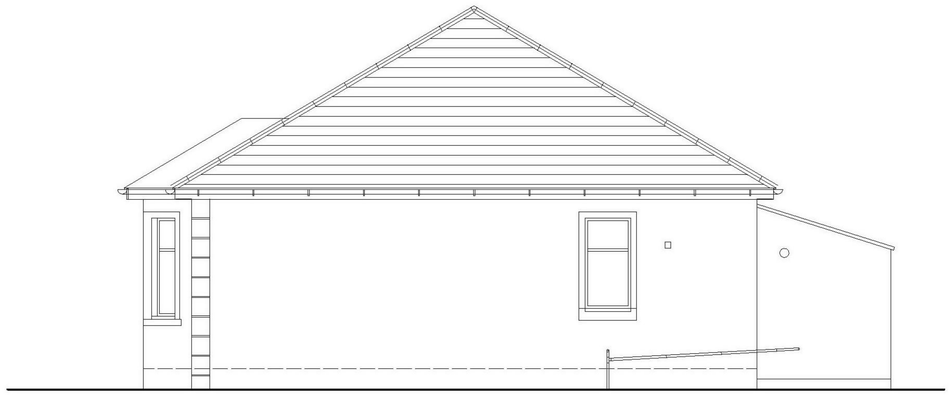
HOBSON architects

The Studio
Seacliff
Eglinton Terrace
Skelmorlie
PA17 5EP

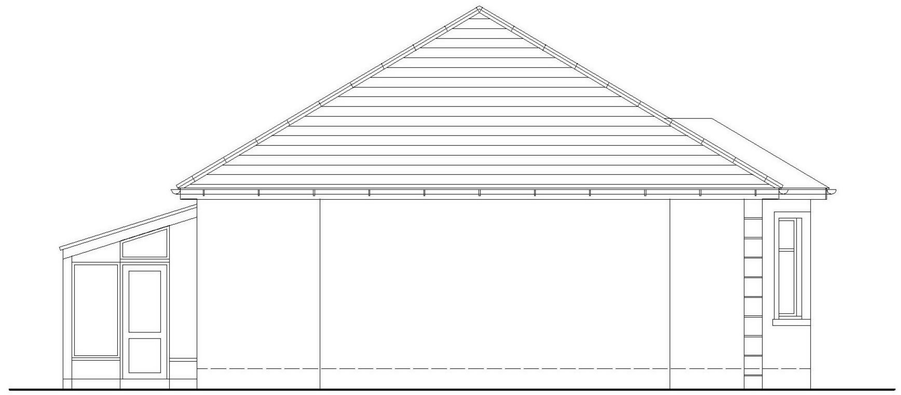
01475 522286
www.hobsonarchitects.co.uk
info@hobsonarchitects.co.uk

project	job no	drawing	drg no	rev
Alterations & Extension to 48 Fullarton Cresent Troon	2108	PROPOSED plans and section	P001	A
			status: PLANNING	

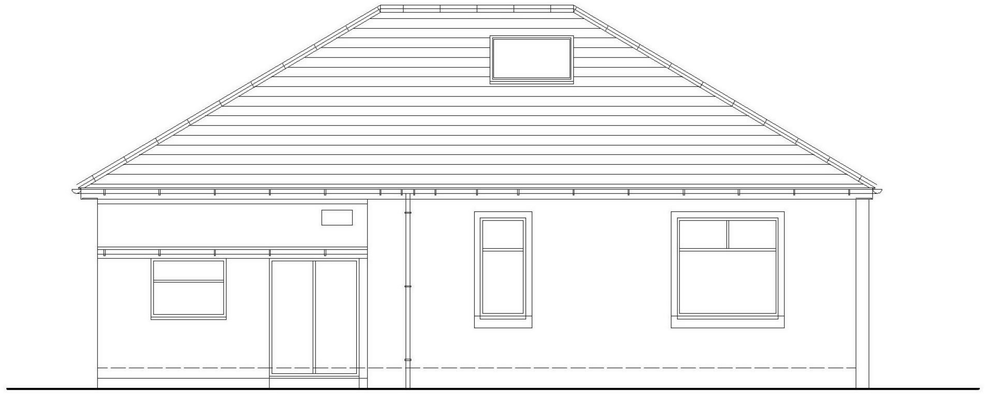
client	drawn	checked	scale	date
Mr & Mrs S Hanssen	njh	njh	1:100 @A3	March 2021



South elevation



North elevation



East elevation

West elevation

SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

rev	date	notes

NB:
drawing to be read with construction notes, schedule of works and structural engineers drawings\spec.

Refer to GA drawings for location of details.

All proprietary materials to be installed fully in accordance with the manufacturers written recommendations.

Do not scale drawing.

HOBSON architects

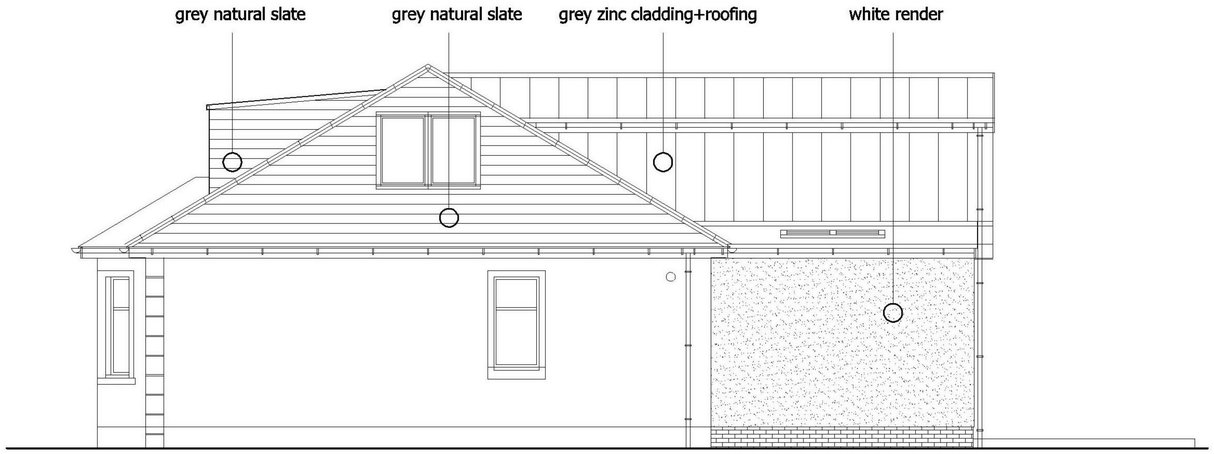
The Studio
Seacliff
Eglinton Terrace
Skelmorlie
PA17 5EP

01475 522286
www.hobsonarchitects.co.uk
info@hobsonarchitects.co.uk

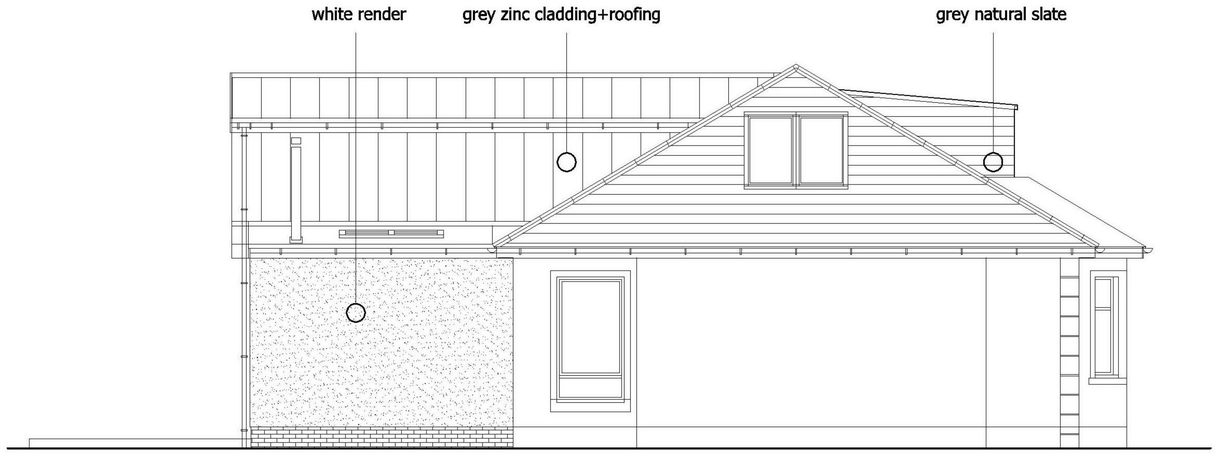
39

project	job no	drawing	drg no	rev
Alterations & Extension to 48 Fullarton Cresent Troon	2108	Existing elevations	EX002	
			status: EXISTING	

client	drawn	checked	scale	date
Mr & Mrs S Hanssen	njh	njh	1:100 @A3	March 2021

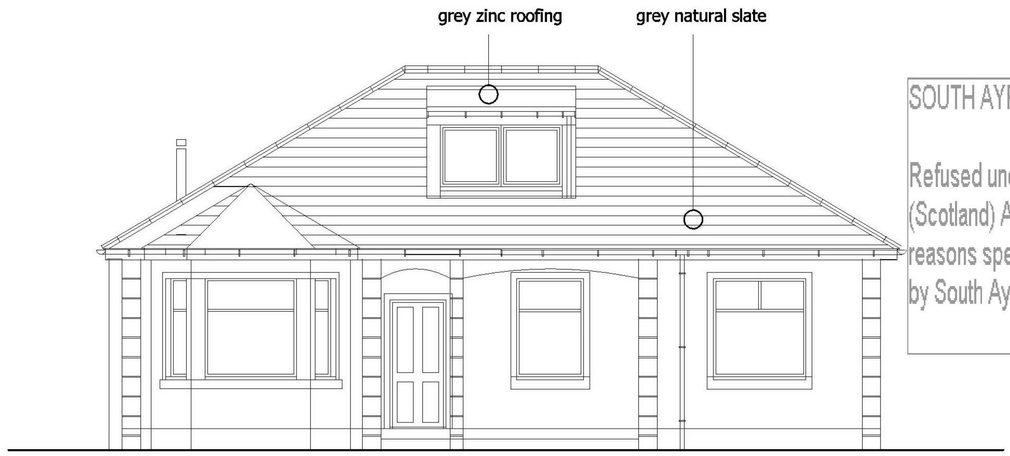


South elevation



North elevation

East elevation

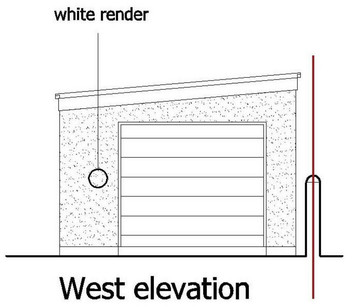


West elevation

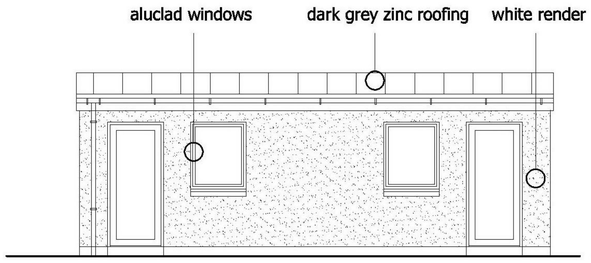
SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

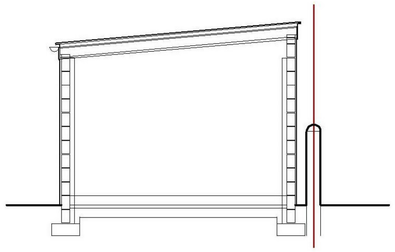
GARAGE SECTION & ELEVATIONS



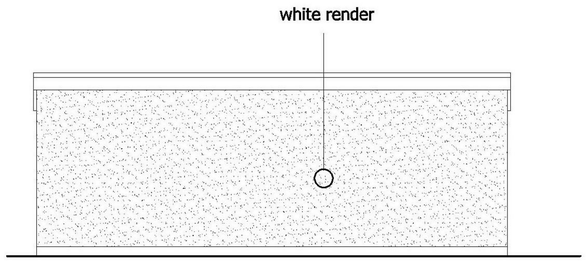
West elevation



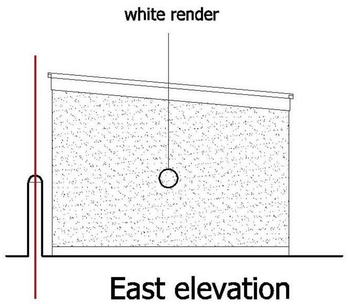
North elevation



cross section



South elevation



East elevation

rev	date	notes

NB:
drawing to be read with construction notes, schedule of works and structural engineers drawings\spec.

Refer to GA drawings for location of details.

All proprietary materials to be installed fully in accordance with the manufacturers written recommendations.

Do not scale drawing.

HOBSON architects

The Studio
Seacliff
Eglinton Terrace
Skelmorlie
PA17 5EP

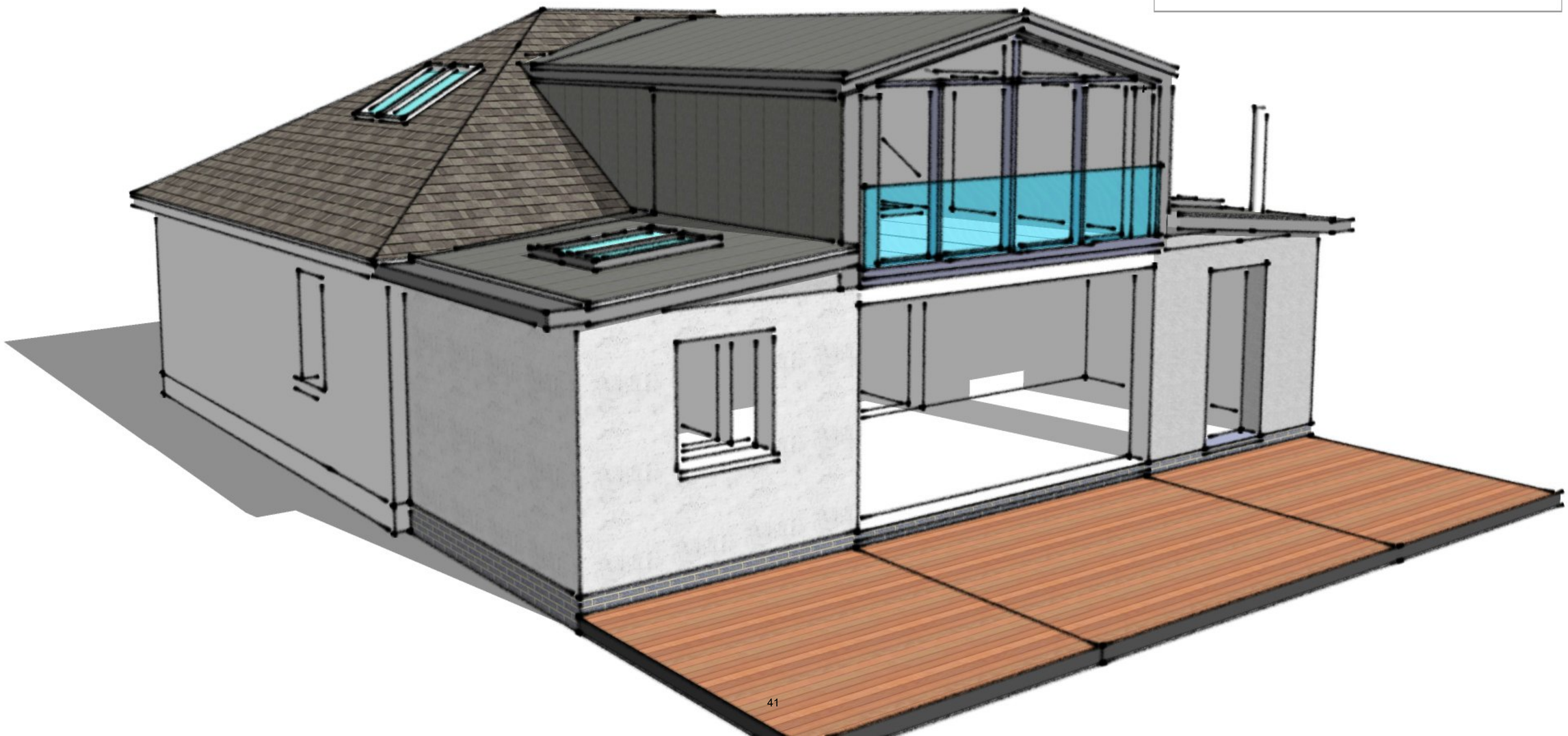
01475 522286
www.hobsonarchitects.co.uk
info@hobsonarchitects.co.uk

project	job no	drawing	drg no	rev
Alterations & Extension to 48 Fullarton Cresent Troon	2108	PROPOSED elevations	P002	A
			status: PLANNING	

client	drawn	checked	scale	date
Mr & Mrs S Hanssen	njh	njh	1:100 @A3	March 2021

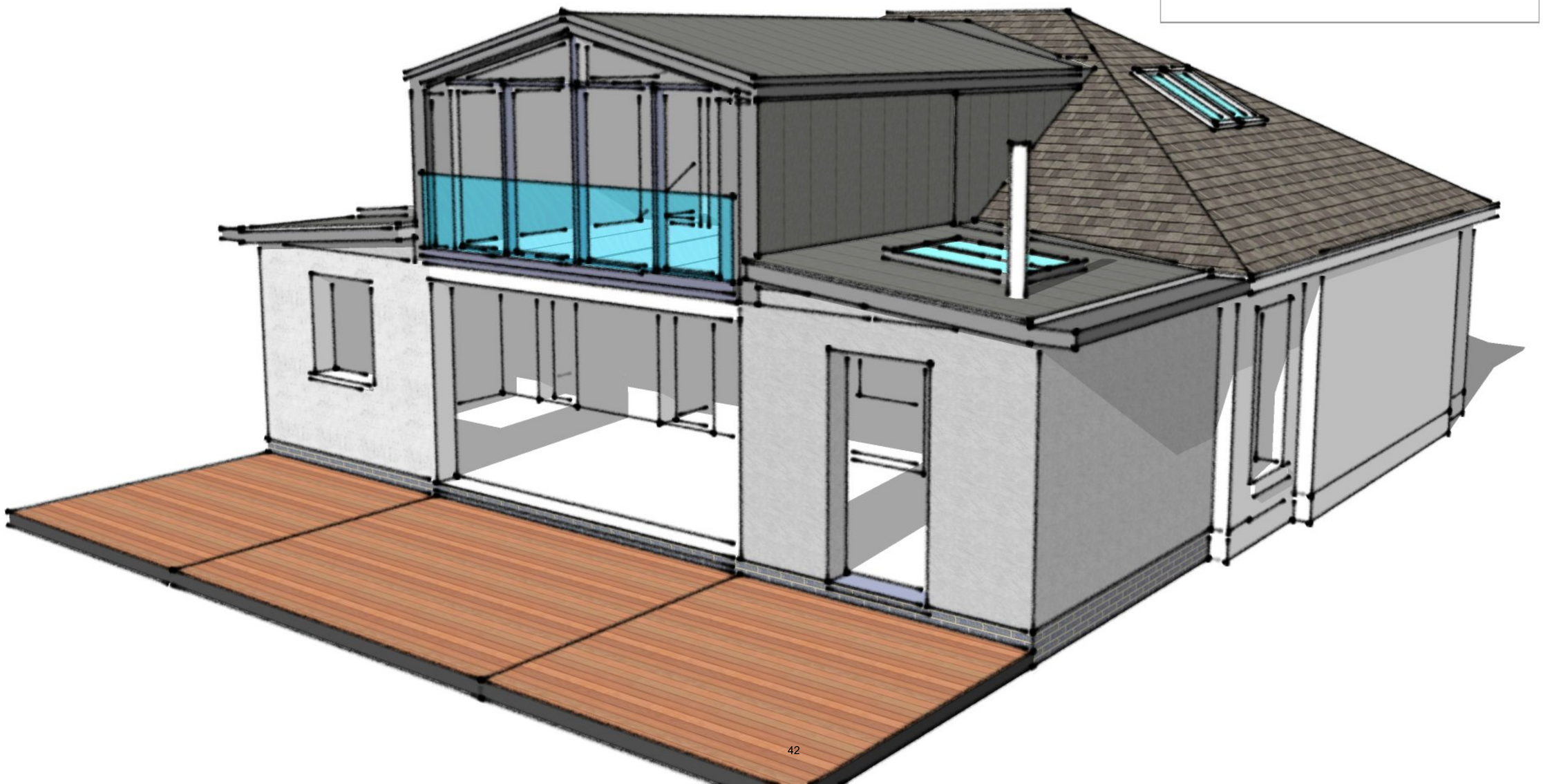
SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.



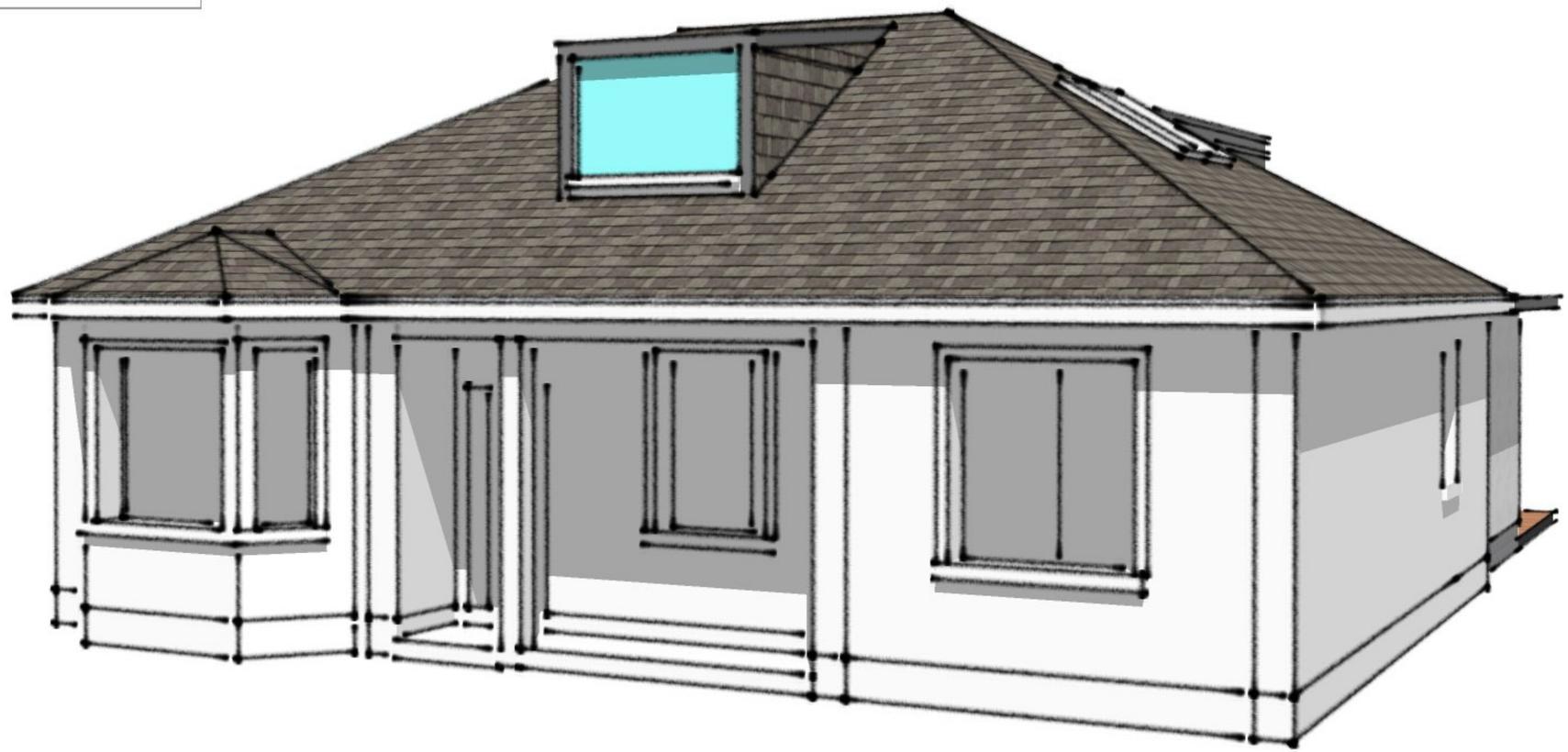
SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.



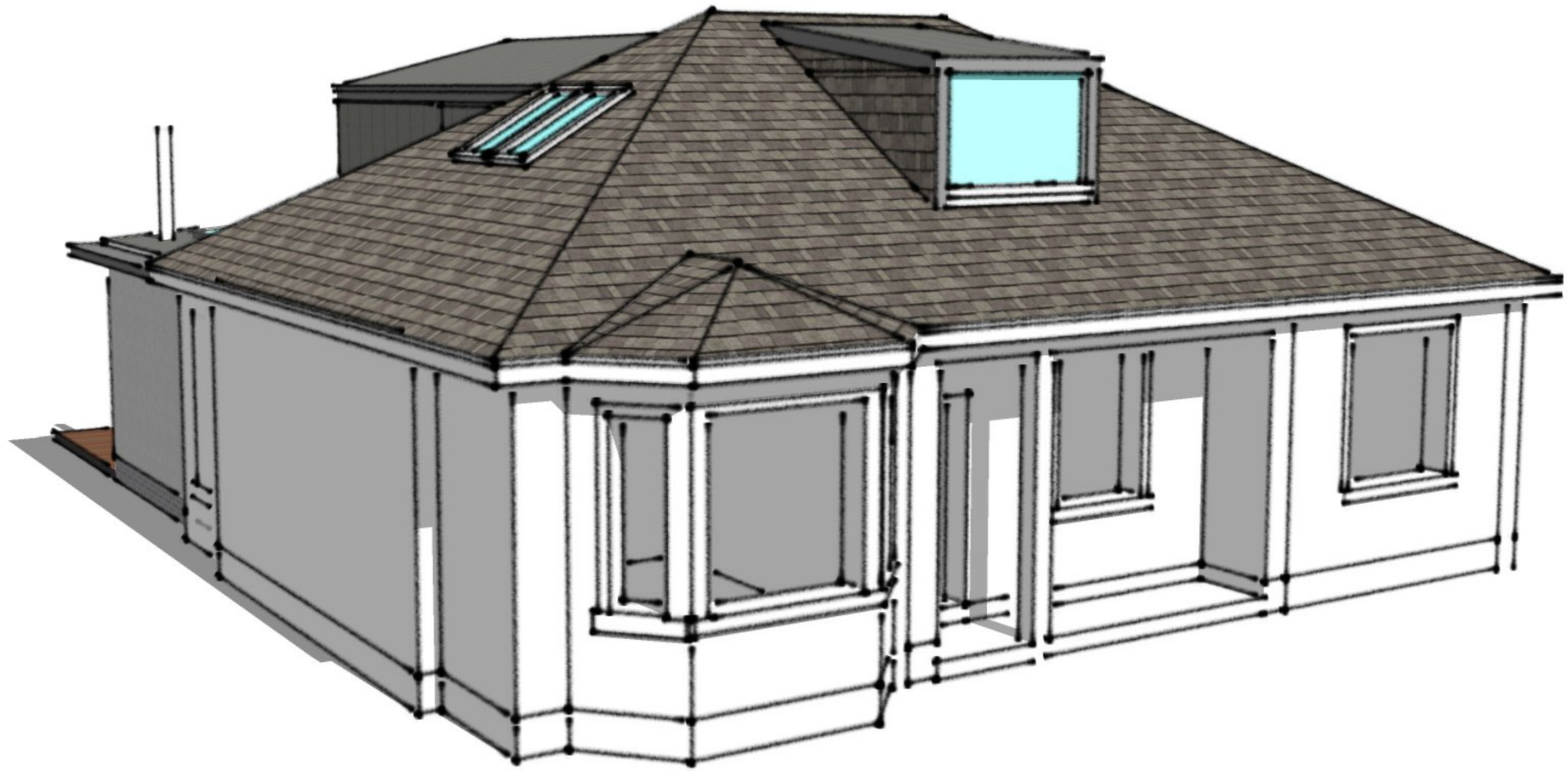
SOUTH AYRSHIRE COUNCIL

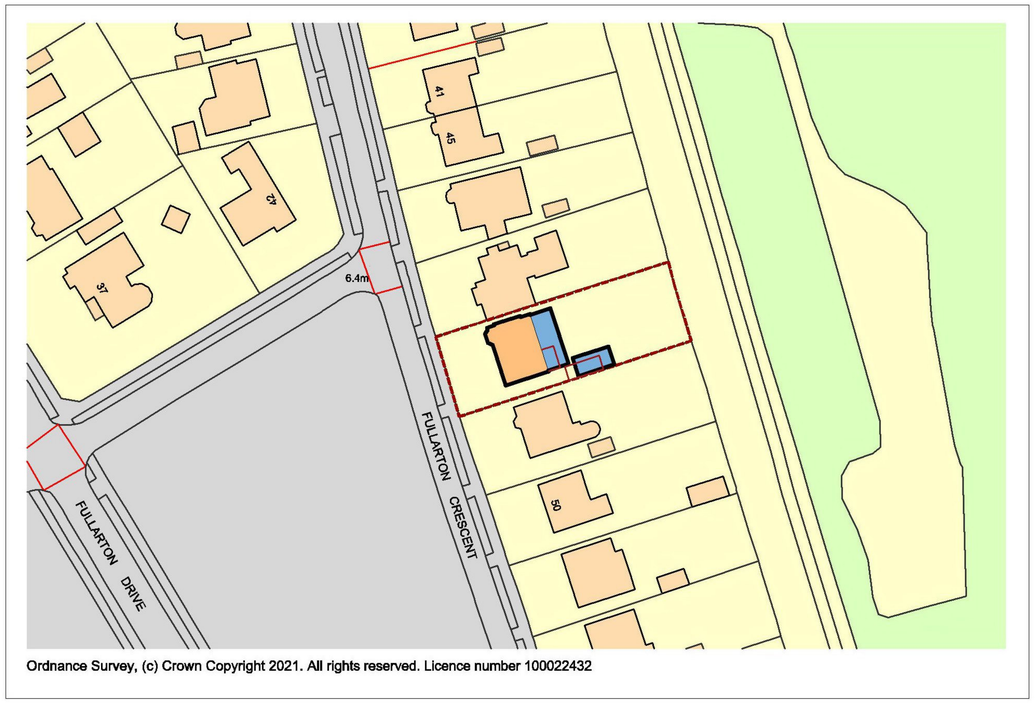
Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.



SOUTH AYRSHIRE COUNCIL

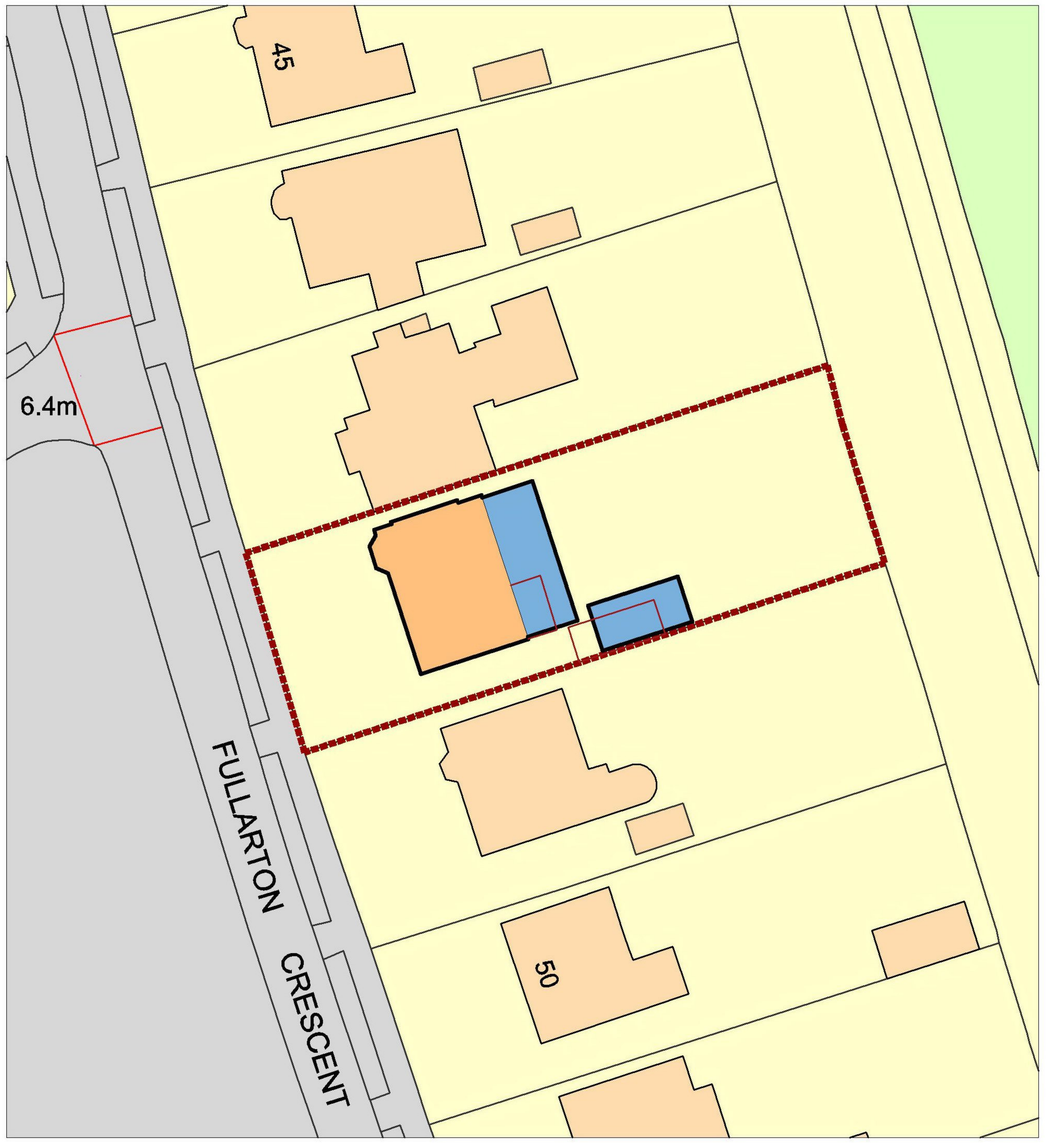
Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.





location plan 1:1250

NORTH



site plan 1:500

SOUTH AYRSHIRE COUNCIL

Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

rev	date	notes

NB:
drawing to be read with construction notes, schedule of works and structural engineers drawings\spec.

Refer to GA drawings for location of details.

All proprietary materials to be installed fully in accordance with the manufacturers written recommendations.

Do not scale drawing.

HOBSON architects

The Studio
Seacliff
Eglinton Terrace
Skelmorlie
PA17 5EP

01475 522286
www.hobsonarchitects.co.uk
info@hobsonarchitects.co.uk

45

project	job no	drawing	drg no	rev
Alterations & Extension to 48 Fullarton Cresent Troon	2108	PROPOSED SITE LOCATION PLAN	SL001	
			status: PLANNING	

client	drawn	checked	scale	date
Mr & Mrs S Hanssen	njh	njh	as ind. @A3	March 2021

LOCAL DEVELOPMENT

REFUSAL OF APPLICATION FOR PLANNING PERMISSION
(Delegated)

Ref No: 21/00776/APP

SOUTH AYRSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
as amended by the PLANNING ETC. (SCOTLAND) ACT 2006

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS

To: **Mr Sven Hanssen**
per Hobson Architects
Nicholas John Hobson
Seacliff
Eglinton Terrace
Skelmorlie
PA17 5EP

With reference to your application dated **21st July 2021** for planning permission under the above-mentioned Acts and Orders for the following development, viz:-

Alterations and extension to dwellinghouse and erection of garage

at: **48 Fullarton Crescent Troon South Ayrshire KA10 6LL**

The Council in exercise of their powers under the above-mentioned Acts and Orders hereby **refuse** planning permission for the said development.

The drawings and other documents, where relevant, which relate to this refusal can be viewed at www.south-ayrshire.gov.uk/planning/.

The reasons for the Council's decision are:

(1) That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically LDP Policy: Sustainable Development and LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites, and the provisions of South Ayrshire Council's Supplementary Guidance on House Alterations and Extensions, by reason that the proposed alterations and extension to the rear of the dwellinghouse do not respect or reflect the design, scale or finishing materials of the original dwellinghouse, and is considered to represent development which is atypical of the locale's character.

List of Plans Determined:

Drawing - Reference No (or Description): **Refused** EX001

Drawing - Reference No (or Description): **Refused** EX002

Drawing - Reference No (or Description): **Refused** P001

Drawing - Reference No (or Description): **Refused** P002

Drawing - Reference No (or Description): **Refused** SL001

Drawing - Reference No (or Description): **Refused** DRAWN PROPOSAL

Drawing - Reference No (or Description): **Refused** DRAWN PROPOSAL II

Drawing - Reference No (or Description): **Refused** DRAWN PROPOSAL III

Drawing - Reference No (or Description): **Refused** DRAWN PROPOSAL IV

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

Dated: 1st October 2021

.....
Louise Reid
Assistant Director – Place Directorate

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