

County Buildings
Wellington Square
AYR KA7 1DR
Tel No: 01292 612189

13 March 2022

To:- Councillors Connolly (Chair), I. Campbell, Cavana, Clark, Fitzsimmons, Kilpatrick,
Mackay, McGinley and Toner.

Dear Councillor

SOUTH AYRSHIRE LOCAL REVIEW BODY

PLEASE NOTE CHANGE OF TIME OF MEETING

You are requested to participate in the above Panel to be held on **Wednesday, 20 April 2022 at 10.00 a.m.** for the purpose of considering the undernoted business. **Please note that a briefing meeting for all Panel Members will take place online at 09.45 a.m.**

This meeting will be conducted remotely. The meeting will be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>

Yours sincerely

Catriona Caves
Head of Legal, Human Resources and Regulatory Services

B U S I N E S S

1. Declarations of Interest.
2. Minutes of previous meetings of 01 February 2022, 22 February 2022, 15 March 2022 and 29 March 2022.
3. New Case for Review – 21/00776/APP - Application for Planning Permission for Alterations and Extension to Dwellinghouse and erection of Garage at 48 Fullarton Crescent Troon South Ayrshire KA10 6LL.

[Application Summary](#)

4. New Case for Review – 21/00933/PPP – Application for Planning Permission for the erection of 2 new Dwellinghouses at Former Adamton Cottages C106 from B739 Junction near Adamton House to C138 Junction South of Langlands North East of Prestwick Monkton South Ayrshire.

[Application Summary](#)

For more information on any of the items on this agenda, please telephone
Committee Services on 01292 612189, at Wellington Square, Ayr or
e-mail: localreviewbody@south-ayrshire.gov.uk
www.south-ayrshire.gov.uk

Webcasting

Please note: this meeting may be filmed for live and subsequent broadcast via the Council's internet site. At the start of the meeting, the Chair will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act 2018. Data collected during this webcast will be retained in accordance with the Council's published policy, including, but not limited to, for the purpose of keeping historical records and making those records available via the Council's internet site.

Generally, the press and public will not be filmed. However, by entering the Council Meeting, you are consenting to being filmed and consenting to the use and storage of those images and sound recordings and any information pertaining to you contained in them for webcasting or training purposes and for the purpose of keeping historical records and making those records available to the public.

If you have any queries regarding this and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact Committee.Services@south-ayrshire.gov.uk

Copyright

All webcast footage is the copyright of South Ayrshire Council. You are therefore not permitted to download footage nor upload it to another website nor take still photographs from this footage and distribute it without the written permission of South Ayrshire Council. Please be aware that video sharing websites require you to have the permission of the copyright owner in order to upload videos to their site.

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting held remotely
on 1 February 2022 at 2.00 p.m.

Present: Councillors Brian Connolly, Ian Cavana, Alec Clark, Ian Fitzsimmons, Mary Kilpatrick, and Margaret Toner.

Apologies: Councillors Iain Campbell, Craig Mackay and Brian McGinley.

Attending: L. McChristie, Solicitor (Legal Adviser), C. Iles Service Lead Planning and Building Standards (Planning Adviser); A. Gibson, Committee Services Officer; and E. Moore, Clerical Assistant.

1. Opening Remarks.

The Chair took the sederunt, confirmed to Members the procedures to conduct this meeting and advised that the meeting was being broadcast live.

2. Declarations of Interest.

There were no declarations of interest by Members of the Body in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

3. Minutes of previous meetings.

It was noted that the previous minutes which had been submitted required amendment and would subsequently be considered for approval at a future meeting of this Body.

4. Variation in Order of Business.

In terms of Council Standing Order No 13.3, the Body agreed to vary the order of business as hereinafter minuted.

5. New Case for Review – Jellieston Farm B742 from Council Boundary to A70 Junction at Hillhead, Coylton (21/00705/APP).

It was noted that there was further information required to be submitted to Members of this Body to allow a decision to be made on this Review.

Decided: to continue consideration of this Review to the next meeting of this Body.

Councillor Cavana lost connectivity during consideration of the undernoted Review and subsequently did not participate in the decision of the Body.

6. New Case for Review – Land at Catcraig Farm, C8 from A719 Junction at Adamhill to Council Boundary, Craigie, Kilmarnock (21/00644/PPP).

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission in principle for the erection of a dwellinghouse and agricultural shed on land at land at Catcraig Farm, C8 from A719 junction at Adamhill to council boundary, Craigie, Kilmarnock.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

Decided: to overturn the decision of the Appointed Officer and grant planning permission in principle, subject to the following conditions:-

- (1) That formal application(s) for the Approval of Matters Specified in Conditions shall be submitted to, and approved by, the Council before commencement of development. Such application(s) shall be made not later than three years from the date of this permission or, if later, within 6 months from when an earlier approval for the same matters was refused or dismissed on appeal. The proposed development shall commence within two years from the approval of the requisite Matters Specified in Condition application, or in the case of approval of different matters on different dates, from the requisite approval for the last such matter being obtained.
- (2) That at the Approval of Matters Specified in Conditions stage full details of the proposed development comprising the dwellinghouse and shed, including the siting, design, external appearance, means of access, landscaping measures, and any other matters specified in conditions below, shall be submitted for the approval of the Planning Authority as outlined in Condition 1 of this planning permission.
- (3) That at the Approval of Matters Specified in Conditions stage details shall be submitted 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.
- (4) That the dwelling shall not exceed one and a half storeys in height with the wall-head not extending above ground level ceiling level.
- (5) That at the Approval of Matters Specified in Conditions stage details shall be submitted of private garden ground for the new dwelling which shall be in accordance with the Council's supplementary planning guidance in relation to 'Open Space and Designing New Residential Developments' and/ or any subsequent document prepared by the Council in relation to the provision of open space for residential areas.
- (6) That at the Approval of Matters Specified in Conditions stage details shall be submitted of; the proposed new access arrangements which shall include the widening of the existing access to a minimum distance of 5.5 metres for a distance of 10.0 metres from the rear of the public carriageway, and which shall meet with the specification of the Roads Development Guide, the surfacing arrangements, and parking and turning arrangements for the proposed house, and drainage details which shall prevent the discharge of water onto the public road carriageway, which shall be to the satisfaction of the Ayrshire Roads Alliance.
- (7) That at the Approval of Matters Specified in Conditions stage a design statement shall be submitted which demonstrates how the design and siting of the development takes cognisance of the Council's supplementary guidance in relation to Rural Housing and/ or any subsequent document prepared by the Council in relation to rural housing.
- (8) That at the Approval of Matters Specified in Conditions stage, details of the location, height and materials of all new boundary fences, gates or other means of enclosure shall be submitted to the Planning Authority for written approval.
- (9) That at the Approval of Matters Specified in Conditions stage, details shall be submitted of the proposed septic tank which shall be constructed and installed in accordance with BS6297 Code of Practice for Design and Installation of drainage fields for use in wastewater treatment (as amended).

Reasons

- (1) To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 21 of the Planning Etc. (Scotland) Act 2006.
- (2) To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 21 of the Planning Etc. (Scotland) Act 2006.
- (3) In the interest of visual amenity.
- (4) To accord with the Council's supplementary planning guidance in relation to Rural Housing.
- (5) To comply with the Council's supplementary planning policy guidance in relation to open space, and to ensure that the extent of land to be used as garden ground is commensurate with the locality.
- (6) In the interest of road safety.
- (7) In order to retain the rural character and amenity of the area, and to accord with the Council's supplementary planning guidance in relation to Rural Housing.
- (8) In order to retain the rural character and amenity of the area, and to accord with the Council's supplementary planning guidance in relation to Rural Housing.
- (9) To ensure the development can be adequately serviced.

Reason for Decision

Following discussion, the LRB concluded that the proposal was acceptable in the context of the application site and surrounding area. The LRB acknowledged that the Report of Handling did not raise issues with the principle of erecting a new dwellinghouse, as the labour justification demonstrated that an additional accommodation for a farm worker was necessary for the farm unit. The LRB concluded that the location of the new farm house away from the existing farm steading was necessary for the business and acceptable in landscape capacity terms.

The meeting ended at 2.50 p.m.

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting held remotely
on 22 February 2022 at 2.00 p.m.

Present: Councillors Brian Connolly, Iain Campbell, Ian Cavana, Alec Clark, Ian Fitzsimmons, Mary Kilpatrick and Craig Mackay.

Apology: Councillors Margaret Toner and Brian McGinley.

Attending: L. McChristie, Solicitor (Legal Adviser), A. McGuinness, Planning Co-ordinator (Planning Strategy); C. Buchanan, Committee Services Officer; and C. McCallum, Clerical Assistant.

1. Opening Remarks.

The Chair took the sederunt, confirmed to Members the procedures to conduct this meeting and advised that the meeting was being broadcast live.

2. Declarations of Interest.

There were no declarations of interest by Members of the Body in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

3. Minutes of previous meetings.

The minutes of 26 October 2021 and 16 November 2021 (issued) were submitted and approved.

4. New Case for Review – Jellieston Farm from B742 from Council Boundary to A70 Junction at Hillhead Coynton, Ayr, South Ayrshire, KA66ES (21/00705/APP)

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission in principle for the erection of a dwellinghouse and garage on land at Jellieston Farm from B742 from Council Boundary to A70 Junction at Hillhead Coynton, Ayr, South Ayrshire, KA6 6ES.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

Decided: to overturn the decision of the Appointed Officer and grant planning permission subject to 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. And;
- (2) That prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the written prior approval of the Planning Authority.

Reasons

- (1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (2) In the interests of visual amenity.

Advisory Notes:

- (1) In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this planning permission lapses on the expiration of a period of 3 years beginning with the date on which the permission is granted unless development to which the permission relates is begun before that expiration.
- (2) A site notice to be displayed in accordance with Section 27C(1) of The Town and Country Planning (Scotland) Act 1997 and Regulation 38 and Schedule 7 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 shall be completed, printed on durable material, and be displayed in a prominent place (readily visible to members of the public) at or in the vicinity of the site while the development hereby approved is in progress. This requirement is in order to ensure that members of the public are made aware of the background to the development in progress and have access to the necessary contact details. A template for the Site Notice is attached to this decision notice. An electronic version is also available on the Council's web site as follows www.south-ayrshire.gov.uk/planning/forms.aspx 'Notice to be displayed while development is in progress'.
- (3) The person who intends to carry out the development hereby approved shall, as soon as practicable after deciding on a date on which to initiate the development, complete the attached form entitled '*Notification of Initiation of Development*' and submit it to the Planning Authority before commencement of the development. For the avoidance of doubt, failure to submit the required notice would constitute a breach of planning control under S123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended). This notification is required to ensure compliance with the requirements of planning legislation as contained in Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended).
- (4) The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written '*Notification of Completion of Development*' as soon as practicable after the development has been completed. This notification shall include the reference number of the planning permission, the site address and the date of completion. This requirement is to ensure compliance with the requirements of planning legislation as contained in Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).
- (5) The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written *Notification of Completion of Phases of Development* as soon as practicable after completion of each phase of the development and subsequently a *Notification of Completion of Development* as soon as practicable after the whole development has been completed. These notifications shall include the reference number of the planning permission, the site address and the date of completion of the relevant phase. This requirement is to ensure compliance with the requirements of planning legislation as contained in Section 27B(1) and Section 27B(2) of the Town and Country Planning (Scotland) Act 1997 (as amended).

Reason for Decision:

The LRB therefore decided that the proposal is accords with LDP Policy: Spatial Strategy (Core Investment Area); LDP Policy: Sustainable Development; LDP Policy: Rural Housing; and LDP Policy Landscape Quality and decided that the proposal is considered to be within an existing cluster and therefore in compliance with LDP policies and considered that as the design of the house of is a contemporary nature and is of an acceptable design for a rural location that the proposed dwellinghouse could be consider an acceptable departure from Design Policy 1(f) Supplementary Guidance (SG) on Rural Housing.

The meeting ended at 2:45 p.m.

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting held remotely
on 15 March 2022 at 2.00 p.m.

Present: Councillors Brian Connolly, Iain Campbell, Ian Cavana, Alec Clark, Ian Fitzsimmons, Mary Kilpatrick, Craig Mackay and Brian McGinley.

Apology: Councillor Margaret Toner.

Attending: L. McPartlin, Solicitor (Legal Adviser), A. McGuinness, Planning Co-ordinator (Planning Strategy); C. Buchanan, Committee Services Officer; C. McCallum, Clerical Assistant and E. Moore, Clerical Assistant.

1. Opening Remarks.

The Chair took the sederunt, confirmed to Members the procedures to conduct this meeting and advised that the meeting was being broadcast live.

2. Declarations of Interest.

There were no declarations of interest by Members of the Body in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

3. Minutes of previous meetings.

There were no minutes to be approved at this meeting.

4. New Case for Review – 1 Stairgillan House B730 from Council Boundary at Stair Bridge to B743 at Carngillan Cottages Tarbolton, Mauchline, South Ayrshire, KA5 5NN (21/00682/APP).

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission for the erection of a storage shed on land at 1 Stairgillan House B730 from Council Boundary at Stair Bridge to B743 at Carngillan Cottages Tarbolton, Mauchline, South Ayrshire, KA5 5NN (21/00682/APP).

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

Decided: to uphold the decision of the Appointed Officer to refuse planning permission.

The meeting ended at 2:32 p.m.

SOUTH AYRSHIRE LOCAL REVIEW BODY.

Minutes of meeting held remotely
on 29 March 2022 at 2.00 p.m.

Present: Councillors Brian Connolly, Iain Campbell, Ian Cavana, Alec Clark, Ian Fitzsimmons, Mary Kilpatrick, Craig Mackay, Brian McGinley and Margaret Toner.

Attending: L. McChristie, Solicitor (Legal Adviser), A. McGuinness, Planning Co-ordinator (Planning Strategy); C. Buchanan, Committee Services Officer; C. McCallum, Clerical Assistant and E. Moore, Clerical Assistant.

1. Opening Remarks.

The Chair took the sederunt, confirmed to Members the procedures to conduct this meeting and advised that the meeting was being broadcast live.

2. Declarations of Interest.

There were no declarations of interest by Members of the Body in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

3. Minutes of previous meetings.

The minutes of 7 December 2021 and 11 January 2022 were submitted and approved at this meeting.

4. New Case for Review – Application for Planning Permission for erection of Garage at Blairston B7024 from High Maybole Road Ayr to Alloway Road, Maybole South from Ayr, South Ayrshire, KA7 4EF (21/00551/APP).

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission for the erection of a garage on land Blairston B7024 from High Maybole Road Ayr to Alloway Road, Maybole South from Ayr, South Ayrshire, KA7 4EF.

Having heard the Chair, the Legal Adviser to the Body and the Planning Adviser to the Body, the Body considered the papers relating to the Review.

Decided: to uphold the decision of the Appointed Officer to refuse planning permission.

The meeting ended at 3:05 p.m.

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:	3 rd 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 54 – Planning Application and Supporting Plans Pages 55 to 58 – Decision Notice
New Material:	No
Additional Material:	N/A
Dated:	13 th 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. **Assessment (including other material considerations):**

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

<i>Decision Agreed By:</i>	<i>Appointed Officer</i>
<i>Date:</i>	<i>30 September 2021</i>



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:

Ref. Number: You must enter a Building Name or Number, or both: *

First Name: * Building Name:

Last Name: * Building Number:

Telephone Number: * Address 1 (Street): *

Extension Number: Address 2:

Mobile Number: Town/City: *

Fax Number: Country: *

Postcode: *

Email Address: *

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="Sven"/>	Building Number:	<input type="text" value="48"/>
Last Name: *	<input type="text" value="Hanssen"/>	Address 1 (Street): *	<input type="text" value="Fullarton Crescent"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Troon"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KA10 6LL"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="info@hobsonarchitects.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="South Ayrshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="48 FULLARTON CRESCENT"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="TROON"/>
Post Code:	<input type="text" value="KA10 6LL"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="630351"/>	Easting	<input type="text" value="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 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
- 2) Appeal Site
 - a. Property Details
 - b. Site Boundaries
 - c. Site Analysis
- 3) Design Proposal
 - a. Client Brief
 - b. Scale Form & Design
 - c. Planning Feedback
 - d. Revised Proposal
 - e. Planning Reason for Refusal
- 4) Reasons for submitting a Notice of Review
- 5) Conclusion

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.

Hobson Architects



View from approach



view to rear of dwelling



view towards garage



view towards front 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.

Hobson Architects

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.

Hobson Architects

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

Hobson Architects

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

Hobson Architects



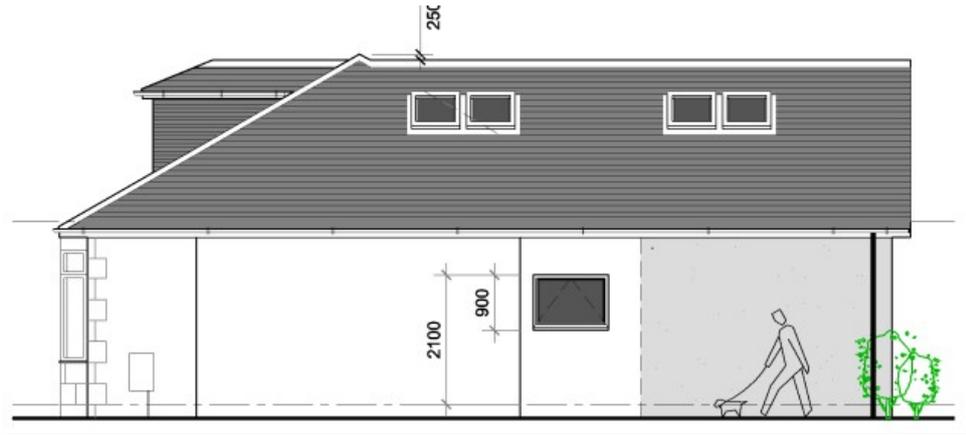
3D model of revised proposals

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:



Hobson Architects



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.

Hobson Architects

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 On 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.

Hobson Architects



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

Hobson Architects

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:

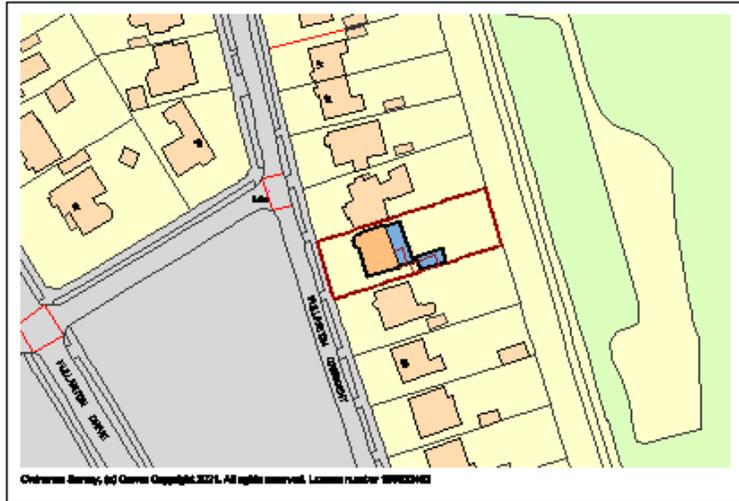
- a) Have no visual impact on the Streetscape when viewed from Fullarton Crescent
- b) The height, width, and general size of the proposed extension is smaller than the original house
- c) The proposals as designed/submitted break up the massing of the rear extension and clearly distinguishes between 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

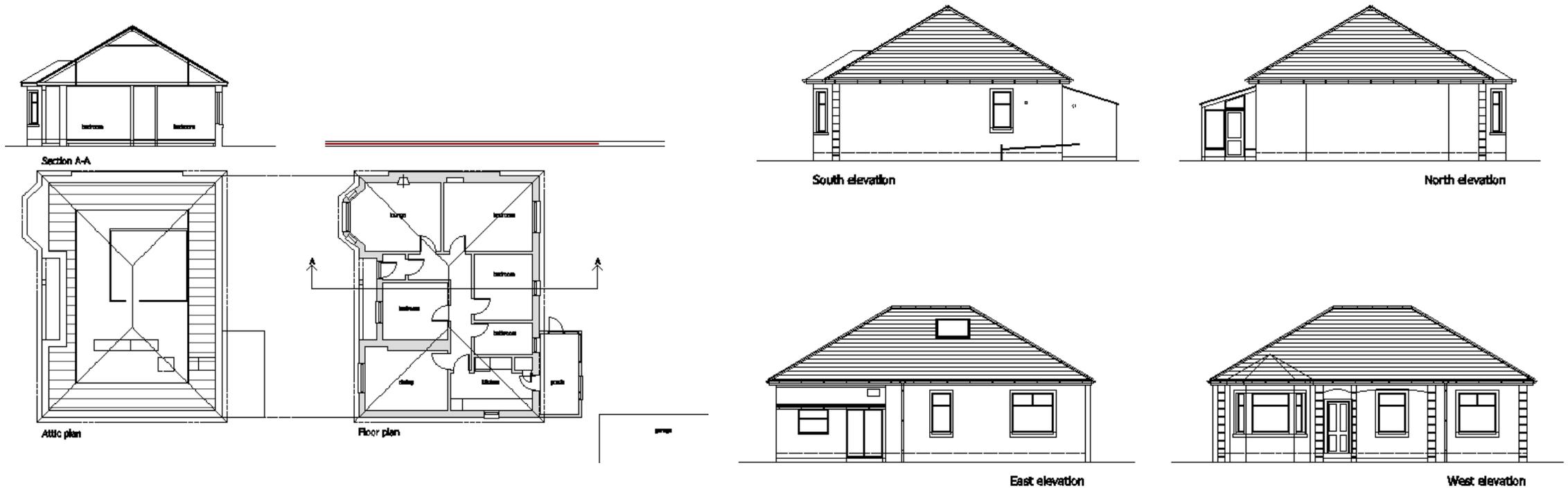


NORTH



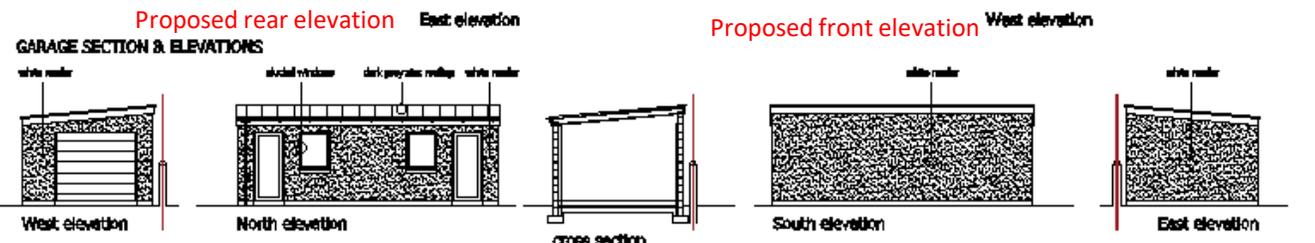
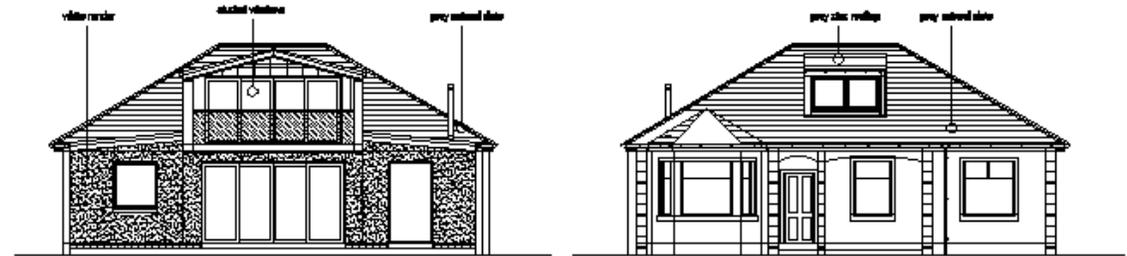
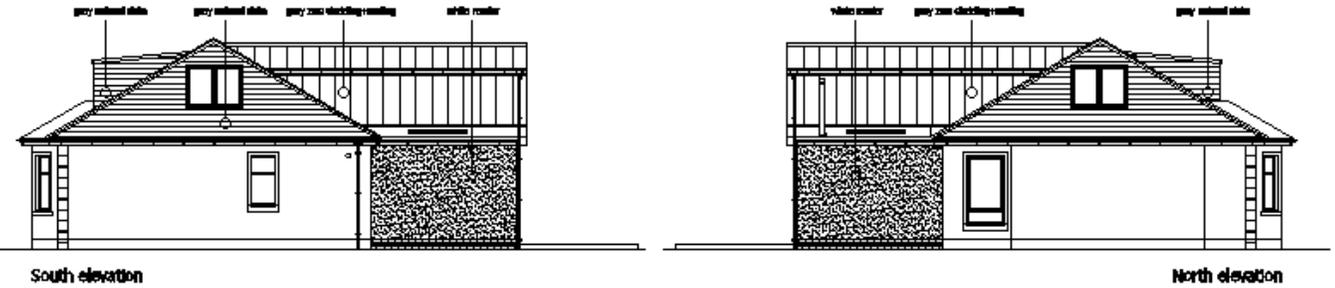
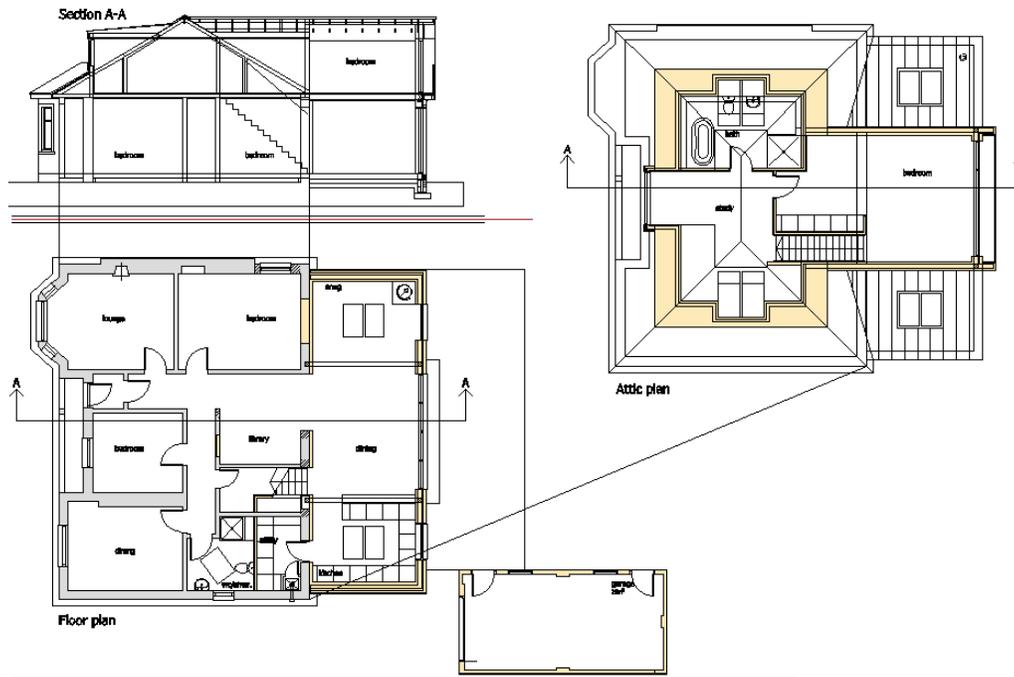
site plan 1:500

Existing floor plan/ elevations



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

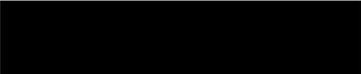
Company/Organisation:	Hobson Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	nicholas john	Building Name:	seacliff
Last Name: *	hobson	Building Number:	
Telephone Number: *	01475 520266	Address 1 (Street): *	eglinton terrace
Extension Number:		Address 2:	
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 Crescent
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Troon
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	KA10 6LL
Fax Number:			
Email Address: *			

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

Statement in Support of Planning Application

48 Fullarton Crescent

Troon

Client: Mr & Mrs S Hanssen



Hobson Architects

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 fix 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 front entrance

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 property, 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 Applicants 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 the Northern boundary and screen the adjacent garden ground of 47a Fullarton Crescent. Mature broadleaf trees on the embankment offer privacy from the public footpath on the East edge.

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.

There are semi-matures trees and bushes along the Northern boundary with a more open aspect to the South.

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 is some 3m from the boundary 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

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 and an area above the ground floor extension which could provide additional areas with a minimum 2m headroom.

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 was likely that the proposals could well have been regarded as Permitted development.

However, 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 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 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, the idea was 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.

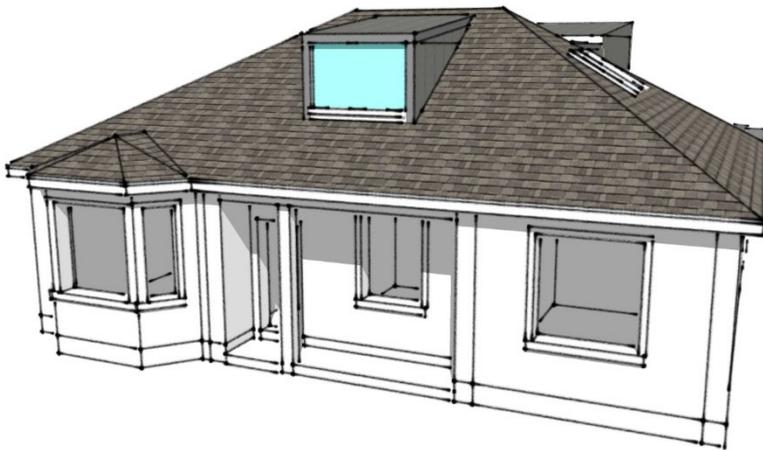
These proposals were submitted to Planning on the 18th April 2021.



view of proposals from South-East



View of proposals from North-East



View of proposals from front

Planning feedback

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.

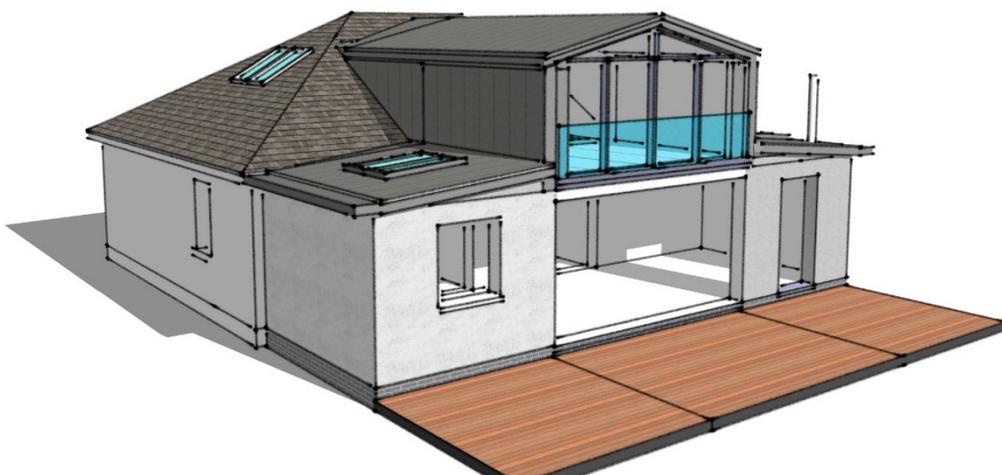
We understand there were no neighbour objections to the proposals.

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

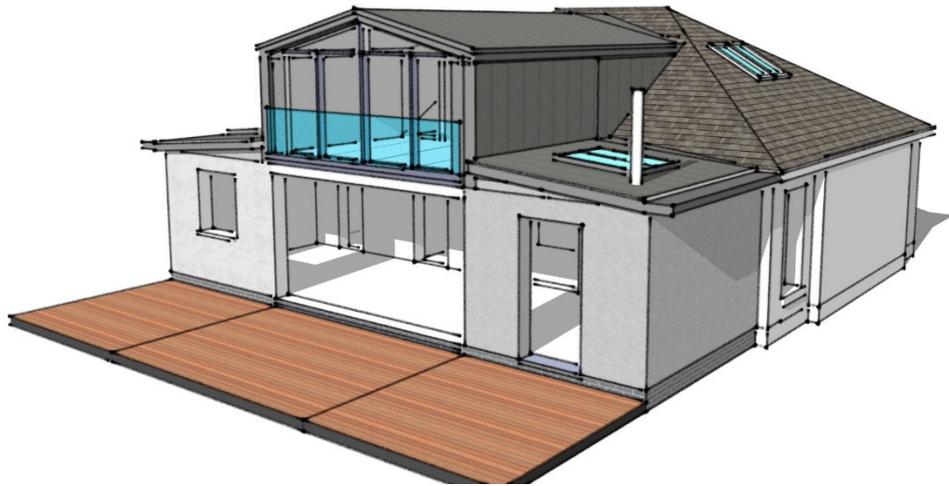
Following discussions with the client we reviewed the proposals and whilst keeping the concept of the central raised section with single storey wings either side, we modified the roof profile to a more “traditional” pitched roof running the full length of the upper extension.

In doing so we felt 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” although some of the modern and contemporary detailing and finishes remained.

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 that 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, taken from a similar property.



proposals suggested which might be acceptable

Conclusion

Having discussed this suggestion with my clients we would comment as follows:

- The large, pitched roof over the full width of the extension, would surely create a much larger massing to the rear of the existing property, visible from the street?
- The rear gable would generate large unusable and wasted roof voids either side of the central higher section plus larger areas of walling.
- Having the existing house roof and the extension roof running on the same plane would not appear to 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.
- The large, pitched roof mass would have a negative impact on the amenity/outlook of the adjoining properties to the North and South.

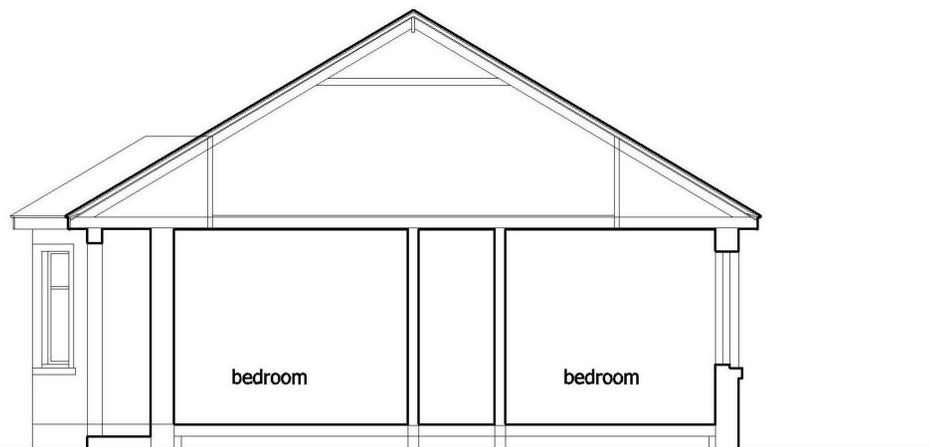
Consequently, and in light of the above, we have decided to progress on the proposals informally submitted to the Council on the 5th July.

In our opinion the revised proposals:

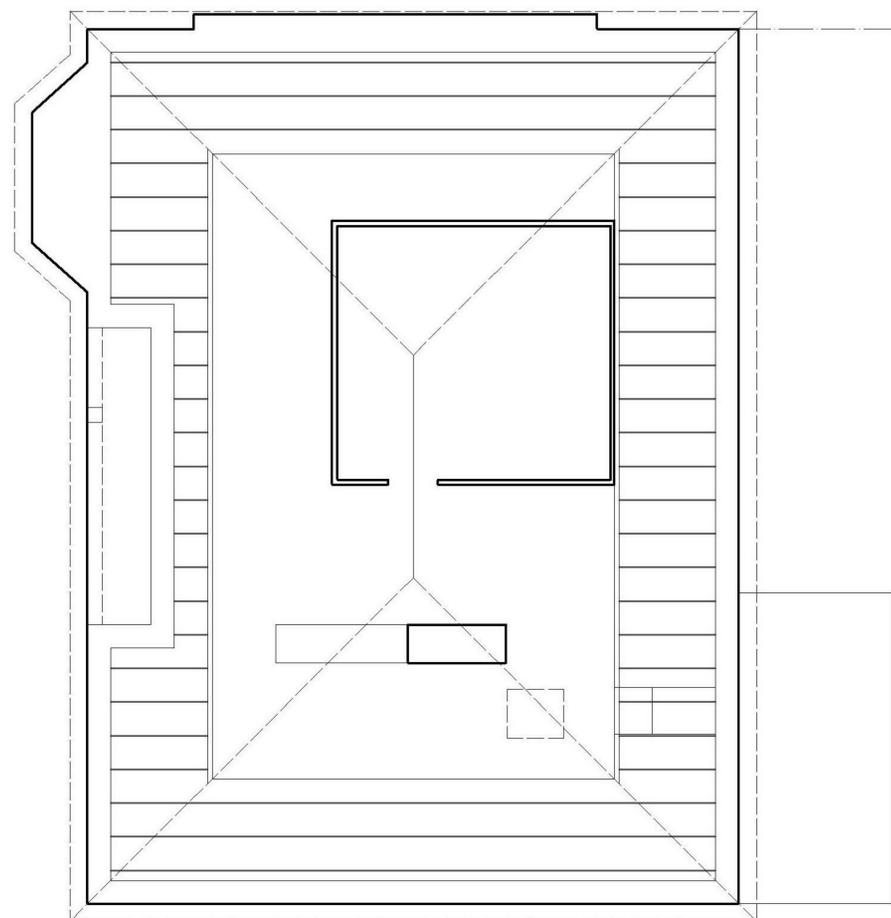
- Reduce the visual impact of the proposals when viewed from Fullarton Crescent.
- The height width and general size are smaller than the original house.
- Breaks up the massing of the rear extension and clearly distinguishes between new and old.
- Provides a contemporary, modern aspect to the original dwelling.
- Respects the visual amenity of the adjoining properties by maximising the daylight into rear gardens, particularly the property to the North.
- Comply with the spirit and intent of South Ayrshire Councils Supplementary Guidance for Alterations and Extensions 2014.

SOUTH AYRSHIRE COUNCIL

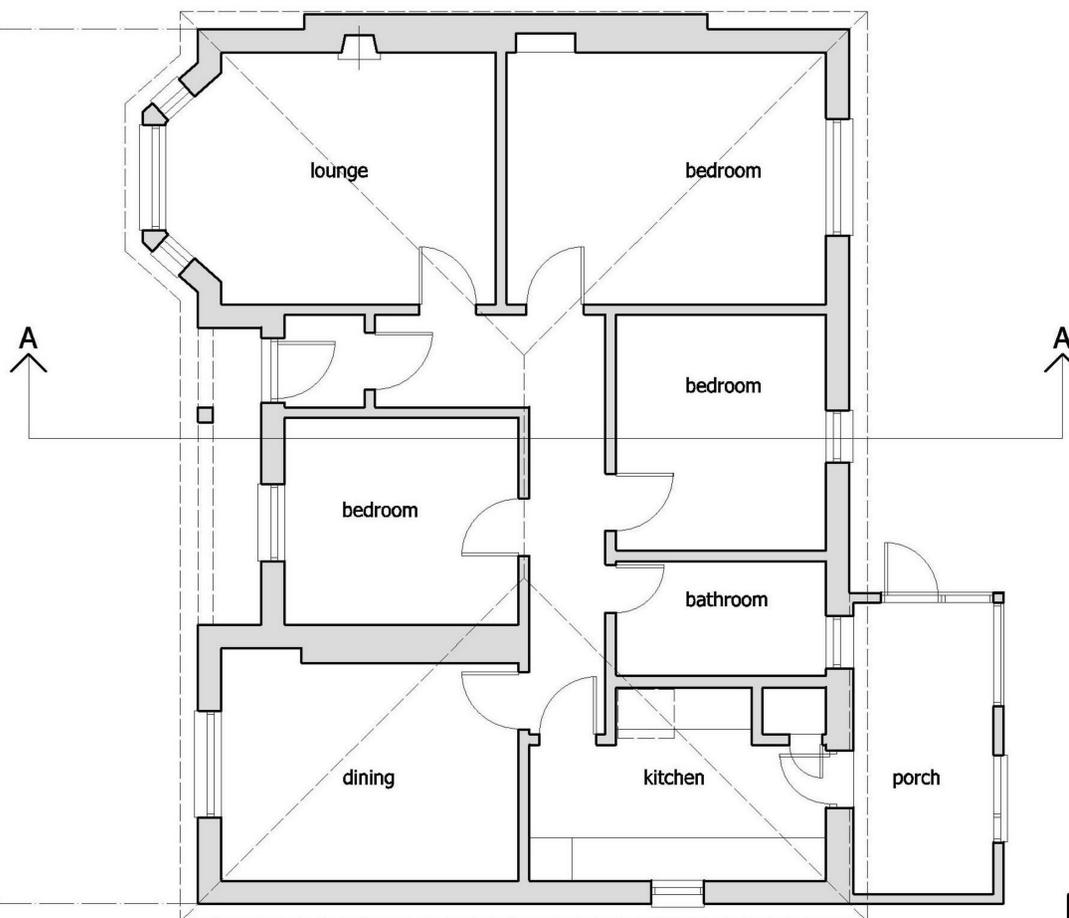
Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.



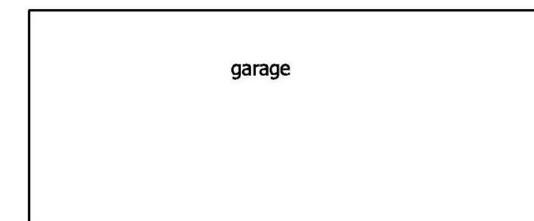
Section A-A



Attic plan



Floor plan



garage

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.
Information on this drawing is the subject of copyright: hobson architects.

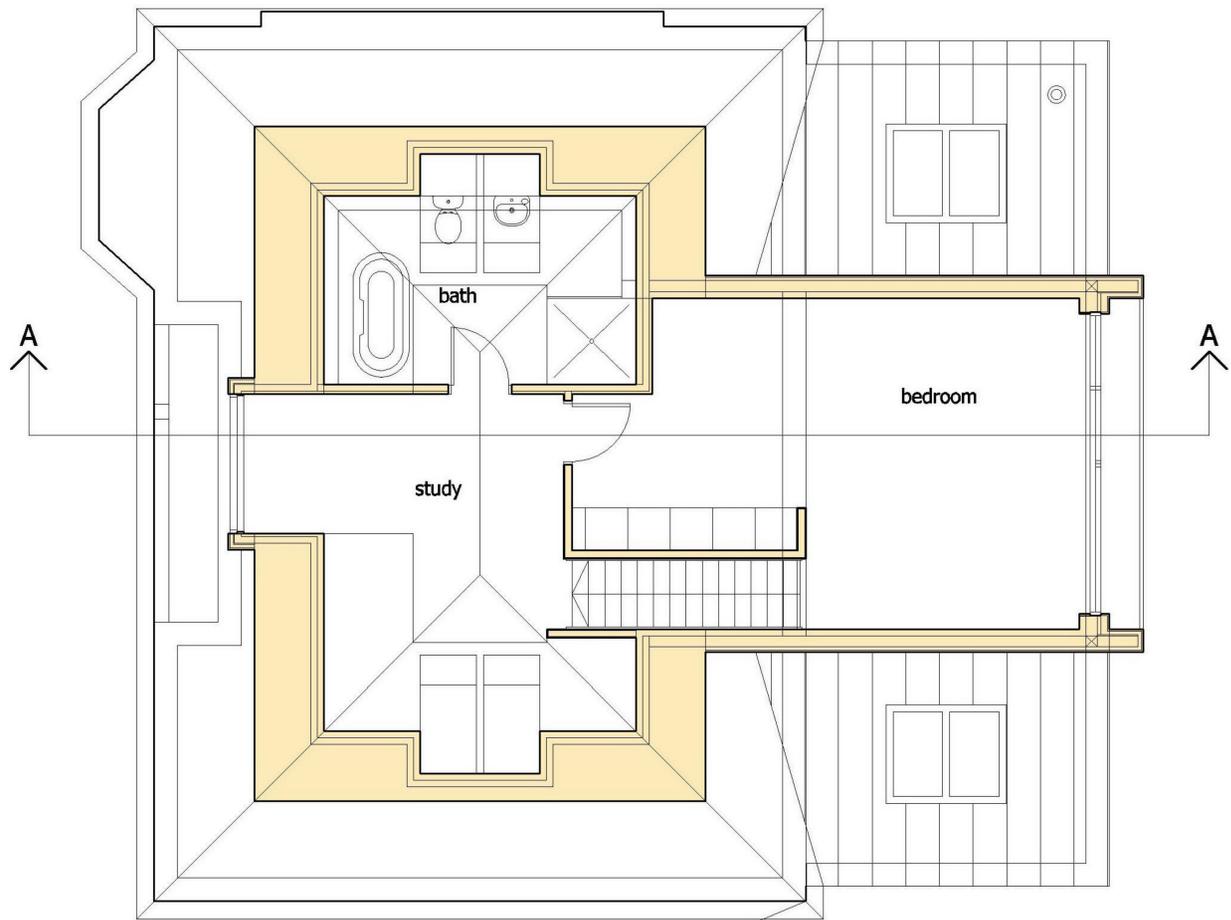
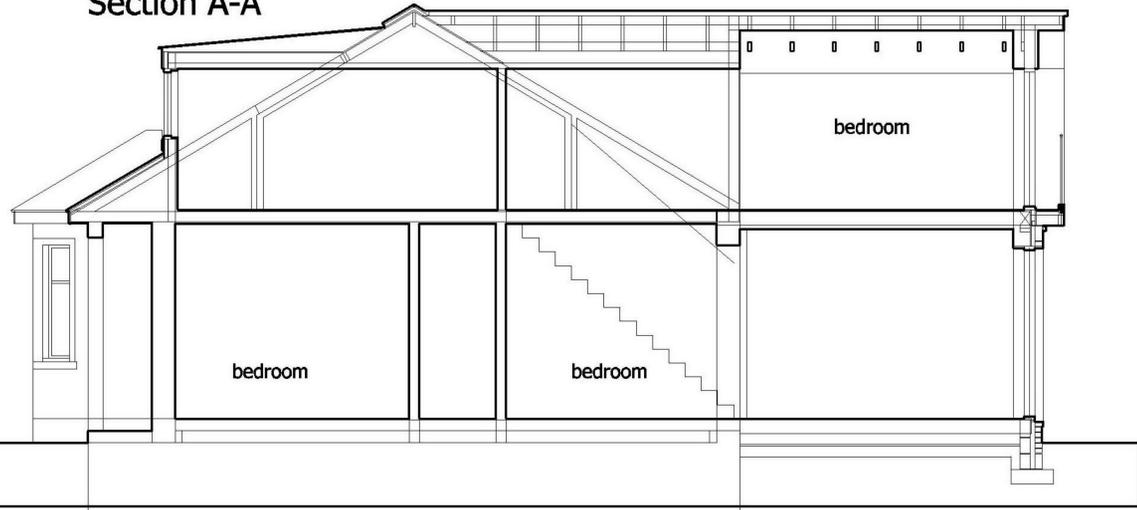


The Studio
Seacliff
Eglinton Terrace
Skelmorlie
PA17 5EP

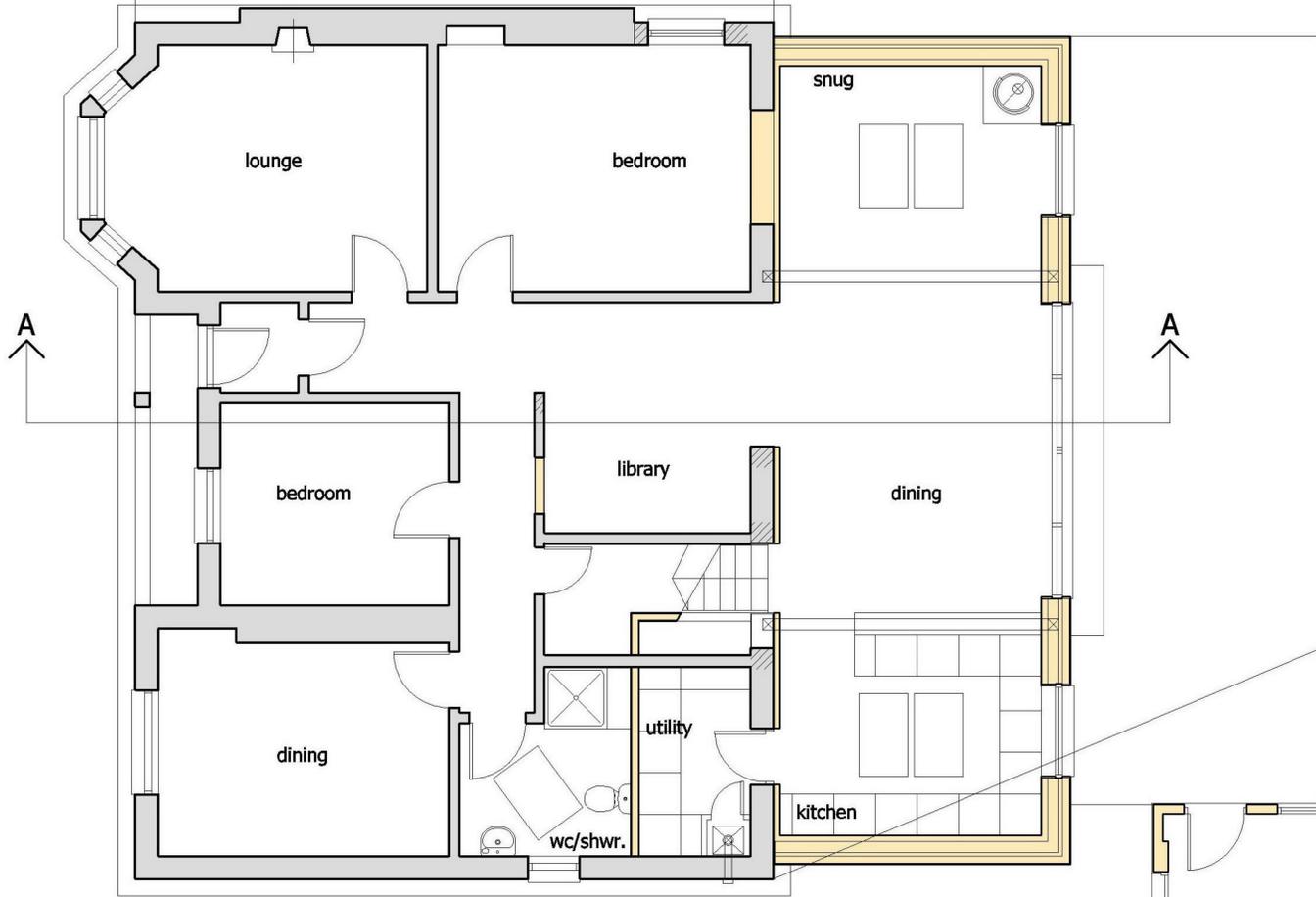
01475 522286
www.hobsonarchitects.co.uk
info@hobsonarchitects.co.uk

project	job no	drawing	drg no	rev
Alterations & Extension to 48 Fullarton Crescent Troon	2108	Existing plans and section	EX001	
client	drawn	checked	scale	date
Mr & Mrs S Hanssen	njh	njh	1:100 @A3	March 2021
			status	
			EXISTING	

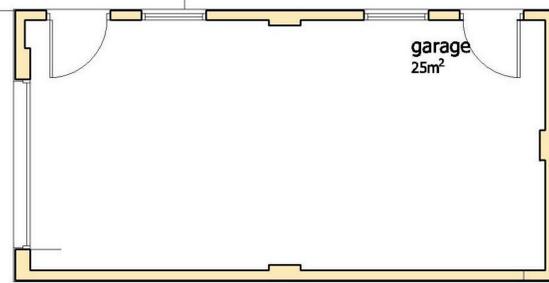
Section A-A



Attic plan



Floor 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
-----	------	-------

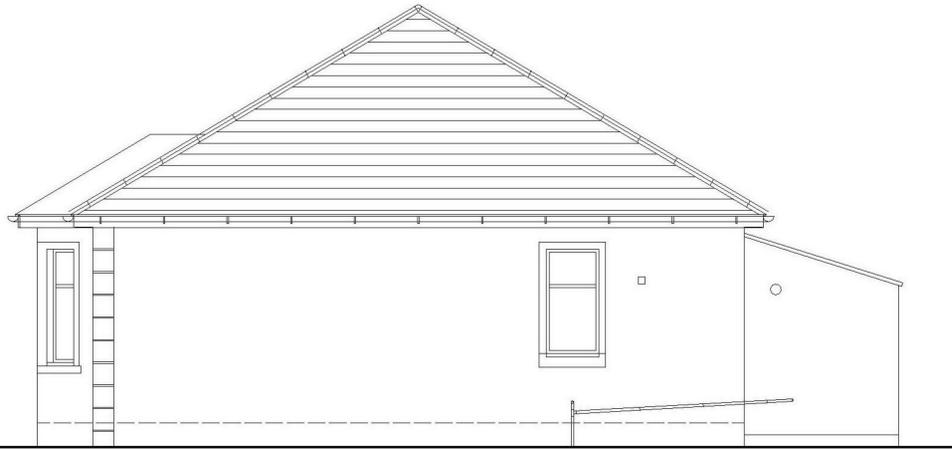
NB:
drawing to be read with construction notes, schedule of works and structural engineers drawings/spec.
Refer to GA drawings for location of details.
All proprietary materials to be installed fully in accordance with the manufacturers written recommendations.
Do not scale drawing.
Information on this drawing is the subject of copyright: hobson architects.



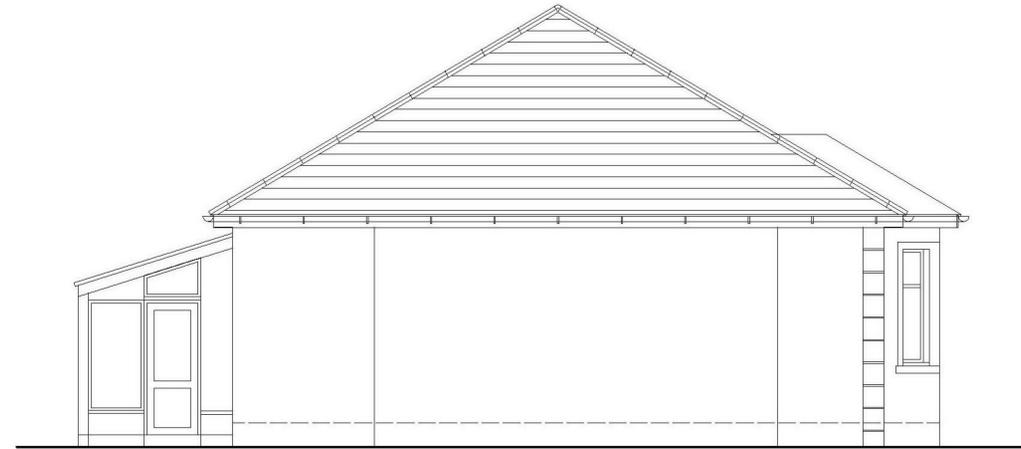
The Studio
Seacliff
Eglinton Terrace
Skelmorlie
PA17 5EP

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

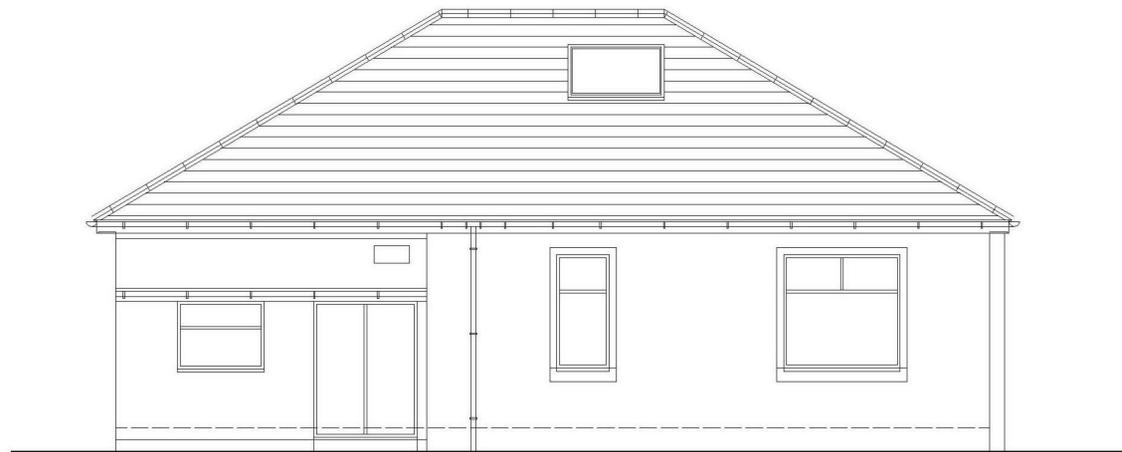
project	job no	drawing	drg no	rev
Alterations & Extension to 48 Fullarton Crescent Troon	2108	PROPOSED plans and section	P001	A
client	drawn	checked	scale	date
Mr & Mrs S Hanssen	njh	njh	1:100 @A3	March 2021
			status	
			PLANNING	



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.
 Information on this drawing is the subject of copyright: hobson architects.

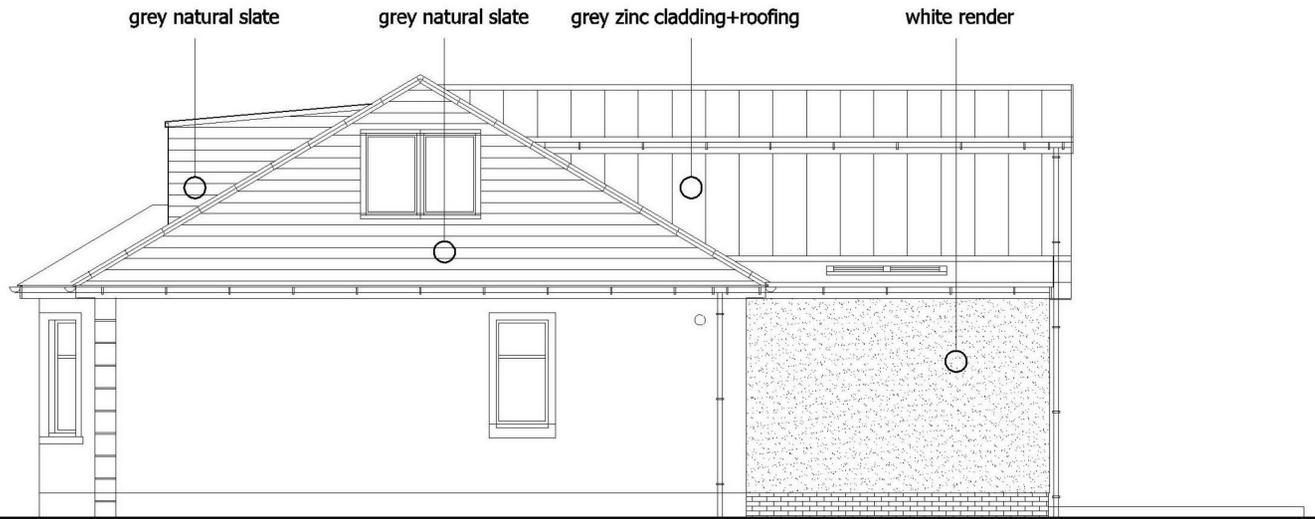


HOBSON
architects

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 Crescent Troon	2108	Existing elevations	EX002	
client	drawn	checked	scale	date
Mr & Mrs S Hanssen	njh	njh	1:100 @A3	March 2021
			status	
			EXISTING	



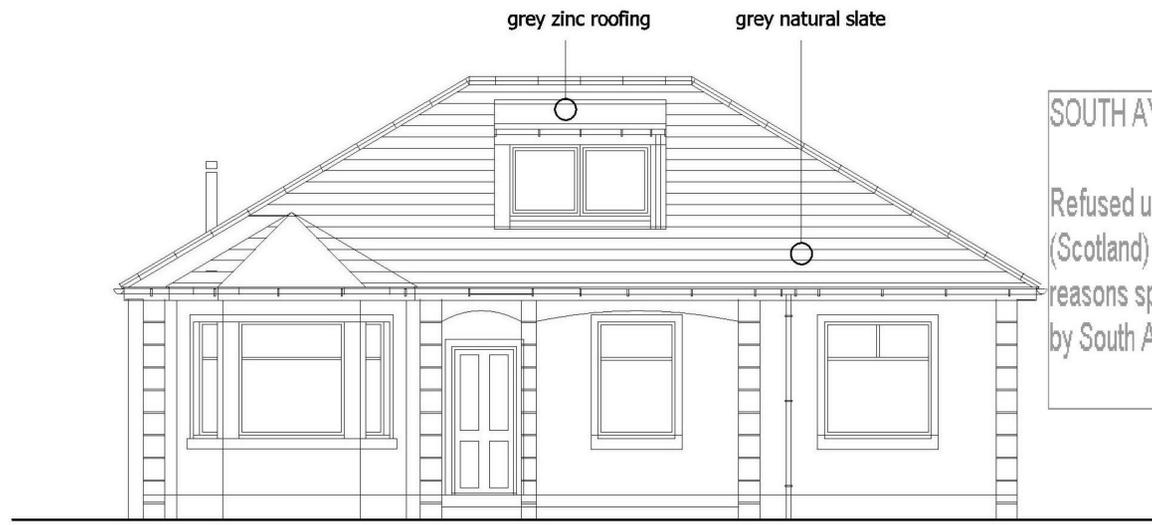
South elevation



North elevation



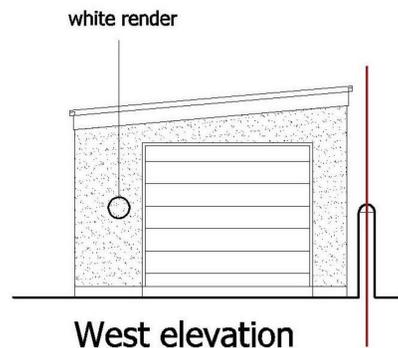
East elevation



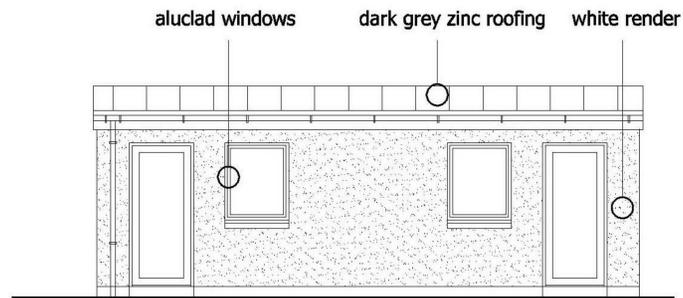
West elevation

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.

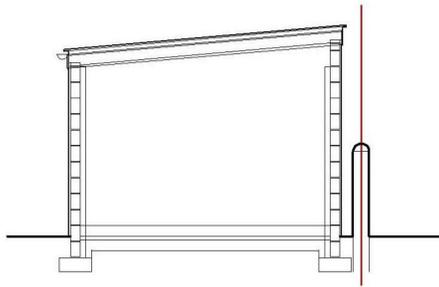
GARAGE SECTION & ELEVATIONS



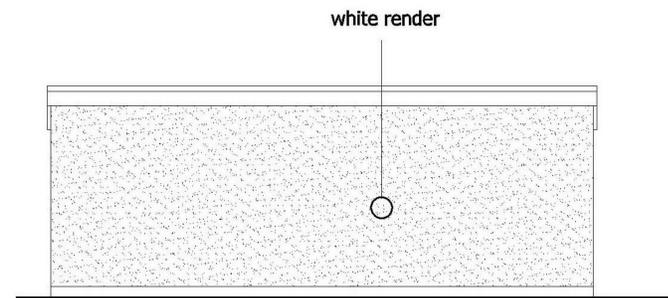
West elevation



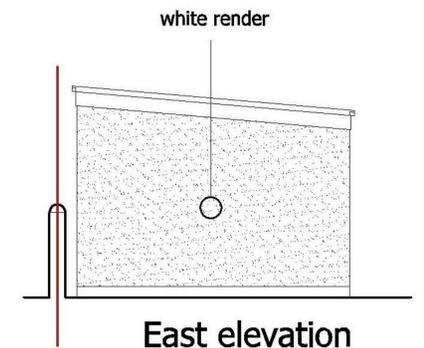
North elevation



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.
 Information on this drawing is the subject of copyright: hobson architects.



HOBSON
architects

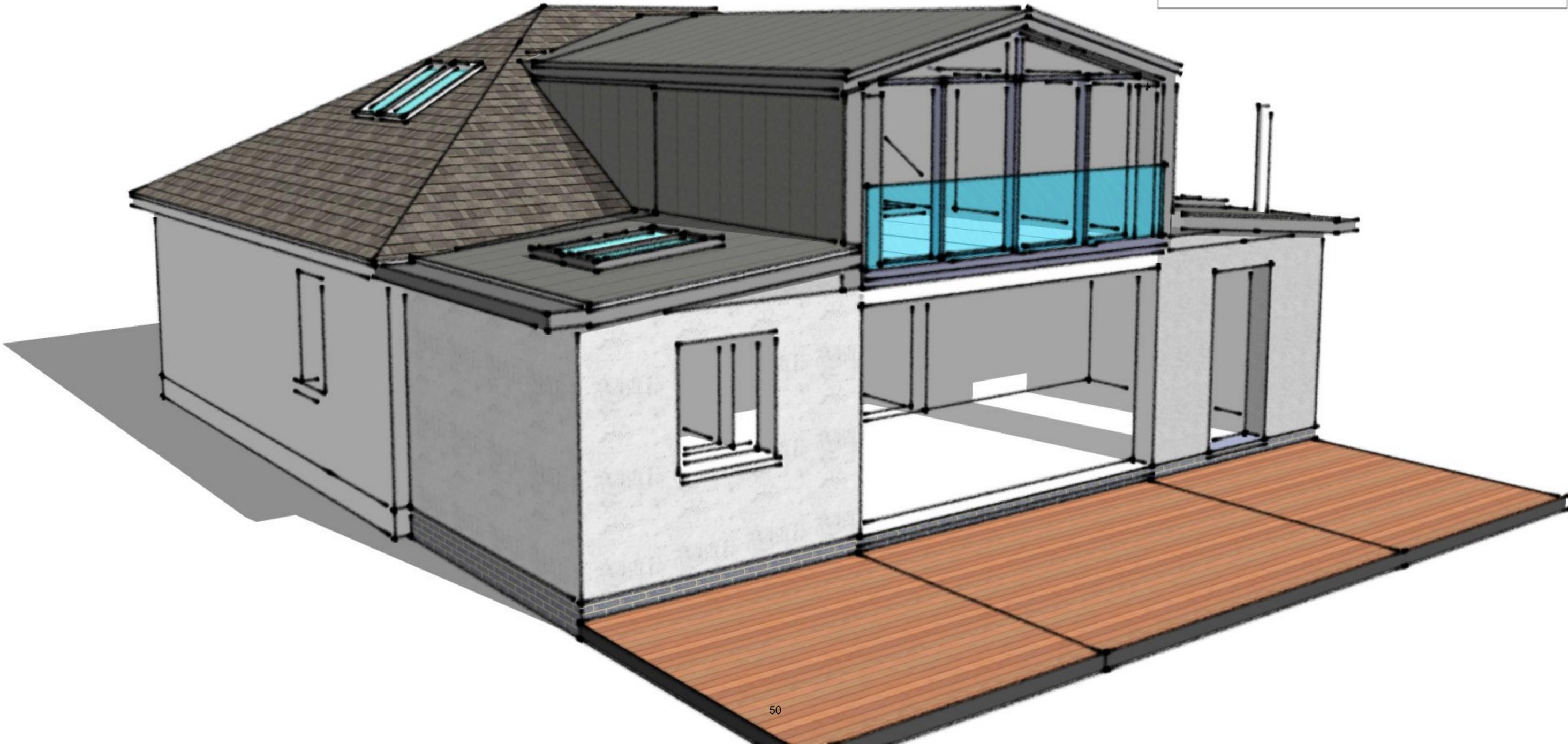
The Studio
 Seacliff
 Eglinton Terrace
 Skelmorlie
 PA17 5EP

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

project	job no	drawing	drg no	rev
Alterations & Extension to 48 Fullarton Crescent Troon	2108	PROPOSED elevations	P002	A
client	drawn	checked	status	date
Mr & Mrs S Hanssen	njh	njh	PLANNING	March 2021
	scale		1:100 @A3	

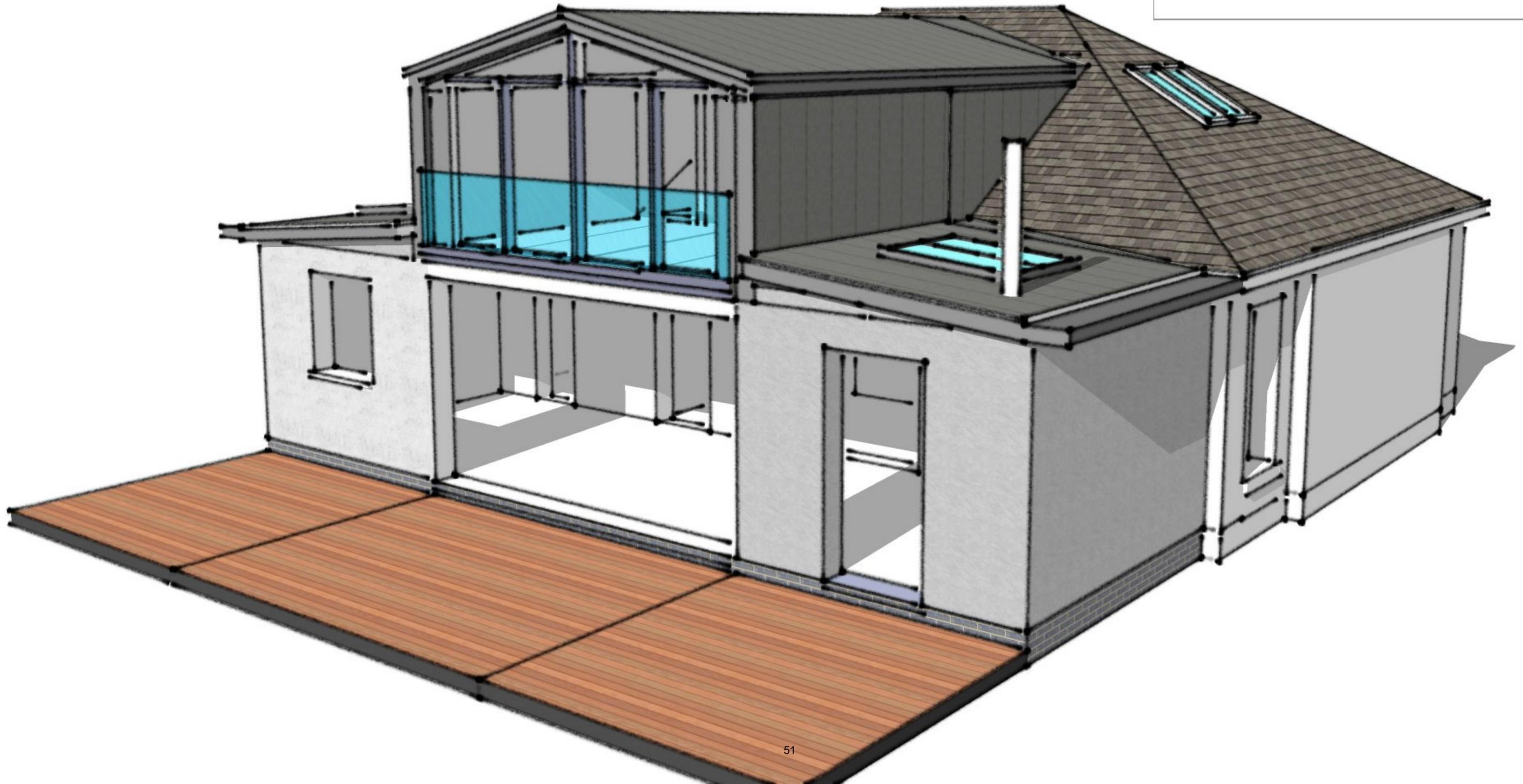
SOUTH AYRSHIRE COUNCIL

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.



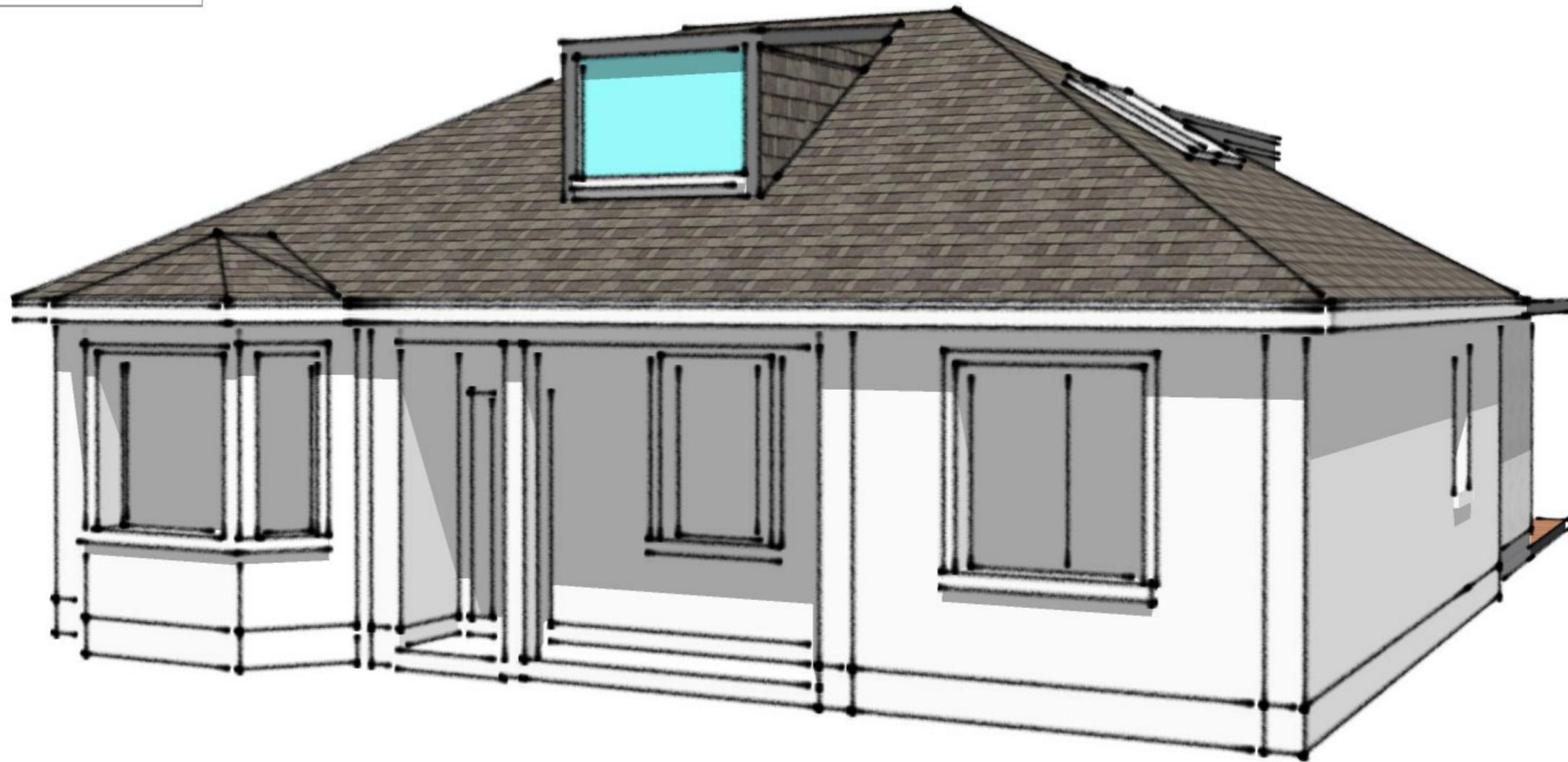
SOUTH AYRSHIRE COUNCIL

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

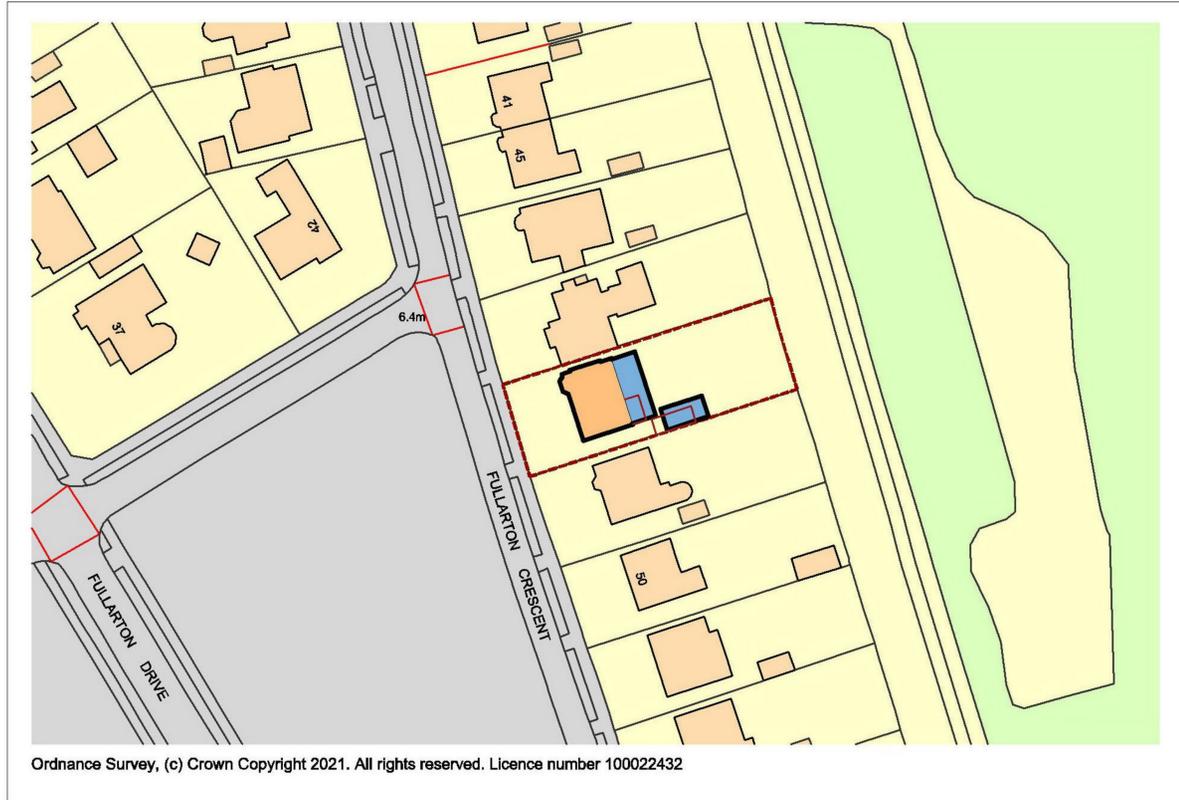
Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.



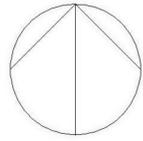
SOUTH AYRSHIRE COUNCIL

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.

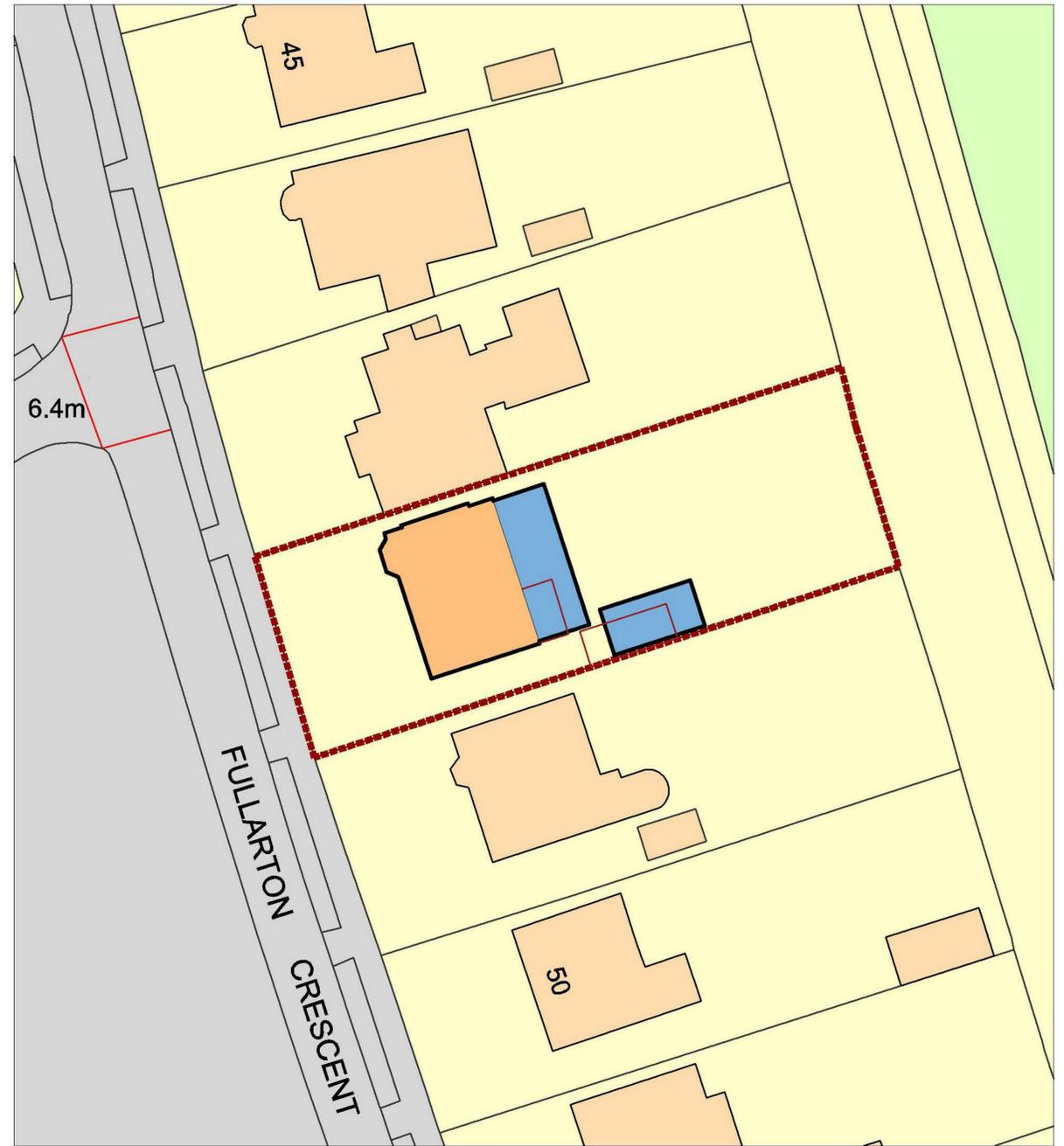




location plan 1:1250



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.
Information on this drawing is the subject of copyright: 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 Crescent Troon	2108	PROPOSED SITE LOCATION PLAN	SL001	
client	drawn	checked	scale	date
Mr & Mrs S Hanssen	njh	njh	as ind. @A3	March 2021
		status		
		PLANNING		

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

SOUTH AYRSHIRE COUNCIL

LOCAL REVIEW BODY

NOTE of CURRENT POSITION

Site Address:	FORMER ADAMTON COTTAGES C106 FROM B739 JUNCTION NEAR ADAMTON HOUSE TO C138 JUNCTION SOUTH OF LANGLANDS NORTH EAST OF PRESTWICK MONKTON SOUTH AYRSHIRE
Application:	21/00933/PPP PLANNING PERMISSION IN PRINCIPLE FOR THE ERECTION OF 2 NEW DWELLINGHOUSES

Appointed Officer's Decision:	Refused
Date Notice of Review Received:	3 rd February 2022

Current Position:	New Case For Review
Documentation:	The following documents in relation to the review are attached: Pages 1 to 7 – Report of Handling Pages 8 to 56 – Notice of Review and Supporting Documentation Pages 57 to 125 – Planning Application and Supporting Plans Pages 126 to 127 – Decision Notice Pages 128 to 134 – Interested Parties Correspondence
New Material:	No
Additional Material:	N/A
Dated:	13 th 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:	21/00933/PPP
Site Address:	Former Adamton Cottages C106 From B739 Junction Near Adamton House To C138 Junction South Of Langlands North East Of Prestwick Monkton South Ayrshire
Proposal:	Planning permission in principle for the erection of 2 new dwellinghouses
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 located near the C106 from B739 junction near Adamton House to the C138 junction south of Langlands, north east of Prestwick, Monkton. The site extends to approximately 4500 sq m with vehicular and pedestrian access obtained via a proposed access to/ from the adjacent unclassified public road. The site is bound by the following uses; woodland to the north, unclassified public road to the west, the boundaries of the Walled Garden to the east and to the south by a parcel of land which has planning permission for the erection of 2 dwellinghouses (17/01094/APP). One of the dwellings approved by permission 17/01094/APP has been erected on site.

2. Planning History:

It is considered that the planning history of surrounding land is material to the assessment of the current application. Specifically, the land located to the south of the Walled Garden, land located at the former Adamton Cottages and land at Woodend, are all considered material to the assessment of the current application. The approval of development of land surrounding the application site has resulted in permission being granted for the erection of 17 dwellinghouses within the rural area known as Adamton.

Land located to the south of the Walled Garden (11 dwellinghouses)

An application for planning permission in principle (14/01662/PPP) for the residential development on the site located adjacent to the Walled Garden (extending to approximately 7,690 sq.m) was refused under delegated powers by the Planning Authority on 10th February 2015. Subsequently, the Local Review Body (LRB) granted planning permission for the erection of residential development at this site.

The LRB took a view that Adamton was not a typical rural housing site, given the presence of existing terraced houses adjacent to the C106., which it considered gave the area a more urban character. The LRB also took the view that the boundaries of the existing cluster were open to interpretation, so the cluster could be considered to include other nearby properties, not merely the 16 terraced houses adjacent the site. The decision taken by the LRB did not limit the number of units which could be erected on site, nor did it define the limits of what it considered to be the cluster. Therefore, the principle of residential development at the site located adjacent to the walled garden was established by the LRB decision.

A subsequent detailed application 16/00469/APP on that site located adjacent to the Walled Garden was

refused under delegated powers by the Planning Authority on 5th July 2016. Application 16/00469/APP was again the subject of a review to the LRB where it was decided to partially uphold the decision made by the Planning Service, and refuse Planning Permission in so far as it related to design and layout matters (but not as far as it related to a requirement for affordable housing or education contributions).

Application 17/00701/APP for the erection of a residential development and associated infrastructure on the same site was approved under delegated powers by the Planning Authority on 25th August 2017. This application approved the erection of 11 dwelling houses.

Land located at the former Adamton Cottages (2 dwellinghouses)

An application for planning permission in principle (16/00563/PPP) for residential development on land formerly occupied by the since demolished Adamton Cottages, was refused under delegated powers by the Planning Authority on 20th June 2016. It was not considered that the site accorded with the Rural Housing policy relating to clusters and as defined by the Local Development Plan. Subsequently, the LRB granted planning permission for the erection of residential development at this site. The LRB considered that this proposed development was appropriate to the pattern and rural character (of an undefined cluster) at Adamton and that the site was not unreasonably divorced from neighbouring houses.

Subsequently, application 17/01094/APP for the erection of 2 x dwellinghouses and formation of associated vehicular access was approved by the Planning Authority on 3rd November 2017. One of the dwellings approved by application 17/01094/APP has been erected on site.

Land located at Woodend (4 dwellinghouses)

An application for planning permission in principle (18/01028/PPP) for the erection of 4 no. dwellinghouses on land located at Woodend, was approved by the Regulatory Panel on 31st January 2019. The Panel considered that the application site would be physically connected to the residential environment at Adamton and be located within the boundaries of what can essentially be described as an extended residential scheme.

Subsequently, application 19/00381/MSD for the erection of 4 x dwellinghouses was refused by the Planning Authority on 12th June 2019 as it was considered that the design of the proposed houses did not meet with the Council's Rural Housing Policy. This was formed on the assessment that in being 2 storey in height, the proposed dwellinghouses took a more urban/ sub-urban form than would otherwise be expected in a rural setting. The design was considered to result in a suburbanisation of development in the locality. However, the LRB granted planning permission and concluded that the design of the application proposal is acceptable in the context of this application site given that the site sits alongside housing that is 2-storey.

Planning application 21/00569/APP for the erection of 4 x dwellinghouses, different in design to those approved by application 19/00381/MSD, was approved earlier this year under delegated powers.

Land at Woodend (7 dwellinghouses)

An application for planning permission in principle (19/00911/PPP) for the erection of 7 dwellinghouses was refused by the Planning Authority on 4 December 2019 for the following reasons: -

(1) That the development proposal is contrary to the Local Development Plan: Core Investment Area policy in that the proposal is not considered to represent; residential development of an allocated housing site, (shown in the settlement maps); sustainable economic growth of Glasgow Prestwick Airport, the Enterprise Zone, other airport-related industry and infrastructure; promotion of rural diversification and tourism; non-residential re-use of a substantially intact building, which will benefit the local environment; and promotion and improvement the environmental quality and range of amenities within town centres.

(2) That the development proposal is contrary to the South Ayrshire Local Development Plan Policy in relation to Land Use and Transport in that the site is not accessible by a choice of means of transport, and the development proposal does not provide for travel by a choice of means of transport, and no justification has been provided for a departure from this policy.

(3) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan Sustainable Development policy as the development does not contribute to the effective use of public services, facilities and infrastructure, and no justification has been provided for a departure from this policy.

(4) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan Rural Housing policy as the development does not represent development which is; the replacement of an existing house, an extension to an existing house, the conversion and reuse of a genuinely redundant building of traditional or local character and domestic scale, or a home that is essential to a

rural business.

(5) That the development proposal is contrary to South Ayrshire Council Supplementary Planning Guidance entitled Rural Housing in that the development proposal will create ribbon development which has a suburbanising effect on the rural setting and visual amenity of the locality to the detriment of area.

The applicant sought a review of the decision from the Council's Local Review Body whereby the LRB agreed to uphold the decision made by the appointed officer for the reason as stated in the refusal of planning permission as listed above.

3. Description of Proposal:

Planning permission in principle is sought for the erection of two dwellinghouses on an area of land at the former Adamton Cottages, by Monkton. The site is located in a rural area defined in the Adopted South Ayrshire Local Development Plan as; Core Investment Area. While permission is being sought in principle, the applicant has provided an indicative layout which suggests that the site would accommodate 2 separate plots.

4. Consultations:

Ayrshire Roads Alliance offer no objections subject to conditions.
Scottish Water offer no objections subject to conditions.

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 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>

- o Spatial Strategy;

- o Core Investment Area;
- o Sustainable Development;
- o Rural Housing;

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):

- o Scottish Planning Policy (2014);

Scottish Planning Policy (SPP) forms the statement of the Scottish Government's policy on nationally important land use planning matters. Paragraph 75 states that "the planning system should:

- o In all rural and island areas promote a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces;
- o Encourage rural development that supports prosperous and sustainable communities and business whilst protecting and enhancing environmental quality".

The above SPP forms the statement of the Scottish Government's policy on nationally important land use planning matters and is considered to be relevant in the consideration of this application. In general, the SPP highlights the role of planning authorities in delivering sustainable development in rural areas. SPP states that the aim should be to enable development in all rural areas which supports prosperous and sustainable communities whilst protecting and enhancing environmental quality. The SPP expects development plans to respond to specific circumstances, with regards to rural developments. The policy emphasis of the SPP is noted, however, it is also important to note that the SPP maintains a plan-led approach to assessing development proposals with a primacy on Development Plans to provide a framework for assessing planning applications. This application is determined on this basis. The proposal also requires further consideration against the policy provisions of the Local Development Plan and related supplementary guidance in relation to Rural Housing which set out the criteria to be applied to new rural based dwellings. Further consideration of the proposal against the provisions of the Council's Local Development Plan and Rural Housing SPG, and also site specific aspects relating to the proposal - including planning history within the vicinity of the site - are considered elsewhere in this report.

- o South Ayrshire Council - Adopted Rural Housing Policy;

The SPG policy states that additions to clusters (defined as consisting of 2 or more houses forming a clearly identifiable group, with strong visual cohesion and sense of place) will be acceptable, subject to the following criteria;

- a) the proposal is sympathetic to the character and landscape setting of the existing cluster.
- b) the development represents the sensitive in-filling of any available gap sites consolidating existing dwellings within the cluster.
- c) the development has a clear relationship with the existing cluster by being physically connected with the cluster.

- d) the proposed design solution is in keeping with the character and built form of the existing cluster and otherwise complies with design guidance in the supplementary guidance.
- e) The proposal does not expand the cluster by more than 50% of the number of houses within that group (rounded up to nearest single dwellinghouse) as at date of adoption of this supplementary guidance.

The SPG also states that additions to clusters will not be acceptable where: -

- a) the cluster is located within the greenbelt.
- b) the development results in the coalescence of settlements.
- c) the development extends or creates a ribbon of development.
- d) the development has an unacceptable impact on the character of the existing building group or its landscape setting and settlement.

An assessment of the proposal in this regard is set out further within this report, below.

The Council's Supplementary Planning Guidance (SPG) 'Open Space and Designing New Residential Developments' is relevant in the consideration of this application. This policy provides guidelines on plot spacing for new residential dwellings including minimum private garden sizes. This policy guidance also recommends a minimum of 6 metre depth for front garden and 9 metre depth for rear gardens. This policy also sets out expected private open space standards within new residential developments, which for detached properties extends to 100 square metres. Due to the generous size of the plot, the proposed house would exceed the minimum standards. Therefore it is considered that the development proposal accords with the Council's Adopted Open Space Policy.

11. Assessment (including other material considerations):

A site visit has not been undertaken as it is considered that sufficient information is available to determine the application; in accordance with the Council's agreed protocol and the advice of the Scottish Government in containing the spread of Coronavirus. The applicant/ agent has provided photographs to assist with the understanding of the setting of the application site, which along with public sources of information, is considered sufficient to undertake an assessment of the application. The site has also been previously visited as part of the assessment of earlier application proposals.

In terms of the assessment of the current application, it is recognised that the strategy underpinning the Local Development Plan is to promote sustainable development by making best use of infrastructure within existing towns and villages. Scottish Planning Policy echoes the objectives of the LDP and clearly indicates that in pressured areas it is important to protect against unsustainable growth of car-bound commuting and the suburbanisation of the countryside, particularly where there are environmental assets such as scenic landscapes or good quality agricultural land. It is for these reasons that additional housing within this rural area needs to be appropriately assessed.

The application site is located within the Core Investment Area as defined in the adopted Local Development Plan (2014). The approach outlined in the overarching LDP policy: spatial strategy within the adopted LDP states that development will not be supported outwith the boundaries of settlements, except where it can be justified:

"...because it will benefit the economy and there is a need for it in that particular area and in line with the spatial strategy".

It is noted that the application site is not an allocated housing site and it has not been demonstrated that there is a need for residential development in the particular area concerned. The 'Core Investment Area' is the operative spatial component of the spatial strategy policy for this site, and is of particular relevance in regard to this proposal as the policy seeks to encourage development which results in new housing on allocated sites. It is clear that proposals on unallocated sites outwith existing town and village boundaries will not be supported for residential development, except where in compliance with LDP Rural Housing.

The LDP Rural Housing policy allows for small scale, limited expansion of clusters within countryside locations. Since 2015, planning permission has been approved for the erection of 17 dwellinghouses in close proximity to the application site. In their consideration of application 14/01662/PPP, the LRB decision notice did not define the boundaries of the existing cluster at Adamton Estate, nor did the decision notice define the limits of what was considered to be a cluster. Subsequent residential development application at Adamton Estate, proposed under the 'cluster policy', have therefore benefited from this lack of definition in so much that existing housing at Adamton Estate has been expanded by nearly 100% in number and significantly in excess of 100% in terms of land take. The approval of a significant number of dwellinghouses within this rural area clearly contradicts the objectives of the LDP's spatial strategy and has resulted in the suburbanisation of Adamton Estate. The planning system

operates within a plan-led system and an unrestricted approach to rural housing places an unnecessary burden on public services, facilities and infrastructure. It is therefore considered that Adamton Estate is unable to cope with further residential development without compromising the Sustainable Development policy objectives of the LDP.

Furthermore, the LDP policy in relation to Land Use and Transport recognises the relationship between transport and land use in terms of sustainable development and economic growth. In this regard, development proposals should closely link to existing and proposed walking, cycling and public transport networks, and ensure that essential use of the private car is accommodated within the context of an integrated approach of transport. In this regard it is noted that the site is accessed via an unclassified rural public road, and is not served by public transport, or by a cycle route.

It is considered imperative that there is a cessation to further unsustainable and environmentally damaging housebuilding that is a suburbanising expansion of residential development in this locality.

The supporting statement has been considered, however, no information has been submitted which addresses the above policy concerns.

For the reasons noted above, it is considered that the development proposal does not accord with the South Ayrshire Local Development Plan Policies in relation to; Spatial Strategy, Core Investment Area, Land Use and Transport, Sustainable Development and Rural Housing, and that there are no material planning considerations that would out-weigh these policy provisions. 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 for the following reasons: -

Reasons:

- (1) That the development proposal is contrary to the Local Development Plan: Core Investment Area policy in that the proposal is not considered to represent; residential development of an allocated housing site, (shown in the settlement maps); sustainable economic growth of Glasgow Prestwick Airport, the Enterprise Zone, other airport-related industry and infrastructure; promotion of rural diversification and tourism; non-residential re-use of a substantially intact building, which will benefit the local environment; and promotion and improvement the environmental quality and range of amenities within town centres.
- (2) That the development proposal is contrary to the South Ayrshire Local Development Plan Policy in relation to Land Use and Transport in that the site is not accessible by a choice of means of transport, and the development proposal does not provide for travel by a choice of means of transport, and no justification has been provided for a departure from this policy.
- (3) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan Sustainable Development policy as the development does not contribute to the effective use of public services, facilities and infrastructure, and no justification has been provided for a departure from this policy.
- (4) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan Rural Housing policy as the development does not represent development which is; the replacement of an existing house, an extension to an existing house, the conversion and reuse of a genuinely redundant building of traditional or local character and domestic scale, or a home that is essential to a rural business.
- (5) That the development proposal is contrary to South Ayrshire Council Supplementary Planning Guidance entitled Rural Housing in that the proposal expands the existing cluster by more than 50% of the number of houses within Woodend (as at the date of adoption of the SPG).

Advisory Notes:

N/A.

List of Plans Determined:

Drawing - Reference No (or Description): **Refused 01**

Drawing - Reference No (or Description): **Refused 02**

Drawing - Reference No (or Description): **Refused** 03

Drawing - Reference No (or Description): **Refused** 04

Drawing - Reference No (or Description): **Refused** 05

Reason for Decision (where approved):

N/A.

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

<i>Decision Agreed By:</i>	<i>Appointed Officer</i>
<i>Date:</i>	<i>4 November 2021</i>



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 100469624-002

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.

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:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Building Name:

Last Name: *

Building Number:

Telephone Number: *

Address 1 (Street): *

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Fax Number:

Country: *

Postcode: *

Email Address: *

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" value="Woodside House"/>
First Name: *	<input type="text" value="Barry"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="McLeish"/>	Address 1 (Street): *	<input type="text" value="Monkton"/>
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="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KA9 2SQ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="Barry@qtsgroup.com"/>		

Site Address Details

Planning Authority:	<input type="text" value="South Ayrshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="627889"/>	Easting	<input type="text" value="237489"/>
----------	-------------------------------------	---------	-------------------------------------

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)

Planning permission in principle for the erection of 2 new dwellinghouses. SITE ADDRESS: Former Adamton Cottages C106 From B739 Junction Near Adamton House To C138 Junction South Of Langlands North East Of Prestwick Monkton South Ayrshire

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.

We disagree with the Councils decision to refuse planning permission in principle for the said development. All reasons and arguments why a review is requested are contained within the attached Statement in Support provided within the supporting documents section.

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)

1) Copies of the Original application documents. 2) A Statement in Support of a request for Review.

Application Details

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

21/00933/PPP

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

09/09/2021

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

05/11/2021

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

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 Paul Sisi

Declaration Date: 02/02/2022

**NOTICE OF REVIEW
IN RELATION TO THE REFUSAL BY
SOUTH AYRSHIRE COUNCIL FOR
PLANNING PERMISSION IN PRINCIPLE FOR
THE ERECTION OF TWO DWELLINGHOUSES
AT FORMER ADAMTON COTTAGES,
C106 FROM B739 JUNCTION NEAR ADAMTON
HOUSE TO C138 JUNCTION SOUTH OF LANGLANDS,
NORTH EAST OF MONKTON, PRESTWICK**

**PLANNING APPLICATION REF NO
21/00933/PPP**

STATEMENT IN SUPPORT

Report Prepared by:

**MICHAEL S EVANS
BA (Econ); Dip TP, MRTPI, MCIM
PLANNING CONSULTANT
meicplan.associates
"TY-NEWYDD"
11 MURCHIE DRIVE
KINGS MEADOW
PRESTWICK
KA9 2ND**

**PAUL SISI
ARCHITECTURAL SERVICES
19 MOOR PARK
PRESTWICK
KA9 2NJ**



February 2022

CONTENTS

(i) SUMMARY / CONCLUSIONS

1.0 INTRODUCTION / TERMS OF REFERENCE / THE PROPOSALS

2.0 AREA CONTEXT AND SITE ANALYSIS

3.0 THE COUNCIL'S REASONS FOR REFUSAL

4.0 THE REASONS FOR SEEKING A REVIEW

5.0 RESPONSE TO THE COUNCIL'S REASONS FOR REFUSAL

6.0 CONCLUSIONS

(i) SUMMARY / CONCLUSIONS

- Reason for Refusal 1, i.e. that the proposals are contrary to the requirements of LDP policy: core investment area, we strongly suggest is largely irrelevant since the proposals, if implemented, couldn't possibly have any implications for them
- The proposals are otherwise compatible with the requirements of LDP policy: land use and transport (Reason for Refusal 2); LDP policy: sustainable development (Reason for Refusal 3), and LDP policy: rural housing (Reason for Refusal 4) which, like Reason 1, is largely irrelevant in this case because of Supplementary Guidance: Rural Housing
- The proposals are also compatible with the requirements of Supplementary Guidance: Rural Housing (Reason for Refusal 5) for the following reasons:
 - The Guidance describing a cluster as '*an existing group of houses in the countryside*'. Adamton is an existing group of housing in the countryside
 - In numerical terms, a cluster is '*defined as a building group of two or more houses forming a clearly identifiable 'group' with strong visual cohesion and sense of place*'
 - Inevitably, not all identifiable groups of 2+ houses would 'neatly' satisfy all of the criteria required if development was going to be considered
 - In its response to planning applications, the Council has recognised that Adamton is a cluster but has also concluded that it shouldn't be seen as typical
- The Council has also accepted that the potential boundaries '*were open to interpretation*'

- It is not unreasonable to conclude, however, that the outer limit of the consents granted, as shown in Planning Application Drawing No 1194-04A, has given the Adamton cluster potentially a recognisable form and that the application that is the subject of this request for review might be viewed in this context
- In our opinion therefore, and as confirmed by Planning Application Drawing No 1194-04A, the proposals would affectively round off the situation, with the woodland to the north and east effectively screening the site and Adamton, as a whole, from the countryside to the north
- In terms of numbers, the area described above had 18 units at the time of adoption of Guidance. At the time of writing, it has 19, an increase of one during the period since the adoption of Supplementary Guidance

The proposals would not therefore, by themselves, result in the total number of houses being increased by more than 50%.

While four others are currently at an advanced stage of construction and, even if these four were taken into account, the 50% guideline would not be reached.

Having accepted that Adamton is not a typical cluster and that its boundary was open to interpretation, the Council has not rigidly applied the 50% guideline here and has taken a pragmatic approach which has not resulted in difficulties for this policy elsewhere.

The proposals are therefore compatible with the Council's position in relation to development at Adamton.

- Otherwise, Supplementary Guidance states that additions to clusters will be acceptable where:

a) *the proposal is sympathetic to the character and landscape setting of the cluster*

At the time of writing, there were 19 houses within the area described by Planning Application Drawing No 1194-04A. The 16 houses of Adamton Estate comprise: 10 semi-detached houses and six units in a terrace, which are likely to have been built by the former Ayrshire County Council. The other three houses are detached.

There is therefore a mixture of house types, built at different points in time. Without commenting on the quality in townscape terms of the range of existing housing, the proposals will benefit from the detailed policy guidance now provided with regard to new rural housing and should help enhance the character rather than have an unacceptable impact.

In relation to landscape setting and quality, we have demonstrated that the proposals would have no negative consequences either for Landscape Character Type 66 – Agricultural Lowlands within which it is situated or the immediate local landscape setting.

With trees along the northern and eastern margins, the development would be completely unsighted from the more open aspects of the countryside beyond.

- b) the development represents the sensitive infilling of any available gap sites consolidating existing dwellings within the cluster

The site does not represent infilling but does, in effect, represent a rounding off of development on the north-east edge of the cluster. A substantial tree bank along the north makes for a clear boundary with the wider countryside beyond.

- c) the development has a clear relationship with the existing cluster by being physically connected with the cluster

The proposals are immediately adjacent to existing development to the south and to the west across the C106.

- d) the proposed design solution is in keeping with the character and built form of the existing cluster and otherwise complies with design guidance in the supplementary guidance

In terms of its built form characteristics, as a potential source of guidance, as confirmed elsewhere, the majority of the houses currently are in the form of a terrace. Otherwise, the three other houses are not similar. The proposals would substantially be based on SG.

SG goes further to state:

Additions to clusters will not be acceptable where:

- the cluster is located within the greenbelt

Adamton is not located in the greenbelt.

- *the development results in the coalescence of settlements*

Adamton's location within the wider area, as shown in the Google extract on page 18, confirms that the proposals will not result in coalescence now or, indeed, in the future.

- *the development extends/creates a ribbon of development*

Currently, there is no ribbon of development here. The proposals will have access on to the C106 but, as Planning Application Drawing No 1194-01 confirms, the outcome will not be a ribbon.

- *the development has an unacceptable impact on the character of the existing building group or its landscape setting*

This is dealt with under point (a) earlier.

As confirmed in this Statement, the proposals are otherwise compliant with the requirements of:

- ***Supplementary Guidance: Alterations and Extensions to Houses***
- ***Guidance: Open Space and Designing New Residential Developments***
- ***Other Planning Policy, Guidance and Advice:***
 - ***Scottish Planning Policy (SPP), June 2014***
 - ***Modified Proposed Local Development Plan 2***

1.0 INTRODUCTION / TERMS OF REFERENCE / THE PROPOSALS

Introduction/Terms of Reference

On 10 September 2021, application was made by Paul Sisi, Paul Sisi Architectural Services, 19 Moor Park, Prestwick, KA9 2NJ on behalf of Mr Barry McLeish, Woodside House, Adamton, Monkton, Prestwick, KA9 2SQ, Planning Application Ref No 21/00933/PPP.

This Notice of Review has been prepared by Michael S Evans, Planning Consultant, 'Ty-Newydd', 11 Murchie Drive, Kings Meadow, Prestwick, KA9 2ND and Paul Sisi Architectural Services as instructed by the Applicant and is submitted in response to the Council's decision to refuse the application on a delegated basis on 4 November 2021. The contents of the Appointed Officer's Report of Handling (a copy of which has been submitted with this Notice) is viewed as a significant material consideration.

We would advise Review Body members that this Supporting Statement should be read in conjunction with the one that formed part of refused Planning Application Ref No 21/00933/PPP.

The Applicant

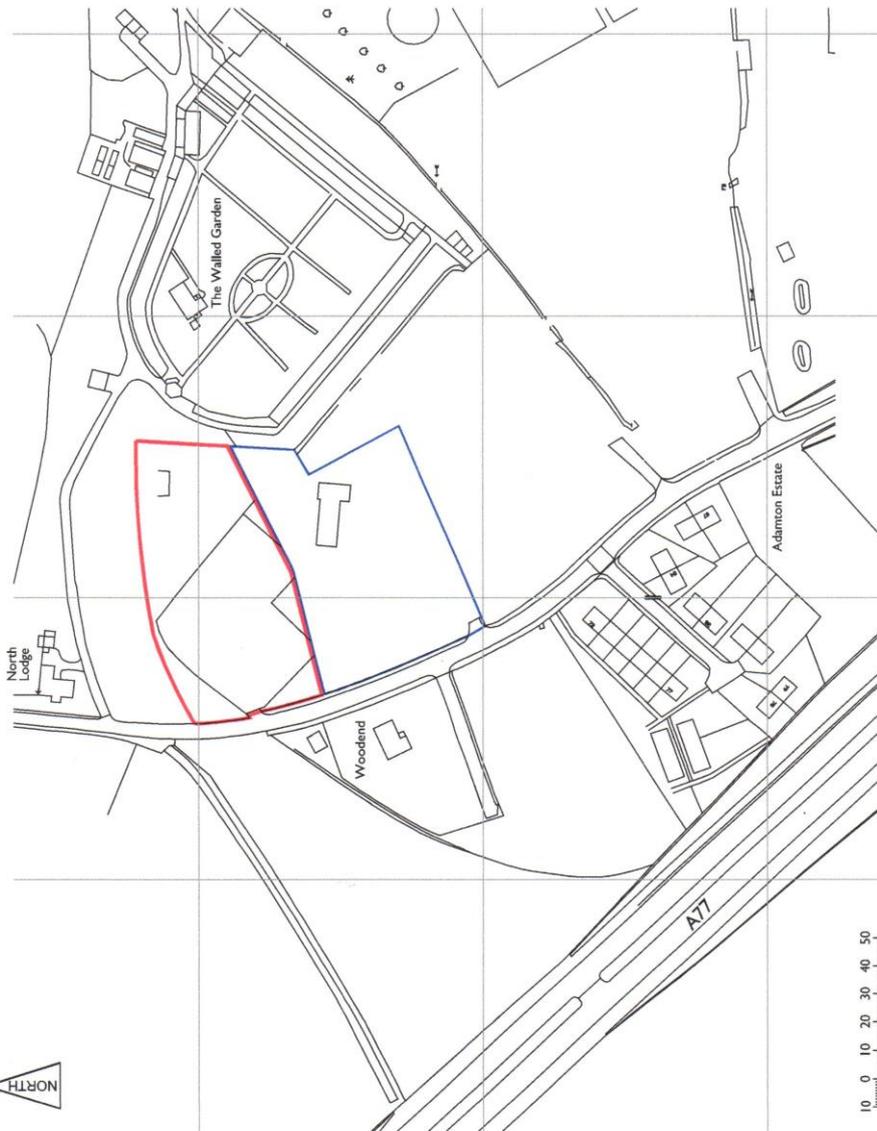
Mr Barry McLeish resides at Woodside House immediately to the south of the site, as confirmed in Planning Application Drawing No 1194-01: Location Plan.

The Site

The details are provided in Part 2.0. The proposed site extends to 4,534 m² (0.45 Ha), as shown in Planning Application Drawing No 1194-01 on page 9.

Planning Application Drawing No 1194-01: Location Plan

APPLICATION SITE
 Other land in the ownership
 of the Applicant



revision	date
Planning Application	
Site: Mr B. McLeish Woodside House, Monkton, Prestwick KA9 2SQ	
Project: Erection of 2 new Dwelling Houses at former Adamton Cottages, Monkton, Prestwick, KA9 2SQ	
Drawing title: Location Plan	

paar ltd architectural services
 17 Moorpark, Prestwick, KA9 2JG
 Tel: 01292 471667
 E: paul@paarltd.co.uk

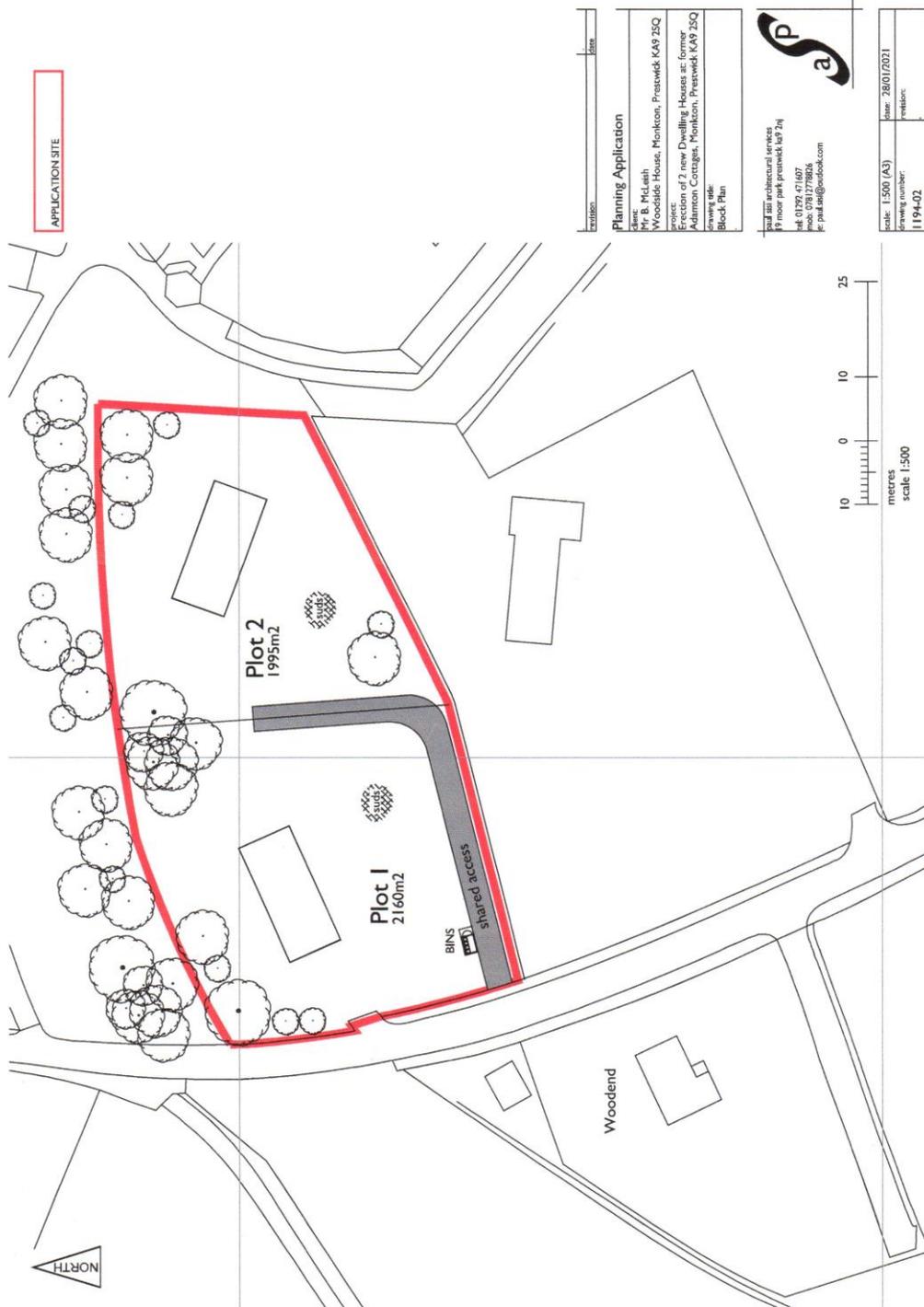


scale: 1:1250 (A3)	date: 28/01/2021
drawing number: 1194-01	revision:

The Proposals

Planning Permission is being sought for the erection of two Dwellinghouses, as shown indicatively on Planning Application Drawing No 1194-02 on the following page.

Planning Application Drawing No 1194-02: Block Plan



revision:	date:
Planning Application	
site:	Woodside House, Monkton, Prestwick KA9 2SQ
project:	Erection of 2 new Dwelling Houses at: former Adamton Cottage, Monkton, Prestwick KA9 2SQ
drawing title:	Block Plan



 paul shaw architectural services
 19 moor park prestwick, ka9 2jh
 telf: 01392 471607
 pshaw@pshaw.co.uk
 pshaw@pshaw.com

scale: 1:500 (A3)	date: 28/01/2021
drawing number: 1194-02	revision:

2.0 AREA CONTEXT AND SITE ANALYSIS

A detailed response to the Council's Reasons for Refusal is to be found in Part 5.0.

The purpose of Part 2.0 is, as the title suggests, to inform LRB members as to the precise whereabouts of the proposals but also to run through a number of standard 'checks'/tests to confirm the suitability of the site for the proposed development, essentially to determine any potential constraints arising out of the following. Some of this information will reappear later in Part 5.0.

Area Context

The site currently falls within the countryside, as defined in LDP 1. Planning applications in the countryside would initially be assessed against their potential impact on landscape and, secondly, consequences for settlement pattern.

(a) Landscape Character

(i) Impact on Broad Landscape Character

The landscape policies of the adopted LDP refer to the Ayrshire Landscape Assessment published by the then SNH in 1998 as the primary source of guidance re broad landscape.

The 1998 Assessment confirms that the site falls within the Ayrshire Basin and, specifically, in Category G, Ayrshire Lowlands.

In January 2019, NatureScot published Landscape Character Assessment which has effectively replaced the 1998 document as the primary source.

The map extract from the 2019 Assessment on page 15 shows that the site, along with the rest of Adamton, is virtually on the boundary of LCT 66 – Agricultural Lowlands – Ayrshire, with the Urban LCT category immediately to the west, the A77T providing the boundary at this point.

Unlike the 1998 document, the 2019 document, while describing the key characteristics of LCT 66, does not provide guidance on future development. LCT 66 forms an extensive area of lowland occupying much of the Ayrshire basin. **It is reasonable to assume therefore that the proposals, as they would be located near the margin of Landscape Character Type 66, would have no discernible impact on the key landscape characteristics of LCT.**

(ii) Impact on Local/Immediate Landscape Context

The point made immediately above is reinforced by the extract from Google Maps shown on page 18, confirming that Adamton, as a whole, including the site, substantially because of the wooded nature of the setting, is partly visible only from the east, and this because of the construction of the Ayr Bypass (A77T).

(b) **Settlement Pattern/Pattern of Development**

LCT 66 provides little guidance on the matter of settlement pattern except to state that, in the urban fringes of Ayr and Prestwick, there is a 'fragmented pattern'.

Information provided by the former Ayrshire Joint Structure Plan team indicated that approximately 95% of Ayrshire can be defined as countryside. It is likely that South Ayrshire matches this figure. Council policy recognises that, within the countryside, there will be groups of houses not large enough to be given the status of settlement but might be viewed as clusters, subject to criteria. Within this large area of countryside, clusters take on a variety of forms, **some of which can be described as not being 'typical'**.

Among these is Adamton, which has been recognised as such by the Council.

Scottish Landscape Character Types Map and Descriptions: LCT 66



The Adamton Cluster

'Adamton' is nowhere precisely defined. Indeed, in deciding the outcome of Planning Application 14/01662/APP in 2015, **the Local Review Body concluded that the boundaries of the cluster were open to interpretation.**

In several respects therefore, the pattern of development at the time of the adoption of the current LDP was not typical. Most of it comprises the P8 units built as an urban cul-de-sac, probably in the 1940s, by the former Ayrshire County Council.

Indeed, the overwhelmingly urban character of what was there has been previously recognised by the Local Review Body.

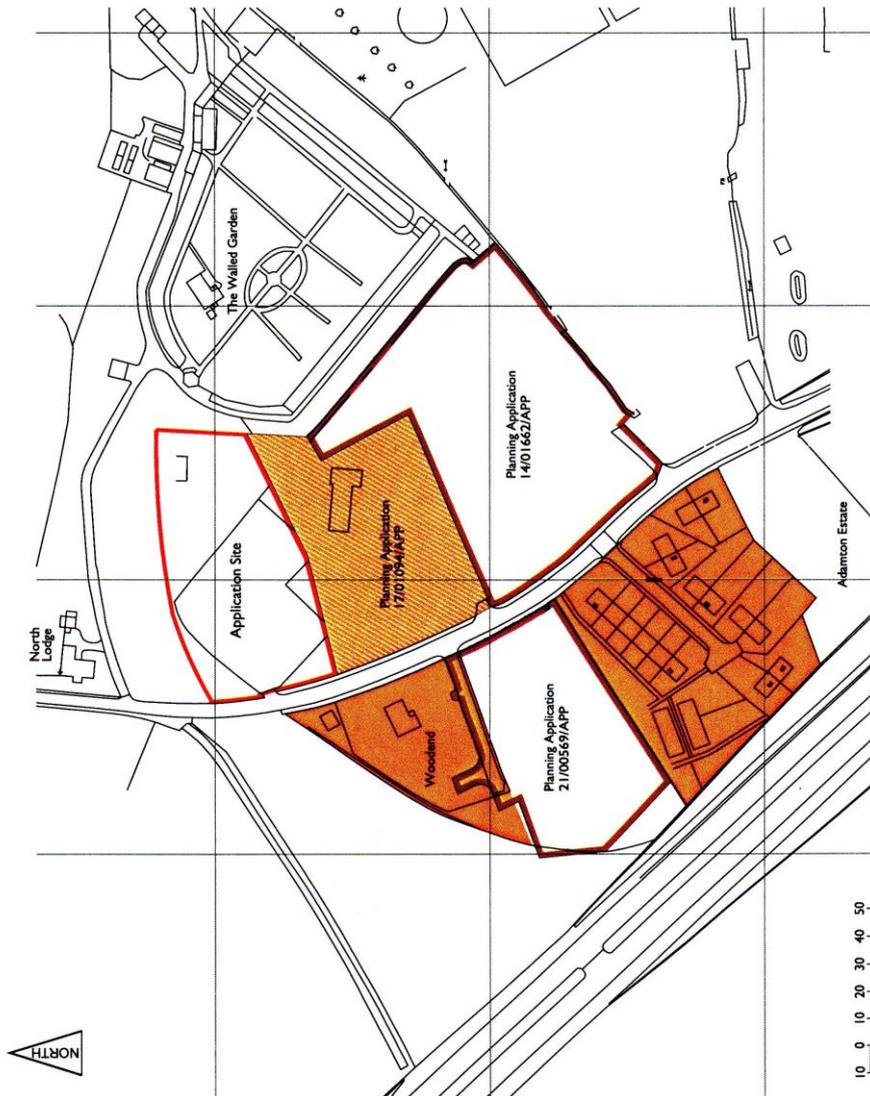
Consents granted between December 2014 and May 2021 have resulted in a potential overall pattern, as shown in Planning Application Drawing No 1194-04A on page 17.

This confirms a potentially compact form within recognisable physical lines.

We would maintain that the proposals would, in effect, deliver a sustainable 'rounding off' of what is now the de facto pattern.

Planning Application Drawing No 1194-04A: Current Extent of Development

- APPLICATION SITE
- EXISTING DEVELOPMENT
- EXISTING DEVELOPMENT
(One of Two approved houses)



Planning Application
 Mr. B. McLeish
 Woodside House, Monkton, Prestwick KA9 2SQ
 Project:
 Erection of 2 new Dwelling Houses at former
 Adamton Cottages, Monkton, Prestwick KA9 2SQ
 Planning use:
 Current Extent of Development

01793 41697
 01793 41697
 paul.m@outlook.com

Scale: 1:1250 (A3)	Date: 28/01/2021
Drawing number: 1194-04	Revision: A

'sit' comfortably within the north of the overall form of the emerging pattern of development in Adamton.

- **Site Boundaries**

The site boundaries have been reinforced and made secure by the erection of a timber fence. The position of the boundaries, as shown in Planning Application Drawing No 1194-04A shows how the proposed site relates to the overall emerging pattern of development at Adamton.

- **Its Relationship with Neighbours**

The development site has, to its immediate north, an unmanaged area of woodland which is, in turn, defined by the access road to North Lodge and the domestic property within The Walled Garden of Adamton House. To the immediate south of the application site is the Blue Line Site, being in the same ownership as the application site and currently occupied by a single private dwellinghouse (Woodend House). The western site boundary is defined by an unnamed road, the C106, and, to the east, by The Walled Garden of Adamton House.

The development would therefore be accommodated comfortably/ sustainably within its immediate context.

- **Its Topography**

The site has a natural fall from north to south. Its development therefore would not be made difficult by adverse circumstances relating to slope.

- **Views of the Site from Outwith**

Refer to photographs on pages 23 and 24.

Collectively, these photographs add some 'street level' detail to the overall picture provided by the Google extract on page 18 and help

confirm that the proposals would have no negative consequences for 'place' in Adamton and that the application site is particularly well sheltered by existing trees and vegetation to the north and east and would therefore be unseen from the wider countryside to the north and east because of the extent of tree cover. This vegetation also provides an effective northern limit to the emerging development pattern at Adamton.

Views into the site are obscured by a security fence erected during the construction of Woodend House.

- **What Exists within the Site**

The margins of the site retain some unmanaged woodland, with most of the trees taking the form of windblown propagation; other parts of the site were cleared to assist with works to the adjacent Client-owned blue line site. There also still exists within the curtilage of the site a number of concrete bases and foundations that relate to the site's former uses.

There is therefore nothing within the site that would significantly impact negatively on its 'effectiveness'.

- **Services**

There currently exists within the site a historic water supply, a foul water drainage network and a Scottish Water foul water drain.

- **Connectivity**

Adamton is not on the core path network. Otherwise, Adamton is located within the Core Area as defined in LDP 1 and in the Kyle Investment Area in Proposed Modified LDP 2 and, as a result, enjoys accessibility to a wide area. In particular, it is 2.9 km/1.8 miles from Dutch House Roundabout and only 1.4 miles from Monkton Cross,

where a range of bus services are available to Ayr, Prestwick, Troon, Irvine, Kilmarnock and Glasgow.

Glasgow/Prestwick Airport Railway Station is within a ten-minute drive and is accessible by bus from Monkton.

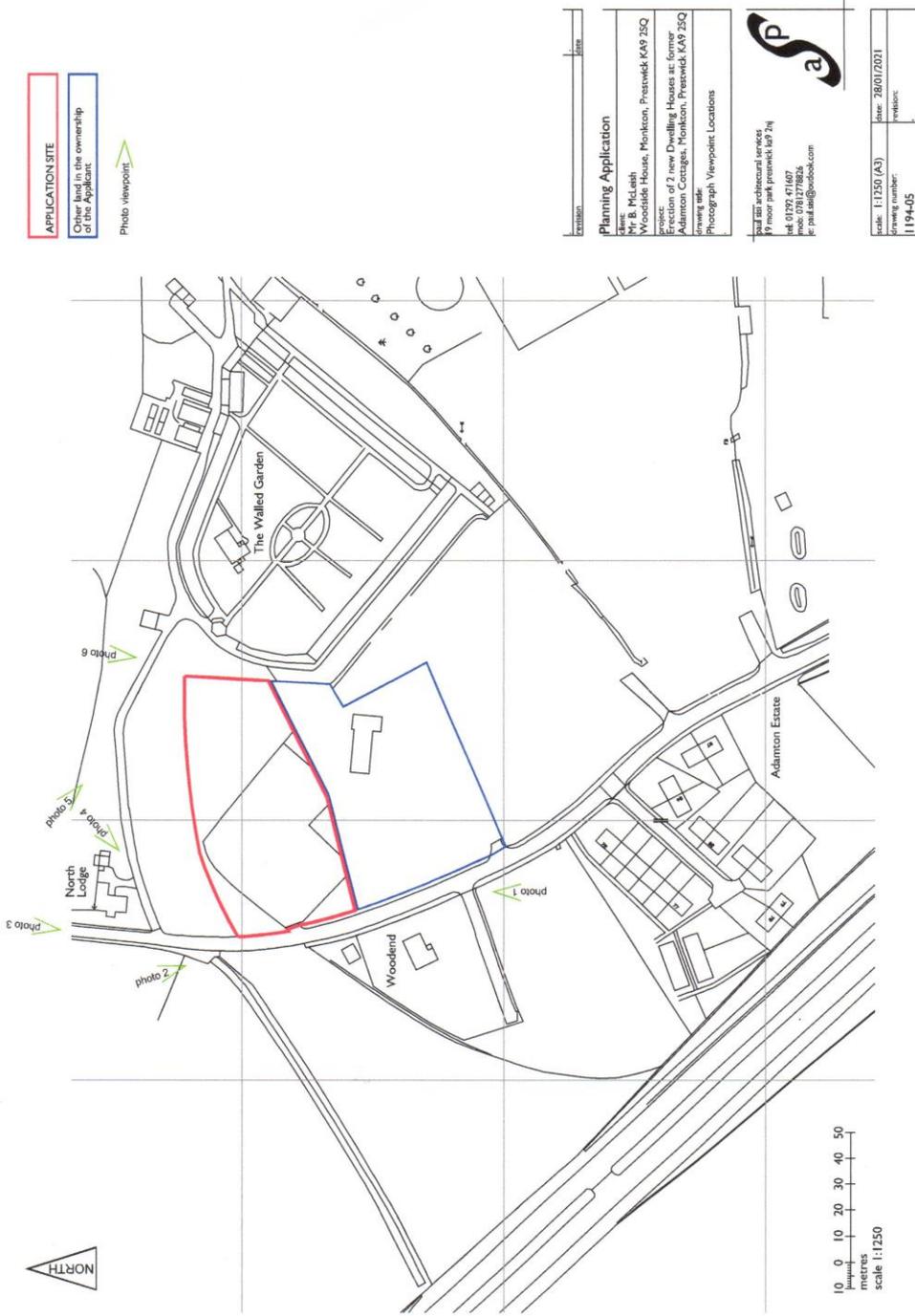
As a general comment, para 5.3 of Scotland's Third National Planning Framework states that 'reliance on the car will remain important in rural Scotland'.

Summary

As stated earlier, an important objective for Part 2.0 was not only to provide a detailed picture of the site and its context but also to confirm that there are no significant physical barriers/impediments or locational issues making the site incapable of delivering sustainable development. This, in our opinion, has been confirmed by the aforementioned.

The policy, etc implications are dealt with later in Part 5.0 in response to the Reasons for Refusal.

Planning Application Drawing No 1194-05: Photograph Viewpoint Locations





Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6

3.0 THE COUNCIL'S REASONS FOR REFUSAL

The reasons for the Council's decision are:

- (1) *That the development proposal is contrary to the Local Development Plan: Core Investment Area policy in that the proposal is not considered to represent residential development of an allocated housing site (shown in the settlement maps); sustainable economic growth of Glasgow Prestwick Airport, the Enterprise Zone, other airport-related industry and infrastructure; promotion of rural diversification and tourism; non-residential reuse of a substantially intact building, which will benefit the local environment; and promotion and improvement the environmental quality and range of amenities within town centres*
- (2) *That the development proposal is contrary to the South Ayrshire Local Development Plan Policy in relation to Land Use and Transport in that the site is not accessible by a choice of means of transport, and the development proposal does not provide for travel by a choice of means of transport, and no justification has been provided for a departure from this policy*
- (3) *That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan: Sustainable Development policy as the development does not contribute to the effective use of public services, facilities and infrastructure, and no justification has been provided for a departure from this policy*
- (4) *That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan: Rural Housing policy as the development does not represent development which is the replacement of an existing house, an extension to an existing house,*

the conversion and reuse of a genuinely redundant building of traditional or local character and domestic scale, or a home that is essential to a rural business

- (5) *That the development proposal is contrary to South Ayrshire Council Supplementary Planning Guidance entitled Rural Housing in that the proposal expands the existing cluster by more than 50% of the number of houses within Woodend (as at the date of adoption of the SPG)*

4.0 THE REASONS FOR SEEKING A REVIEW

1. Local Development Plan: Core Investment Area policy is one of the LDP's strategic policies and, in its five criteria, refer to specific 'considerations'. Clearly, the proposals do not constitute any of these but the Report of Handling provides no information about how the proposals, if consented, would impact negatively and undermine the robustness and effectiveness of any of these.

It is our opinion that four of the five Core Investment Area policy criteria – (i) to (v) – have no relevance here and that the proposals, if implemented, couldn't possibly have any implications for them.

2. Criterion (i) of Core Investment Area policy does relate to housing but LDP1 makes it clear that the key policy in relation to housing development in circumstances pertaining to the proposals is Rural Housing, further amplified by Supplementary Guidance: Rural Housing.

In our opinion, the proposals are entirely compatible with the requirements of the policies of Supplementary Guidance: Rural Housing.

3. In relation to the requirements of LDP policy: land use and transport, it is a fact that clusters in the countryside are often not going to satisfy all of the relevant requirements of this policy.

Ultimately, it is a matter of actual overall accessibility and, as we have confirmed elsewhere, the Adamton cluster benefits from significant accessibility.

4. The proposals would not represent a departure from LDP policy: sustainable development criterion '*contributes to an efficient use of public*

services, facilities and infrastructure' in that they would not impose unacceptable demands/strains on those mentioned.

In addition, the proposals would otherwise be entirely compatible with all relevant criteria of this policy and do not therefore represent a departure requiring justification.

5. The proposals do not represent a departure from LDP policy: rural housing as the relevant policy here is provided by Supplementary Guidance: Rural Housing.

In the advice provided by LDP: rural housing, it is stated that '*All proposals must comply with the policy guidance set out in the rural housing supplementary guidance*'.

The proposals comply with the requirements of Supplementary Guidance: Rural Housing and are compatible with the Council's position in relation to development at Adamton.

5.0 RESPONSE TO THE COUNCIL'S REASONS FOR REFUSAL

Reason for Refusal 1

- *That the development proposal is contrary to the Local Development Plan: Core Investment Area policy in that the proposal is not considered:*
 - (i) *to represent residential development of an allocated housing site (shown in the settlement maps)*
 - (ii) *sustainable economic growth of Glasgow Prestwick Airport, the Enterprise Zone, other airport-related industry and infrastructure*
 - (iii) *promotion of rural diversification and tourism*
 - (iv) *non-residential reuse of a substantially intact building, which will benefit the local environment*
 - (v) *promotion and improvement of the environmental quality and range of amenities within town centres*

Response

Clearly, the proposals constitute none of the above but, importantly, we are certain that LRB members would agree that neither would their development result in a threat to their integrity and would not consequently undermine their robustness and effectiveness.

Criterion (i) does relate to housing and this is a housing proposal but LDP1 makes it quite clear that the key policy in relation to housing development in circumstances relating to the proposals is Rural Housing, further amplified by Supplementary Guidance: Rural Housing.

As the development management records show, it is these policies that have generally provided the basis for assessments of proposed housing developments in Adamton.

In our opinion, the proposals are entirely compatible with the requirements of these policies.

Reason for Refusal 2

That the development proposal is contrary to the South Ayrshire Local Development Plan Policy in relation to Land Use and Transport in that the site is:

- *not accessible by a choice of means of transport*
- *the development proposal does not provide for travel by a choice of means of transport, and*

no justification has been provided for a departure from this policy

Response

On a point of detail, the reasons given for refusal do not appear to be the precise wording of particular policy criteria.

Notwithstanding, LDP policy is clear that the requirements of criteria **should** be applied – not **must** be applied.

We would strongly suggest this indicates an awareness among those drafting LDP1 that it is likely that there will be circumstances that development should be supported, although not entirely compatible with the requirements of all criteria.

The points made in the reasons for refusal are both essentially to do with accessibility.

Indeed, in its policies with regard to Rural Housing, the Council, through its approach to clusters, because of their geography, reflects this. Attempts to reduce rural depopulation would be seriously undermined if the criteria of LDP Land Use and Transport were strictly applied.

The points made in the Reasons for Refusal are, in our opinion, essentially **to do with overall accessibility.**

The matter of how overall accessibility might be quantified, however, is not addressed in LDP1 or SPG.

In Scottish Government Urban Rural Classification 2016, published in March 2018, 8-fold classification confirms, however, that the proposals would be located in an **accessible rural area.**

As stated earlier, while Adamton is not on the core path network, it is otherwise located within the Core Area as defined in LDP1 and in the Kyle Investment Area in Proposed Modified LDP2 and, as a result, enjoys accessibility to a wide area. In particular, it is 2.8 km/1.9 miles from Dutch House Roundabout and is close to Monkton, where a range of bus services are available to Ayr, Prestwick, Troon, Irvine, Kilmarnock and Glasgow.

Glasgow/Prestwick Airport Railway Station is within a ten-minute drive and is accessible by bus from Monkton.

As a general comment, para 5.3 of Scotland's Third National Planning Framework states that 'reliance on the car will remain important in rural Scotland'.

In relation to transportation, we are of the opinion that the proposals comply, therefore, with the requirements of LDP policies as a whole.

Reason for Refusal 3

That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan: Sustainable Development policy as the development does not contribute to the effective use of:

- (a) public services*
- (b) facilities, and*
- (c) infrastructure*

and no justification has been provided for a departure from this policy.

Response

- (a) public services

LDP, in its Glossary, does not provide a definition of 'public services' or, indeed, what the term 'efficient use' actually means and it is, in fact, therefore difficult to deliver a rational response. The Report of Handling certainly does not help by providing no further clarification.

Let us assume reasonably that the underlying reason for this policy is that proposals should not be seen to impose unacceptable demands/strains on a range of (albeit undefined) services. It is also reasonable to assume that the main agencies for delivering public services in this instance would probably be South Ayrshire Council and Ayrshire and Arran Health Board.

The proposals, in our opinion, comprising, as they do, a small two-house development, would not materially alter the overall level of use currently made, or at some stage in the future, of services delivered by these agencies to this part of South Ayrshire.

(b) facilities

Similarly for public services above, in the absence of any LDP1 definition of these, our comments made re (a) above would be relevant here also.

(c) infrastructure

Again, as for (a) and (b), LDP1 provides no definition of what this term includes. **It is assumed therefore that the main components are water supply, foul sewerage, gas, electricity and Internet.**

As stated earlier, there currently exists within the site a historic water supply, a foul water drainage network and a Scottish Water foul water drain. Electricity is clearly available.

Important to note that, while SEPA did not comment on the proposals, Scottish Water offered no objection. Otherwise, the site is not shown on the SEPA flood risk maps as being in a flooded risk area nor experiences any surface water issues.

Indeed, there is little, if anything, in the Report of Handling that would provide evidence to underpin/justify Reason for Refusal 3.

In conclusion, we maintain that the proposals are entirely compatible with the requirements of these particular criteria with the requirements of these particular criteria of LDP: Sustainable Development.

We would also draw Review Body members' attention to pages 28 to 32 of the planning application's Supporting Statement where a review of all of the relevant criteria of this policy was presented and where we have concluded that the proposals would not 'offend' any provisions of this policy.

Reason for Refusal 4

That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan: Rural Housing policy as the development does not represent development which is:

- *the replacement of an existing house*
- *an extension to an existing house*
- *the conversion and reuse of a genuinely redundant building of traditional or local character and domestic scale, or*
- *a home that is essential to a rural business*

Response

In this particular Reason for Refusal, the Report of Handling excludes the statements that follow the listing of criteria, namely:

- *In countryside areas outwith the greenbelt, we may accept proposals for new housing that are a limited extension to an existing clearly defined and nucleated housing cluster, and*
- *All proposals must comply with the policy guidance set out in the rural housing supplementary guidance*

These policy requirements are dealt with in response to Reason for Refusal 5 below.

Reason for Refusal 5

That the development proposal is contrary to South Ayrshire Council Supplementary Planning Guidance: Rural Housing in that:

- *the proposal expands the existing cluster by more than 50% of the number of houses within Woodend ? (as at the date of adoption of the SPG)*

Response

Supplementary Guidance: Rural Housing

Guidance on additions to clusters criterion (e) states that a proposal would be acceptable as long as it *'does not expand the cluster by more than 50% of the number of houses in that group ... as at date of adoption of this Supplementary Guidance – 20 November 2014'*. The Note defines a cluster as *'a building group consisting of 2 or more houses ...'*.

The matter of a definition for the Adamton cluster is discussed below **but it is a matter of fact that only one 'building'/house has been completed and therefore added since 24 November 2014 and, interestingly, this has been built by the applicant.**

It was understood by the Council that the Countryside in South Ayrshire, because of its extent, would include clusters of different scale, patterns of development, etc. Inevitably, not all identifiable groups of 2+ houses would 'neatly' satisfy all of the criteria required if development was going to be considered.

At one time, for example, what was considered by officers to be the Adamton cluster, i.e. the Adamton Estate cul-de-sac, allowed no opportunities for infill.

In responding to a number of requests for review, the LRB concluded that this was not a reasonable position to adopt.

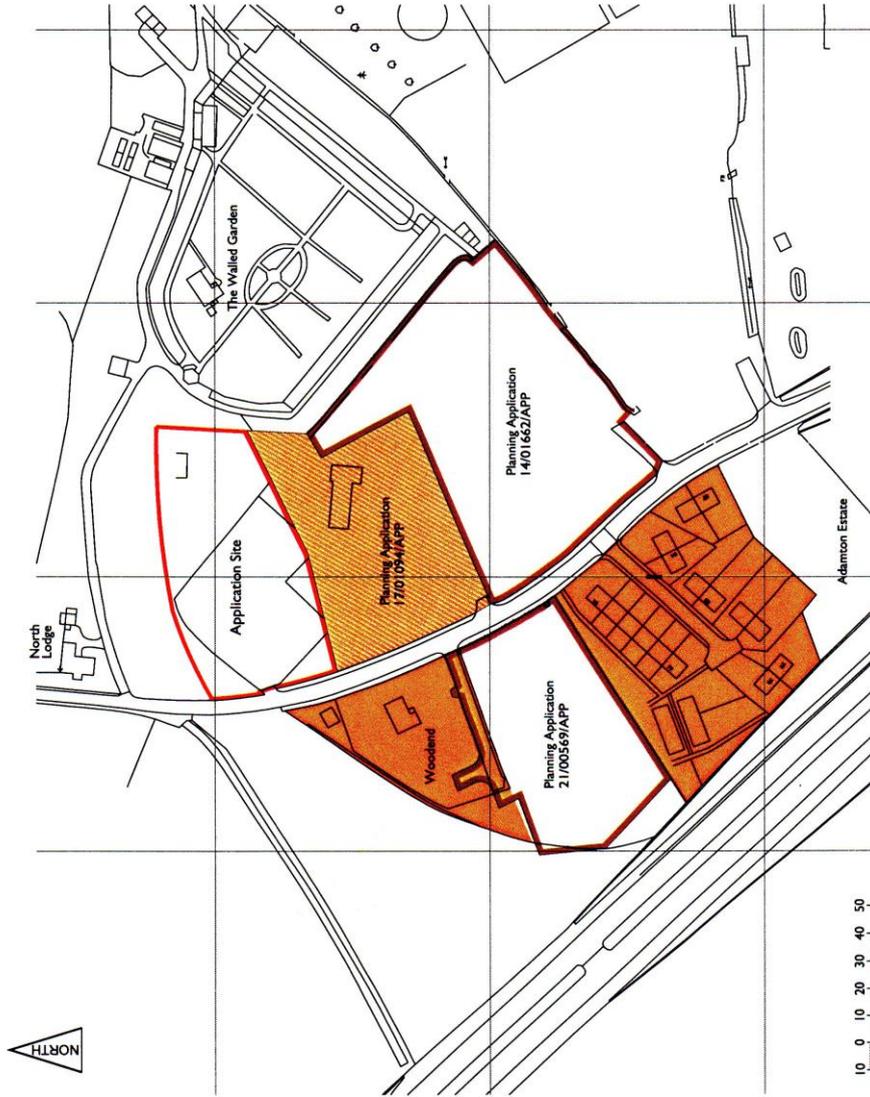
Indeed, when it met to consider a request for review in respect of Planning Application 14/01662/APP in 2015, the Local Review Body

(LRB) took the view that Adamton was not a typical rural site given the presence of existing terraced houses adjacent to the C106, which it considered gave the area a more urban character. This LRB also took the view that the boundaries of the existing cluster were open to interpretation, so that the cluster could be considered to include other nearby properties, not merely the 16 terraced houses. On this basis, in November 2014 (the date of adoption of this Supplementary Guidance), Adamton had 18 houses.

In accepting the particular circumstances at Adamton, the Council has, over time, therefore been prepared to be flexible in its approach to numbers of houses. **The outcome is that, collectively, the consents granted have delivered – by coincidence perhaps – a relatively compact form for ‘Adamton’ as a whole, as shown in Planning Application Drawing No 1194-04A as is discussed further below.**

Planning Application Drawing No 1194-04A: Current Extent of Development

- APPLICATION SITE
- EXISTING DEVELOPMENT
- EXISTING DEVELOPMENT
(One of Two approved houses)



Planning Application
 Mr. B. McLeish
 Woodside House, Monkton, Prestwick KA9 2SQ
 Project:
 Erection of 2 new Dwelling Houses at former
 Adamton Cottages, Monkton, Prestwick KA9 2SQ
 Planning use:
 Current Extent of Development

Pauline
 1194-04A
 8/2/2021
 9 noon park prestwick 6/7 2/1
 Tel: 01292 411627
 Mob: 0781 3778626
 E: pauline@outlook.com

Scale: 1:1250 (A3)	Date: 28/01/2021
Planning number: 1194-04A	Revision: A

The officer's Report of Handling, focusing as it does virtually on the development management process, in fact assists in confirming this outcome. This outcome is, however, viewed negatively in the Report of Handling. In Planning Application Drawing 1194-04 (in Planning Application Ref No 21/00933/PPP), which we have included on page 17 and are repeating on page 37, we are able to illustrate what form ultimately the Adamton cluster would take should the consents be realised, although, as stated earlier, only one unit has been completed since LDP/SG adoption.

We would argue that collectively, as Planning Application Drawing No 1194-04A illustrates, these consents have contributed to potentially giving Adamton a recognisable form that, as a whole, sits comfortably within the overall landscape context that has been described earlier in this Statement. The Google extract shown on page 18 helps confirm this particular outcome.

We would also maintain, as confirmed by Planning Application Drawing No 1194-04A, that the red line area of refused Planning Application No 21/00933/PPP sits comfortably within this emerging context and could provide a 'defendable' northern limit.

The site, with a significant depth of trees along the northern and eastern margins, would be completely unsighted from the more open aspects of the countryside, beyond the north especially

This woodland would otherwise provide an effective northern boundary to the Adamton 'cluster' as described in Planning Application Drawing No 1194-04A.

Topographically, the site is capable of absorbing the proposed development without negative consequences for neighbours or the broader countryside beyond the cluster.

Notwithstanding the overall position described earlier in Planning Application Drawing No 1194-04A, with 18 units at the time of adoption, a 50% expansion would technically allow for an additional 9 units. In fact, while four others are currently at a reasonably advanced stage of construction, only one unit has been **completed since adoption** and the proposals, even if these four were taken into account, would therefore not expand the cluster by more than 50%.

As a general comment, an Adamton cluster within the boundary, as described, would lend itself to '*embracing the principles of placemaking*' as referred to in Proposed Strategic Policy 1: Sustainable Development in Modified Proposed Local Development Plan 2 by providing the basis for an identifiable place.

6.0 CONCLUSIONS

- Reason for Refusal 1, i.e. that the proposals are contrary to the requirements of LDP policy: core investment area, we strongly suggest is largely irrelevant since the proposals, if implemented, couldn't possibly have any implications for them
- The proposals are otherwise compatible with the requirements of LDP policy: land use and transport (Reason for Refusal 2); LDP policy: sustainable development (Reason for Refusal 3), and LDP policy: rural housing (Reason for Refusal 4) which, like Reason 1, is largely irrelevant in this case because of Supplementary Guidance: Rural Housing
- The proposals are also compatible with the requirements of Supplementary Guidance: Rural Housing (Reason for Refusal 5) for the following reasons:
 - The Guidance describing a cluster as '*an existing group of houses in the countryside*'. Adamton is an existing group of housing in the countryside
 - In numerical terms, a cluster is '*defined as a building group of two or more houses forming a clearly identifiable 'group' with strong visual cohesion and sense of place*'
 - Inevitably, not all identifiable groups of 2+ houses would 'neatly' satisfy all of the criteria required if development was going to be considered
 - In its response to planning applications, the Council has recognised that Adamton is a cluster but has also concluded that it shouldn't be seen as typical
- The Council has also accepted that the potential boundaries '*were open to interpretation*'

- It is not unreasonable to conclude, however, that the outer limit of the consents granted, as shown in Planning Application Drawing No 1194-04A, has given the Adamton cluster potentially a recognisable form and that the application that is the subject of this request for review might be viewed in this context
- In our opinion therefore, and as confirmed by Planning Application Drawing No 1194-04A, the proposals would affectively round off the situation, with the woodland to the north and east effectively screening the site and Adamton, as a whole, from the countryside to the north
- In terms of numbers, the area described above had 18 units at the time of adoption of Guidance. At the time of writing, it has 19, an increase of one during the period since the adoption of Supplementary Guidance

The proposals would not therefore, by themselves, result in the total number of houses being increased by more than 50%.

While four others are currently at an advanced stage of construction and, even if these four were taken into account, the 50% guideline would not be reached.

Having accepted that Adamton is not a typical cluster and that its boundary was open to interpretation, the Council has not rigidly applied the 50% guideline here and has taken a pragmatic approach which has not resulted in difficulties for this policy elsewhere.

The proposals are therefore compatible with the Council's position in relation to development at Adamton.

- Otherwise, Supplementary Guidance states that additions to clusters will be acceptable where:

a) *the proposal is sympathetic to the character and landscape setting of the cluster*

At the time of writing, there were 19 houses within the area described by Planning Application Drawing No 1194-04A. The 16 houses of Adamton Estate comprise: 10 semi-detached houses and six units in a terrace, which are likely to have been built by the former Ayrshire County Council. The other three houses are detached.

There is therefore a mixture of house types, built at different points in time. Without commenting on the quality in townscape terms of the range of existing housing, the proposals will benefit from the detailed policy guidance now provided with regard to new rural housing and should help enhance the character rather than have an unacceptable impact.

In relation to landscape setting and quality, we have demonstrated that the proposals would have no negative consequences either for Landscape Character Type 66 – Agricultural Lowlands within which it is situated or the immediate local landscape setting.

With trees along the northern and eastern margins, the development would be completely unsighted from the more open aspects of the countryside beyond.

- b) the development represents the sensitive infilling of any available gap sites consolidating existing dwellings within the cluster

The site does not represent infilling but does, in effect, represent a rounding off of development on the north-east edge of the cluster. A substantial tree bank along the north makes for a clear boundary with the wider countryside beyond.

- c) the development has a clear relationship with the existing cluster by being physically connected with the cluster

The proposals are immediately adjacent to existing development to the south and to the west across the C106.

- d) the proposed design solution is in keeping with the character and built form of the existing cluster and otherwise complies with design guidance in the supplementary guidance

In terms of its built form characteristics, as a potential source of guidance, as confirmed elsewhere, the majority of the houses currently are in the form of a terrace. Otherwise, the three other houses are not similar. The proposals would substantially be based on SG.

SG goes further to state:

Additions to clusters will not be acceptable where:

- the cluster is located within the greenbelt

Adamton is not located in the greenbelt.

- *the development results in the coalescence of settlements*

Adamton's location within the wider area, as shown in the Google extract on page 18, confirms that the proposals will not result in coalescence now or, indeed, in the future.

- *the development extends/creates a ribbon of development*

Currently, there is no ribbon of development here. The proposals will have access on to the C106 but, as Planning Application Drawing No 1194-01 confirms, the outcome will not be a ribbon.

- *the development has an unacceptable impact on the character of the existing building group or its landscape setting*

This is dealt with under point (a) earlier.

As confirmed in this Statement, the proposals are otherwise compliant with the requirements of:

- ***Supplementary Guidance: Alterations and Extensions to Houses***
- ***Guidance: Open Space and Designing New Residential Developments***
- ***Other Planning Policy, Guidance and Advice:***
 - ***Scottish Planning Policy (SPP), June 2014***
 - ***Modified Proposed Local Development Plan 2***



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 100469624-001

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)

Erection of 2 new dwellighouses at site of former Adamton Cottages, Monkton, Prestwick KA9 2SQ

Is this a temporary permission? *

Yes No

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

Yes No

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:	Paul Sisi Architectural Services		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Paul	Building Name:	
Last Name: *	Sisi	Building Number:	19
Telephone Number: *	01292471607	Address 1 (Street): *	Moor Park
Extension Number:		Address 2:	
Mobile Number:	07812778826	Town/City: *	Prestwick
Fax Number:		Country: *	Scotland
		Postcode: *	KA9 2NJ
Email Address: *	paul.sisi@outlook.com		

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:	Woodside House
First Name: *	Barry	Building Number:	
Last Name: *	McLeish	Address 1 (Street): *	Monkton
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Prestwick
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	KA9 2SQ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

South Ayrshire Council

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

627889

Easting

237489

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

0.45

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)

Currently this is a vacant Site. It was formerly the location of Adamton Cottages (a private dwelling), it was also historically incorporated into an American Army Air Force base.

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 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.

Water Supply and Drainage Arrangements

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

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

- 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?? * 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? *

- 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 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 No Don't Know

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.

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: Paul Sisi

On behalf of: Mr Barry McLeish

Date: 09/09/2021

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)

As this is an 'in principle' application we would not wish to pre-empt any subsequent Matters Arising from Conditions or completely new detailed planning applications.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

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

A Supporting Statement is attached.

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 Paul Sisi

Declaration Date: 09/09/2021

Payment Details



Created: 09/09/2021 15:58



Photograph 1



Photograph 2



Photograph 3



Photograph 4



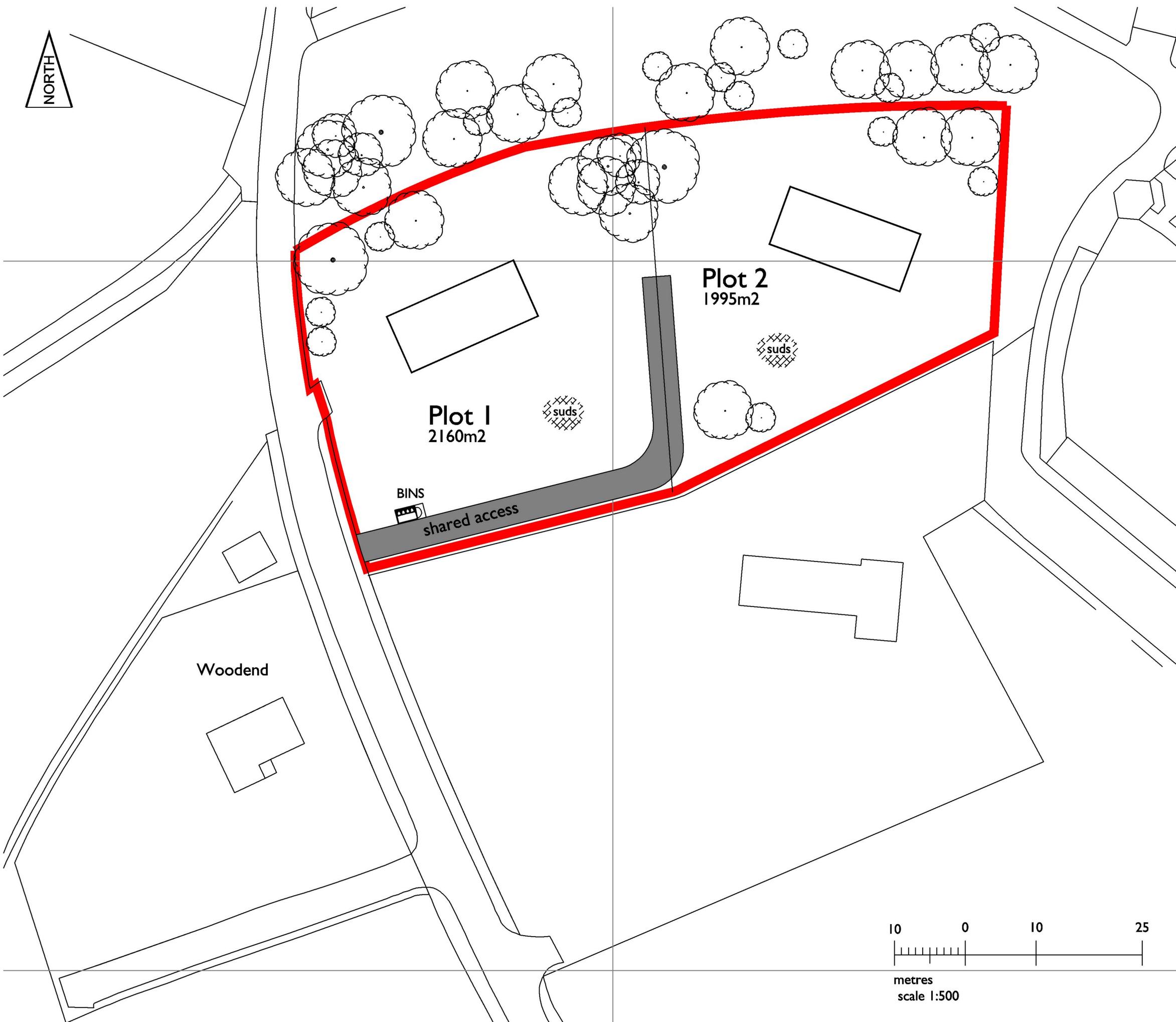
Photograph 5



Photograph 6



APPLICATION SITE

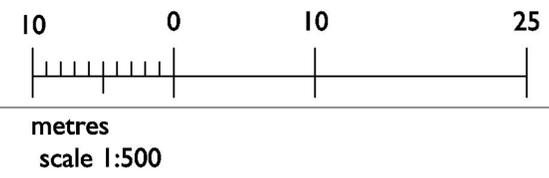


SOUTH AYRSHIRE COUNCIL
Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

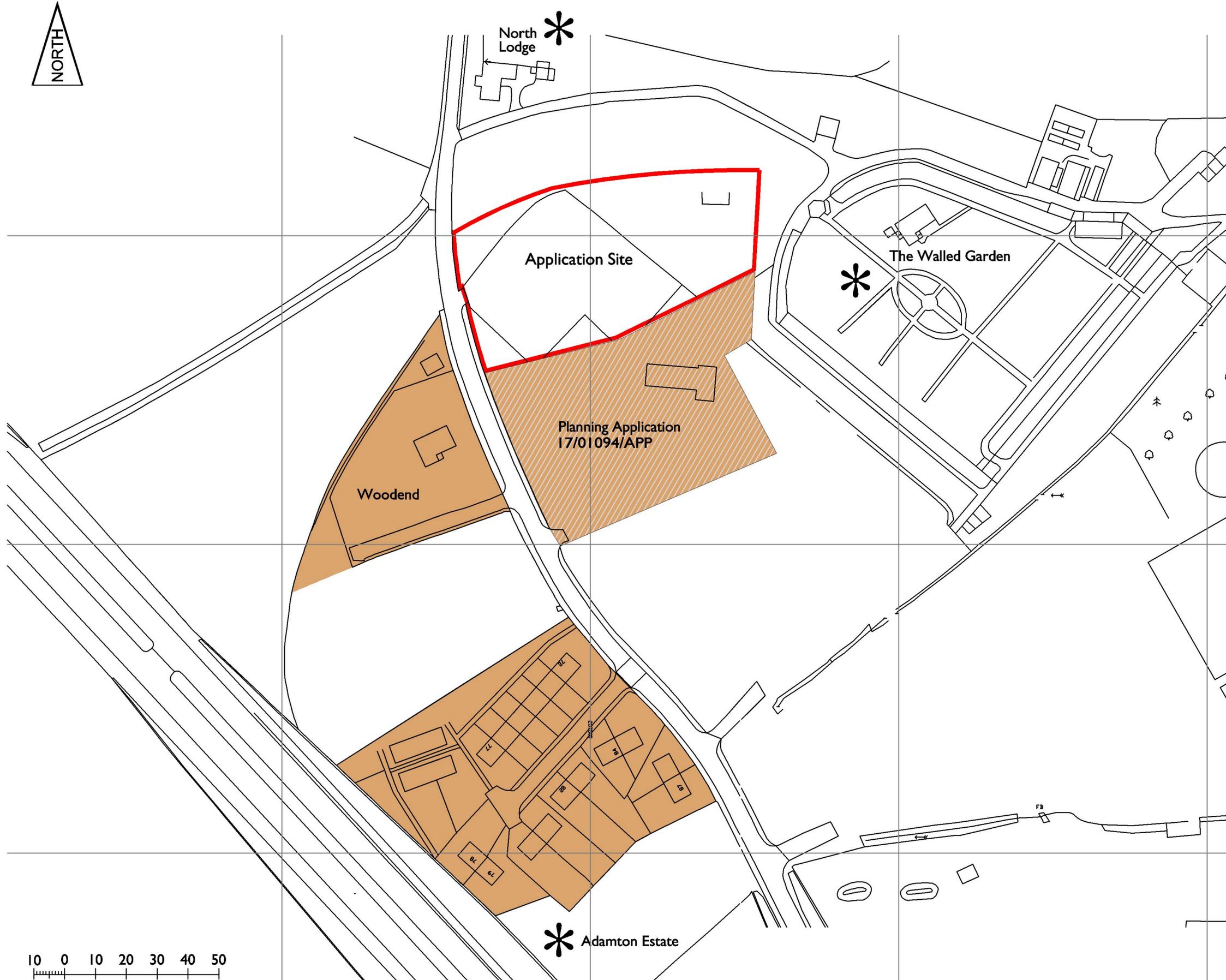
revision	date

Planning Application
 client:
 Mr B. McLeish
 Woodside House, Monkton, Prestwick KA9 2SQ
 project:
 Erection of 2 new Dwelling Houses at: former Adamton Cottages, Monkton, Prestwick KA9 2SQ
 drawing title:
 Block Plan

paul sisi architectural services
 19 moor park prestwick ka9 2nj
 tel: 01292 471607
 mob: 07812778826
 e: paul.sisi@outlook.com



scale: 1:500 (A3)	date: 28/01/2021
drawing number: 1194-02	revision:



APPLICATION SITE

EXISTING DEVELOPMENT

EXISTING DEVELOPMENT
(One of Two approved houses)

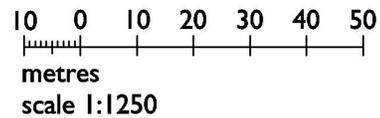
* PRESUMED EXTENT OF
ADAMTON CLUSTER

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.

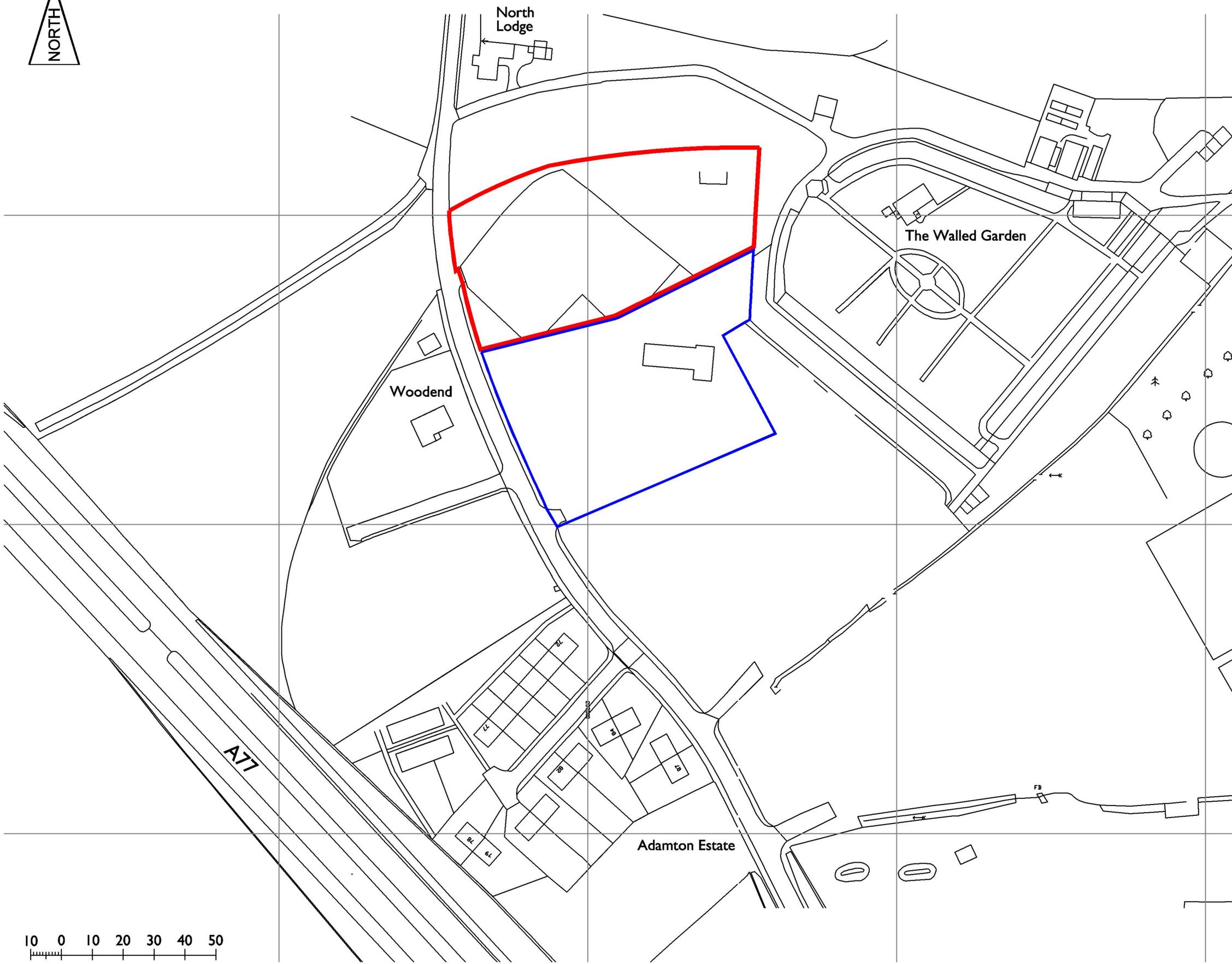
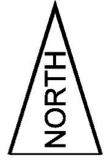
revision	date

Planning Application
 client:
 Mr B. McLeish
 Woodside House, Monkton, Prestwick KA9 2SQ
 project:
 Erection of 2 new Dwelling Houses at: former Adamton Cottages, Monkton, Prestwick KA9 2SQ
 drawing title:
 Current Extent of Development

paul sisi architectural services
 19 moor park prestwick ka9 2nj
 tel: 01292 471607
 mob: 07812778826
 e: paul.sisi@outlook.com



scale: 1:1250 (A3)	date: 28/01/2021
drawing number: 1194-04	revision:



APPLICATION SITE

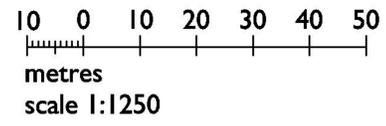
Other land in the ownership of the Applicant

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.

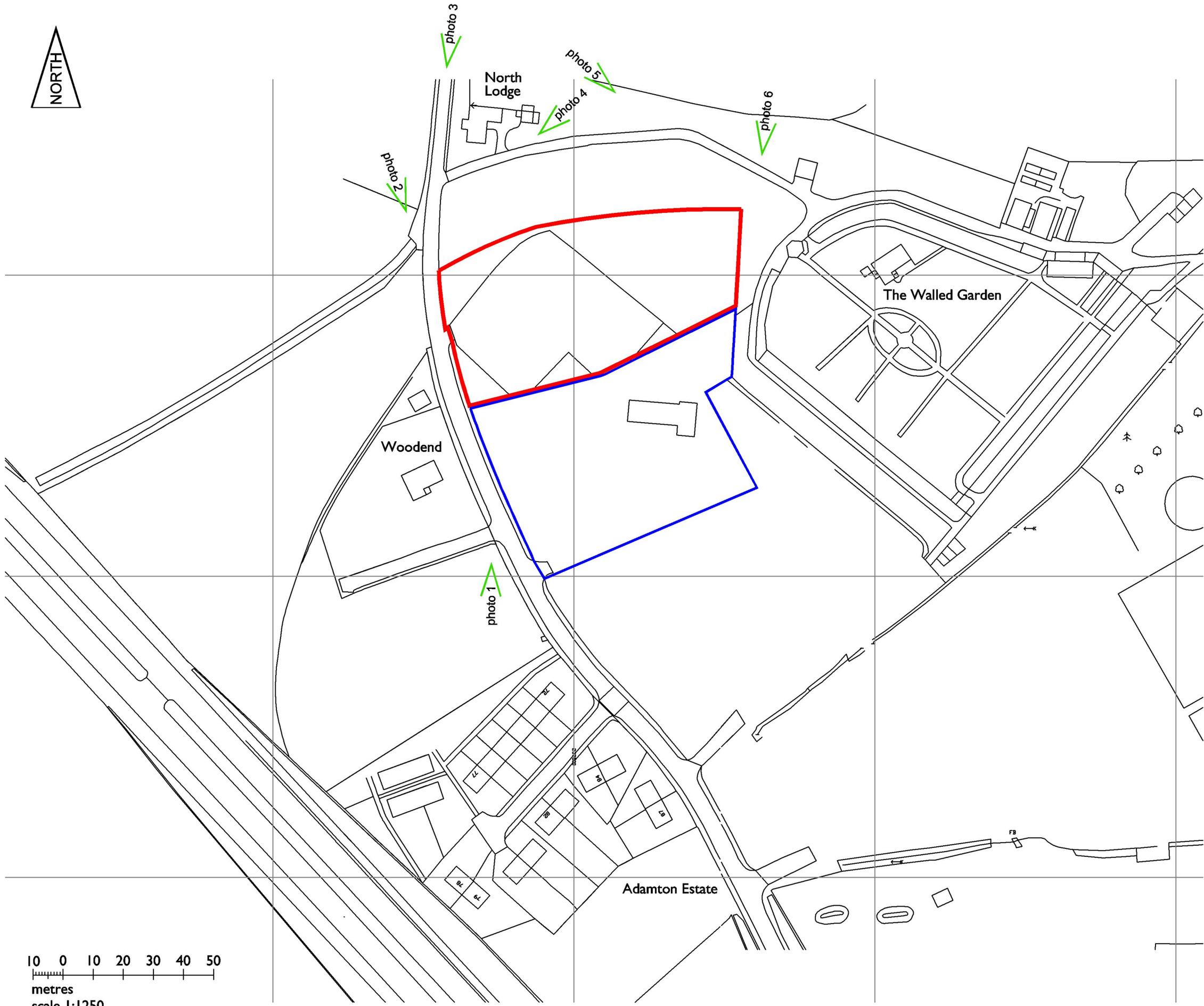
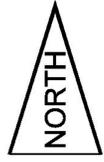
revision	date
----------	------

Planning Application	Prelim
client: Mr B. McLeish Woodside House, Monkton, Prestwick KA9 2SQ	
project: Erection of 2 new Dwelling Houses at: former Adamton Cottages, Monkton, Prestwick KA9 2SQ	
drawing title: Location Plan	

paul sisi architectural services
19 moor park prestwick ka9 2nj
tel: 01292 471607
mob: 07812778826
e: paul.sisi@outlook.com



scale: 1:1250 (A3)	date: 28/01/2021
drawing number: 1194-01	revision:



APPLICATION SITE

Other land in the ownership of the Applicant

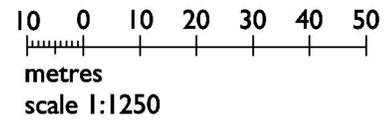
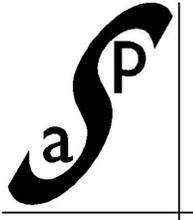
Photo viewpoint

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.

revision	date

Planning Application
 client:
 Mr B. McLeish
 Woodside House, Monkton, Prestwick KA9 2SQ
 project:
 Erection of 2 new Dwelling Houses at: former Adamton Cottages, Monkton, Prestwick KA9 2SQ
 drawing title:
 Photograph Viewpoint Locations

paul sisi architectural services
 19 moor park prestwick ka9 2nj
 tel: 01292 471607
 mob: 07812778826
 e: paul.sisi@outlook.com



scale: 1:1250 (A3)	date: 28/01/2021
drawing number: 1194-05	revision: .

**STATEMENT IN SUPPORT
OF PLANNING APPLICATION IN PRINCIPLE
FOR THE ERECTION OF TWO DWELLINGHOUSES
ON LAND AT THE FORMER
ADAMTON COTTAGES, ADAMTON, MONKTON**

**REPORT PREPARED ON BEHALF OF
MR BARRY McLEISH,
WOODSIDE HOUSE, MONKTON,
PRESTWICK, KA9 2SQ**

Report Prepared by:

**MICHAEL S EVANS
BA (Econ); Dip TP, MRTPI, MCIM
PLANNING CONSULTANT
meicplan.associates
“TY-NEWYDD”
11 MURCHIE DRIVE
KINGS MEADOW
PRESTWICK
KA9 2ND**

**PAUL SISI
ARCHITECTURAL SERVICES
19 MOOR PARK
PRESTWICK
KA9 2NJ**



September 2021

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

CONTENTS

(i) SUMMARY / CONCLUSIONS

1.0 INTRODUCTION AND BACKGROUND INFORMATION

- Background
- Project Team
- The Applicant
- The Site
- The Proposals
- Scope and Purpose of this Supporting Statement (Project Brief)

2.0 AREA CONTEXT AND SITE ANALYSIS

Area Context

- Site Location within the broader area and local context
- Site Analysis
 - The Site
 - Site Boundaries
 - Its Topography
 - Views of the site from outwith (photographs)
 - Its Relationship to Neighbouring Uses
 - What Exists within the Site/Current Use
 - Services
 - Connectivity

3.0 PLANNING HISTORY

4.0 ASSESSMENT / DESIGN PRINCIPLES

- Introduction

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

- The implications of the Characteristics of the Site, etc. for the location of the proposals and its design, including photographic evidence, maps and diagrams
- Responses to relevant Planning Policy, advice and guidance from relevant source documents at national and local levels
- Other Relevant Material Considerations

5.0 PROPOSALS

- Drawings
- Materials and Details of Construction
 - External finishes
- Landscaping

6.0 CONCLUSIONS

APPENDICES

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

(i) SUMMARY / CONCLUSIONS

- The Council's Supplementary Guidance: Rural Housing describes a cluster as an '*existing group of houses in the countryside ...*'
- In numerical terms, a cluster is '*defined as a building group of two or more houses forming a clearly identifiable 'group', with strong visual cohesion and sense of place*'
- Development Management records confirm that the Council accepts that, based on these guidelines, there is an 'Adamton cluster'. Records show, however, that the Council's LRB, for example, concluded that the boundaries of this particular cluster were open to interpretation
- That said, it is not unreasonable to conclude that 'Adamton' can be recognised as being the area shown in Planning Application Drawing No 1194-04 of this Statement
- On 20 November 2014, this area contained 18 houses
- Supplementary Guidance states that additions to clusters will be acceptable where:
 - a) *the proposal is sympathetic to the character and landscape setting of the cluster*

At the time of writing, there were 19 houses within the area described by Planning Application Drawing No 1194-04. The 16 houses of Adamton Estate comprise: 10 semi-detached houses and six units in a terrace, which are likely to have been built by the former Ayrshire County Council. The other three houses are detached.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

There is therefore a mixture of house types, built at different points in time. Without commenting on the quality in townscape terms of the range of existing housing, the proposals will benefit from the detailed policy guidance now provided with regard to new rural housing and should help enhance the character rather than have an unacceptable impact.

In relation to landscape setting and quality, we have demonstrated that the proposals would have no negative consequences either for Landscape Character Type 66 – Agricultural Lowlands within which it is situated or the immediate local landscape setting.

With trees along the northern and eastern margins, the development would be completely unsighted from the more open aspects of the countryside beyond.

- b) *the development represents the sensitive infilling of any available gap sites consolidating existing dwellings within the cluster*

The site does not represent infilling but does, in effect, represent a rounding off of development on the north-east edge of the cluster. A substantial tree bank along the north makes for a clear boundary with the wider countryside beyond.

- c) *the development has a clear relationship with the existing cluster by being physically connected with the cluster*

The proposals are immediately adjacent to existing development to the south and to the west across the C106.

- d) *the proposed design solution is in keeping with the character and built form of the existing cluster and otherwise complies with design guidance in the supplementary guidance*

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

This is an application in principle. As detailed in Part 5.0 however, we have provided an indication of the solution that might be applied.

In terms of its built form characteristics, as a potential source of guidance, as confirmed elsewhere, the majority of the houses currently are in the form of a terrace. Otherwise, the three other houses are not similar. The proposals would substantially be based on SG.

- e) The proposal does not expand the cluster by more than 50% of the number of houses within that group (rounded up to nearest single dwellinghouse) as at date of adoption of this supplementary guidance – 20 November 2014

Only one additional unit in the area generally recognised as being the Adamton ‘cluster’ has been built since the above date, bringing the total to 19 at August 2021 (excluding the houses within The Walled Garden).

SG goes further to state:

Additions to clusters will not be acceptable where:

- the cluster is located within the greenbelt

Adamton is not located in the greenbelt.

- the development results in the coalescence of settlements

Adamton’s location within the wider area, as shown in the map on page 14, confirms that the proposals will not result in coalescence now or, indeed, in the future.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

- *the development extends/creates a ribbon of development*

Currently, there is no ribbon of development here. The proposals will have access on to the C106 but, as Planning Application Drawing No 1194-04 confirms, the outcome will not be a ribbon.

- *the development has an unacceptable impact on the character of the existing building group or its landscape setting*

This is dealt with under point (a) earlier.

As confirmed in this Statement, the proposals are otherwise compliant with the requirements of:

- ***Supplementary Guidance: Alterations and Extensions to Houses***
- ***Guidance: Open Space and Designing New Residential Developments***
- ***Other Planning Policy, Guidance and Advice:***
 - ***Scottish Planning Policy (SPP), June 2014***
 - ***Modified Proposed Local Development Plan 2***

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

1.0 INTRODUCTION AND BACKGROUND INFORMATION

Background

This Supporting Statement has been commissioned by Mr Barry McLeish, Woodside House, Monkton, Prestwick, KA9 2SQ. At the time of writing, it was understood that Mr McLeish was the owner of the application site. Boundaries are confirmed by Planning Application Drawing No 1194-01 which forms part of the planning application. A copy can be found on page 10. Mr McLeish also owns the adjacent blue line site to the south of the application site.

Project Team

This Supporting Statement, following instructions by the Client, has been produced by:

- **Michael S Evans, Planning Consultant, meicplan.associates**
“Ty-Newydd”, 11 Murchie Drive, Kings Meadow, Prestwick, KA9 2nd and
- **Paul Sisi, Architectural Services**, 19 Moor Park, Prestwick, KA9 2NJ

The Applicant

Mr Barry McLeish, Woodside House, Monkton, Prestwick, KA9 2SQ.

The Site

The details are provided in Part 2.0. The proposed site extends to 4,534 m² (0.45 ha) as shown in Planning Application Drawing No 1194-02.

The Proposals

Planning permission is being sought for the erection of two dwellinghouses.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

A copy of Planning Application Drawing No 1194-02 can be found in Part 5.0.

Scope and Purpose of this Supporting Statement (Project Brief)

This Statement forms part of the planning application and relates to the area of ground shown in Planning Application Drawing No 1194-02.

The purpose of this Statement is to confirm that the proposals are:

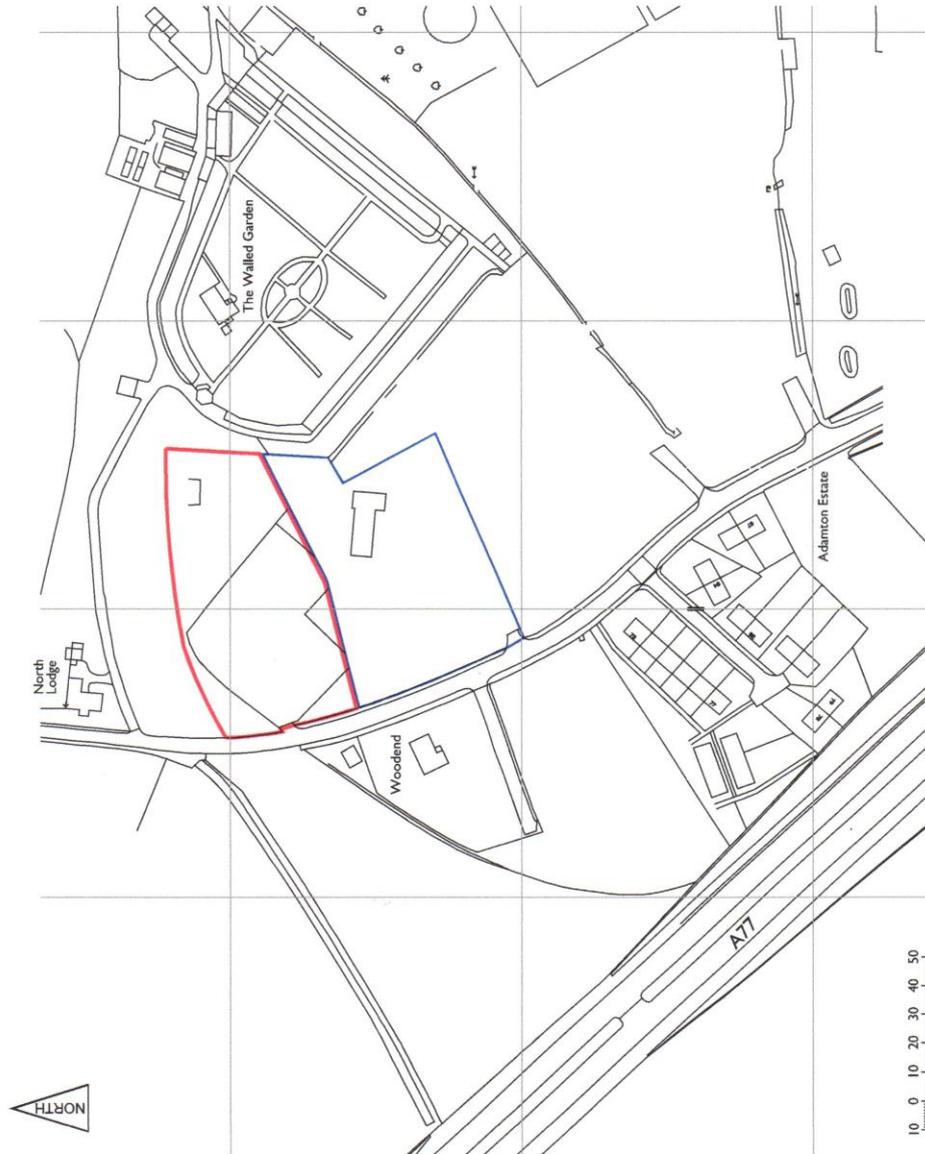
- (i) **consistent with the requirements of the relevant policies of the Adopted South Ayrshire Local Development Plan, the Council's Supplementary Planning Guidance and**
- (ii) **consistent with Scottish Planning Policy (SPP) and**
- (iii) **have taken into account relevant outcomes from material considerations**

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

Planning Application Drawing No 1194-01: Location Plan

APPLICATION SITE
Other land in the ownership of the Applicant



revision:	date:
Planning Application	
applicant:	Mr. B. McLeish
address:	Woodside House, Monkton, Prestwick, KA9 2SQ
project:	Erection of 2 new Dwelling Houses at: former Adamton Cottages, Monkton, Prestwick, KA9 2SQ
drawing title:	Location Plan
paul hill architectural services 19 moor park, prestwick, k9 2jh tel: 01292 471607 mob: 0781277826 je.p.hill@outlook.com	
scale:	1:1250 (A3)
drawing number:	1194-01
date:	28/01/2021
revision:	

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

2.0 AREA CONTEXT AND SITE ANALYSIS

Area Context

The area context, in our opinion, is that shown in Planning Application Drawing No 1194-04 on page 15.

The policy position in relation to landscape is dealt with later. The intention at this stage therefore, in order to provide a baseline for assessing potential impact, is to provide from confirmed sources as clear a position as possible about landscape setting context.

In relation to 'area context', the two key facts determining 'appropriateness' are, in our opinion, Landscape Character and Settlement Pattern.

(a) Landscape Character

(i) Broad Landscape Character

The landscape policies of the adopted LDP refer to the Ayrshire Landscape Assessment published by the then SNH in 1998 as the primary source of guidance re broad landscape.

The 1998 Assessment confirms that the site falls within the Ayrshire Basin and, specifically, in Category G, Ayrshire Lowlands.

In January 2019, NatureScot published Landscape Character Assessment which has effectively replaced the 1998 document as the primary source.

The map extract from the 2019 Assessment on page 14 shows that the site, along with the rest of Adamton, is virtually on the boundary of LCT 66 – Agricultural Lowlands – Ayrshire, with the

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

Urban LCT category immediately to the west, the A77T providing the boundary at this point.

Unlike the 1998 document, the 2019 document, while describing the key characteristics of LCT 66 (a copy of which can be found in the Appendix), does not provide guidance on future development. LCT 66 forms an extensive area of lowland occupying much of the Ayrshire basin. **It is reasonable to assume therefore that the proposals, as they would be located near the margin of Landscape Character Type 66, would have no discernible impact on the key landscape characteristics of LCT.**

(ii) **Local/Immediate Landscape Context**

The point made immediately above is reinforced by the extract from Google Maps shown on page 16, confirming that Adamton, as a whole, including the site, substantially because of the wooded nature of the setting, is partly visible only from the east, and this because of the construction of the Ayr Bypass (A77T).

(b) **Settlement Pattern/Pattern of Development**

LCT 66 provides little guidance on the matter of settlement pattern expect to state that, in the urban fringes of Ayr and Prestwick, there is a 'fragmented pattern'.

The 1998 Assessment does provide guidance in relation to future development. These guidelines can be found in the Appendix. We maintain that the proposals are compatible with the requirements of all the relevant criteria.

Approximately 95% of South Ayrshire can be defined as countryside. Within this large area, clusters take on a variety of forms, some of which can be described as not being 'typical'.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

'Adamton' is nowhere precisely defined. Indeed, in deciding the outcome of Planning Application 14/01662/APP in 2015, **the Local Review Body concluded that the boundaries of the cluster were open to interpretation.**

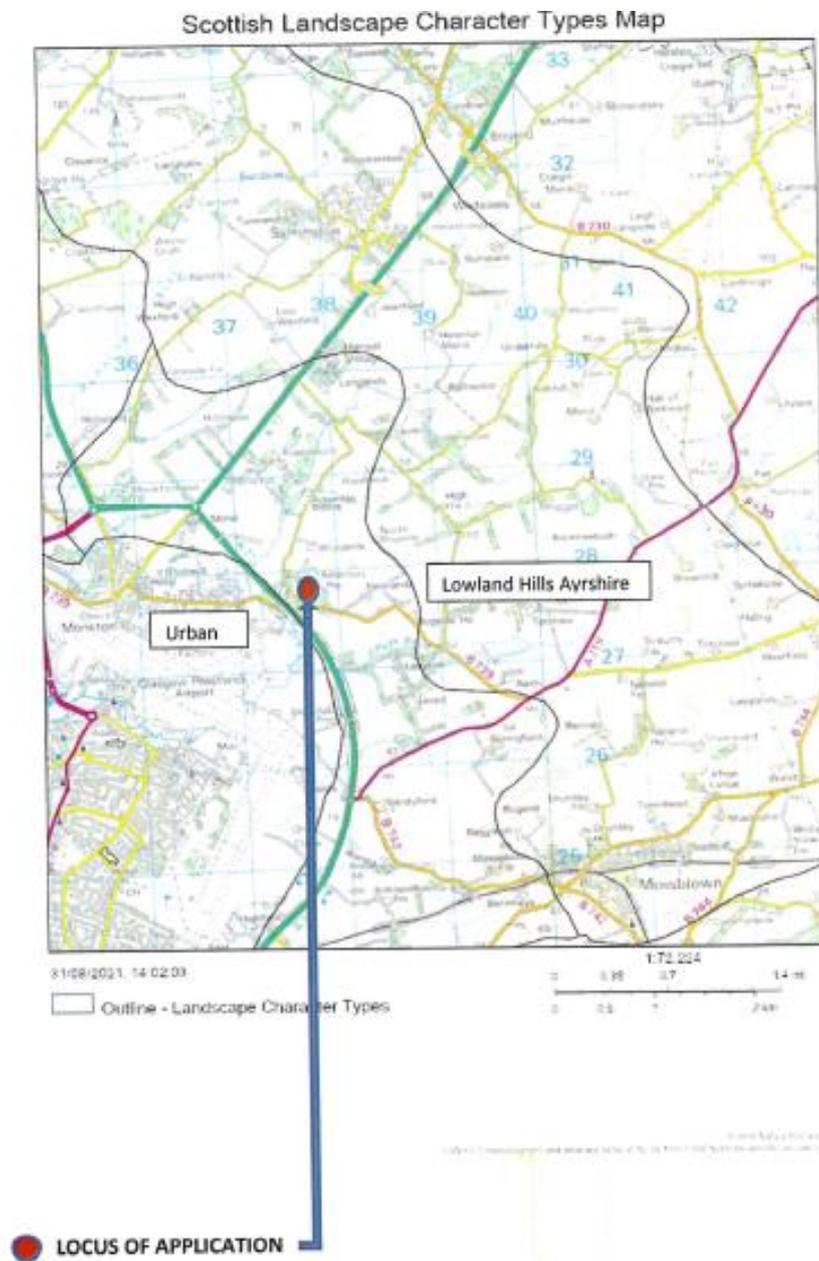
For the purposes of this planning application however, we have taken the area shown in Planning Application Drawing No 1194-04 as being a reasonable representation of the facts on the ground and therefore providing an acceptable definition of the 'cluster'. The relevant area is defined by North Lodge, the A77 on the west, Adamton House on the east and the B739 on the south. In relation to its overall characteristics, there is a **relative** density of development along this stretch of the C106 that differentiates it from immediately adjacent areas. At the time of writing, the cluster within this area contained 19 dwelling units. **This represents an increase of 1 unit during the LDP period** (the house within The Walled Garden is excluded from this total).

Its status as a cluster is discussed later in this Statement.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

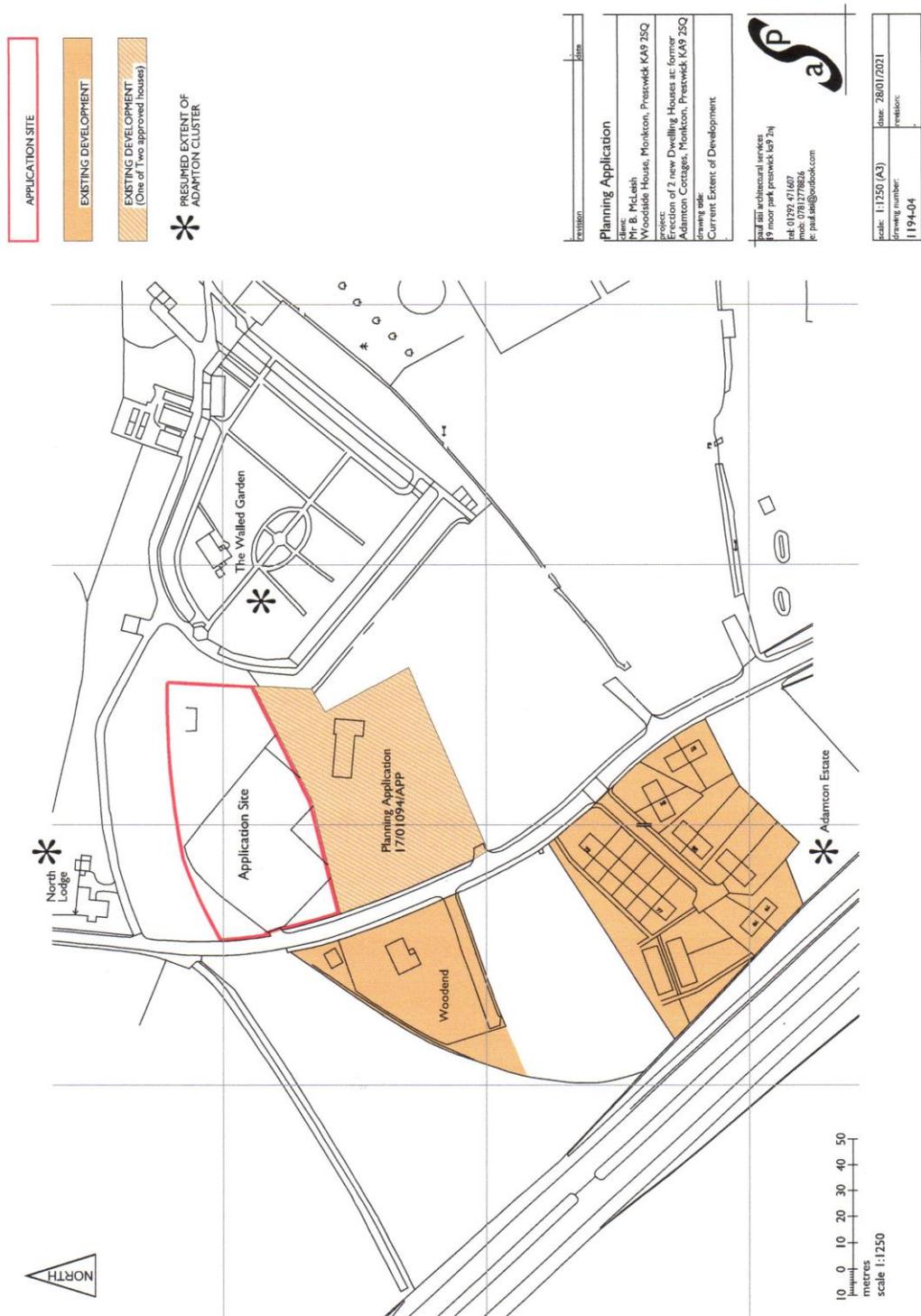
Scottish Landscape Character Types Map and Descriptions: LCT 66



Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

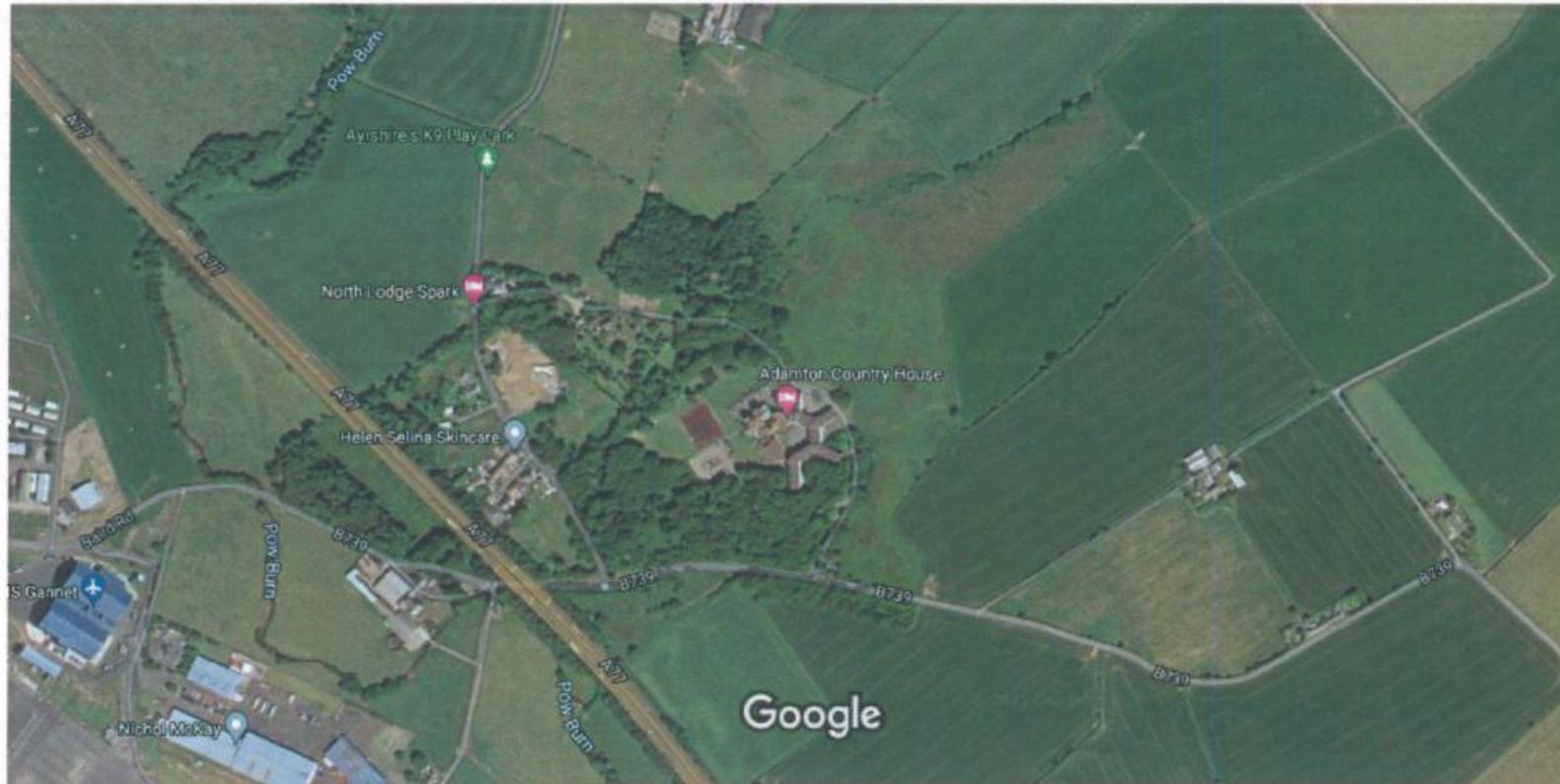
Planning Application Drawing No 1194-04: Current Extent of Development



Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

Google Maps



Imagery ©2021 Getmapping plc, Maxar Technologies, The GeoInformation Group, Map data ©2021 100 m

Site Analysis

The Site

The application site, which extends to 4,534 m² (0.45 Ha), as shown on Planning Application Drawing No 1194-02, is undeveloped under the ownership of Mr Barry McLeish, Woodside House, Monkton, Prestwick, KA9 2SQ. The site was previously part of an American Air Base and the location for a domestic dwelling(s) known as Adamton Cottages.

Site Boundaries

The site boundaries have been reinforced and made secure by the erection of a timber fence.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

- **Its Relationship with Neighbours**

The development site has, to its immediate north, an unmanaged area of woodland which is, in turn, defined by the access road to North Lodge and the domestic property within The Walled Garden of Adamton House. To the immediate south of the application site is the Blue Line Site, being in the same ownership as the application site and currently occupied by a single private dwellinghouse (Woodend House). The western site boundary is defined by an unnamed road, the C106, and, to the east, by The Walled Garden of Adamton House.

- **Its Topography**

The site has a natural fall from north to south.

- **Views of the Site from Outwith**

See attached photographs.

Collectively, these photographs add some 'street level' detail to the overall picture provided by the Google extract on page 16 and help confirm that the proposals would have no negative consequences for 'place' in Adamton and that the application site is particularly well sheltered by existing trees and vegetation to the north and east and would therefore be unseen from the wider countryside to the north and east because of the extent of tree cover.

Views into the site are obscured by a security fence erected during the construction of Woodend House.

- **What Exists within the Site**

The margins of the site retain some unmanaged woodland, with most of the trees taking the form of windblown propagation; other parts of the site were cleared to assist with works to the adjacent Client-owned blue line site. There also still exists within the curtilage of the site a number of concrete bases and foundations that relate to the site's former uses.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

- **Services**

There currently exists within the site a historic water supply, a foul water drainage network and a Scottish Water foul water drain.

- **Connectivity**

Adamton is not on the core path network. Otherwise, it is close to Monkton, where a range of bus services are available to Ayr, Prestwick, Troon, Irvine, Kilmarnock and Glasgow.

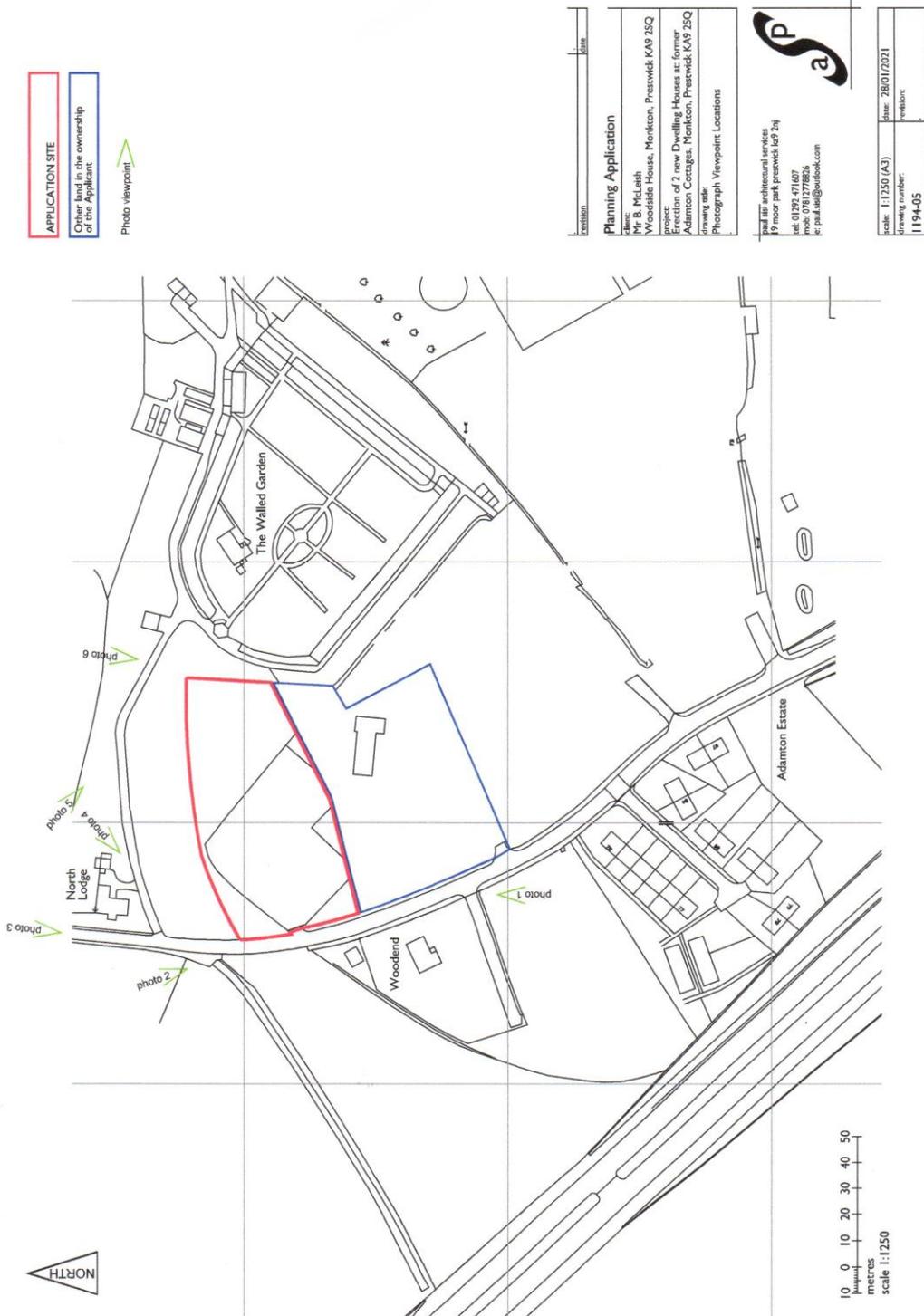
Glasgow/Prestwick Airport Railway Station is within a ten-minute drive and is accessible by bus from Monkton.

As a general comment, para 5.3 of Scotland's Third National Planning Framework states that '*reliance on the car will remain important in rural Scotland*'.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

Planning Application Drawing No 1194-05: Photograph Viewpoint Locations



APPLICATION SITE
 Outline land in the ownership of the Applicant
 Photo viewpoint

revision: _____ date: _____
Planning Application
 Name: Mr B. McLeish
 Address: Woodside House, Monkton, Prestwick KA9 2SQ
 Project: Erection of 2 new Dwelling Houses at former Adamton Cottages, Monkton, Prestwick, KA9 2SQ
 Drawing title: Photograph Viewpoint Locations

pa
 paul@pa-architectural-services.co.uk
 19 moor park prestwick ka9 2sq
 tel: 01292 471697
 mobile: 0781778626
 e: paul.pa@outlook.com

Scale: 1:1250 (A3)	Date: 28/01/2021
Drawing number: 1194-05	Revision:

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish



Photograph 1



Photograph 2



Photograph 3

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish



Photograph 4



Photograph 5



Photograph 6

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

3.0 PLANNING HISTORY

There have been no recent planning applications.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

4.0 ASSESSMENT / DESIGN PRINCIPLES

It is generally agreed that inevitably the eventual outcome regarding any proposal is influenced/underpinned by a range of considerations.

The principal ones in this case are:-

- (i) the characteristics of the site, its location and setting within the broader and immediately surrounding landscape/countryside
- (ii) the characteristics of the settlement pattern in this part of the countryside
- (iii) the requirements of the Development Plan and Supplementary Guidance, and
- (iv) where applicable, Material Considerations

(i) **The implications of the characteristics of the site, etc, for the location of the proposals and the design outcome**

Understanding and interpreting the characteristics of the site within its setting are vitally important to the delivery of a successful outcome. Details of the broader and local contexts, in order to establish a baseline for establishing the capacity of the site in landscape terms to absorb the proposals, are described in Part 2.0.

An assessment in relation to the requirements of relevant policies, etc follows later.

The implication of the details for an indicative outcome are dealt with in Part 5.0.

(ii) **Settlement Pattern**

In most circumstances, a key consideration in relation to impact should be the settlement pattern in the immediate area. As stated earlier in

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

relation to the matter of settlement pattern, we have defined the immediate context in Drawing No 1194-01 on page 10 and Planning Application Drawing No 1194-04 on page 15.

It is our understanding that the only significant guidance on the matter of settlement pattern in countryside/rural Ayrshire is to be found in SNH's Landscape Assessment 1998 and EnviroScot's Landscape Character Assessment 2019.

A detailed response to the matter of settlement pattern is provided later in the consideration of LDP policies and Supplementary Guidance and their 'equivalent' in proposed LDP 2 policies.

(iii) **Response to relevant Planning Policy, advice and guidance, source documents at national, regional and local levels has included:-**

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) directs that a planning application should be determinative in accordance with the adopted Development Plan unless there are other material considerations to justify otherwise.

- The Development Plan for the site is South Ayrshire Local Development Plan, adopted October 2014
- Supplementary Guidance: Rural Housing, South Ayrshire Council, November 2014
- Supplementary Guidance: Alterations and Extensions to Houses, South Ayrshire Council, November 2014
- Guidance: Open Space and Designing New Residential Developments, South Ayrshire Council, October 2010

Other Planning Policy Guidance and Advice

- Scottish Planning Policy (SPP), Scottish Government, June 2014

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

- Modified Proposed Local Development Plan 2, South Ayrshire Council, September 2020
- Planning Advice Note 61: Sustainable Urban Drainage System, Scottish Government, July 2001
- Planning Advice Note 72: Housing in the Countryside, Scottish Government, February 2005

(iv) **Other Relevant Material Considerations**

- (i) Scottish Natural Heritage, Landscape Assessment, 1998
- (ii) EnviroScot's Landscape Character Assessment, January 2019
- (iii) Scotland's Third National Planning Framework Position Statement, June 2014
- (iv) Planning (Scotland) Act 2019
- (v) Scotland's Fourth National Planning Framework Position Statement, November 2020
- (vi) Development Management records

(A) **South Ayrshire Local Development Plan 1**

A range of policies are relevant and our comments are as follows:

(i) **South Ayrshire Local Development Plan: spatial strategy (Core Investment Area)**

The specific criteria for this policy are:

- (i) *to represent residential development of an allocated housing site (shown in the settlement maps)*
- (ii) *sustainable economic growth of Glasgow Prestwick Airport, the Enterprise Zone, other airport, other airport-related industry and infrastructure*
- (iii) *promotion of rural diversification and tourism*

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

- (iv) *non-residential uses of a substantially intact building which will benefit the local environment*
- (v) *the promotion and improvement of the environmental quality and range of amenities within town centres*

We will not support proposals for residential development outwith existing towns and village boundaries, except where in compliance with LDP policy: rural housing.

While the proposals do not fall within any of these categories, what they would not do is undermine either the core values or the detailed requirements of this policy, and the continued effectiveness of this policy to operate, either locally or throughout those parts of the LDP area to which it would apply.

(ii) LDP policy: sustainable development

One of the key strategic policies of LDP1, the policy states that it will 'support the principles of sustainable development by making sure that all development meets the following standards:

- **Its appropriateness in terms of its amenity impact**

Potential amenity impact in this case is at two levels:

- (i) impact on the residential amenity of the nearest residential properties, and
- (ii) impact on the setting/wider environment

In relation to (i), the indicative proposals shown in Part 5.0 confirm that the proposals would have no negative impact on neighbouring residential amenity and would be compatible with the requirements of policy. In relation to

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

details of layout, scale, massing, design and materials, state this is in an principle application and guidance is taken from the Council's SG: Rural Houses.

In relation to (ii), this matter is dealt with in detail, where it is confirmed that the proposals can be 'accommodated' within the immediate and wider landscape settings.

These details are to be found in the Planning Application Drawings and Part 5.0.

- **Respects the character of the landscape**

The 1998 Ayrshire Landscape Assessment published by SNH places the site on the eastern edge of Landscape Character Area D, Coastal Headlands, immediately adjacent to Area I, Lowland River Valley to the east.

The more recent Scottish Landscape Character Types (LCT) Maps and Descriptions published by NatureScot in 2019 places the proposed site in Landscape Character Area Type 66, i.e. Agricultural Lowlands.

Inevitably, the boundaries drawn between LDP are, to a degree, generalisations.

LCT 66 areas are described as having a number of key characteristics. A copy of this information can be found in the Appendices. As stated on pages 11/12 earlier and as confirmed by the Google extract and the photographs shown on pages 20 and 21 respectively, added to the fact that the site is at the very margin of the LCT 66 area, the proposals are likely to have no discernible impact on landscape character.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

With trees along the northern and eastern margins, the development would be unsighted from the more open aspects of the countryside beyond.

In addition, the topography of the site described earlier confirms that the location can effectively 'absorb' the proposals without any consequences for landscape.

Although technically superseded, the 1998 Assessment provides more detailed guidance in relation to development, not all of which are relevant, but those that are include:

- adopt design requirements for new building, possibly incorporating shelterbelt planting and isolated building
Design is dealt with in Part 5.0, otherwise the proposed building is not isolated, and the proposals include some planting.
- discourage isolated developments in open countryside
The site is very enclosed and forms part of the Adamton 'cluster' which has already been recognised by the Council
- general presumption against large-scale built developments
This is a two-house development and the information provided elsewhere in this Statement confirms that the landscape capacity is sufficient to absorb the limited consequences.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

- **Respects, protects and, where possible, enhances natural, built and cultural heritage resources**

Neither built nor cultural heritage resources are implicated by the proposals. Regarding natural heritage, refer to response to LDP policy.

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

Refer to response to LDP policy: low- and zero-carbon dwellings.

- **Protects peat resources**

No implications.

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

As Planning Application Drawing No 1194-03 confirms, it will be possible to deliver a development that will be entirely in keeping with the guidelines of Ayrshire Roads Alliance.

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

LDP1 defines infrastructure as ‘roads, sewers, schools, and suppliers of gas, water, electricity and other services which are needed to allow a development to take place’. The site is fully served by drainage infrastructure as a result of its previous use, all of which is tied into Adamton Estate main sewer. All other relevant services, i.e. water, electricity and gas exist locally and serve adjacent properties.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

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

SEPA flood maps confirm that the site is not in an area at risk from river flooding. There are no surface water issues. A proposal for SUDS would be included in future planning applications.

- **Supports and, where possible, improves the Central Scotland Green Network (CSGN)**

At the time of writing, while there is a policy in both LDP1 and Proposed Modified LDP2 to deliver a strategy for CSGN, no information is available for comments.

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

The proposals would have no negative consequences.

- **Is designed in a way that helps prevent crime**

To comply fully with all relevant parts of the current Secured by Design 'Homes' Development Guide.

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

Nearby Monkton has regular bus services to Prestwick, Ayr, Troon, Irvine, Kilmarnock and Glasgow.

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

It is anticipated that a solar panel array will form part of the required SAP calculations.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

(iii) LDP policy: landscape quality

Development would have no significant consequences for:-

(a) *community settings, including the approaches to settlements and buildings within the landscape*

'Adamton' is not defined as a settlement in LDP 1. Nevertheless, the Applicant is aware of concerns regarding development proposals that could compromise open aspects to the countryside and would be detrimental to a rural setting. The evidence provided elsewhere in this Statement confirms that the proposals would not compromise the rural setting.

(b) *patterns of woodland, fields, hedgerows and tree features*

Details in relation to tree cover are dealt with below in relation to LDP policy: preserving trees. As the planning application drawings confirm, no significant field patterns or well-developed hedgerows will be disrupted. The site was, at one time, developed.

(c) *historic landscapes or*

(d) *skylines and hill features, including prominent views*

The site is relatively low-lying and set within woodland and therefore, if developed, would present no problems for the above.

(iv) LDP policy: air, noise and light pollution

The proposals will not expose significant numbers of people to unacceptable levels of air, noise or light pollution.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

(v) **LDP policy: low- and zero-carbon buildings**

The proposals give due consideration to the principles of passive design in siting, orientation, etc. as outlined in Part 5.0. This is an in principle application and, without pre-empting any final detail design, the use of high-quality insulated windows and doors, mechanical ventilation with heat recovery, quality insulation and airtight construction would be fully expected, and required, in order to achieve an acceptable SAP rating.

(vi) **LDP policy: natural heritage**

The Council's Environmental Mapping confirms that the site **does not fall or impinge upon:-**

- Special Areas of Conservation
- Special Protection Areas
- SSSI
- SWT Reserves
- RSPB Important Bird Areas
- Wildlife Sites

(vii) **LDP policy: archaeology**

The Council's Environmental Mapping confirms that the site is not within an Archaeological Consultation Trigger Area.

(viii) **LDP policy: land use and transport**

The relevant criteria are:

- (e) ***where possible, closely link to existing and proposed walking, cycling and public transport networks***

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

Adamton is not on the core path network. Otherwise, it is close to Monkton, where a range of bus services are available to Ayr, Prestwick, Troon, Irvine, Kilmarnock and Glasgow.

As a general comment, para 5.30 of Scotland's Third National Planning Framework states that 'reliance on the car will remain important in rural Scotland'.

- (h) ***provide parking that reflects the role of the development, the location in which it is situated and the projected capability of existing parking facilities***

As Drawing No 1194-03 confirms, the development would satisfy the requirements of Ayrshire Roads Alliance.

(B) South Ayrshire Supplementary Guidance: Rural Housing

Supplementary Guidance confirms that in countryside areas outwith the Greenbelt, proposals for new housing may be acceptable where they comprise a limited extension to an existing clearly defined and nucleated housing 'cluster group' of two or more houses.

Approximately 95% of South Ayrshire can be defined as countryside. Within this extensive area, clusters take on a variety of forms, some of which are probably unique, and Adamton has its own particular characteristics.

That Adamton has been accepted as a cluster can be seen from the development management history of the area.

Indeed, when it met to consider a request for review in respect of Planning Application 14/01662/APP in 2015, the Local Review

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

Body (LRB) took the view that Adamton was not a typical rural site given the presence of existing terraced houses adjacent to the C106, which it considered gave the area a more urban character. This LRB also took the view that the boundaries of the existing cluster were open to interpretation, so that the cluster could be considered to include other nearby properties, not merely the 16 terraced houses. On this basis, in November 2014, the date of adoption of this Supplementary Guidance, Adamton had 18 houses.

In accepting the particular circumstances at Adamton, the Council has therefore been prepared to be flexible in its approach to numbers of houses but there appears to be informal agreement that the area shown in page 15 earlier complies with the generally accepted opinion as to the extent of Adamton.

Responses to the Policy Guidelines

Part 1: Guidance on Assessing Proposals for New Rural Housing

Of the five criteria, No 1 alone is relevant:

1. additions to 'clusters' i.e. where there are existing groups of houses ...

It is universally agreed that Adamton is a cluster.

Guidance on additions to clusters

Additions to clusters will be acceptable where:

(a) the proposal is sympathetic to the character and landscape setting of the existing cluster

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

The particular circumstances at Adamton, as described elsewhere, make it difficult to conclude that the cluster has a particular character, but the responses to criteria, as set out below, will confirm that the proposals would encourage a sense of place. Otherwise, it has been demonstrated that the proposals would have zero sum impact on the overall landscape setting.

(b) the development represents the sensitive infilling of any available gap sites consolidating existing dwellings within the cluster

The site does not represent infilling but does, in effect, represent a rounding off of development on the north-east edge of the cluster. A substantial tree bank along the north makes for a clear boundary with the wider countryside beyond.

(c) the development has a clear relationship with the existing cluster by being physically connected with the cluster

The proposals are immediately adjacent to existing development to the south and to the west across the C106.

(d) the proposed design solution is in keeping with the character and built form of the existing cluster and otherwise complies with design guidance in the supplementary guidance

This is an application in principle. As detailed in Part 5.0 however, we have provided an indication of the solution that might be applied.

In terms of its built form characteristics, as a potential source of guidance, as confirmed elsewhere, the majority of the houses currently are in the form of a terrace. Otherwise, the three other

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

houses are not similar. The proposals would substantially be based on SG.

(e) The proposal does not expand the cluster by more than 50% of the number of houses within that group (rounded up to nearest single dwellinghouse) as at date of adoption of this supplementary guidance – 20 November 2014

Only one additional unit in the area generally recognised as being the Adamton 'cluster' has been built since the above date, bringing the total to 19 at August 2021 (excluding the house within The Walled Garden).

The Local Review Body has, however, recognised that the boundaries of the Adamton cluster are open to interpretation and that the existing terraced houses gave the area a more urban character.

The result has been that, in effect, the 50% guideline have not been rigorously applied here.

That said, as stated above, only one new house has been completed since 20 November 2014, so that the situation, in fact, remains well within the policy guideline.

SG goes further to state:

Additions to clusters will not be acceptable where:

- ***the cluster is located within the greenbelt***

Adamton is not located in the greenbelt.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

- ***the development results in the coalescence of settlements***

Adamton's location within the wider landscape area, as shown in the map extract from Scottish Landscape Character Types: Maps and Descriptions on page 14 confirms that the proposals will not result in coalescence now or, indeed, in the future.

- ***the development extends/creates a ribbon of development***

Currently, there is no ribbon of development here. The proposals will have access on to the C106 but, as Planning Application Drawing No 1194-04 confirms, the outcome will not be a ribbon.

- ***the development has an unacceptable impact on the character of the existing building group or its landscape setting***

This is dealt with under point (d) earlier.

(C) Supplementary Guidance: Alterations and Extensions to Houses

This SG is relevant in that it provides some guidance on residential amenity. Part 5.0 confirms that the requirements of this SG in relation to Part 2 (Residential Amenity) in terms of both 'overlooking' and 'loss of light' requirements will be met.

(D) Guidance: Open Space and Designing New Residential Developments

The information provided in Part 5.0 confirms that the requirements of this SG can be achieved.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

(E) Other Planning Policy, Guidance and Advice

(i) SPP, Scottish Planning Policy, June 2014. Guidance re: (i) Sustainable Development and (ii) Promoting Rural Development

The relevant phrase in para 29 for this situation is *‘having regard to the principles for sustainable land use set out in the Land Use Strategy’* (of the LDP). This matter has been comprehensively addressed earlier in response to the requirements of LDP policy: sustainable development, and Proposed Strategic Policy 1: Sustainable Development in proposed LDP 2.

In para 75, SPP states that the planning system should *‘encourage rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality’*. The proposals certainly do not undermine this aspiration and, in our opinion, succeed in protecting and enhancing environmental quality.

(ii) Modified Proposed Local Development Plan 2, September 2020 (MPLDP)

MPLDP2 was submitted to the Scottish Government’s Directorate of Planning and Environmental Appeals (DPEA) for Examination on 12 December 2020, with some documents being resubmitted on 19 February 2021 to meet DPEA requirements.

The Examination process will consider unresolved issues. Where these do not apply, the Council will look upon parts of MPLDP2 as material considerations in the determination of planning applications.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

In relation to the proposals, it is assumed that the following might be relevant:

Part 1 – The Strategy

The site is located in the Kyle Investment Area (KIA), The KIA territorially equates with the current Core Investment Area. The proposals are compatible with the requirements of Strategic Policy B8.

Core Principle B8

- ***support proposals for new housing in the countryside that accord with LDP policy: rural housing and Supplementary Guidance: Rural Housing***

Pages 33 to 37 of this Statement confirm that the proposals are compatible with the requirements of policy.

Proposed Strategic Policy 1: Sustainable Development

Of the 16 criteria, 11 (with some modifications to the wording) have their origins in LDP policy: sustainable development, which have been reviewed earlier (pages 26 to 31).

Of the new criteria, of relevance is '*embraces the principles of placemaking, and the 6 qualities of place*'.

The Proposed Plan confirms that the six qualities of a successful place are set out in paras 41 – 48 of Scottish Planning Policy, SPP, June 2014. The six are:

- Distinctive
- Safe and pleasant

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

- Welcoming
- Adaptable
- Resource Efficient
- Easy to Move Around and Beyond

The proposals, as demonstrated indicatively in Part 5.0, indicate a response to the requirements of these 'qualities' listed above.

Proposed Strategic Policy 2: Development Management

The policy includes 13 criteria, 8 of which have been inherited from current policies, 4 from LDP policy: sustainable development and 1 each from LDP policies: residential policy within settlements, release sites and windfall sites; delivering infrastructure; spatial strategy, and open space.

Of the new criteria, '*Are located within a settlement boundary*' is relevant. The proposals are not, but the reasons for this have been addressed elsewhere.

Proposed Topic Policies include:

LDP policy: rural housing

Essentially, the proposed policy differs little from that in the current LDP.

LDP policy: landscape quality

The details are not far removed from those in LDP1 apart from inclusion of a new criteria, (e) *Geodiversity of the area*, which the proposals would not implicate.

The map on page 76, Local Landscape Areas, confirms that the proposed site is not within a proposed Local Landscape Area.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

LDP policy: woodland and forestry

The proposals do not impact on woodland.

LDP policy: preserving trees

The proposals do not impact on trees.

LDP policy: water environment

The proposals do not impact adversely on water environment.

LDP policy: air, noise and light pollution

As stated in the response to current policy, the proposals would have no measurable impact.

LPD policy: low- and zero-carbon buildings

As stated earlier, a solar panel array is proposed elsewhere within the site to a suitable south-facing slope.

LDP policy: natural heritage

As previously confirmed, the Council's Environmental and Conservation Mapping indicates that the proposals have no implications for National, Local Designations or Protected Species.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

5.0 PROPOSALS

Layout

The tree belt to the northern site boundary dictates that the new properties will have a mainly southern aspect, this will also help utilise the Application Site's natural elevation to its best advantage. To achieve the maximum amount of privacy between the application site and the blue line site, it is proposed that the new private access road will run along the application site's southern boundary (this will also assist with rainwater run-off and SUDS requirements). The positioning of the two proposed dwellinghouses within the application site will also ensure that there will be no overshadowing issues.

Given the scale of the plots, all relevant space and amenity standards are anticipated to be able to be comfortably achieved.

Scale

The area of the application site and its proximity to, and natural relationship with, the blue line site to the south, informs that the scale of the proposed new dwellinghouses will be similar to that of the new property constructed within the delineated blue line site, namely Woodside House, Monkton, Prestwick.

Massing

As this is an application in principle and there is no detailed design, it is not possible to comment on the massing of any individual proposed built form at this stage. In terms of the overall site massing, the proposed new dwellinghouses will sit comfortably within their own individual private plots which will not be out of character in the context of the immediately surrounding properties, namely Woodside House, North Lodge, The Walled Garden and Woodend.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

Design and Materials

As this is an 'in principle' application we would not wish to pre-empt any subsequent Matters Arising from Conditions or completely new detailed planning applications. However, it is anticipated that a traditional palette of materials will be employed in the dwellinghouse design that will work within the terms of guidance contained in the Local Authority's Supplementary Guidance for Rural Housing.

Landscaping

It is anticipated that there will be no significant reduction in the existing tree belt to the north of the application site (lest for any individual trees that were deemed to be damaged or diseased). A full planting regime would be expected to accompany any future detailed planning application which would deal more fully with this subject.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

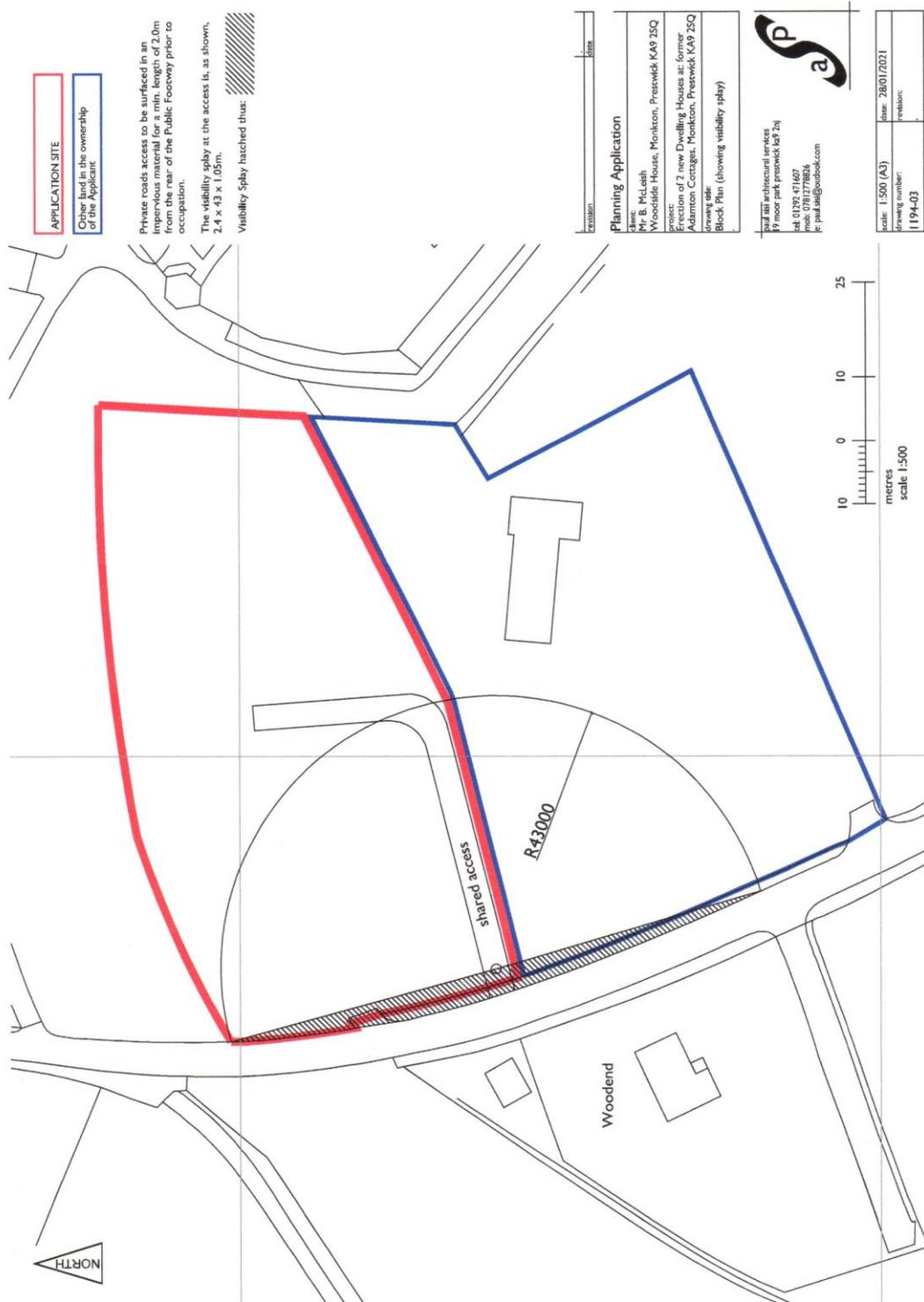
Planning Application Drawing No 1194-02: Block Plan



Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

Planning Application Drawing No 1194-03: Block Plan (showing Visibility Splays)



Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

6.0 SUMMARY / CONCLUSIONS

- The Council's Supplementary Guidance: Rural Housing describes a cluster as an '*existing group of houses in the countryside ...*'
- In numerical terms, a cluster is '*defined as a building group of two or more houses forming a clearly identifiable 'group', with strong visual cohesion and sense of place*'
- Development Management records confirm that the Council accepts that, based on these guidelines, there is an 'Adamton cluster'. Records show, however, that the Council's LRB, for example, concluded that the boundaries of this particular cluster were open to interpretation
- That said, it is not unreasonable to conclude that 'Adamton' can be recognised as being the area shown in Planning Application Drawing No 1194-04 of this Statement
- On 20 November 2014, this area contained 18 houses
- Supplementary Guidance states that additions to clusters will be acceptable where:
 - a) *the proposal is sympathetic to the character and landscape setting of the cluster*

At the time of writing, there were 19 houses within the area described by Planning Application Drawing No 1194-04. The 16 houses of Adamton Estate comprise: 10 semi-detached houses and six units in a terrace, which are likely to have been built by the former Ayrshire County Council. The other three houses are detached.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

There is therefore a mixture of house types, built at different points in time. Without commenting on the quality in townscape terms of the range of existing housing, the proposals will benefit from the detailed policy guidance now provided with regard to new rural housing and should help enhance the character rather than have an unacceptable impact.

In relation to landscape setting and quality, we have demonstrated that the proposals would have no negative consequences either for Landscape Character Type 66 – Agricultural Lowlands within which it is situated or the immediate local landscape setting.

With trees along the northern and eastern margins, the development would be completely unsighted from the more open aspects of the countryside beyond.

- b) *the development represents the sensitive infilling of any available gap sites consolidating existing dwellings within the cluster*

The site does not represent infilling but does, in effect, represent a rounding off of development on the north-east edge of the cluster. A substantial tree bank along the north makes for a clear boundary with the wider countryside beyond.

- c) *the development has a clear relationship with the existing cluster by being physically connected with the cluster*

The proposals are immediately adjacent to existing development to the south and to the west across the C106.

- d) *the proposed design solution is in keeping with the character and built form of the existing cluster and otherwise complies with design guidance in the supplementary guidance*

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

This is an application in principle. As detailed in Part 5.0 however, we have provided an indication of the solution that might be applied.

In terms of its built form characteristics, as a potential source of guidance, as confirmed elsewhere, the majority of the houses currently are in the form of a terrace. Otherwise, the three other houses are not similar. The proposals would substantially be based on SG.

- e) *The proposal does not expand the cluster by more than 50% of the number of houses within that group (rounded up to nearest single dwellinghouse) as at date of adoption of this supplementary guidance – 20 November 2014*

Only one additional unit in the area generally recognised as being the Adamton ‘cluster’ has been built since the above date, bringing the total to 19 at August 2021 (excluding the houses within The Walled Garden).

SG goes further to state:

Additions to clusters will not be acceptable where:

- *the cluster is located within the greenbelt*

Adamton is not located in the greenbelt.

- *the development results in the coalescence of settlements*

Adamton’s location within the wider area, as shown in the map on page 14 confirms that the proposals will not result in coalescence now or, indeed, in the future.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

- *the development extends/creates a ribbon of development*

Currently, there is no ribbon of development here. The proposals will have access on to the C106 but, as Planning Application Drawing No 1194-04 confirms, the outcome will not be a ribbon.

- *the development has an unacceptable impact on the character of the existing building group or its landscape setting*

This is dealt with under point (a) earlier.

As confirmed in this Statement, the proposals are otherwise compliant with the requirements of:

- ***Supplementary Guidance: Alterations and Extensions to Houses***
- ***Guidance: Open Space and Designing New Residential Developments***
- ***Other Planning Policy, Guidance and Advice:***
 - ***Scottish Planning Policy (SPP), June 2014***
 - ***Modified Proposed Local Development Plan 2***

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

APPENDICES

- ***Landscape Character Type 66: Agricultural Lowlands - Ayrshire***
- ***Landscape Character Type G: Ayrshire Lowlands***

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish



SNH National Landscape Character Assessment

Landscape Character Type 66

AGRICULTURAL LOWLANDS - AYRSHIRE



Location and Context

The *Agricultural Lowlands-Ayrshire* Landscape Character Type occurs in five places focussed on the northern half of Ayrshire. It covers a large area, including most of the Ayrshire Basin to the north of Kilwinning and Irvine. It comprises inland areas on the mainland between the coastal edge and higher moorland to the east.

Key Characteristics

- Complex landform, gently increasing in height from the coastal fringe, dissected by many burns and streams draining to incised main river valleys to create an undulating lowland landscape.
- Geology dominated by coal measures, though basalt, sandstones, limestones, millstone grit and volcanic intrusions are also present.
- Generally small to medium scale landscape.
- Landcover is predominantly pastoral, with some arable on lower and better soils.
- Fields often regular in shape and enclosed by beech or hawthorn hedges, with mature hedgerow trees giving the landscape a surprisingly wooded character.
- Settlement pattern historic in origin based upon larger, more self-contained farmsteads set in a hinterland of fields.
- Number of larger towns and villages with historic cores surrounded by more modern development.
- Several major road corridors creating a degree of conflict between the rural character and presence of heavy traffic.
- Dense network of often very rural minor roads.
- Varying landscape character which ranges from very rural to more fragmented and developed landscapes on urban fringes.
- Views tend to be dictated by the local topography and landcover.

1

SNH National Landscape Character Assessment LCT 66 AGRICULTURAL LOWLANDS - AYRSHIRE

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

Landscape Character Description

Landform

The *Agricultural Lowlands - Ayrshire* Landscape Character Type forms extensive areas of agricultural lowland which occupy much of the Ayrshire Basin. Lying between about 10 metres and 150 metres, the area's geology is dominated by coal measures, though basalt, sandstones, limestone's, millstone grit and volcanic intrusions are also present.

The landform is surprisingly complex and variable, dissected by many burns and streams draining to incised main river valleys to create an undulating lowland landscape. There is a gentle increase in height from the coastal fringe to the more abrupt transition to upland.

Landcover

Landcover is predominantly pastoral, though with some arable areas on lower and better soils. Cattle, sheep and ley grassland are common. North of Kilmarnock, a number of place names include the term 'moss', reflecting the presence of peat bogs and mires. While many of these have been drained and reclaimed for agriculture, some areas of peatland remain such as the more elevated areas close to the North Ayrshire/East Ayrshire border. Fields within this landscape type, probably dating back to the 18th or 19th Century, are often small to medium in scale, regular in shape, and enclosed by beech or hawthorn hedges. For the most part, the hedges are intact and in good condition. Many field boundaries are also marked by mature hedgerow trees. Again, beech trees predominate. These trees give the landscape a surprisingly wooded character, often forming avenues along minor roads. In places this structure has begun to decline as trees have been felled and not replaced. More extensive woodland is limited, concentrated in river valleys and formed into shelter belts in some of the more exposed areas, or around large estates.

Settlement

The area's settlement pattern is historic in origin. Unlike Highland areas where a system of joint-tenancy land holding prevailed, resulting in the creation of villages and hamlets, the typical lowland settlement system was based upon larger, more self-contained farmsteads with a hinterland of fields. Many existing farms are on historic sites, though buildings are invariably newer and old field systems lost beneath more recent enclosures. Farms are often sited on low hills and ridges, typically comprising a courtyard with the farmhouse at the centre. Buildings are often limewashed with slate roofs and black painted woodwork. More modern farm buildings, including sheds and barns are rarely intrusive, often dark red or green in colour. It is less densely settled in the broader valleys and Craigs of Kyle than in the south eastern part of the Ayrshire Lowlands at the transition with the more expansive simple uplands.

A number of towns and villages are found throughout the lowlands, again many with medieval or earlier origins. Examples include Tarbolton and Kilmarnock. Invariably, the historic cores of such settlements are surrounded with more modern development. This often comprises standard municipal or suburban designs (white render and orange pantiles) which reflect neither the character of the historic core or the surrounding landscape. There is a fragmented pattern of large buildings, roads, transmission lines and other infrastructure on the urban fringes of Ayr, Prestwick and Kilmarnock. This creates visual clutter and intrusion into the lowlands. Field enclosure and woodland patterns are weaker in these areas.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

Several major road corridors cross this landscape type, principally the A77 between Glasgow and Ayr, but also the A735, A736 and the A76. The A77 in particular has been upgraded over time and it now comprises a dual carriageway route for much of its length. There is inevitably a degree of conflict between the pastoral character of this landscape type and the presence of a major road carrying heavy traffic. There have been few successful attempts to tie the improved roads into the structure of the landscape.

This landscape type also contains a dense network of minor roads many of which are very rural in character. Where recent improvements have taken place, modern kerbing has sometimes been introduced at the road edge, introducing an urban feature into the rural landscape. Signage can have a similar effect. On the other hand, Ayrshire retains a large number of milestones which should be retained.

Perception

The *Agricultural Lowlands - Ayrshire* provide a simple rural setting to larger settlements like Troon, as well as the foreground to views to the Firth of Clyde and Arran from roads and settlements.

This small to medium scale landscape has a diverse landscape character which ranges from very rural areas to a more fragmented landscape where modern development and transport corridors have eroded the character. Views tend to be informed by the local topography and landcover. From certain areas views open up towards the Firth of Clyde and Arran to the west and the Plateau Moorlands often form a simple, flat horizon in longer distance views to the east however, views of the operational Whitelee Wind Farm and its extensions have somewhat complicated this skyline. The southern hills of Clyde Muirshiel Regional Park provide an immediate backdrop to the western part of this Landscape Character Type.

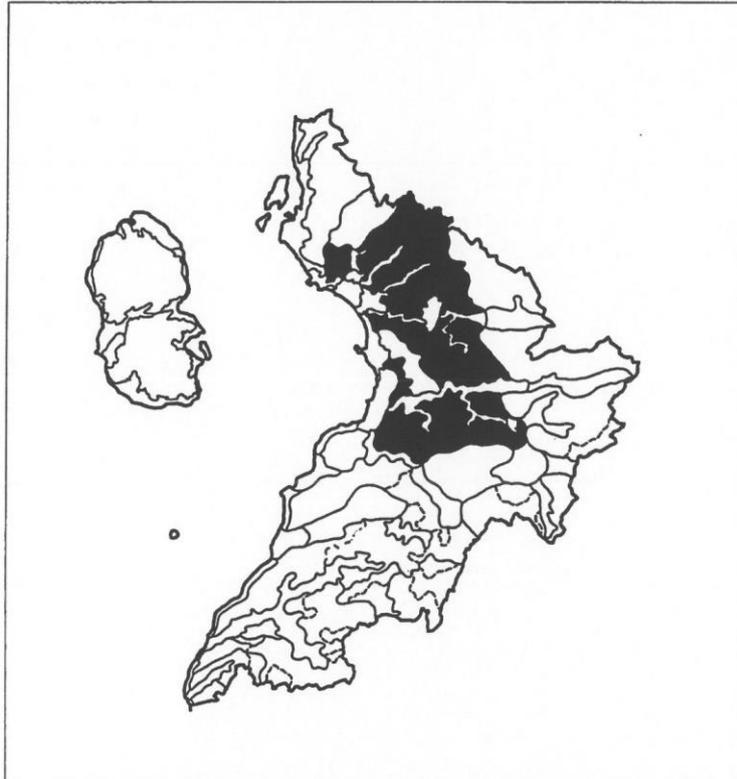
This is one of 389 Landscape Character Types identified at a scale of 1:50 000 as part of a national programme of Landscape Character Assessment republished in 2019.

The area covered by this Landscape Character Type was originally included in the Ayrshire (Land Use Consultants), published 1998.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

G: AYRSHIRE LOWLANDS



- 5.72. This landscape type forms an extensive area of agricultural lowland which occupies much of the Ayrshire basin. Lying between about 10 metres and 150 metres, the area's geology is dominated by coal measures, though basalt, sandstones, limestones, millstone grit and volcanic intrusions are also present.
- 5.73. The landform is surprisingly complex, dissected by many burns and streams draining to incised main river valleys to create an undulating lowland landscape. There is a gentle increase in height from the coastal fringe to the more abrupt transition to upland. Landcover is predominantly pastoral, though with some arable on lower and better soils. Cattle, sheep and ley grassland are common. North of Kilmarnock, a number of placenames include the term 'moss', reflecting the presence of peat bogs and mires. While many of these have been drained and reclaimed for agriculture, some areas of peatland remain.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

- investigate the potential for establishing herb rich meadows to enhance the area's wildlife interest;
- encourage the conservation and sensitive conversion of redundant dairy buildings;
- encourage the placement of new farm buildings in locations which do not compromise the symmetry of traditional farmstead courtyard complexes or detract from their hilltop compositions;
- use the agricultural development notification scheme to influence the design, colour, materials, screening and location of new farm buildings. Explore the use of planning conditions attached to new buildings to provide screening where appropriate.

Forestry and Woodland

- encourage a phased programme of replanting, managing and, where necessary, felling hedgerow trees, so as to maintain and restore the historic legacy of trees;
- conserve riparian woodland and wetland corridors;
- encourage the planting of new tree lines;
- examine the potential to create an integrated pattern of new small woodlands and woodland belts in the most open areas;
- encourage the establishment of new riparian woodlands along the minor watercourses (which are otherwise unobtrusive);
- encourage policy woodland management that can maintain the character of designed landscapes where they occur. This may include small scale woodland planting;
- there may be opportunities for the creation of new woodlands in the area of transition between the more productive parts of the lowland and the surrounding uplands. Where appropriate, therefore, adopt a planting strategy that emphasises the transitional character of the landscape and includes:
 - expansion/regeneration of native woodlands;
 - mixture of broadleaf and conifer species;
 - small to medium sized coupes to reflect the scale of the landscape;
 - concentration of new woodland on steeper slopes, scarps, in gullies and around the lower slopes;
 - retention of key views and open space links to higher ground;
- consider opportunities for new woodland planting in terms of:
 - the overall balance of woodland and open space;
 - the importance of preserving less productive land which has high nature conservation values e.g. mosses or herb rich grasslands;
 - the importance of key views and features within the landscape;
 - opportunities to provide screening of urban expansion areas;
 - opportunities to link isolated areas of woodland.

Statement in Support of Planning Application in Principle for the Erection of Two Dwellinghouses on Land at the Former Adamton Cottages, Adamton, Monkton

Prepared for: Mr Barry McLeish

Recreation

- develop a signing strategy for private businesses;
- encourage the sympathetic restoration and re-use of redundant buildings in the countryside;
- focus recreation activities and the provision of new facilities at existing centres;
- general presumption against large scale built developments;
- site theme parks, caravan parks or other facilities to avoid disrupting key views and to avoid adding obtrusive, gaudy structures into the landscape;
- support small scale, low-key tourism or recreational development.

Development

- adopt design requirements for new building, possibly incorporating shelterbelt planting around isolated buildings;
- identify potential housing sites and prepare preliminary design/development guidance;
- consider positive ways of addressing the interface between settlements and the surrounding countryside. These could include:
 - defining urban gateways, i.e. preventing sprawl and indeterminable urban edges;
 - the preservation or creation of green wedges to break up the urban edge;
 - new buildings which address surrounding areas and provide a high quality 'edge' to the settlements;
 - screening and controlling views of the towns by strategic planting schemes;
- discourage the simplistic grafting of housing estates onto the edge of settlements within field plots. Encourage more imaginative housing schemes which respond to the existing patterns of layout, structure, massing and scale while allowing for modern interpretations of traditional styles. This should include terraced and semi-detached houses laid out to define open spaces and roads avoiding suburban solutions;
- where development is permitted, encourage construction to consolidate existing villages, hamlets or groups of farmbuildings, and favour sheltered locations;
- consider the preparation of design guides as supplementary planning guidance;
- discourage development in the open countryside;
- encourage the appropriate conversion of redundant buildings in the countryside. Guidance should be provided on the way buildings should be converted (including the provision of drives, gardens etc) to prevent the suburbanisation of the countryside;
- general presumption against large scale built developments;
- provide soft landscape frameworks in advance of building developments to accommodate urban expansion.

LOCAL DEVELOPMENT

**REFUSAL OF PLANNING PERMISSION IN PRINCIPLE
(Delegated)**

Ref No: 21/00933/PPP

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 Barry McLeish
per Paul Sisi Architectural Services
Paul Sisi
19 Moor Park
Prestwick
Scotland
KA9 2NJ**

With reference to your application dated **10th September 2021** for planning permission in principle under the above-mentioned Acts and Orders for the following development, viz:-

Planning permission in principle for the erection of 2 new dwellinghouses

**at: Former Adamton Cottages C106 From B739 Junction Near Adamton House To C138 Junction
South Of Langlands North East Of Prestwick Monkton South Ayrshire**

The Council in exercise of their powers under the above-mentioned Acts and Orders hereby **refuse** planning permission in principle 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 development proposal is contrary to the Local Development Plan: Core Investment Area policy in that the proposal is not considered to represent; residential development of an allocated housing site, (shown in the settlement maps); sustainable economic growth of Glasgow Prestwick Airport, the Enterprise Zone, other airport-related industry and infrastructure; promotion of rural diversification and tourism; non-residential re-use of a substantially intact building, which will benefit the local environment; and promotion and improvement the environmental quality and range of amenities within town centres.
- (2) That the development proposal is contrary to the South Ayrshire Local Development Plan Policy in relation to Land Use and Transport in that the site is not accessible by a choice of means of transport, and the development proposal does not provide for travel by a choice of means of transport, and no justification has been provided for a departure from this policy.
- (3) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan Sustainable Development policy as the development does not contribute to the effective use of public services, facilities and infrastructure, and no justification has been provided for a departure from this policy.
- (4) That the development proposal is contrary to the Adopted South Ayrshire Local Development Plan Rural Housing policy as the development does not represent development which is; the replacement of an existing house, an extension to an existing house, the conversion and reuse of a genuinely redundant building of traditional or local character and domestic scale, or a home that is essential to a rural business.
- (5) That the development proposal is contrary to South Ayrshire Council Supplementary Planning Guidance entitled Rural Housing in that the proposal expands the existing cluster by more than 50% of the number of houses within Woodend (as at the date of adoption of the SPG).

List of Plans Determined:

Drawing - Reference No (or Description): **Refused 01**

Drawing - Reference No (or Description): **Refused 02**

Drawing - Reference No (or Description): **Refused 03**

Drawing - Reference No (or Description): **Refused 04**

Drawing - Reference No (or Description): **Refused 05**

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

Dated: 4th November 2021

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

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

Contact: ARA.TransportationPlanningConsultations@ayrshireroadsalliance.org
ARA Case Officer: AP
Planning Case Officer: D Clark
Planning Application No: 21/00933/PPP
Location: Former Adamton Cottages C106 From B739 Junction Near Adamton House, Monkton

Date Received: 20/10/2021
Date Returned: 03/11/2021
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):

Required for Major applications, or where the recommendation is for refusal or deferral.

Advisory Notes:

Road Opening Permit:

That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority, for any work within the public road limits, prior to works commencing on site.

Roads (Scotland) Act:

The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.

New Roads and Street Works Act 1991:

In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.

Costs of Street Furniture:

The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.

Conditions:

Access Construction (single access or small development):

That the proposed access shall be constructed in accordance with the specifications in the Council's National Roads Development Guide and be a minimum of 5.5 metres wide over the initial 10 metres as measured from the rear of the public roadway and be formed with 6 meter radius curves. The access shall be constructed, as approved, prior to completion of the development.

Reason:

In the interest of road safety and to ensure an acceptable standard of construction.

Private Access Surfacing:

That the private access shall be surfaced for a minimum of 10 metres as measured from the rear of the public roadway, prior to occupation. Precise detail and specifications of the required surfacing shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

Reason:

In the interest of road safety and to ensure an acceptable standard of construction.

Junction Visibility Splays:

That junction access visibility sightline splays of 2.4 metres by 43 meters shall be maintained in both directions at the junction with the public road. There shall be no obstacle greater than 1.05 metres in height within the visibility sightline splays.

Reason:

In the interest of road safety and to ensure an acceptable standard of construction. To avoid the possibility of unnecessary reversing of vehicles onto the public road.

Discharge of Water:

That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

Reason:

In the interest of road safety and to avoid the discharge of water onto the public road.

Off Road Parking Provision (PPP):

That 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, with parking layouts designed to comply with the guidance set out in the National Roads Development Guide, and within the Designing Streets publication as National Policy.

Reason:

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

Friday, 22 October 2021



Local Planner
Planning Service
South Ayrshire Council
Ayr
KA7 1UT

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

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

**Former Adamton Cottages, South Of Langlands North East Of Prestwick,
Monkton, KA9 2SH
Planning Ref: 21/00933/PPP
Our Ref: DSCAS-0051094-JY7
Proposal: Planning permission in principle for the erection of 2 new
dwellinghouses**

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 and 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.
-

Asset Impact Assessment

According to our records, the development proposals impact on existing Scottish Water assets.

- ▶ 100mm combined sewer in the site boundary

The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via [our Customer Portal](#) to apply for a diversion.

The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction. Please note the disclaimer at the end of this response.

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: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ 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

▶ Trade Effluent Discharge from Non Dom 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 launderettes. 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 0800 778 0778 or email TEQ@scottishwater.co.uk 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 50kg 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

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Angela Allison

Development Services Analyst

PlanningConsultations@scottishwater.co.uk

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."