

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

28 September 2022

To:- Councillors Bell (Chair), Cavana, Clark, Connolly, Dixon, Kilbride, Kilpatrick,
Mackay and Townson.

Dear Councillor

SOUTH AYRSHIRE LOCAL REVIEW BODY

You are requested to participate in the above Panel to be held on **Tuesday, 4 October 2022 at 2.00 p.m.** for the purpose of considering the undernoted business.

This meeting will be held on a hybrid basis in County Hall for Elected Members, will be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>

Please note that a briefing meeting will take place for all Board Members at 1.15 p.m., online and in the Prestwick Room.

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. New Case for Review - 22/00344/APP – Application for Planning Permission for alterations and extension to dwellinghouse at 93 Adamton Road South, Prestwick, South Ayrshire, KA9 2HH.

[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

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SOUTH AYRSHIRE COUNCIL

LOCAL REVIEW BODY

NOTE of CURRENT POSITION

Site Address:	93 ADAMTON ROAD SOUTH PRESTWICK SOUTH AYRSHIRE, KA9 2HH
Application:	22/00344/APP ALTERATIONS AND EXTENSION TO DWELLINGHOUSE

Appointed Officer's Decision:	Refused
Date Notice of Review Received:	4 th August 2022

Current Position:	New Case For Review
Documentation:	The following documents in relation to the review are attached: Pages 1 to 4 – Report of Handling Pages 5 to 36 – Notice of Review and Supporting Documentation Pages 37 to 42 – Planning Application and Supporting Plans Pages 43 to 57 - Planning Application Supporting Statement Pages 58 to 59 – Decision Notice Pages 60 to 61 – Site Officer Photographs
New Material:	No
Additional Material:	N/A
Dated:	28 September 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:	22/00344/APP
Site Address:	93 Adamton Road South Prestwick South Ayrshire KA9 2HH
Proposal:	Alterations and extension to dwellinghouse
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 comprises a mid-terrace dwellinghouse at 93 Adamton Road South, Prestwick. The property is finished with rendered walls, uPVC windows and a brown concrete tile roof.

2. **Planning History:**

There is no recent planning history relevant to the assessment of this application.

3. **Description of Proposal:**

Planning permission is sought for an extension to the rear elevation of the house. Full details are set out within the plans submitted.

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 [Local Development Plan - South Ayrshire Council \(south-ayrshire.gov.uk\)](http://south-ayrshire.gov.uk)

LDP Policy: Sustainable Development

LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites

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

The development proposal has been assessed against the above policies and is considered to be in accordance with the development plan. This is explained in more detail, below.

The Scottish Government Department of Planning and Environmental Appeals Division (DPEA) concluded its Examination of the South Ayrshire Modified Proposed Local Development Plan 2 (MPLDP 2 but referred to as LDP 2) and issued its Examination Report on 10th January 2022. The Examination Report and LDP 2 now forms a substantial material consideration in the determination of planning applications.

The provisions of the Proposed Replacement South Ayrshire Local Development Plan (PLDP2) remain largely unchanged from the Adopted South Ayrshire Local Development Plan in so far as the application site continues to be identified as being within a predominantly residential area. The application has been considered in this context.

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; 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.

Where rear extensions are proposed, especially on or close to mutual boundaries, some consideration

must be given to the amenity of the adjoining property. Single storey extensions should be designed so as not to cross a 45 degree line from the midpoint of the nearest window of the adjoining house. However, in order to try and achieve a reasonable balance the Council will look favourably on single storey extensions of no greater depth than 3.5 metres, even if this crosses the 45 degree line. However, differences in ground level will be examined critically, as will heights of roof.

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

11. Assessment (including other material considerations):

Planning permission is sought for the erection of a single storey extension to the rear of the mid- terraced dwellinghouse.

It is noted that the adjoining neighbour to the north - No.91 has a single storey extension that projects approximately the same distance as the proposed extension (4.2m). There is no planning history associated with the extension however separate Building Warrant records suggest it was constructed in the early 2000's. There are no extensions present to the adjoining property No. 95 to the south.

In considering proposals for rear extensions to a terraced dwellinghouse, especially extensions on or close to mutual boundaries consideration must be given to the amenity of adjoining properties. The aim is to achieve a reasonable balance between the applicant's aspirations to achieve more living accommodation and the interests of their neighbour's amenity by ensuring that an extension would not adversely affect a neighbour's outlook or daylight. As set out elsewhere in this report, rear extensions in close proximity to mutual boundaries should be designed so as not to cross a 45° line from the midpoint of the nearest window of the adjoining house or be no greater than 3.5 metres in depth.

The rear extension protrudes 4.2 metres in depth from the rear elevation of the existing house which is contrary to South Ayrshire Council's Supplementary Guidance (SG) on House Alterations and Extensions. The extension is approximately 4 metres in height at its highest point, has a mono-pitched roof and is 1.2m off the mutual boundary with the adjoining property at 95 Adamton Road South.

Given the closeness of the extension to the mutual boundary with No. 95 and considering the terms of the '3.5 metre guideline', it is considered that the proposed extension would result in a detrimental impact on the neighbouring property at no. 95 in terms of their outlook and the overbearing effect that the proposed extension would create from the perspective of their rear lounge/dining room patio doors. It is considered that the application should be refused on these grounds because it is contrary to the relevant LDP policies.

The proposed raised deck associated with the extension measures 0.5 metres above the existing ground level. This could be erected under Class 3D of the General Permitted Development (Scotland) Order 1992 as amended and therefore is not being considered further as part of this application.

Due to the proposed extension exceeding the 3.5 metre guideline, it would cross a 45° line from the midpoint of the lounge/ dining room of the adjoining house – No.95. The agent, while acknowledging the proposal does not accord with the 45° guidance, has provided further assessment and shadow modelling that concludes that loss of light on neighbouring property No.95 would be limited to early morning. While there is an impact and the proposal is contrary to the guidance with regards the 45° matter, it has been reasonably demonstrated in this case that the impact of the proposed extension with regards loss of light would not be significant.

The agent has been advised of the likely outcome of this application and was offered the opportunity to withdraw the application with a view to submitting a revised application for a reduced extension that does not exceed 3.5 metres in depth. However they stated they wished the application to be determined in its current form citing their intention to appeal through the Local Review Body and only then, depending on that outcome, submit a revised application.

There are no objections from a design perspective; however, it is considered that the amenity concerns result in a development proposal that does not accord with the principles and policies of the Development Plan and related SPG and is therefore not acceptable in terms of all other applicable material considerations. Given the above, and having balanced the rights of the applicant against the general interest, it is recommended that the application be refused.

12. Recommendation:

It is recommended that the application is refused.

Reasons:

- (1) That the single storey rear extension is contrary to the provisions of the South Ayrshire Local Development Plan Policies Residential Policy within settlements, release sites and windfall sites and Sustainable Development; and South Ayrshire Council's Supplementary Planning Guidance on House Alterations and Extensions, as it projects 4.2m in depth close to the mutual boundary which would result in an adverse and overbearing impact on neighbour amenity at No. 95 Adamton Road South.

Advisory Notes:

N/A

List of Plans Determined:

Drawing - Reference No (or Description): **Refused** PC 118 (PL) 100

Drawing - Reference No (or Description): **Refused** PC 118 (PL) 101

Drawing - Reference No (or Description): **Refused** PC 118 (PL) 102

Drawing - Reference No (or Description): **Refused** PC 118 (PL) 111

Drawing - Reference No (or Description): **Refused** PC 118 (PL) 112

Drawing - Reference No (or Description): **Refused** PC 118 (PL) 113 Rev. A

Drawing - Reference No (or Description): **Refused** PC 118 (PL) 110 Rev. A

Drawing - Reference No (or Description): **Refused** Location and Site Plan

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>13 July 2022</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 100592675-001

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.

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="P"/>	Building Number:	<input type="text" value="93"/>
Last Name: *	<input type="text" value="Craig"/>	Address 1 (Street): *	<input type="text" value="Adamton Road South"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Prestwick"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Ayr"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text" value="07789818766"/>	Postcode: *	<input type="text" value="KA9 2HH"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="andrew.bushell@talktalk.net"/>		

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="93 ADAMTON ROAD SOUTH"/>
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="PRESTWICK"/>
Post Code:	<input type="text" value="KA9 2HH"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="625222"/>	Easting	<input type="text" value="235408"/>
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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)

Erect single storey rear extension & internal alterations to mid terrace house.

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.

PL report incorrectly states that "the agent, acknowledges the proposal does not accord with the 45° guidance" in fact we would refer you to our additional design statement, which in fact states that in our opinion South Ayrshire Council (SAC) is incorrectly applying/interpreting the 45° guidance principle. Also SAC do not take into account existing site/building orientation &/or existing boundary conditions. Furthermore SAC report states that the proposals only minimally overshadowing effect.

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)

PL_001_Ex Location Plans PL_100_Ex Plans PL_101_Ex Sections ABC&D PL_102_Ex Elevations PL_010_Pro Location Plans PL_110A_Pro Plans PL_111_Pro Sections ABF&G PL_112_Pro Sections C&D & Elevations PL_113A_Pro Section E & Elevations Jun 22_Design Statement_Overshadowing_93 Adamson Road South (note this document was submitted as an additional supporting document & is referred to in the SAC PL report but was never officially uploaded on to the planning portal by the PL officer?).

Application Details

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

22/00344/APP

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

11/04/2022

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

27/07/2022

Review Procedure

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

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

Yes No

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

Please select a further procedure *

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

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

In our opinion a visual site inspection will assist to clearly show the proposals will not overshadow the adjacent property & hence should not have been refused in regards to this matter.

Please select a further procedure *

Holding one or more hearing sessions on specific matters

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

In our opinion SAC planning team are incorrectly applying/interpreting the 45° overshadowing guidance, as they are only assessing the proposals in plan form where in fact, for non-compliance the proposals need to fail in both plan & elevation form (refer to accompanying design statement). Furthermore the current SAC interpreting of the guidance does not make any sense as a 3m deep extension hard on the boundary would comply with permitted development but overshadow the adjacent property more.

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

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

Yes No

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

Yes No

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

No but we would advise that when a suitable agreed date is confirmed, we are informed so we can notify our client that the site (which is a private garden) will be visited (as the current tenant/occupier is elderly) for safety reasons.

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 Andrew Bushell

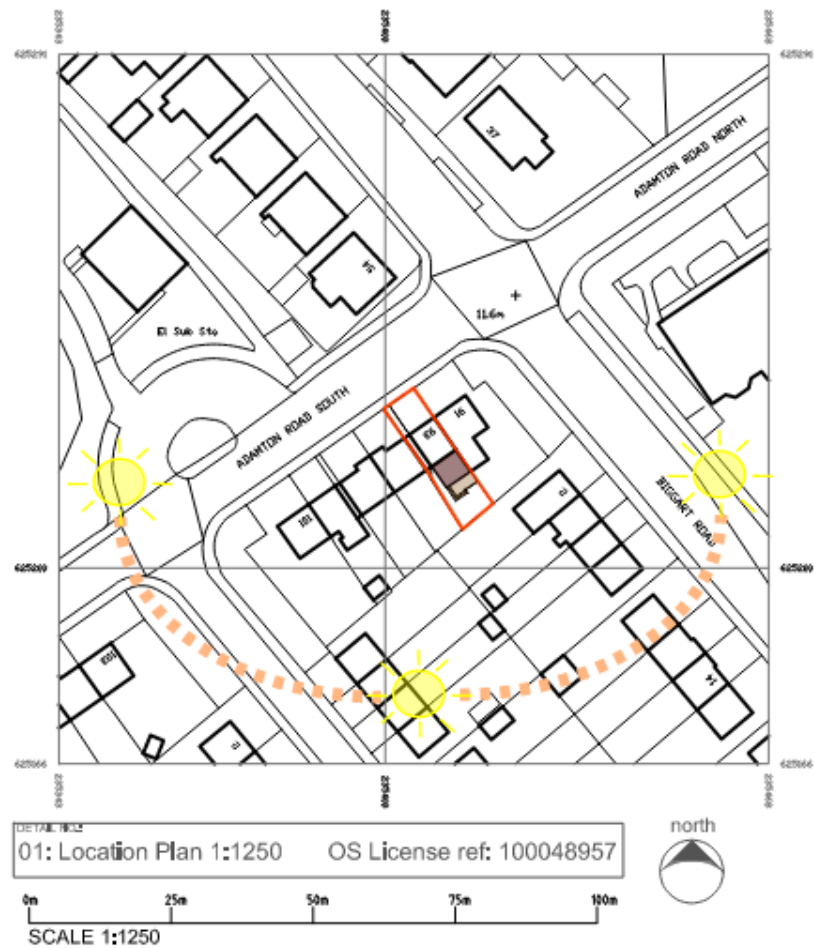
Declaration Date: 03/08/2022

PROPOSED DESIGN STATEMENT - JUNE 2022

REFERENCE OVERSHADOWING ISSUES/CONCERNS

PLANNING APPLICATION - 22/00344/APP

Proposed Extension at 93 Adamson Road South, Prestwick, South Ayrshire, KA9 2HH



This design statement report has been compiled in response to concerns raised over possible overshadowing by the proposed new extension & aims to show that due to the position & orientation of the site that overshadowing of the adjacent neighbouring property at 95 Adamson Road South will be minimal if at all.

Site orientation: the rear gardens of the property & adjoining terraces are predominately south facing (as shown in the adjacent location plan) & will therefore be subject to sun/daylight throughout most of the daytime hours with the exception of first & last thing. This should be taken into account when accessing this application & to this end we have included 3D shadow mapping model images to show the relative sun/daylight path. Note we have chosen to include the most extreme sun/daylight cases (i.e. winter & summer solstice) and only included from sunrise up to mid morning when the proposed new extension could potentially have any overshadowing affects on the adjacent property (note we are able to show any date & time as required if further details are required).

Design Description:- The proposals include for a single storey rear extension & internal alterations to an existing two storey two bed terraced house. The works are to enable the clients current (& long term) tenant whom has mobility issues to move all their living accommodation, including Lounge/Dining, Kitchen, Bedroom & Bathroom facilities on to the single ground floor level; as currently the Bedrooms & Bathroom are located on the first floor level. The size of the extension has been determined to match in with the existing adjacent rear extension for buildability reasons, but more importantly to enable all these rooms to provide sufficient working/living space on the accessible ground floor level. The extension has also been positioned back from the adjacent boundary with 95 Adamson Road South to maintain the existing shared clear access route.

Guidance for Protecting Daylighting to Existing Buildings - 45 deg. Method

This guideline is often used as method to assessing overshadowing of an existing adjacent property from a new extension. In fact South Ayrshire *'Supplementary Guidance: House Alterations and Extensions'* document on page 7 (note relevant extract included in page 2 of this report) refers to loss of light & specifically notes that new *'single storey extensions should be designed so as not to cross a 45 degree line from the midpoint of the nearest window of the adjoining house'*. However this statement in our opinion does not clearly represent how this guidance is usually applied, as it does not clearly state non-compliance in plan &/or elevation, nor does it have a diagram to indicate how it is being applied.

It is our understanding that the '45 deg method' comes from the BRE publication *Site Layout planning for Daylight and Sunlight - A guide to good practice'* which has commonly been adopted by numerous local Scottish councils and has been used for the application of the '45 deg method' in their own Householder Development Guidelines, including Sun/Daylighting guidance. We have therefore included relevant extracts of this BRE document, along with some alternative examples of other relevant council documents which in our opinion apply this rule as intended.

Supplementary Guidance: House Alterations and Extensions



Supplementary Guidance: House Alterations and Extensions

Materials

Materials used in the construction of proposed developments should reflect the character of the residential building in terms of:

- Material type, colour, texture, roof materials, window frames and doors; and
- The size, or appearance of size, of individual building blocks or units (e.g. brick, stone blocks ect.)

Part 2 - Residential Amenity

The Council seeks to ensure that the amenity and privacy of all houses are protected. As such, development proposals should meet the following guidelines.

Overlooking

A minimum of 9 metres in depth rear garden and shall be required. This distance may be relaxed in the case of corner plots and on plots with two or more frontages onto roads, subject to the minimum areas being satisfactorily provided. A minimum of 18 metres between habitable windows (including kitchens) shall be provided. This may have to be increased in certain circumstances, for example where a new development is backing onto an existing residential area or where the new development is greater than 2 storeys in height.

It should be noted that the loss of a view as a result of an extension is not generally deemed a material consideration in determining a planning application.

Loss of light

Where rear extensions are proposed, especially on or close to mutual boundaries, some consideration must be given to the amenity of the adjoining property.

- **Single storey extensions**

Single storey extensions should be designed so as not to cross a 45 degree line from the midpoint of the nearest window of the adjoining house. However, in order to try and achieve a reasonable balance the Council will look favourably on single storey extensions of no greater depth than 3.5 metres, even if this crosses the 45 degree line. However, differences in ground level will be examined critically as will heights of roof.

- One and a half and two storey extensions

One and a half and two storey extensions should be designed so as not to cross a 45 degree line from the quarter point of the nearest window of the adjoining house.

Extract from South Ayrshire Supplementary Guidance:
House Alterations and Extensions - Page 7

SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT

A guide to good practice

SECOND EDITION

Paul Littlefair



HOW TO USE THE GUIDE

Before using this guide, read the Introduction on page 1 which sets out the scope and nature of the guidance.

Summary of content

Terms and definitions

A glossary of terms and definitions used within the guide is on page viii.

Designing for good daylighting and sunlighting within a new development

Refer to Section 2.1 in Section 2 *Light from the sky*, section 3.1 in Section 3 *Sunlighting*, and Appendix C. Section 4 explains how to plan for winter solar heat gain. If there is a conflict with other requirements, Section 5 gives advice.

Protecting the daylighting and sunlighting of existing buildings

See Sections 2.2 and 3.2. Appendix E explains rights to light.

Daylighting of land adjoining a development

This is covered in Section 2.3. Section 3.3 deals with sunlight in gardens and other open spaces between buildings.

Trees and hedges

Appendix H gives guidance on trees and hedges.

Environmental impact assessment

Appendix I explains how to apply the guidance on environmental impact assessment.

The other appendices contain calculation methods and data to help assess the daylighting and sunlighting within a site layout.



bre press

bre trust

Extract from BRE Site Layout Planning for Daylight and Sunlight

A guide to good practice (2nd Ed.) - Page vii (How to use the guide).

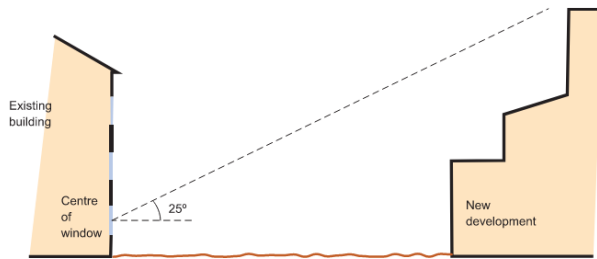


Figure 14: Section in plane perpendicular to the affected window wall

needed if a significant part of the working plane lies beyond the no sky line. Appendix D gives hints on how to plot the no sky line.

2.2.9 If, following construction of a new development, the no sky line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit. This is also true if the no sky line encroaches on key areas like kitchen sinks and worktops.

2.2.10 The guidelines above need to be applied sensibly and flexibly. There is little point in designing tiny gaps in the roof lines of new development in order to safeguard no sky lines in existing buildings. If an existing building contains rooms lit from one side only and greater than 5 m deep, then a greater movement of the no sky line may be unavoidable.

2.2.11 Existing windows with balconies above them typically receive less daylight. Because the balcony cuts out light from the top part of the sky, even a modest

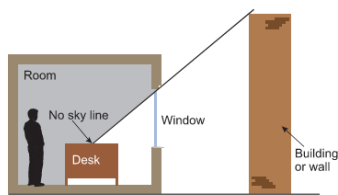


Figure 15: The no sky line divides areas of the working plane which can and cannot receive direct skylight

obstruction opposite may result in a large relative impact on the VSC, and on the area receiving direct skylight. One way to demonstrate this would be to carry out an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, without the balcony in place. For example, if the proposed VSC with the balcony was under 0.8 times the existing value with the balcony, but the same ratio for the values without the balcony was well over 0.8, this would show that the presence of the balcony, rather than the size of the new obstruction, was the main factor in the relative loss of light.

2.2.12 A larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it, or is recessed into the building so that it is obstructed on both sides as well as above.

2.2.13 However, as a general rule the aim should be to minimise the impact to the existing property. This is particularly important where successive extensions are planned to the same building. In this case the total impact on skylight due to all the extensions needs to be calculated and compared with the guidance above.

2.2.14 For domestic extensions which adjoin the front or rear of a house, a quick method can be used to assess the diffuse skylight impact on the house next door. It only applies where the nearest side of the extension is perpendicular to the window (Figure 16); it is not valid for windows which directly face the extension, or for buildings opposite. For these cases the guidelines above should be used.

2.2.15 Figure 17 illustrates the application of the method, the '45° approach'. Take the elevation of the window wall and draw diagonally down at an angle of 45° away from the near top corner of the extension (Figure 17). If the extension has a pitched roof then the top of the extension can be taken as the height of its roof halfway along the slope (Figure 18). Then take the plan and draw diagonally back at an angle of 45° towards

the window wall from the end of the extension. (Note that the section perpendicular to the window is not used here.) If the centre of a main window of the next door property lies on the extension side of both these 45° lines then the extension may well cause a significant reduction in the skylight received by the window. (In the case of a floor-to-ceiling window such as a patio door, a point 1.6 m above the ground on the centre line of the window may be used.)

2.2.16 Like most rules of thumb, this one needs to be interpreted flexibly. For example, if the extension has another extension, or a much larger building, behind it then the daylight from that direction may be blocked anyway. Special care needs to be taken in cases where an extension already exists on the other side of the window, to avoid a 'tunnel effect' (Figure 19). A VSC calculation (see Sections 2.2.5 and 2.2.6) can be used to quantify the loss of light, if required.

2.2.17 Finally, as with the other guidelines in this section, the 45° approach deals with diffuse skylight only. Additional checks will need to be made for the sunlight which may be blocked (see Section 3.2).

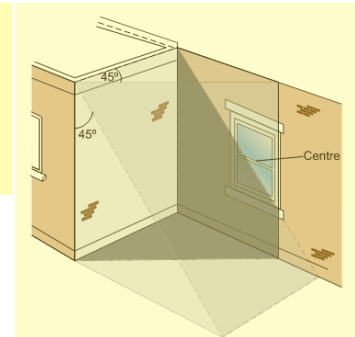


Figure 17: Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.

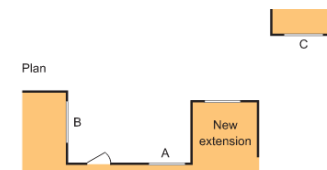


Figure 16: To assess the impact of the new extension, the 45° approach may be used for window A but not for windows B and C which directly face it

2.2.18 The windows of some existing buildings may also have a right to light⁽⁶⁾ (see Appendix E). None of the guidelines here is intended to replace, or be a means of satisfying, the legal requirements in the law surrounding the right to light. The assessment of loss of light in rights of light cases is carried out in a different way to the methods given in this BRE guide. It should not be assumed that if the guidelines given here are satisfied then a new development will not infringe rights to light, or vice versa. If an existing building does have a right to light, then it would be prudent for the designer of the new development to check that it does not infringe that right.

2.2.19 It is not always apparent whether a right to light exists, but any window in a building older than 20 years should be assumed to have acquired a right under the Prescription Act 1832, in the absence of evidence to the contrary. The advice of a specialist consultant, and possibly a lawyer, may be needed. Appendix E gives further details.

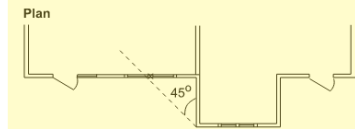
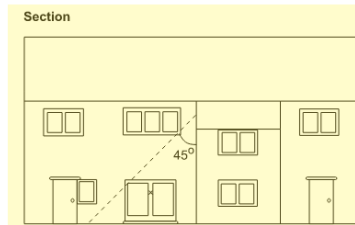
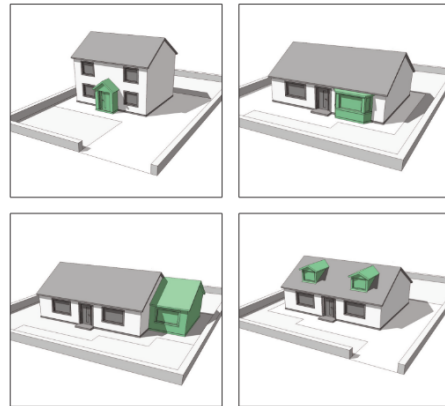


Figure 18: Here the extension has a pitched roof, so a point halfway along the roof slope is used as the start of the 45° line on the elevation. The affected window is a patio door, so a point 1.6 m above the ground has been taken. This point is within the 45° angles on both plan and elevation, so a significant reduction of light is likely.

Angus Local Development Plan 2016
HOUSEHOLDER DEVELOPMENT PLANNING ADVICE NOTE
 September 2016



Appendix A: Daylight and Sunlight

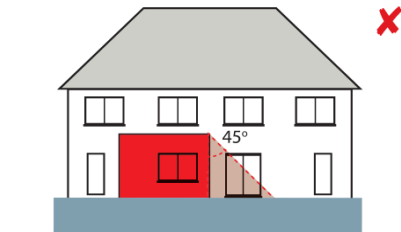
Daylight and sunlight are both important to the health and well-being of residents. Adequate levels of daylight and sunlight can also help reduce the energy requirements of residential properties through lessening the need for electric lighting and heating. Therefore, it is appropriate to expect that all alterations and extensions to existing residential properties will not adversely affect the levels of daylight and sunlight received by residents within adjacent neighbouring properties and associated curtilages, ensuring that there would be no significant impacts on the level of amenity enjoyed by residents.

Calculating daylight and sunlight is relatively complex, but a useful tool to assess the potential impact of an alteration and extension upon an adjacent neighbouring property is the Building Research Establishment's document entitled 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice (Second Edition) (2011)'. It should be noted that in order to assess the potential impact of an alteration and extension upon an adjacent neighbouring property, supporting information regarding the calculation of the potential daylight and sunlight impacts, along with any required elevation or plan drawings, should be submitted to the Council's Planning Authority. Further advice can be obtained from the Council's Planning Authority (please refer to Contact Details).

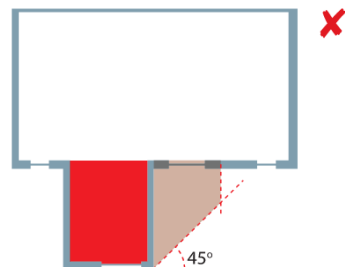
The 45° Method for Calculating Levels of Daylight

The 45° method should be applied in situations where an extension adjoins the front or rear elevation of an existing residential property. The 45° method only applies where the nearest side of the extension is perpendicular to a window on an adjacent neighbouring property. This method involves taking the elevation drawing which features the window on the adjacent neighbouring property which is to be assessed, and then drawing diagonally down at an angle of 45° away from the near top corner of the extension. Then take the plan drawing and draw diagonally back at an angle of 45° towards the window on the adjacent neighbouring property which is to be assessed, from the end of the extension. **If the shape formed by both of these lines would not enclose the centre of the window on the adjacent neighbouring property which is to be assessed, then the level of daylight received by that window would not be adversely affected.**

In circumstances where the 45° method is not satisfied, it will be for the Council's Planning Authority to make a judgement on the degree of impact upon the adjacent neighbouring property and whether or not further information will be required.



The shape formed by the 45° line encloses the centre of the window on the adjacent neighbouring property which ensures that the level of daylight received by that window is adversely affected.

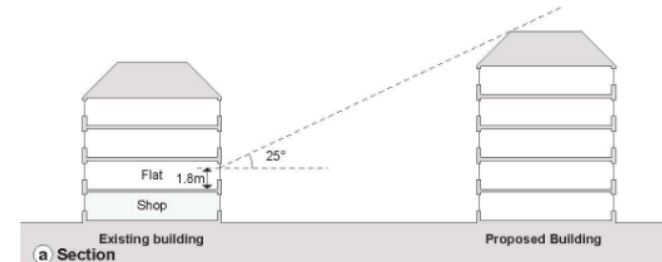


The shape formed by the 45° line encloses the centre of the window on the adjacent neighbouring property which ensures that the level of daylight received by that window is adversely affected.

EDINBURGH PLANNING GUIDANCE

Daylighting, Sunlight and Privacy

25° Method Example 6



- Step 1: Draw a section through the proposed and existing buildings which is drawn perpendicular to their facades.
- Step 2: Draw a point 1.8 metres above the finished floor level of the lowermost dwelling in the existing building
- Step 3: Use a protractor to draw a 25° line
- Step 4: Check whether the proposed building rises above the 25° line
- Result: In this instance, the proposed building does meet the requirements of the 25° method

It should be noted that the protection of existing daylighting applies to those buildings which in themselves are good neighbours, standing a reasonable distance from the boundary, taking only their fair share of light. Existing windows which do not meet these criteria cannot normally expect the full level of protection except in special circumstances.

It should be noted that gable to gable situations are generally considered exceptions to this methodology.

In some circumstances, for example where bedroom windows in bungalows are in a side elevation, the daylighting of those windows may require to be assessed by the Vertical Sky Component method which is set out in the section on Historic Environments and Areas with a High Quality Townscape.

The daylighting to buildings with industrial use will not generally be protected if it is unlikely that they will be redeveloped for housing.

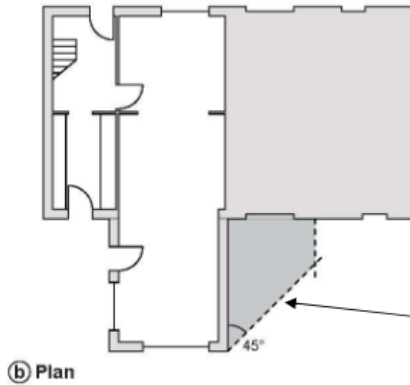
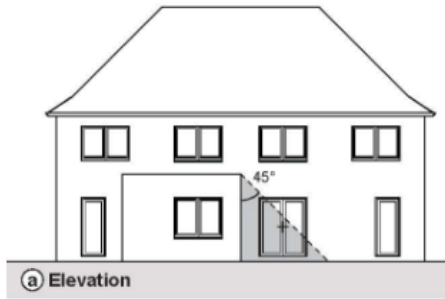
For situations where buildings are not perpendicular to one another, information on the Vertical Sky Components on the affected buildings may be sought in accordance with the requirements set out in the section on historic environments and areas with a high quality townscape. It is expected that the VSC will not fall below 27%.

The 45° Method for daylight

2.2.6 The 45° method for daylight defines how a new building located perpendicular to an existing building should be set out if it is not to have an adverse affect upon the daylighting the existing building.

2.2.7 If when 45° lines are drawn from the corner of a building in plan and section and the shape these lines form encloses the centre of a window on an adjacent property then the daylighting to that window will be adversely affected. The following illustrations show how to carry an assessment of daylighting using the 45° method:

45° method – example 1 – house extension

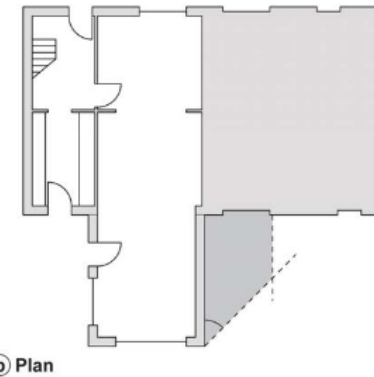


Note: A vertical line is shown here because this is where the 45° line in elevation strikes the ground.

- Step 1: Find the centre of the window (marked by the cross in this instance)
- Step 2: Use a protractor to draw 45° lines from the corners of the extension in elevation and plan
- Step 3: Check whether the centre of the window is outwith the shape the 45° lines enclose

Result: This extension does adversely affect daylight to the neighbouring window because the centre of the window is within the 45° lines.

45° method – example 2 – house extension



Result: This extension does not adversely affect daylight to the neighbouring window because the centre of the window is outwith the 45° lines

Note similar methods should be used for larger buildings where these are arranged at right angles to existing windows.



Daylight and Sunlight

What this guidance is for?

This guidance is to be used in the assessment of planning applications where a proposal may have an impact on the amount of sunlight received by principal neighbouring amenity spaces and the level of daylight received by neighbouring windows serving habitable rooms. Habitable rooms are those potentially used for prolonged periods including bedrooms, kitchens, conservatories, living and dining rooms. This is summarised in the box below along with the difference between the two forms of natural light.

This guidance considers two forms of natural light:

1. Sunlight - the rays of light directly from the sun from a southerly direction
2. Daylight - the diffuse light from the sky that can come from any direction

This guidance considers these two forms of natural light as follows:

- Sunlight received by residential properties' main amenity spaces
- Daylight received by neighbouring windows serving habitable rooms (such as bedrooms, kitchens, living rooms)

This guidance utilises established and accepted methodologies to assess daylight and sunlight impact - in particular referring to the Building Research Establishment Report Site Layout for Daylight and Sunlight: A Guide to Good Practice by P J Littlefair (2011). As an applicant or their agent, if either a 45 or 25 Degree Assessment, Vertical Skylight Component (VSC) assessment and/or 'sunlight-on-ground assessments' is required to support your proposal (based on the criteria set out in Sections 2 to 6 below) then you will need to procure this BRE guidance and the supporting materials to undertake these assessments and submit them in support of your application.

The structure of this guidance is as follows:

[Pg.2 When and how to consider daylight and sunlight?](#)

[Assessing daylight to windows](#)
[Pg.3 The 45 Degree Assessment](#)
[Pg.4 The 25 Degree Assessment](#)
[Pg.5 The Vertical Sky Component method](#)

[Pg.6 Sunlight and amenity spaces](#)

[Pg.7 General considerations and concluding comments](#)

3. The 45 Degree Assessment

The '45° Assessment' is used where a window would be next to a development but does not directly face it (see diagram 2)

Usually this relates to rear extension proposals although it can apply to other situations. It does not apply where the window faces the development (the 25 degree rule would apply in these cases – see Section 4 on page 4).

To do a '45° Assessment', both a floor plan and elevation drawing are needed showing the potentially affected window and the proposed development

The elevation drawing must accurately show ground and floor levels for both the application site and neighbouring property – as well as the dimensions and position of the neighbouring window itself. The floor plan must also accurately show the positions of the window relative to the proposed development.



Doing the '45 Degree Assessment'

On the elevation drawing:

1. Find the point of the proposal's roof * closest to the neighbouring window; then
2. From this point, draw a line diagonally downwards at an angle of 45° toward the window until it passes the window

On the plan drawing:

1. Find the point where the side closest to the window projects furthest; then
2. From this point, draw a line diagonally back towards the window at an angle of 45° toward the window

A material daylight impact is likely if the window's point is within the 45° splay on both the plan and elevation drawings, be aware general considerations may apply however (see [Section 7, pg. 7](#))

*If the proposed development's roof is sloped, take a point mid-way along the slope to draw the 45° line.

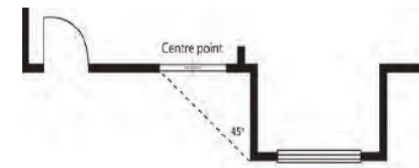
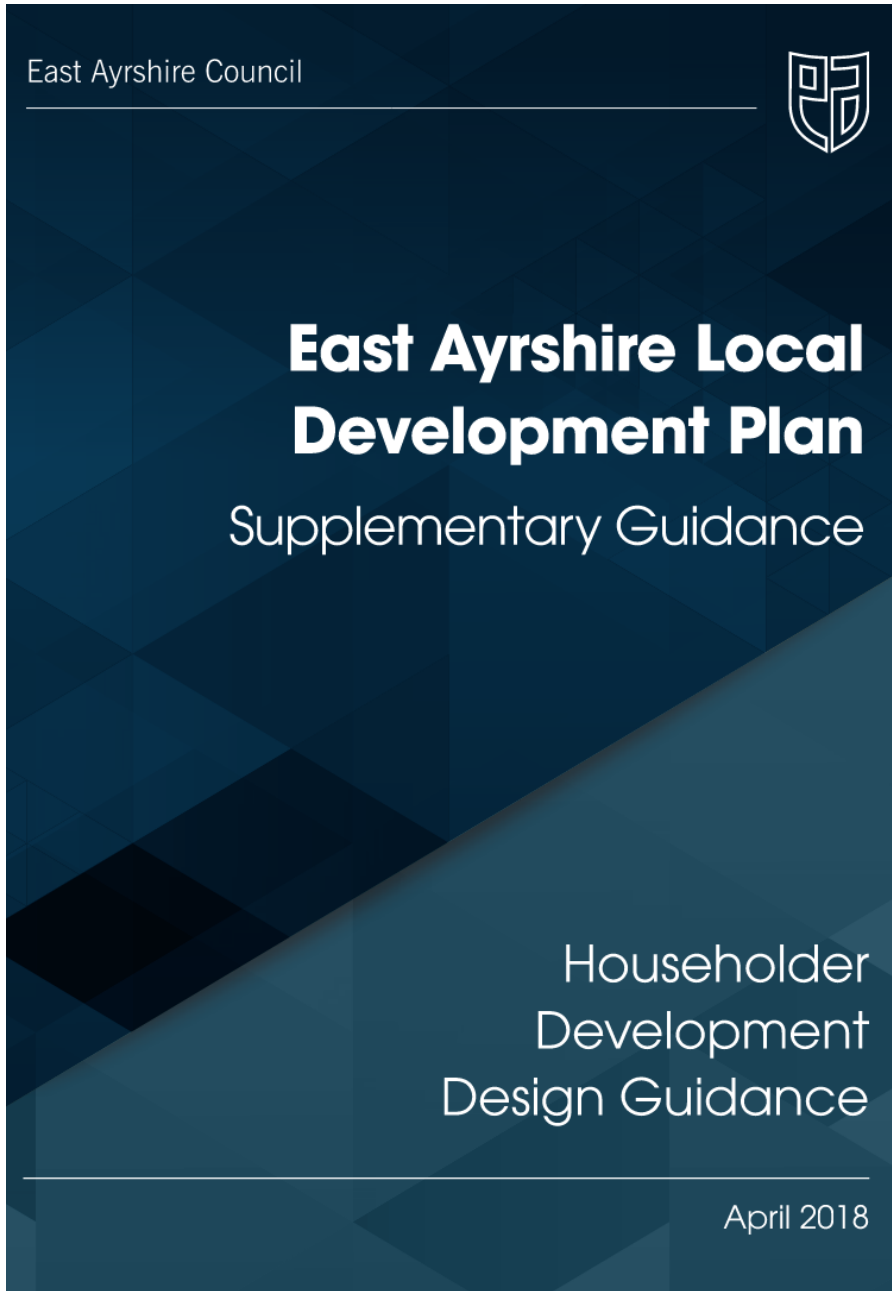


Diagram 2 - 45° Assessment in both elevation and plan form. As the centre point would be within the 45° splay then the proposal would fail the test



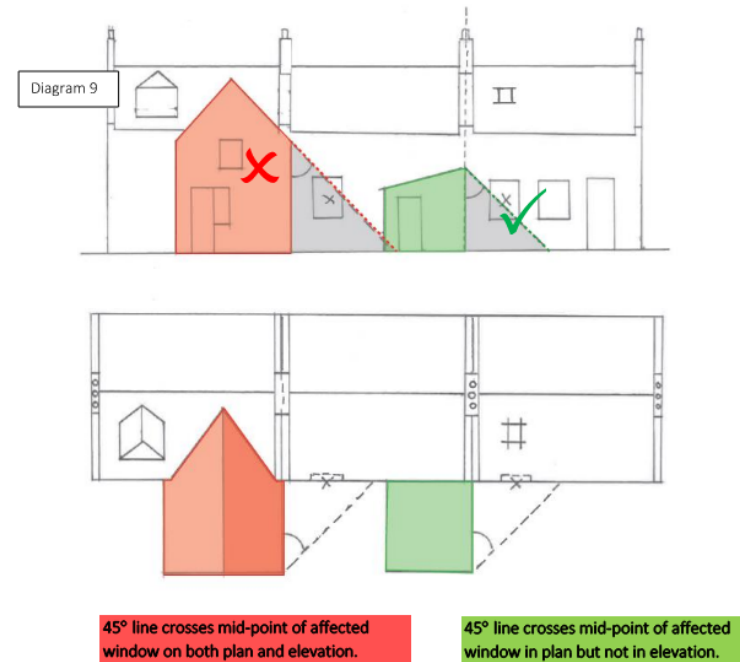
Extract from East Ayrshire Council Development Plan - Supplementary Guidance
Householder Development Design Guidance

LDP Supplementary Guidance: **Householder Development and Residential Conversions**

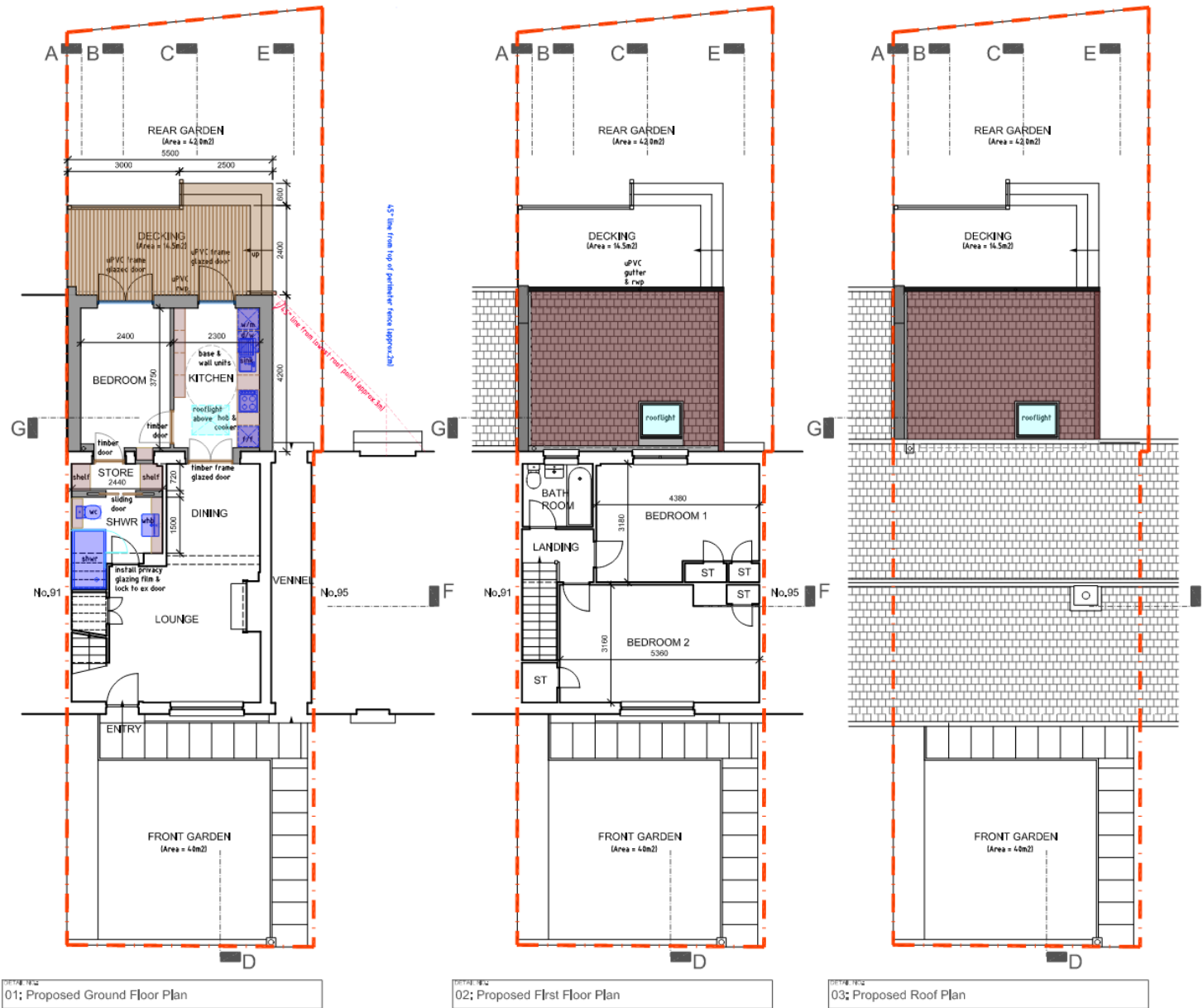
Amenity - Loss of daylight

Where extensions are proposed, especially on or close to mutual boundaries, consideration must be given to the amenity of the adjoining property.

Single storey extensions should be designed so as not to cross a 45° line from the midpoint of the nearest window of the adjoining house. **The shadow created by the proposed extension should not overshadow more than 50% of the adjoining window in both elevation and plan.**



Extract from East Ayrshire Council Development Plan - Supplementary Guidance
Householder Development Design Guidance - Page 13 - Amenity Loss of Daylight



AFB ARCHITECTS
 ANDREW F BUSHELL
 FOR ARCHITECTURAL PLANS, DESIGNS & IDEAS

General notes

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All dimensions and dimensions are to be checked on site by the contractor prior to construction, and any discrepancies must be reported immediately to AFB Architects.

All dimensions are to be read off this drawing.

All work to be executed in strict accordance with the by-laws and regulations of the local authorities.

All work to conform to applicable codes of the British Standards.

All drawings are to be read in conjunction with all other documents issued by AFB Architects and other related professional bodies, etc.

Unless otherwise noted always contact AFB Architects for clarification if there is any doubt over the content of the drawing.

PLANNING

0m 1m 2m 3m 4m 5m

SCALE 1:100

MATERIAL LEGEND

- PPC dark grey aluminum frame DG rooflight with code 5 lead flashing
- Brown/red Marley Hentip 125 roof tiles with proprietary & code 5 lead flashings
- Black painted GI gutter & rap's to match existing
- Brown UPVC frame DG windows & doors
- Light brown roughcast render finish
- Red/brown facing brick finish to basecourse & wall with light brown mortar
- Red/brown stained finish to timber decking & steps
- Concrete cope capping to brick end wall with code 5 lead flashings

A AFB 26.05.22 Daylighting (45 deg angle) lines added in response to PL officer email 202/05.22

Mr P Craig
 93 Adamson Road South
 Prestwick, Ayr, KA9 2HH

Proposed Extension & Alterations at
 93 Adamson Road South
 Prestwick, Ayr, KA9 2HH

Proposed Floor, Roof & Site Plans

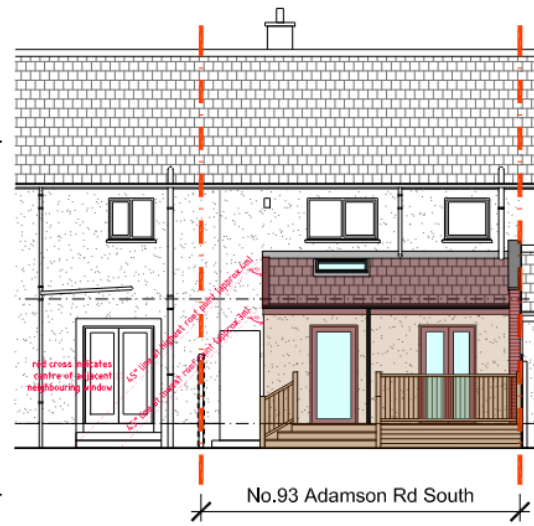
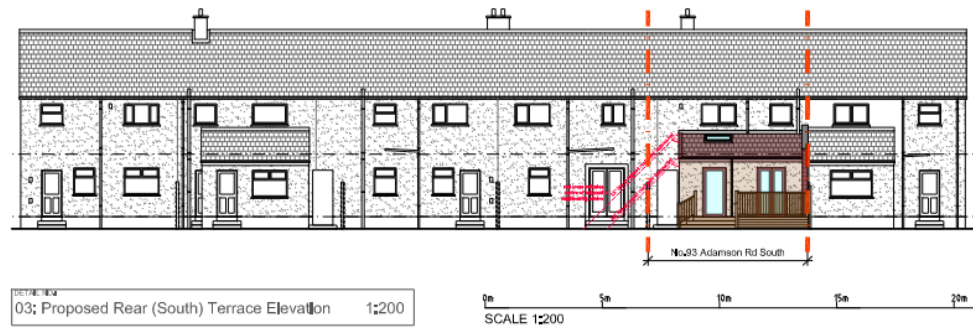
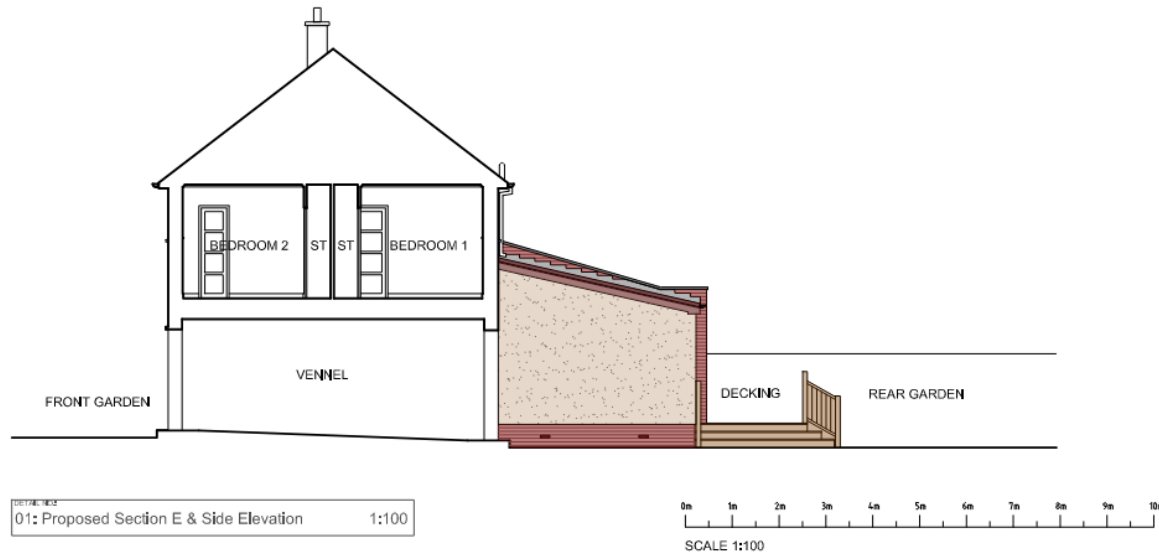
Apr 2022 as shown @A3

AB checked AB

PC 118 (PL) 110 A

199 ADMJRALTY ROAD
 ROSYTH DUNFERMLINE
 FIFE KY11 2BW
 T:07789818766/07474051601
 E:andrew.bushell@talktalk.net

Submitted Proposed Plan Drawing - PC118(PL)110A - with overshadowing lines indicated to enable assessment of 45 degree method.



General notes:

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Unless otherwise noted, always contact AFB Architects for clarification if there is any doubt over the content of the drawing.

PLANNING

MATERIAL LEGEND

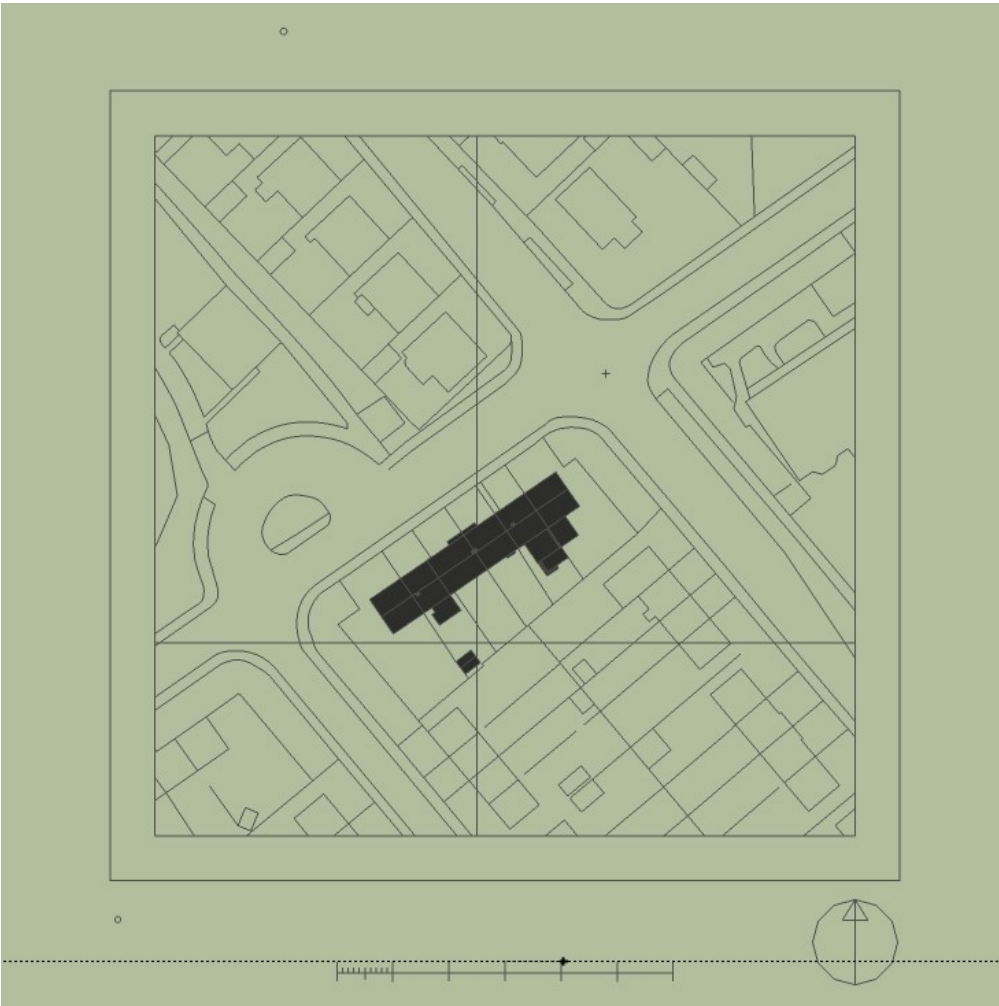
- PPC dark grey aluminum frame DG rooflight with code 5 lead flashing.
- Brown/red Marley Mentip 12.5 roof tiles with proprietary code 5 lead flashings.
- Black painted G gutter & rwp's to match existing.
- Brown uPVC frame DG windows & doors.
- Light brown roughcast render finish.
- Red/brown facing brick finish to basecourse & end wall with light brown mortar.
- Red/brown stained finish to timber decking & steps.
- Concrete cope capping to brick end wall with code 5 lead flashings.

DATE	26/05/22	DESCRIPTION	Daylighting (45 deg angle) lines added in response to PL of our email 26/05/22
DATE		DESCRIPTION	
CLIENT	Mr P Craig 93 Adamson Road South Prestwick, Ayr, KA9 2HH		
PROJECT	Proposed Extension & Alterations at 93 Adamson Road South Prestwick, Ayr, KA9 2HH		
DRAWING	Proposed Sections E & Elevations		
DATE	Apr 2022	SCALE	as shown @A3
DRAWN	AB	CHECKED	AB
ISSUED	PC 118 (PL) 113	NO. OF SHEETS	A

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 E:andrew.bushell@talktalk.net

Submitted Proposed Elevation Drawing - PC118(PL)113A - with overshadowing lines indicated to enable assessment of 45 degree method.

3D SHADOW MODEL - EXAMPLE IMAGE 01



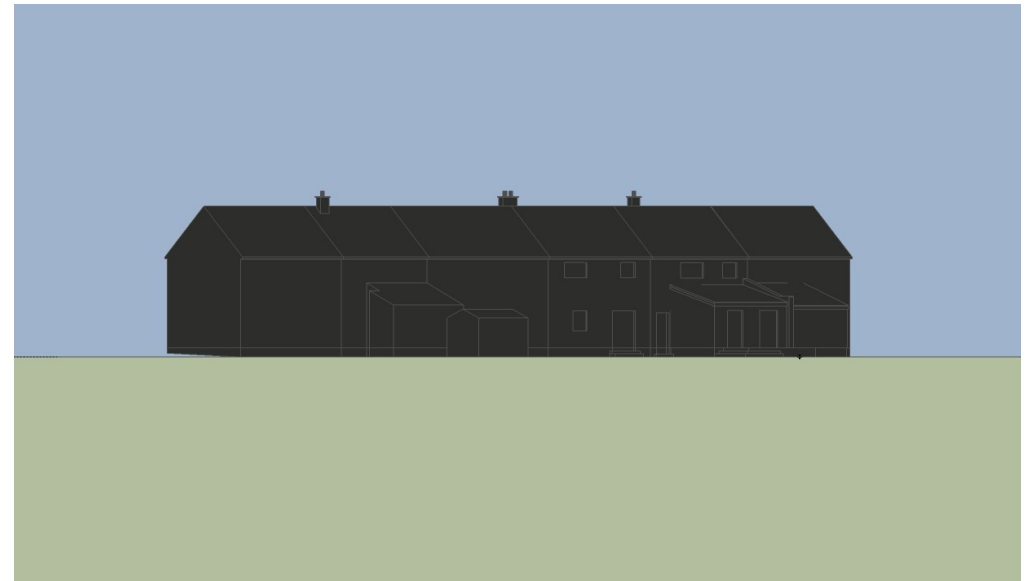
3D Shadow Model - Plan (OS Map) View (**no overshadowing before sunrise**)

Image taken at **Time 06:00am & Date 21 Dec** (Winter Solstice)

Note where building is shown dark grey/black this indicates image taken before sunrise relevant time & date indicated (Winter Solstice approx. sunrise 08:00am).

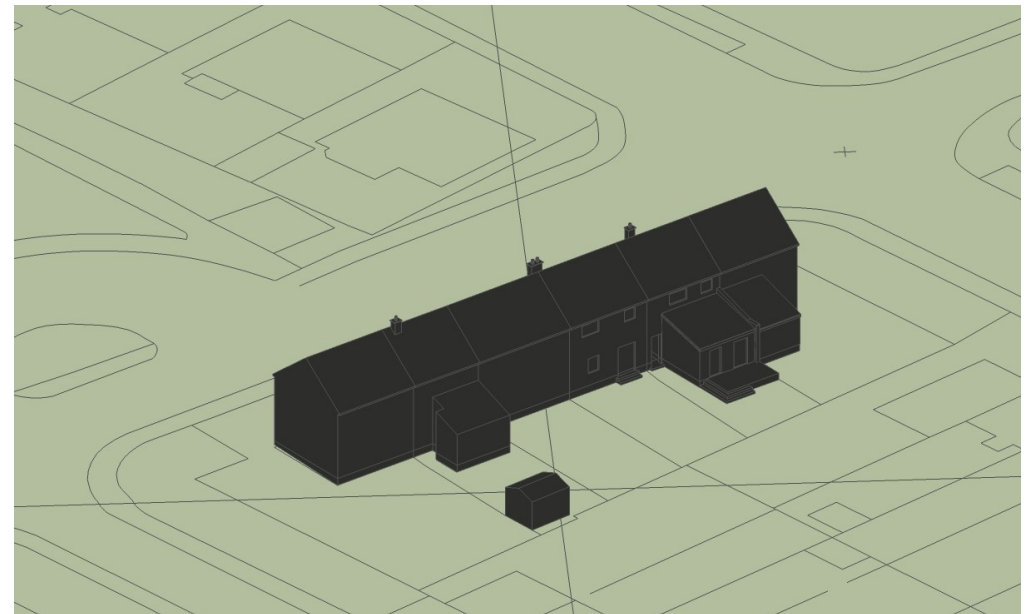
Note 3D modelling can allow for image at any specific time & date (where required additional/alternate images can be provided on request).

Note image shown with perimeter boundary fencing omitted for clarity.



3D Shadow Model - Rear Terrace (South) Elevation View (**before sunrise**)

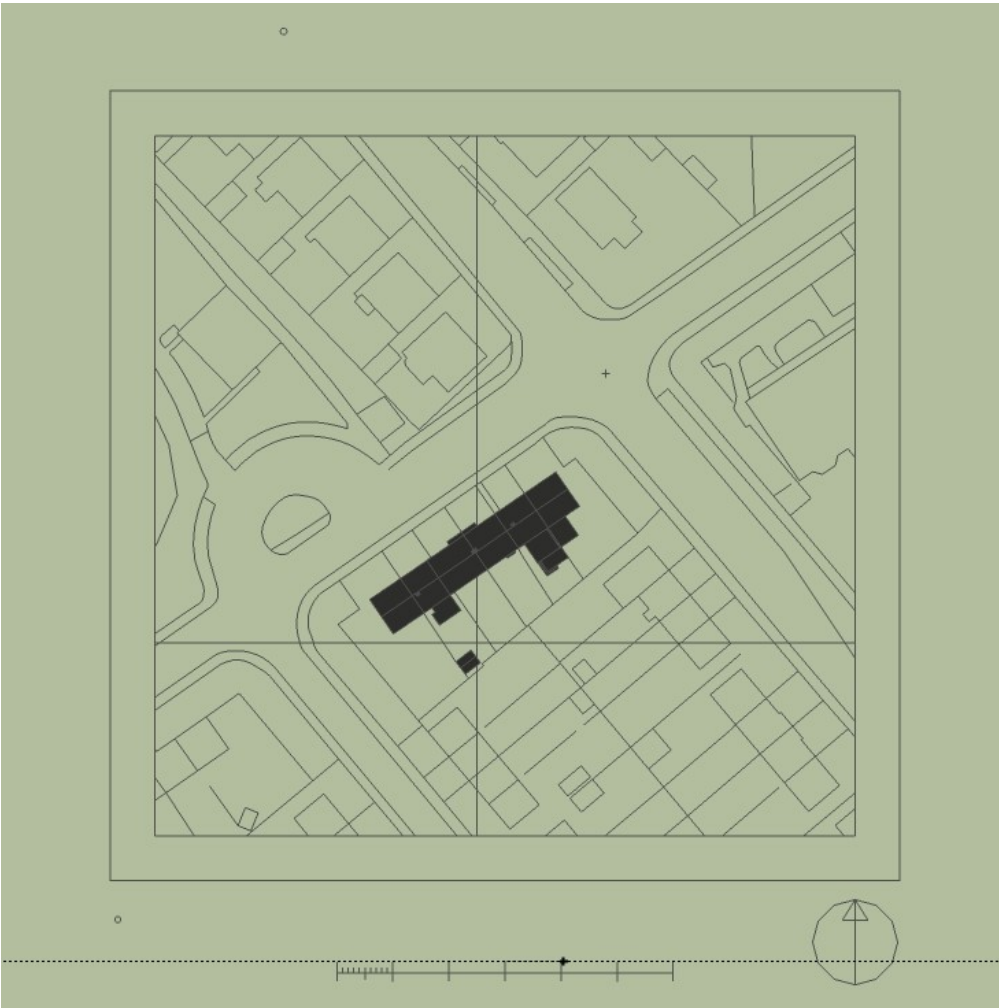
Image taken at **Time 06:00am & Date 21 Dec** (Winter Solstice)



3D Shadow Model - Isometric Terrace (South) View (**before sunrise**)

Image taken at **Time 06:00am & Date 21 Dec** (Winter Solstice)

3D SHADOW MODEL - EXAMPLE IMAGE 02



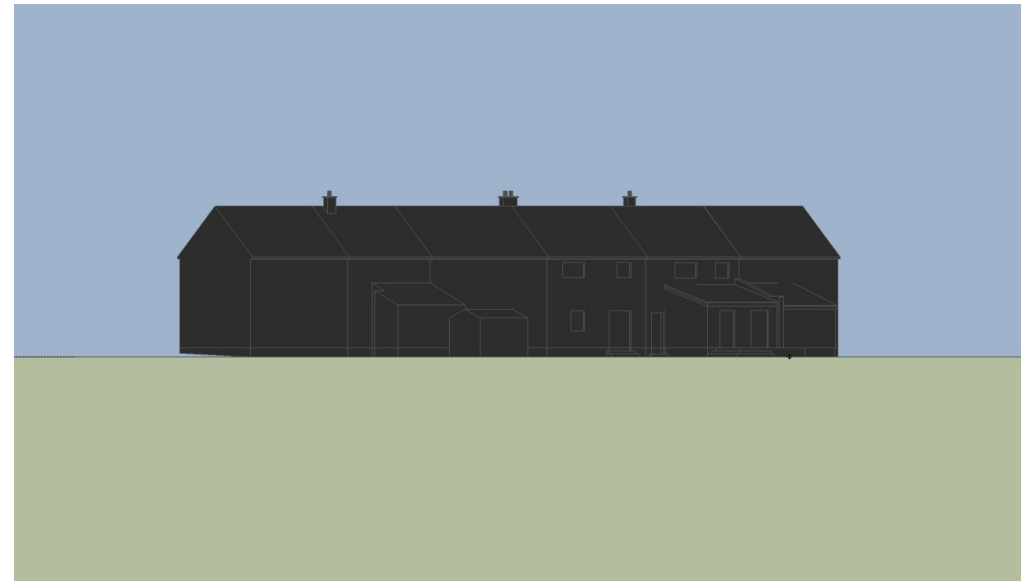
3D Shadow Model - Plan (OS Map) View (**no overshadowing before sunrise**)

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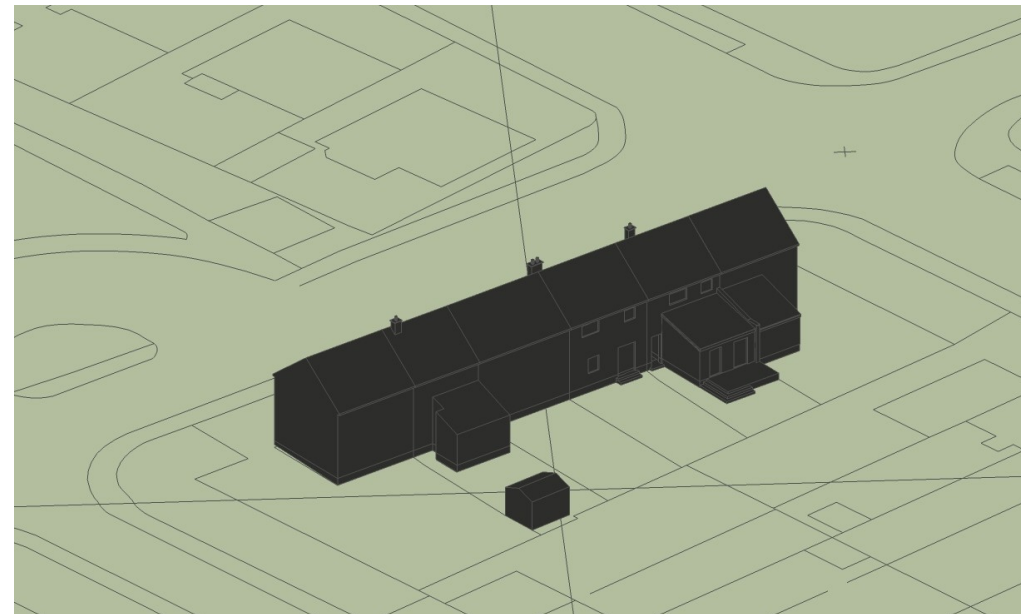
Note 3D modelling can allow for image at any specific time & date (where required additional/alternate images can be provided on request).

Note image shown with perimeter boundary fencing omitted for clarity.



3D Shadow Model - Rear Terrace (South) Elevation View (**before sunrise**)

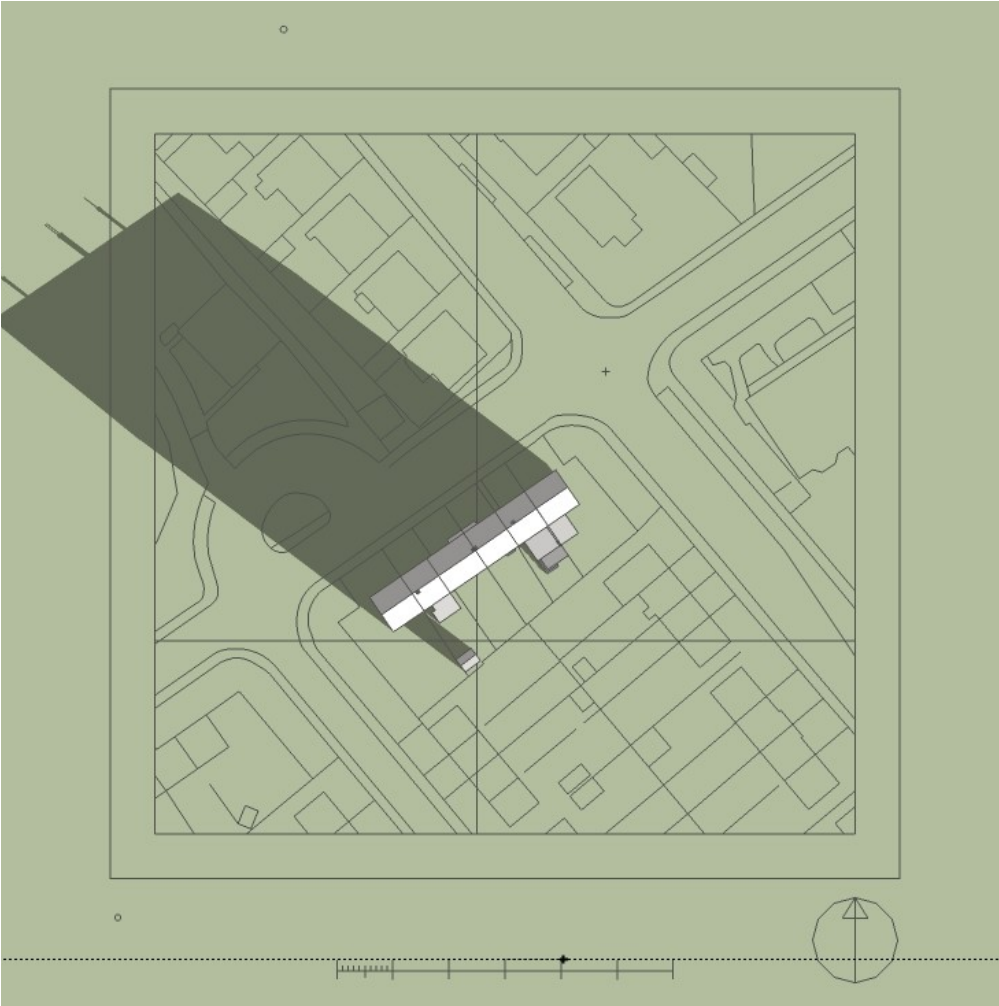
Image taken at **Time 07:00am & Date 21 Dec** (Winter Solstice)



3D Shadow Model - Isometric Terrace (South) View (**before sunrise**)

Image taken at **Time 07:00am & Date 21 Dec** (Winter Solstice)

3D SHADOW MODEL - EXAMPLE IMAGE 03



3D Shadow Model - Plan (OS Map) View (**no overshadowing**)

Image taken at **Time 08:00am & Date 21 Dec** (Winter Solstice)

Note where building is shown dark grey/black this indicates image taken before sunrise relevant time & date indicated (Winter Solstice approx. sunrise 08:00am).

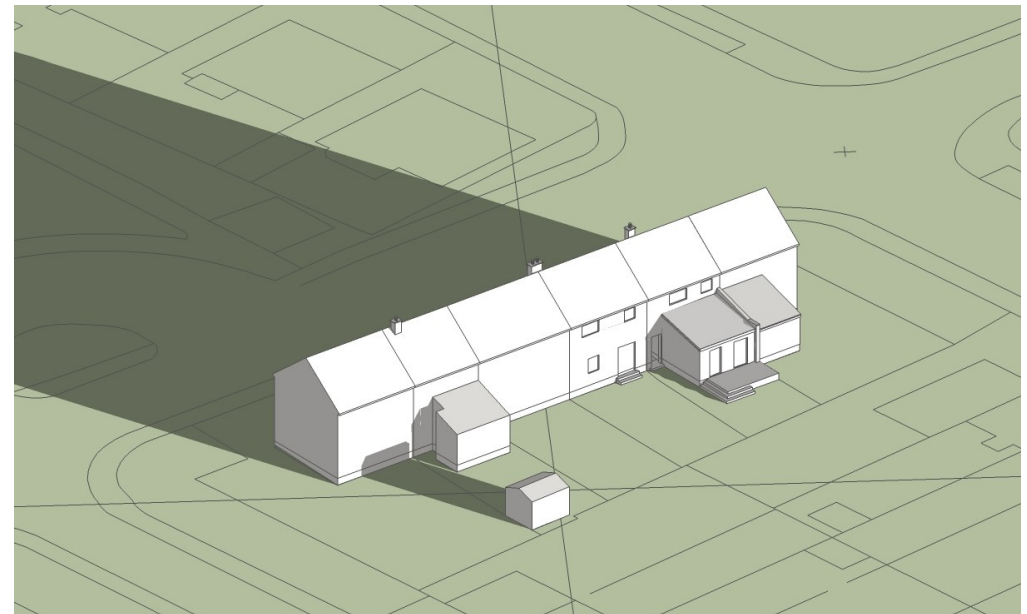
Note 3D modelling can allow for image at any specific time & date (where required additional/alternate images can be provided on request).

Note image shown with perimeter boundary fencing omitted for clarity.



3D Shadow Model - Rear Terrace (South) Elevation View (**no overshadowing**)

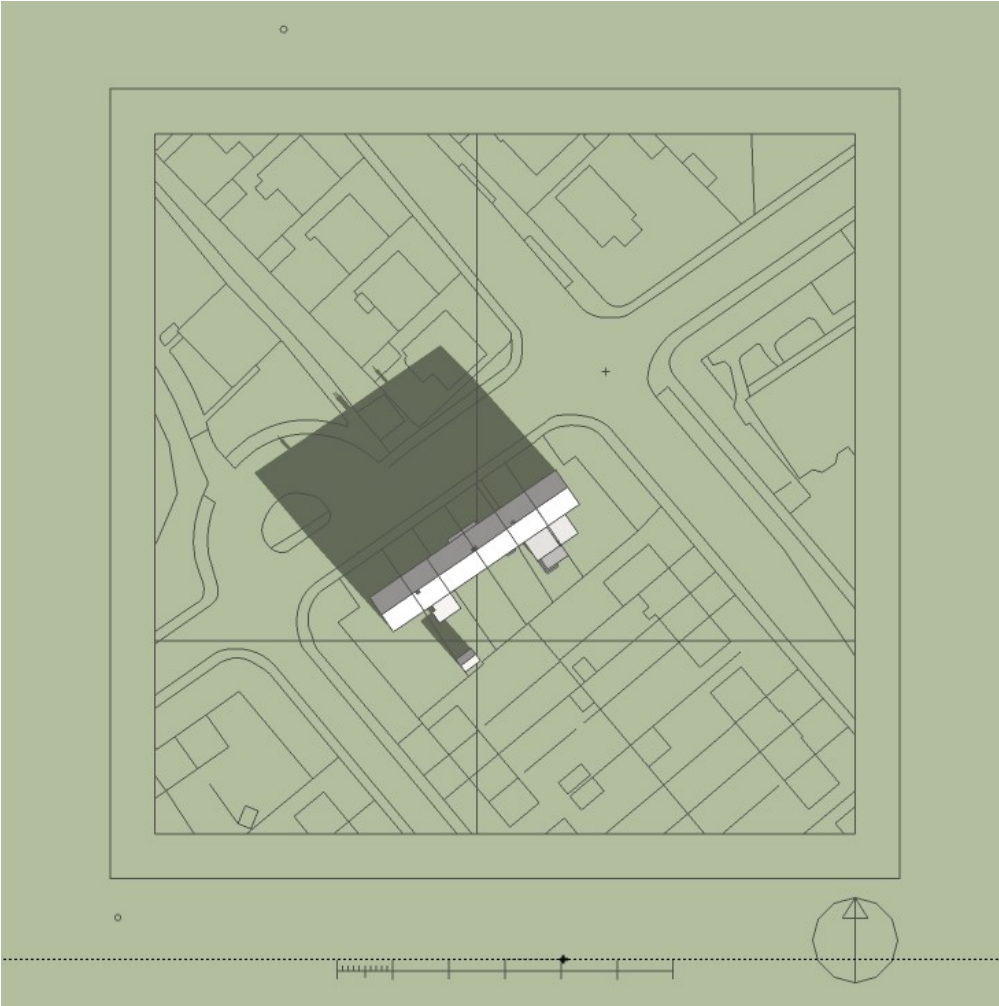
Image taken at **Time 08:00am & Date 21 Dec** (Winter Solstice)



3D Shadow Model - Isometric Terrace (South) View (**no over shadowing**)

Image taken at **Time 08:00am & Date 21 Dec** (Winter Solstice)

3D SHADOW MODEL - EXAMPLE IMAGE 04



3D Shadow Model - Plan (OS Map) View (**no overshadowing**)

Image taken at **Time 09:00am & Date 21 Dec** (Winter Solstice)

Note where building is shown dark grey/black this indicates image taken before sunrise relevant time & date indicated (Winter Solstice approx. sunrise 08:00am).

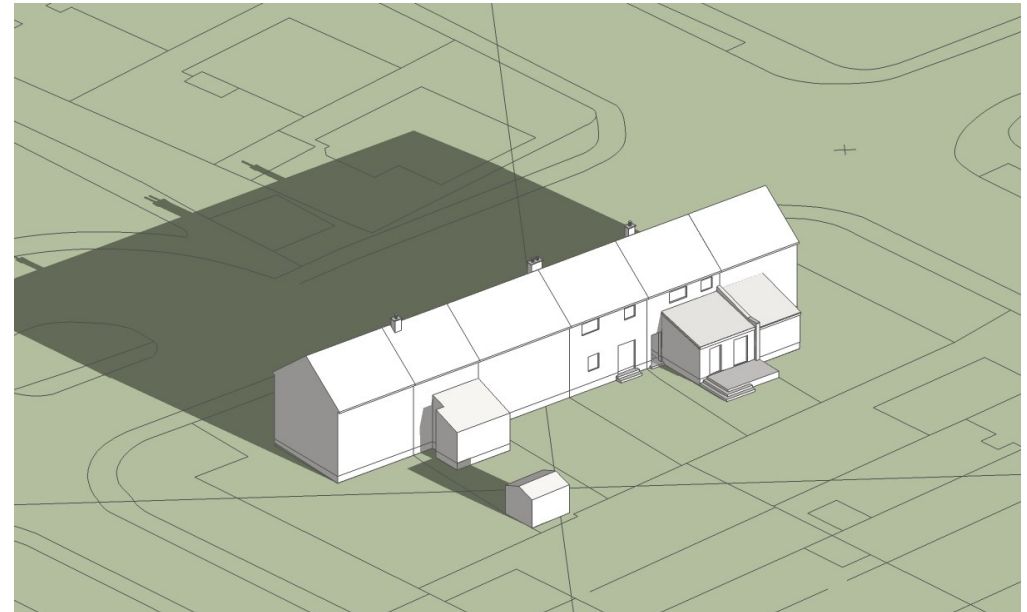
Note 3D modelling can allow for image at any specific time & date (where required additional/alternate images can be provided on request).

Note image shown with perimeter boundary fencing omitted for clarity.



3D Shadow Model - Rear Terrace (South) Elevation View (**no overshadowing**)

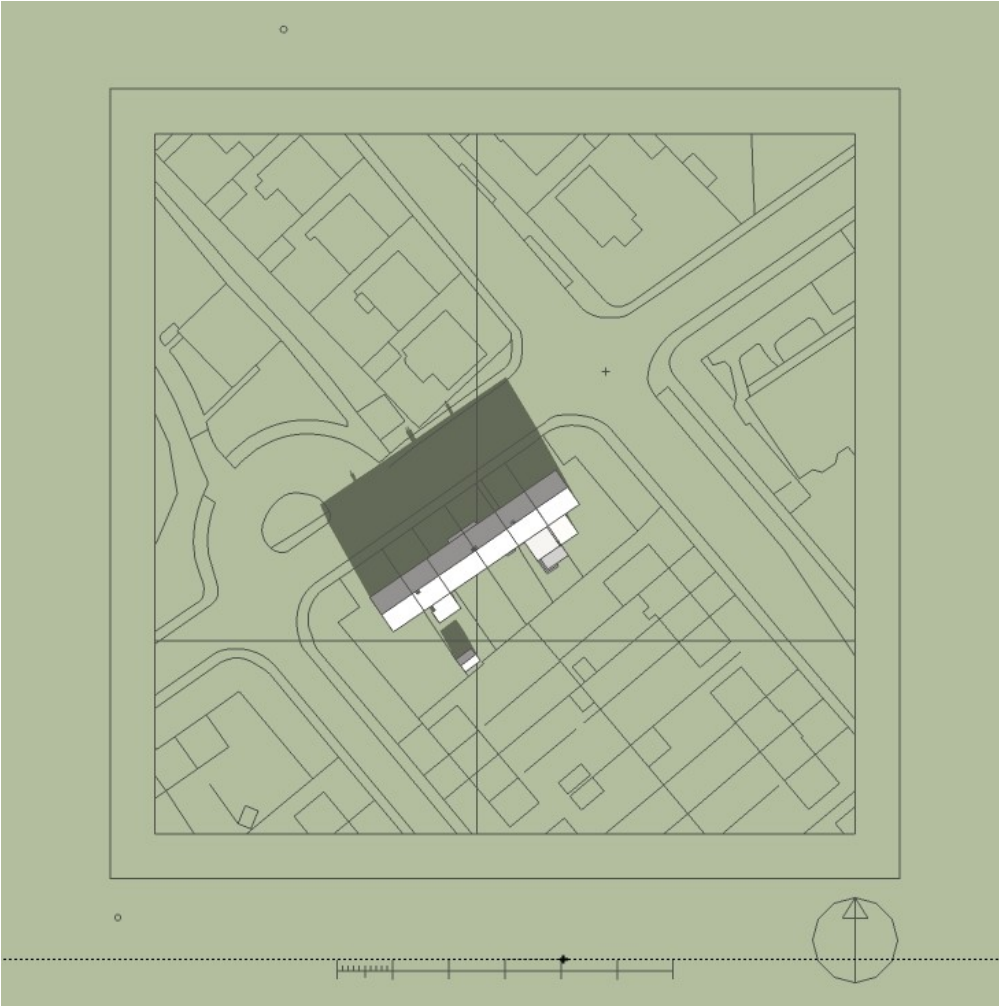
Image taken at **Time 09:00am & Date 21 Dec** (Winter Solstice)



3D Shadow Model - Isometric Terrace (South) View (**no overshadowing**)

Image taken at **Time 09:00am & Date 21 Dec** (Winter Solstice)

3D SHADOW MODEL - EXAMPLE IMAGE 05



3D Shadow Model - Plan (OS Map) View (**no overshadowing**)

Image taken at **Time 10:00am & Date 21 Dec** (Winter Solstice)

Note where building is shown dark grey/black this indicates image taken before sunrise relevant time & date indicated (Winter Solstice approx. sunrise 08:00am).

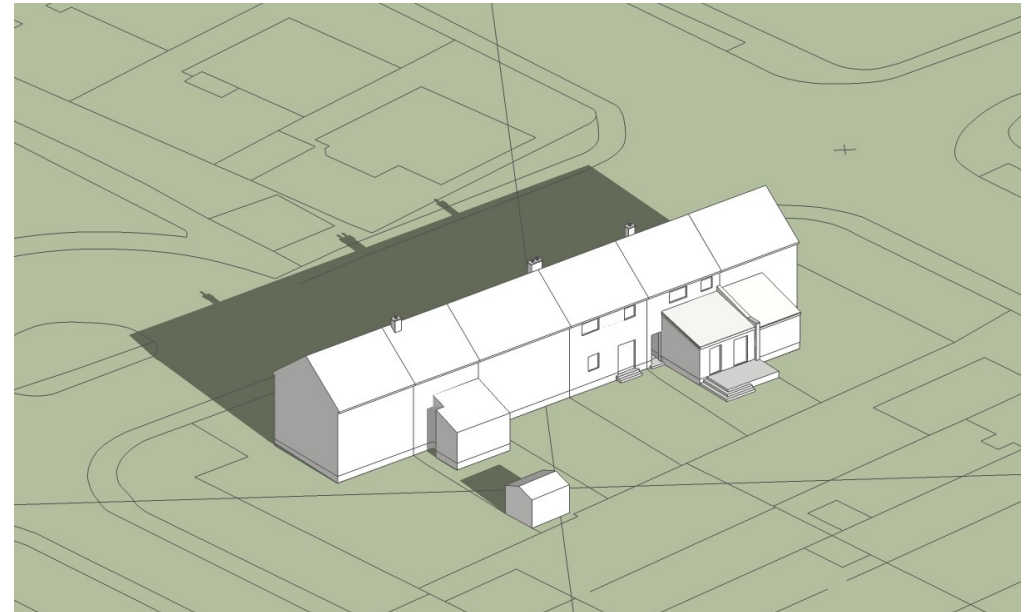
Note 3D modelling can allow for image at any specific time & date (where required additional/alternate images can be provided on request).

Note image shown with perimeter boundary fencing omitted for clarity.



3D Shadow Model - Rear Terrace (South) Elevation View (**no overshadowing**)

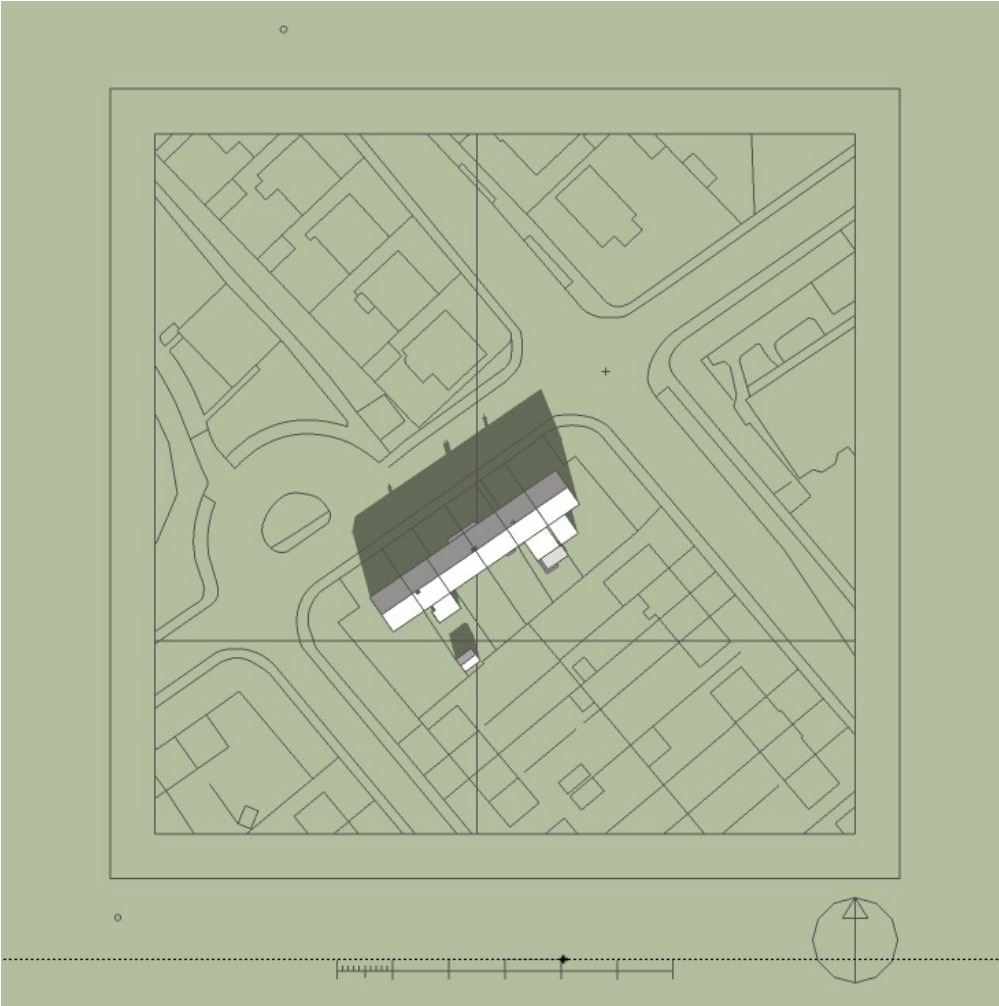
Image taken at **Time 10:00am & Date 21 Dec** (Winter Solstice)



3D Shadow Model - Isometric Terrace (South) View (**no overshadowing**)

Image taken at **Time 10:00am & Date 21 Dec** (Winter Solstice)

3D SHADOW MODEL - EXAMPLE IMAGE 06



3D Shadow Model - Plan (OS Map) View (**no overshadowing**)

Image taken at Time **11:00am & Date 21 Dec** (Winter Solstice)

Note where building is shown dark grey/black this indicates image taken before sunrise relevant time & date indicated (Winter Solstice approx. sunrise 08:00am).

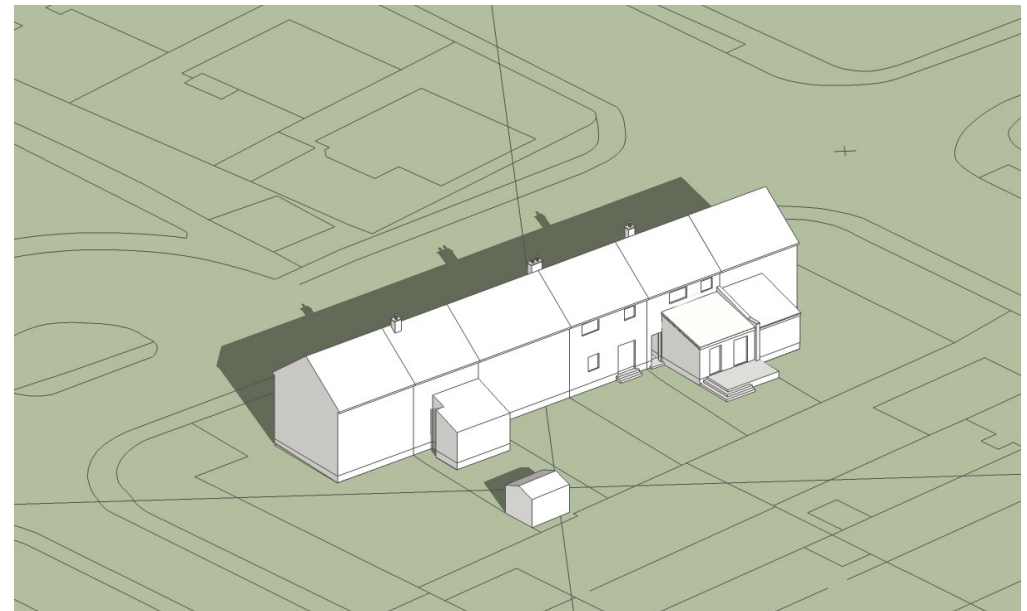
Note 3D modelling can allow for image at any specific time & date (where required additional/alternate images can be provided on request).

Note image shown with perimeter boundary fencing omitted for clarity.



3D Shadow Model - Rear Terrace (South) Elevation View (**no overshadowing**)

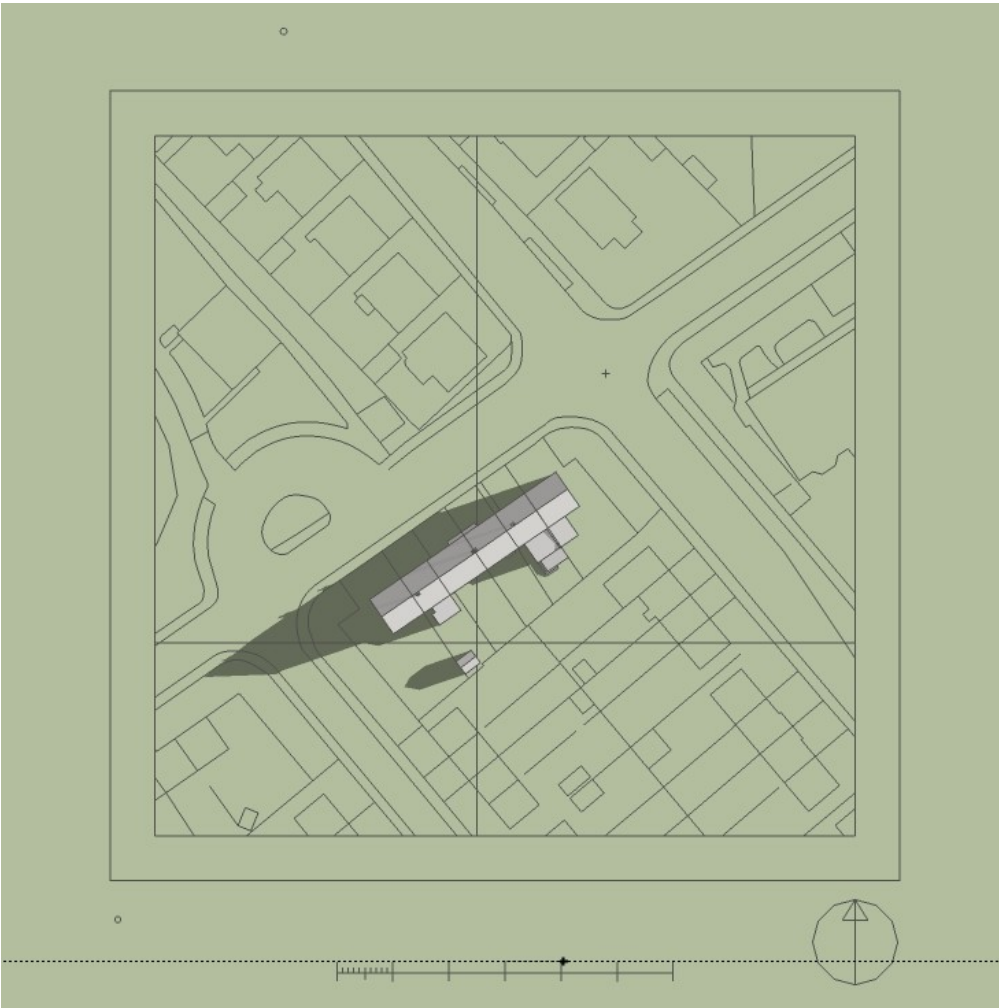
Image taken at Time **11:00am & Date 21 Dec** (Winter Solstice)



3D Shadow Model - Isometric Terrace (South) View (**no overshadowing**)

Image taken at Time **11:00am & Date 21 Dec** (Winter Solstice)

3D SHADOW MODEL - EXAMPLE IMAGE 07



3D Shadow Model - Plan (OS Map) View (**overshadowing**)

Image taken at **Time 06:00am & Date 21 Jun** (Summer Solstice)

Note where building is shown dark grey/black this indicates image taken before sunrise relevant time & date indicated (Summer Solstice approx. sunrise 05:00am).

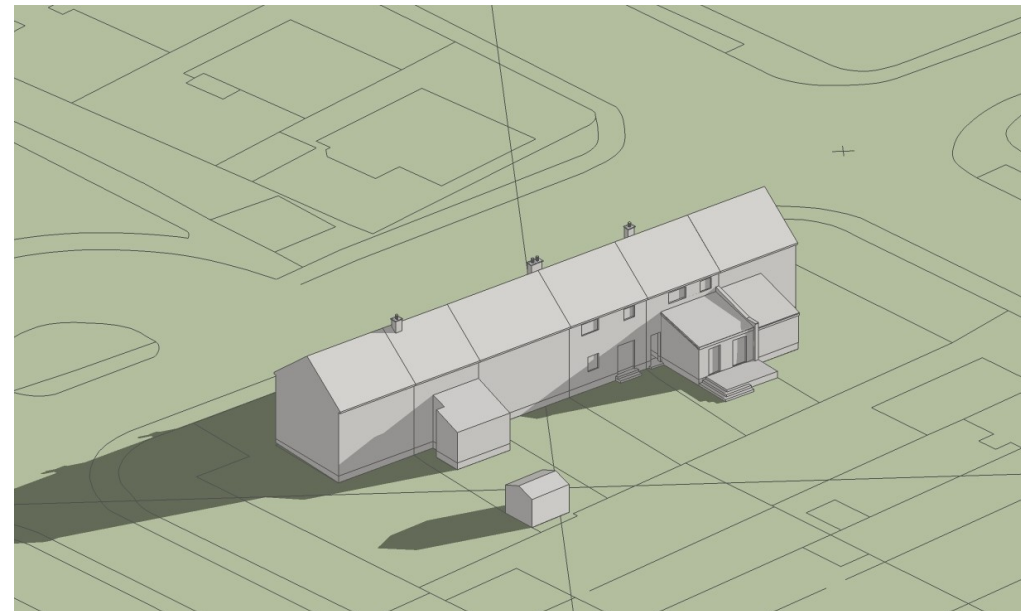
Note 3D modelling can allow for image at any specific time & date (where required additional/alternate images can be provided on request).

Note image shown with perimeter boundary fencing omitted for clarity.



3D Shadow Model - Rear Terrace (South) Elevation View (**overshadowing**)

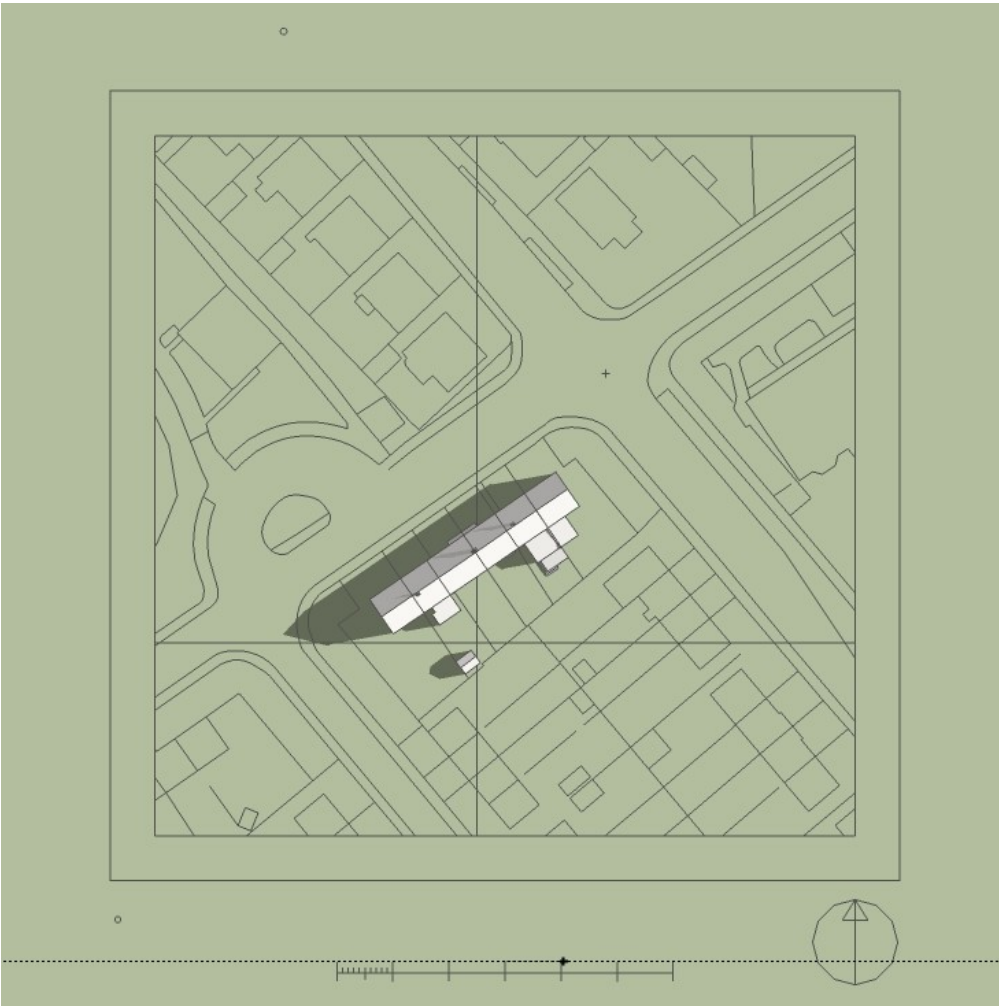
Image taken at **Time 06:00am & Date 21 Jun** (Summer Solstice)



3D Shadow Model - Isometric Terrace (South) View (**overshadowing**)

Image taken at **Time 06:00am & Date 21 Jun** (Summer Solstice)

3D SHADOW MODEL - EXAMPLE IMAGE 08



3D Shadow Model - Plan (OS Map) View (**overshadowing**)

Image taken at **Time 07:00am & Date 21 Jun** (Summer Solstice)

Note where building is shown dark grey/black this indicates image taken before sunrise relevant time & date indicated (Summer Solstice approx. sunrise 05:00am).

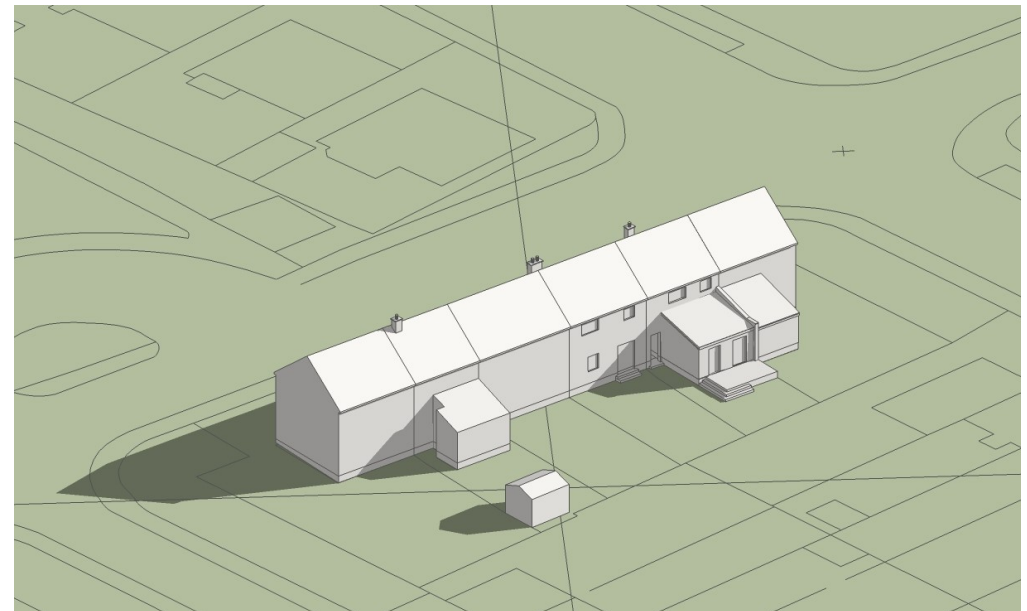
Note 3D modelling can allow for image at any specific time & date (where required additional/alternate images can be provided on request).

Note image shown with perimeter boundary fencing omitted for clarity.



3D Shadow Model - Rear Terrace (South) Elevation View (**overshadowing**)

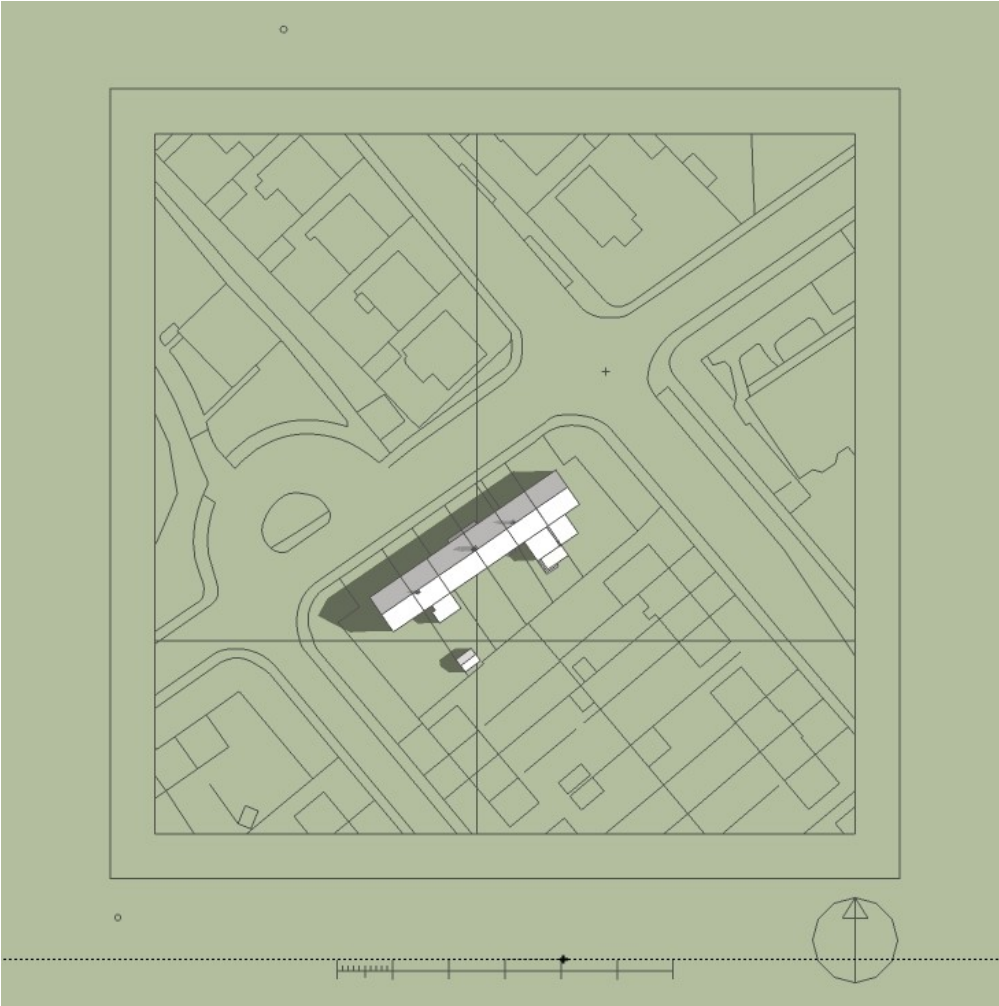
Image taken at **Time 07:00am & Date 21 Jun** (Summer Solstice)



3D Shadow Model - Isometric Terrace (South) View (**overshadowing**)

Image taken at **Time 07:00am & Date 21 Jun** (Summer Solstice)

3D SHADOW MODEL - EXAMPLE IMAGE 09



3D Shadow Model - Plan (OS Map) View (**no overshadowing**)

Image taken at **Time 08:00am & Date 21 Jun** (Summer Solstice)

Note where building is shown dark grey/black this indicates image taken before sunrise relevant time & date indicated (Summer Solstice approx. sunrise 05:00am).

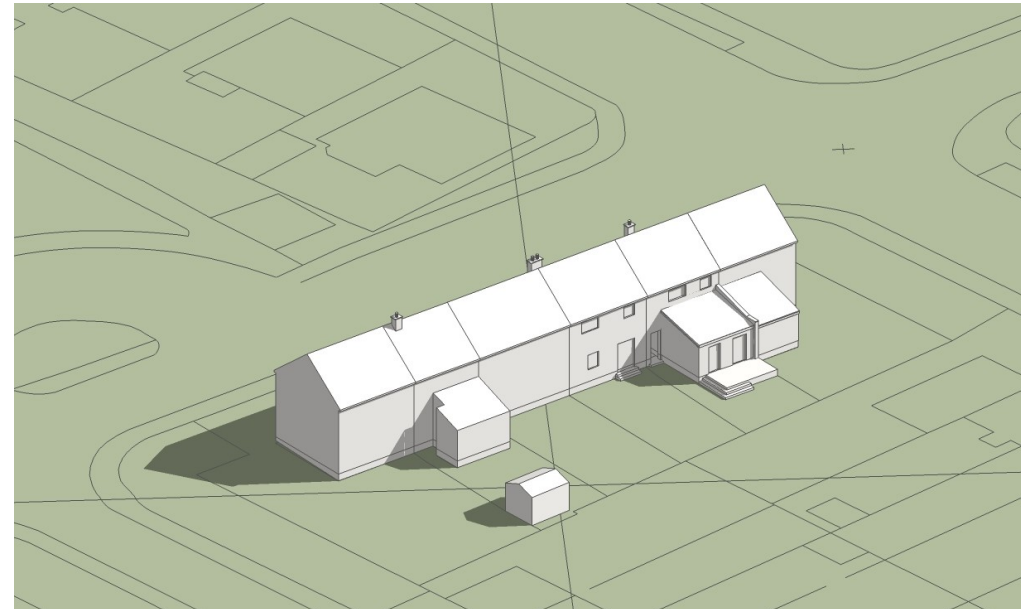
Note 3D modelling can allow for image at any specific time & date (where required additional/alternate images can be provided on request).

Note image shown with perimeter boundary fencing omitted for clarity.



3D Shadow Model - Rear Terrace (South) Elevation View (**no overshadowing**)

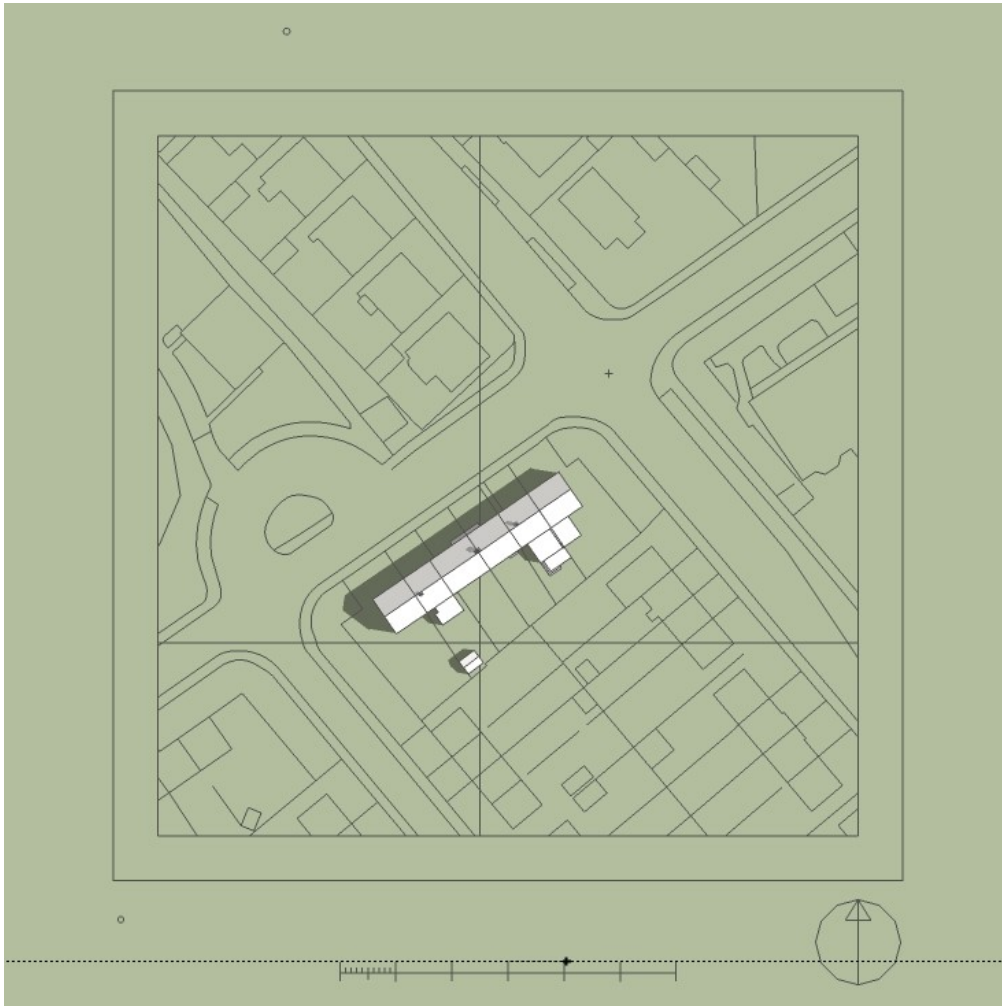
Image taken at **Time 08:00am & Date 21 Jun** (Summer Solstice)



3D Shadow Model - Isometric Terrace (South) View (**no overshadowing**)

Image taken at **Time 08:00am & Date 21 Jun** (Summer Solstice)

3D SHADOW MODEL - EXAMPLE IMAGE 10



3D Shadow Model - Plan (OS Map) View (**no overshadowing**)

Image taken at **Time 09:00am & Date 21 Jun** (Summer Solstice)

Note where building is shown dark grey/black this indicates image taken before sunrise relevant time & date indicated (Summer Solstice approx. sunrise 05:00am).

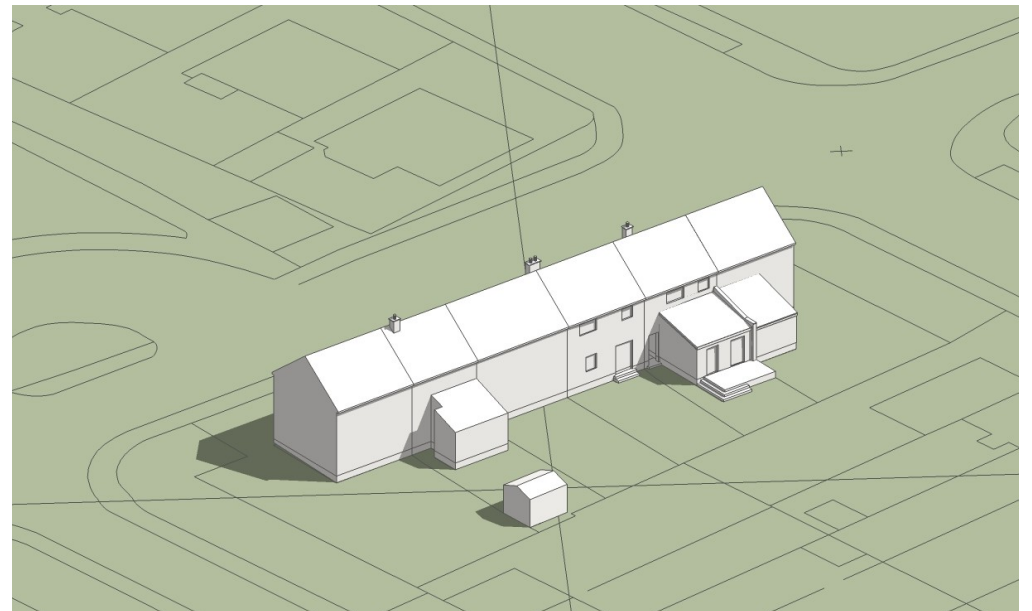
Note 3D modelling can allow for image at any specific time & date (where required additional/alternate images can be provided on request).

Note image shown with perimeter boundary fencing omitted for clarity.



3D Shadow Model - Rear Terrace (South) Elevation View (**no overshadowing**)

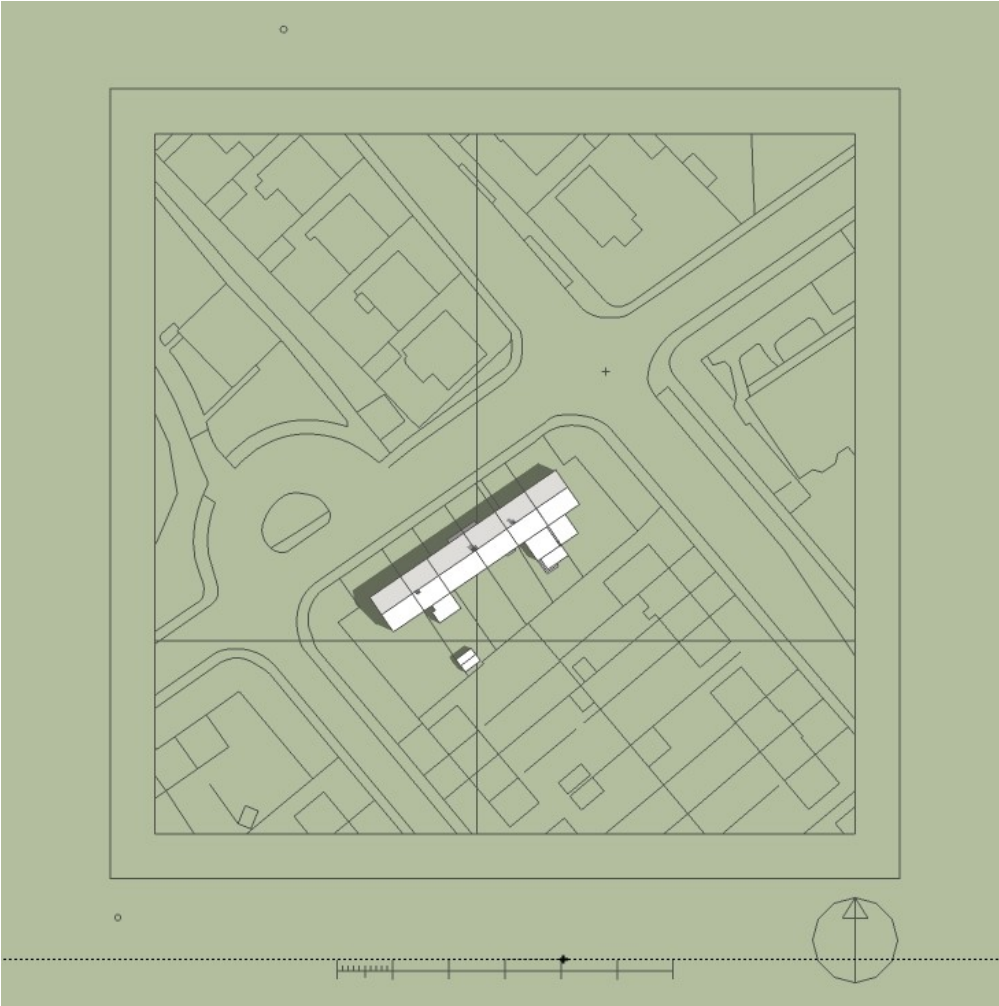
Image taken at **Time 09:00am & Date 21 Jun** (Summer Solstice)



3D Shadow Model - Isometric Terrace (South) View (**no overshadowing**)

Image taken at **Time 09:00am & Date 21 Jun** (Summer Solstice)

3D SHADOW MODEL - EXAMPLE IMAGE 11



3D Shadow Model - Plan (OS Map) View (**no overshadowing**)

Image taken at **Time 10:00am & Date 21 Jun** (Summer Solstice)

Note where building is shown dark grey/black this indicates image taken before sunrise relevant time & date indicated (Summer Solstice approx. sunrise 05:00am).

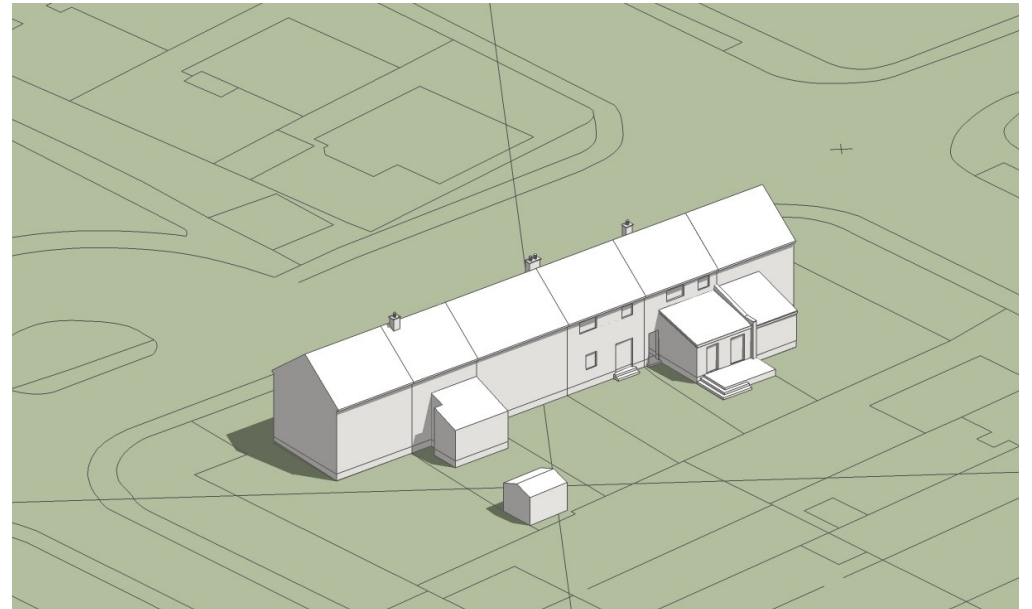
Note 3D modelling can allow for image at any specific time & date (where required additional/alternate images can be provided on request).

Note image shown with perimeter boundary fencing omitted for clarity.



3D Shadow Model - Rear Terrace (South) Elevation View (**no overshadowing**)

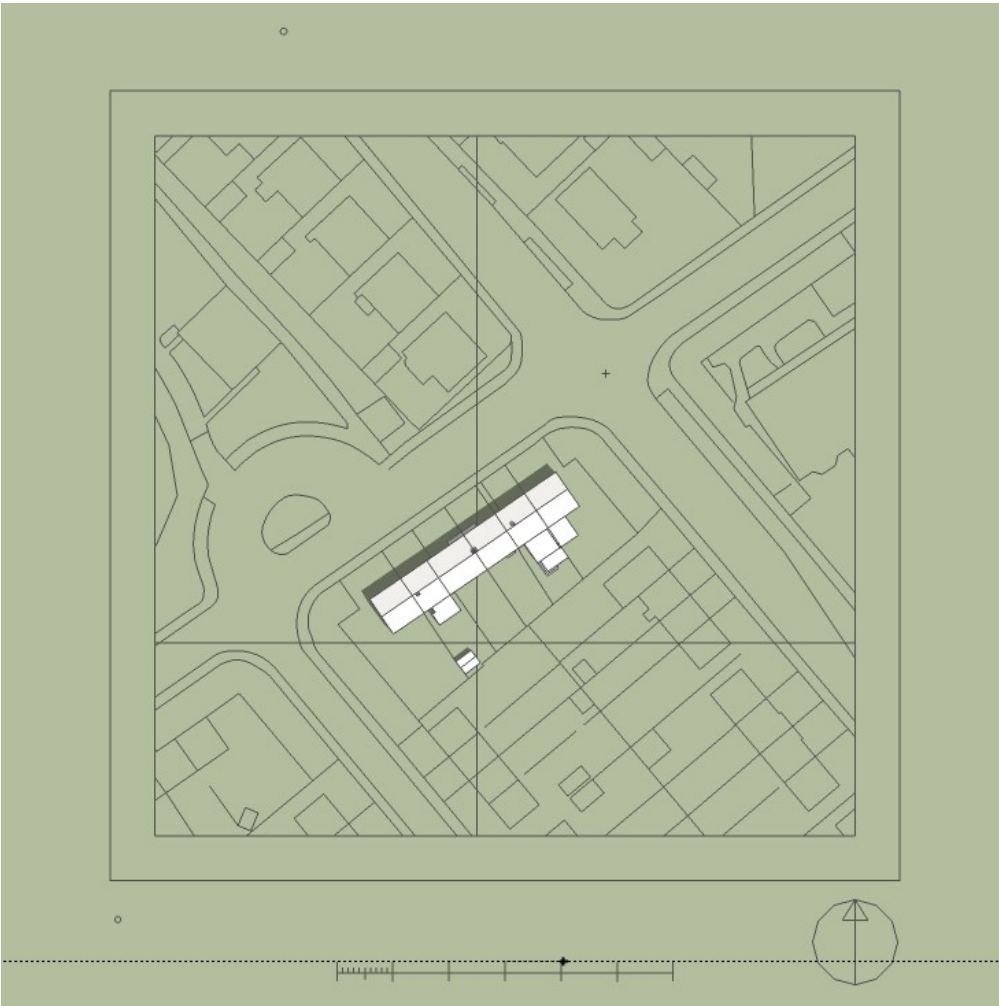
Image taken at **Time 10:00am & Date 21 Jun** (Summer Solstice)



3D Shadow Model - Isometric Terrace (South) View (**no overshadowing**)

Image taken at **Time 10:00am & Date 21 Jun** (Summer Solstice)

3D SHADOW MODEL - EXAMPLE IMAGE 12



3D Shadow Model - Plan (OS Map) View (**no overshadowing**)

Image taken at **Time 11:00am & Date 21 Jun** (Summer Solstice)

Note where building is shown dark grey/black this indicates image taken before sunrise relevant time & date indicated (Summer Solstice approx. sunrise 05:00am).

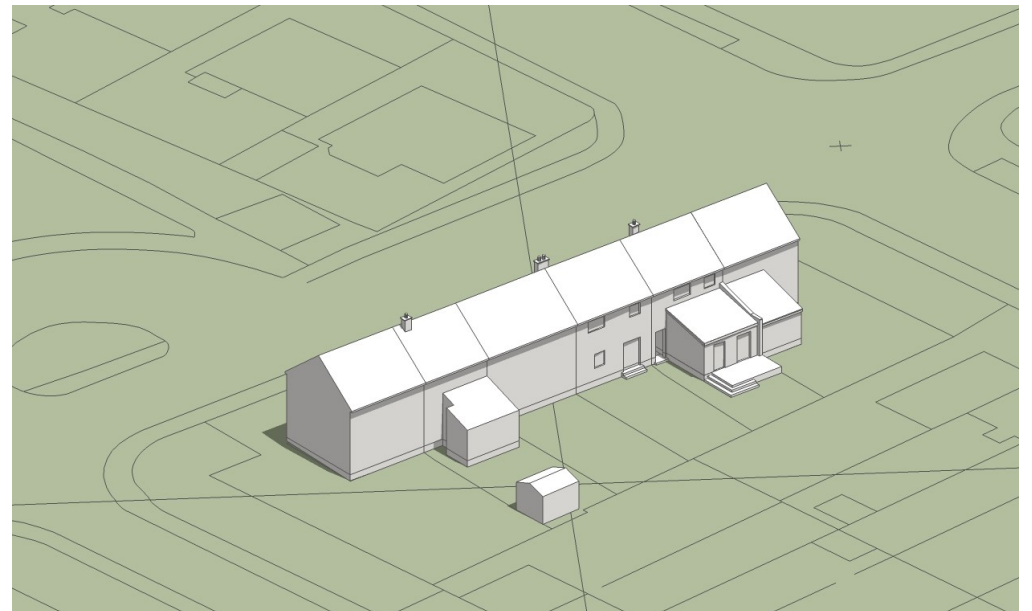
Note 3D modelling can allow for image at any specific time & date (where required additional/alternate images can be provided on request).

Note image shown with perimeter boundary fencing omitted for clarity.



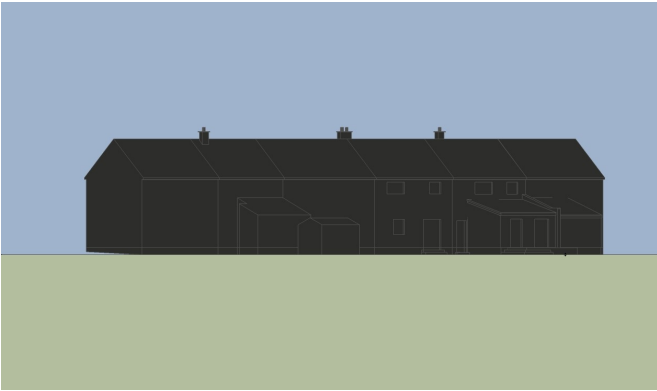
3D Shadow Model - Rear Terrace (South) Elevation View (**no overshadowing**)

Image taken at **Time 11:00am & Date 21 Jun** (Summer Solstice)



3D Shadow Model - Isometric Terrace (South) View (**no overshadowing**)

Image taken at **Time 11:00am & Date 21 Jun** (Summer Solstice)



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 07:00am & Date 21 Jan**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 08:00am & Date 21 Jan**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 09:00am & Date 21 Jan**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 07:00am & Date 21 Feb**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 08:00am & Date 21 Feb**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 09:00am & Date 21 Feb**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 07:00am & Date 21 Mar**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 08:00am & Date 21 Mar**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 09:00am & Date 21 Mar**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 07:00am & Date 21 Apr**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 08:00am & Date 21 Apr**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 09:00am & Date 21 Apr**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 07:00am & Date 21 May**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 08:00am & Date 21 May**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 09:00am & Date 21 May**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 07:00am & Date 21 Jun**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 08:00am & Date 21 Jun**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 09:00am & Date 21 Jun**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 07:00am & Date 21 Jul**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 08:00am & Date 21 Jul**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 09:00am & Date 21 Jul**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 07:00am & Date 21 Aug**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 08:00am & Date 21 Aug**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 09:00am & Date 21 Aug**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 07:00am & Date 21 Sep**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 08:00am & Date 21 Sep**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 09:00am & Date 21 Sep**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 07:00am & Date 21 Oct**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 08:00am & Date 21 Oct**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 09:00am & Date 21 Oct**



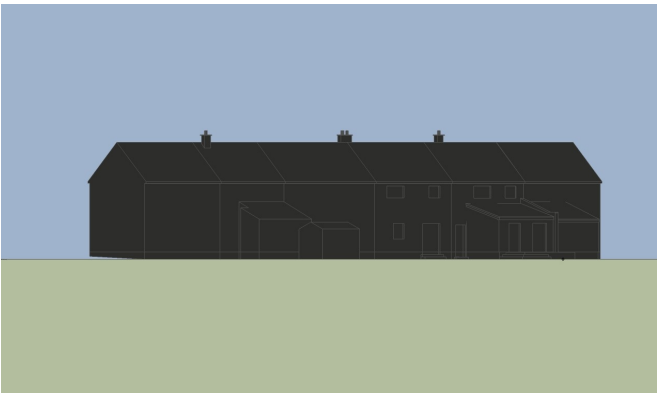
3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 07:00am & Date 21 Nov**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 08:00am & Date 21 Nov**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 09:00am & Date 21 Nov**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 07:00am & Date 21 Dec**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 08:00am & Date 21 Dec**



3D Shadow Model - Rear Terrace (South) Elevation View
Image taken at **Time 09:00am & Date 21 Dec**

Design statement report - Summary:

From our 3D shadow mapping modelling (& associated/included images) we can confirm that there will only be minimal overshadowing from the proposed new rear extension, over the adjacent property at 95 Adamson Road South. This overshadowing only occurs during the early morning hours between 06:00-08:00am; after 08:00am there is no overshadowing due to the position of the existing terrace building, the new extension & the existing garden orientation (which is predominately south facing).

To summarise therefore in our opinion the extension does comply with *the '45 deg method'* of daylighting assessment and also that we have shown through our 3D shadow modelling that the minimal overshadowing during the early daylight hours will have very limited impact on the neighbouring property & amenity, when compared & assessed against the major improvements the proposed new extension & alterations will have on our clients tenants lifestyle.



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 100554407-001

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.

Description of Proposal

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

Erect single storey rear extension & internal alterations to mid terrace house.

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:	AFB Architects Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Andrew	Building Name:	
Last Name: *	Bushell	Building Number:	199
Telephone Number: *	07789818766	Address 1 (Street): *	Admiralty Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Rosyth
Fax Number:		Country: *	Scotland
		Postcode: *	KY11 2BW
Email Address: *	andrew.bushell@talktalk.net		

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: *	P	Building Number:	93
Last Name: *	Craig	Address 1 (Street): *	Adamson Road South
Company/Organisation		Address 2:	Prestwick
Telephone Number: *		Town/City: *	Ayr
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	KA9 2HH
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

South Ayrshire Council

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

Address 1:

93 ADAMTON ROAD SOUTH

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

PRESTWICK

Post Code:

KA9 2HH

Please identify/describe the location of the site or sites

Northing

625222

Easting

235408

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

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: Andrew Bushell

On behalf of: Mr P Craig

Date: 11/04/2022

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.

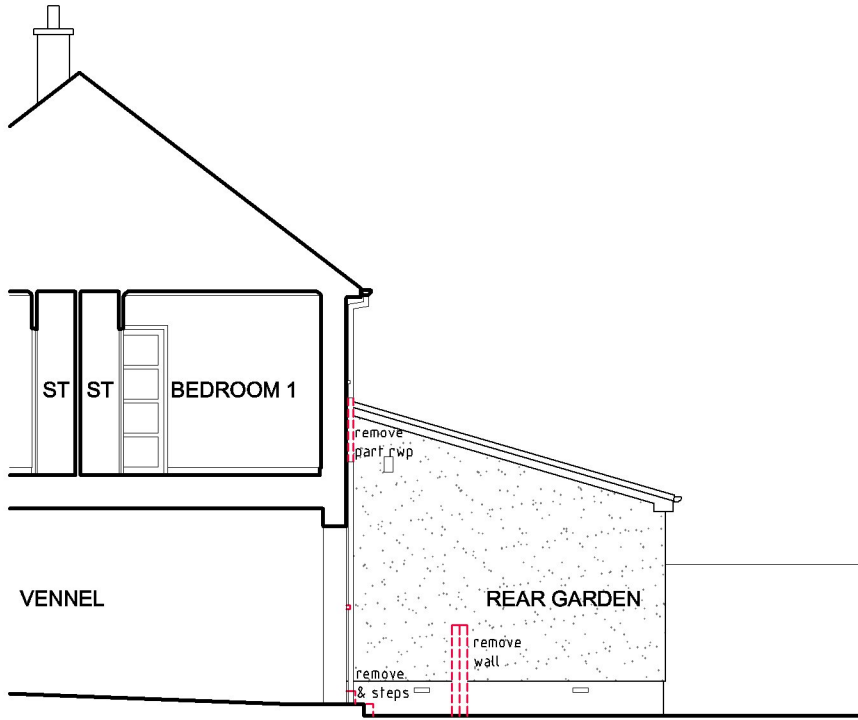
Declaration Name: Mr Andrew Bushell

Declaration Date: 11/04/2022

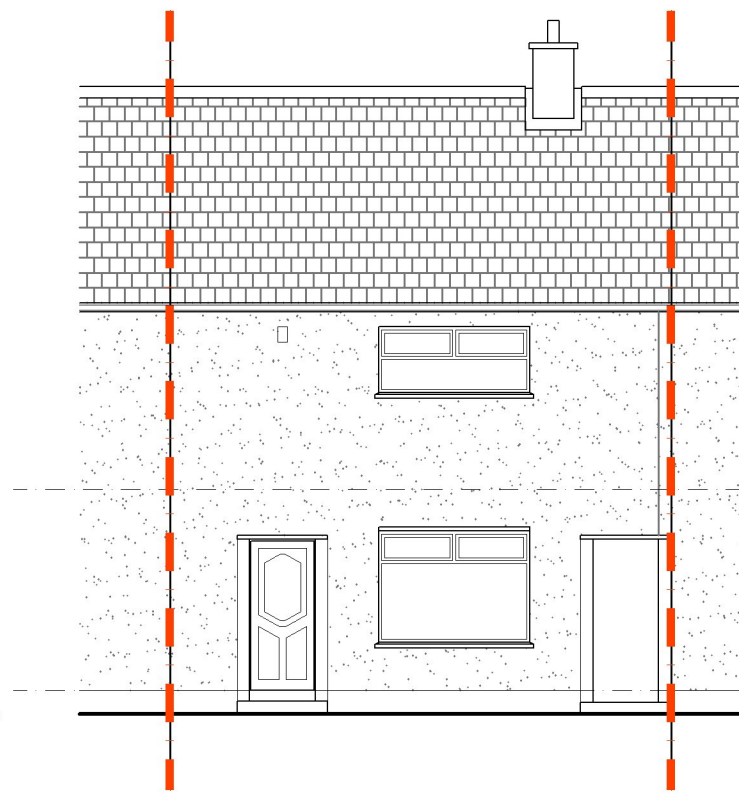
Payment Details



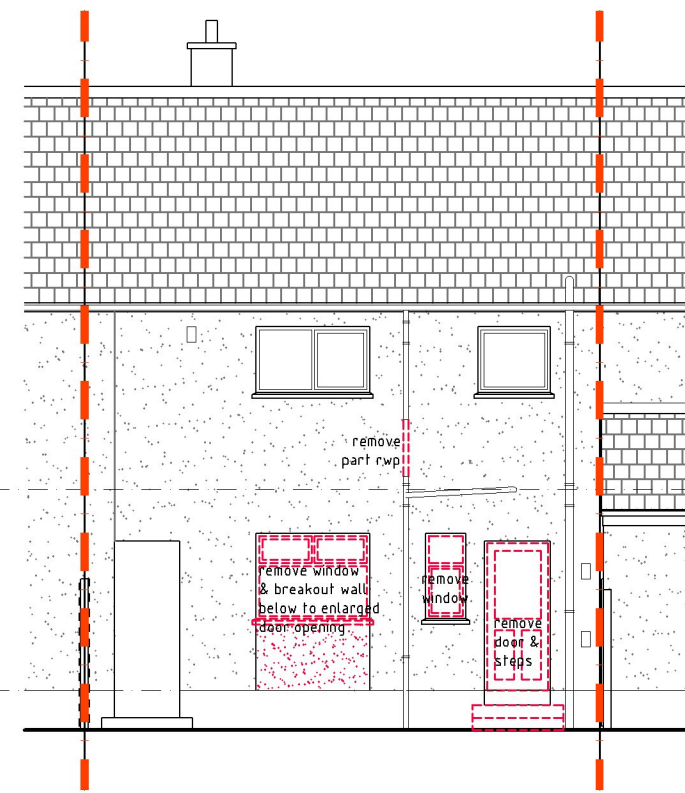
Created: 11/04/2022 23:44



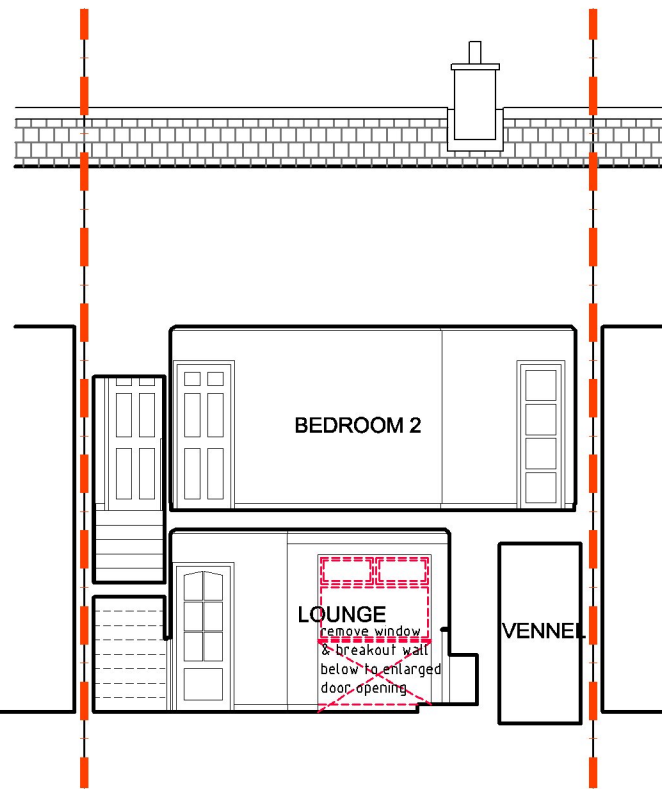
DETAIL NO.:
01: Existing (Part) Section E



DETAIL NO.:
03: Existing Front Street (North) Elevation



DETAIL NO.:
04: Existing Rear Garden (South) Elevation



DETAIL NO.:
02: Existing Section F



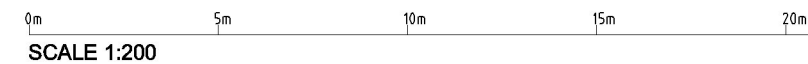
SCALE 1:100



DETAIL NO.:
05: Existing Front (North) Terrace Elevation 1:200



DETAIL NO.:
06: Existing Rear (South) Terrace Elevation 1:200



SCALE 1:200

notes:
 General notes:
 This drawing is copyright, reserved and remains the property of AFB Architects.
 All levels and dimensions are to be checked on site by the contractor prior to fabrication, and any discrepancies must be reported immediately to AFB Architects.
 All dimensions are to be read off this drawing.
 All work to be executed in strict accordance with the by-laws and regulations of the local authorities.
 All work to conform to applicable codes of the British Standards.
 All drawings are to be read in conjunction with all other documents issued by AFB Architects &/or other noted professionals/consultants.
 Unless otherwise noted always contact AFB Architects for clarification if there is any doubt over the content of the drawing.
 Notes:

status: **PLANNING**

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	initials	date	amendment
client:			

Mr P Craig
 93 Adamson Road South
 Prestwick, Ayr, KA9 2HH

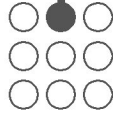
project:
 Proposed Extension & Alterations at
 93 Adamson Road South
 Prestwick, Ayr, KA9 2HH

drawing:
 Existing Sections E, F & Elevations
 with dntakings shown dashed red

date: Apr 2022 scale: as shown @A3

drawn: AB checked: AB

drawing: PC 118 (PL) 102 revision: -


 199 ADMIRALTY ROAD
 ROSYTH DUNFERMLINE
 FIFE KY11 2BW
 T:07789818766/07474051601
 E:andrew.bushell@talktalk.net

General notes:
 This drawing is copyright, reserved and remains the property of AFB Architects.
 All levels and dimensions are to be checked on site by the contractor prior to fabrication, and any discrepancies must be reported immediately to AFB Architects.
 All dimensions are to be read off this drawing.
 All work to be executed in strict accordance with the by-laws and regulations of the local authorities.
 All work to conform to applicable codes of the British Standards.
 All drawings are to be read in conjunction with all other documents issued by AFB Architects &/or other noted professionals/consultants.
 Unless otherwise noted always contact AFB Architects for clarification if there is any doubt over the content of the drawing.

status: **PLANNING**

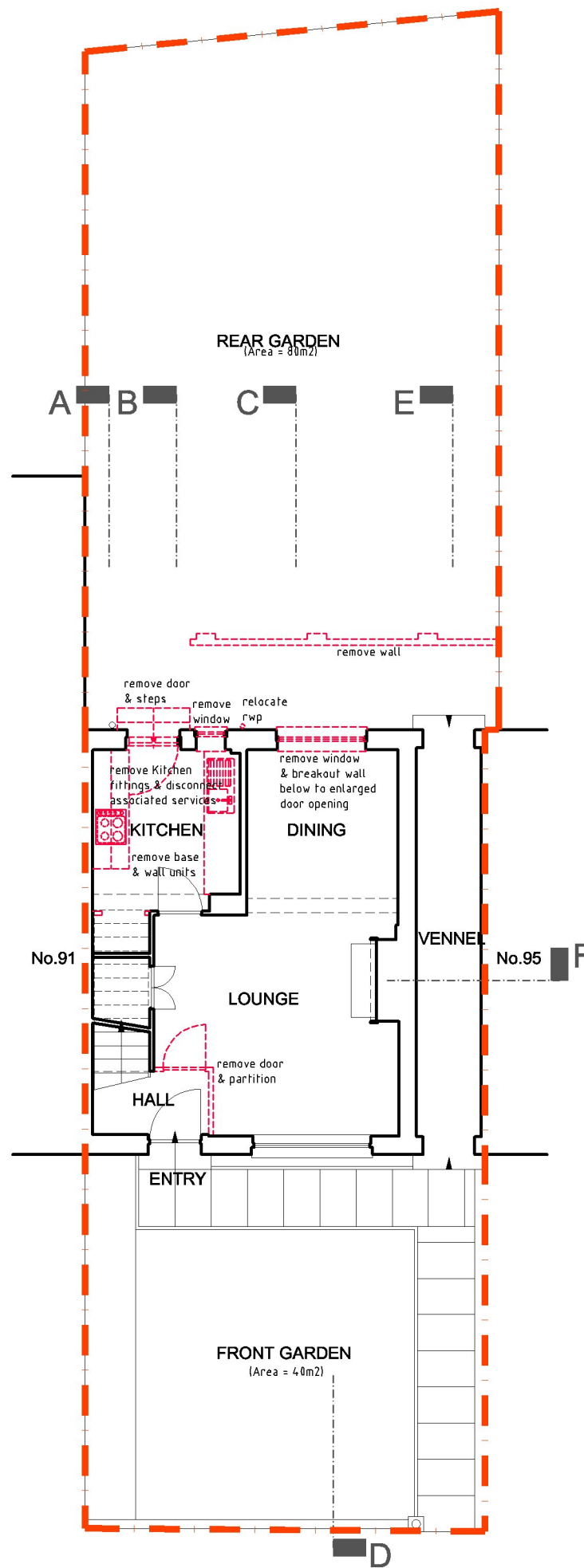


SCALE 1:100

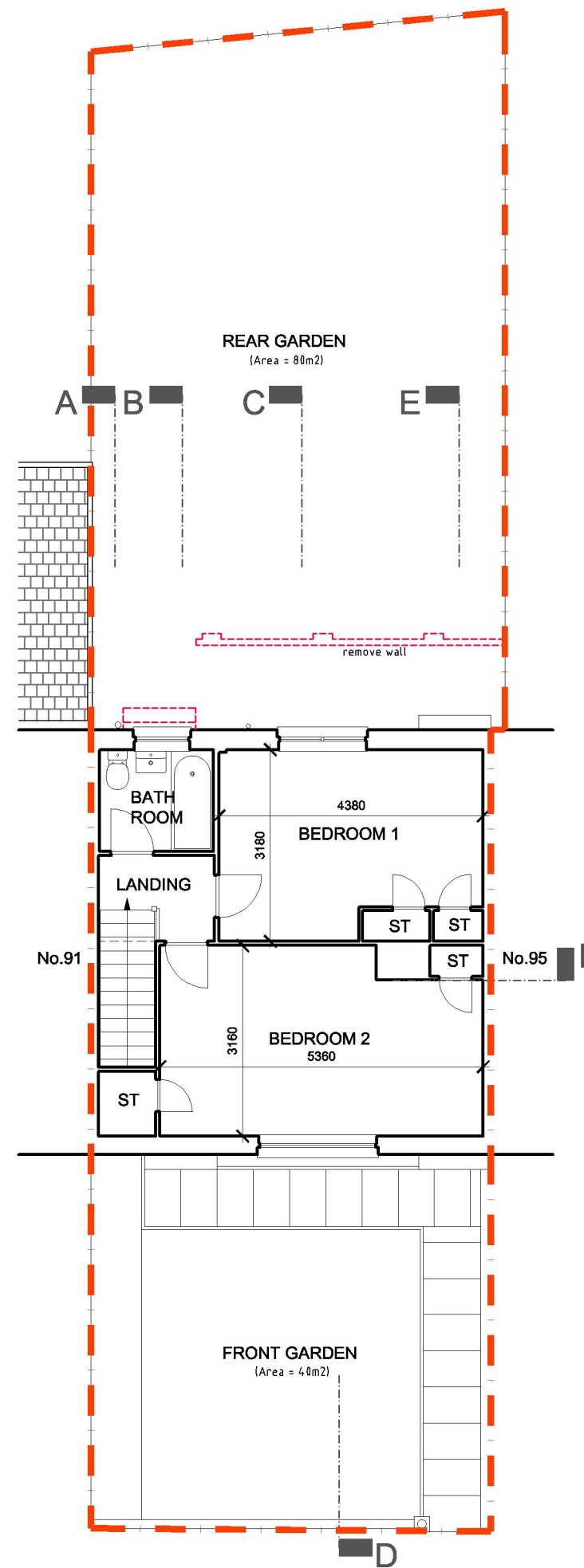
SOUTH AYRSHIRE COUNCIL
 Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.

rev	initials	date	amendment
client			Mr P Craig 93 Adamson Road South Prestwick, Ayr, KA9 2HH
project			Proposed Extension & Alterations at 93 Adamson Road South Prestwick, Ayr, KA9 2HH
drawing			Existing Floor, Roof & Site Plans with dntakings shown dashed red
date:		scale:	Apr 2022 as shown @A3
drawn:	AB	checked:	AB
drawing:	PC 118 (PL) 100		revision: -

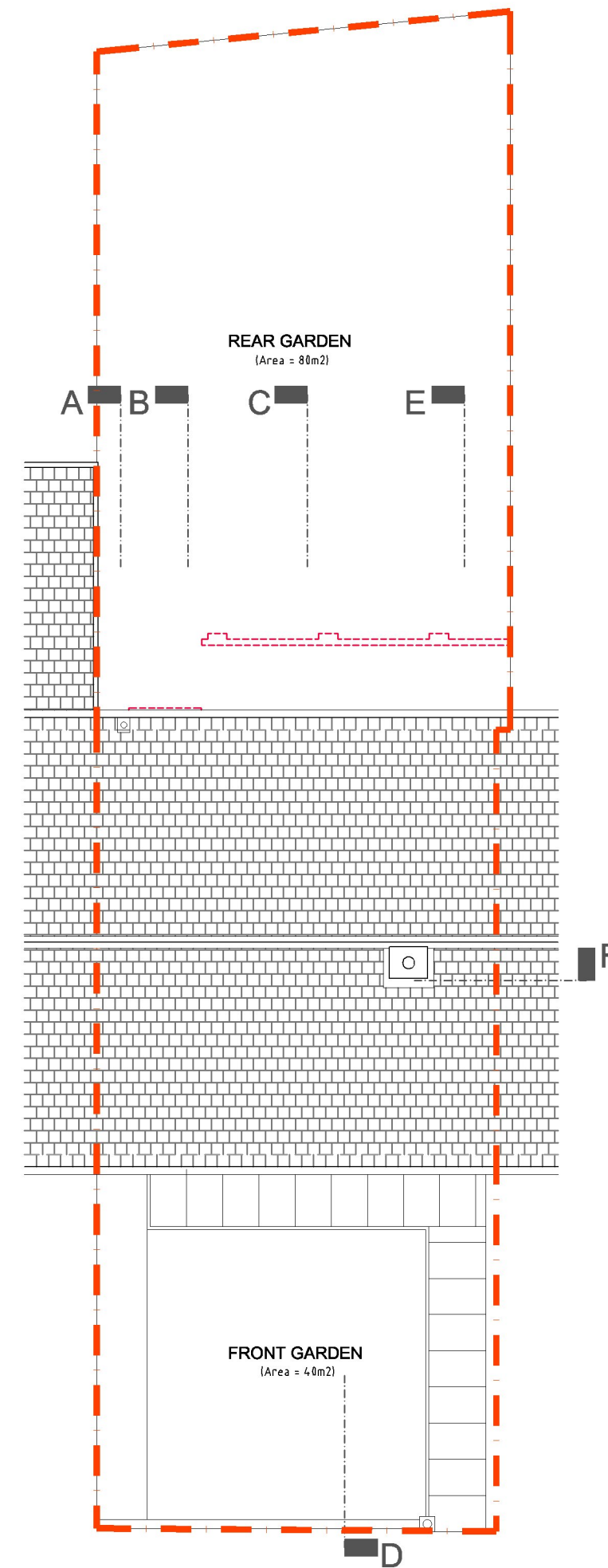
199 ADMIRALTY ROAD
 ROSYTH DUNFERMLINE
 FIFE KY11 2BW
 T:07789818766/07474051601
 E:andrew.bushell@talktalk.net



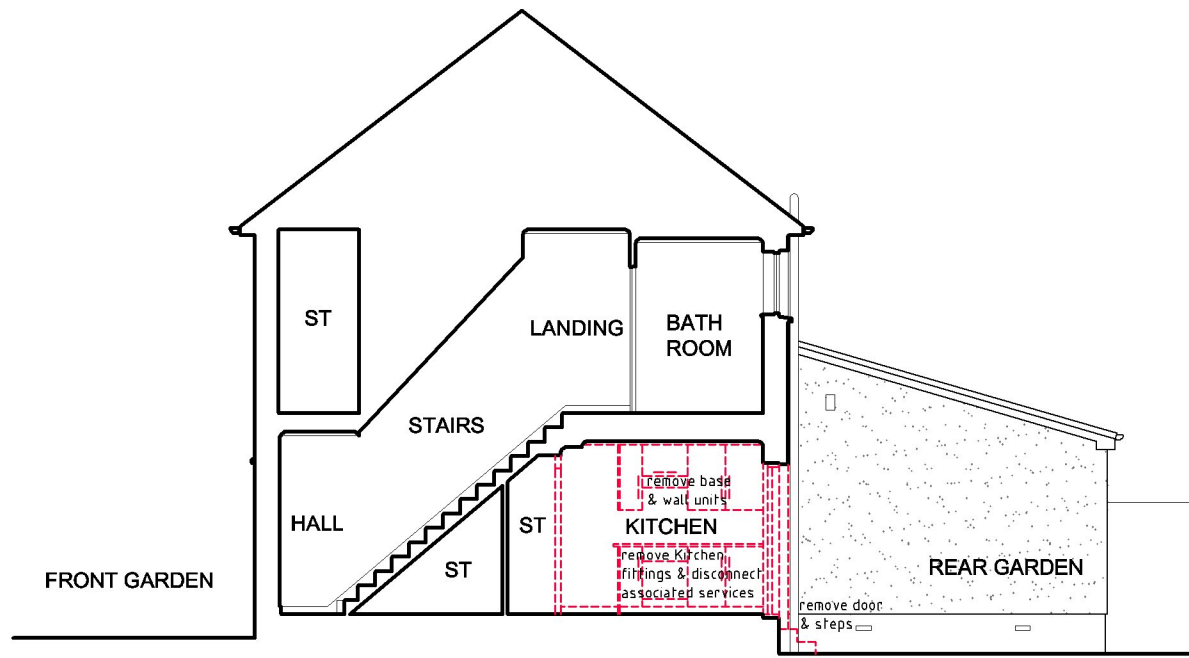
DETAIL NO.:
01: Existing Ground Floor Plan



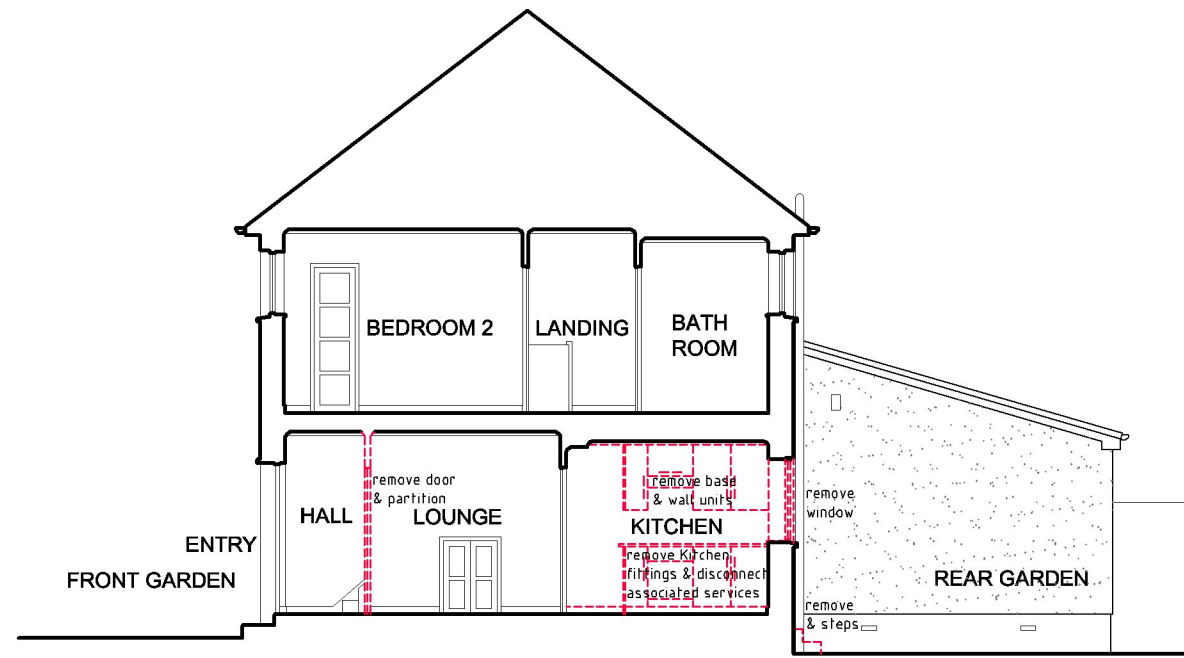
DETAIL NO.:
02: Existing First Floor Plan



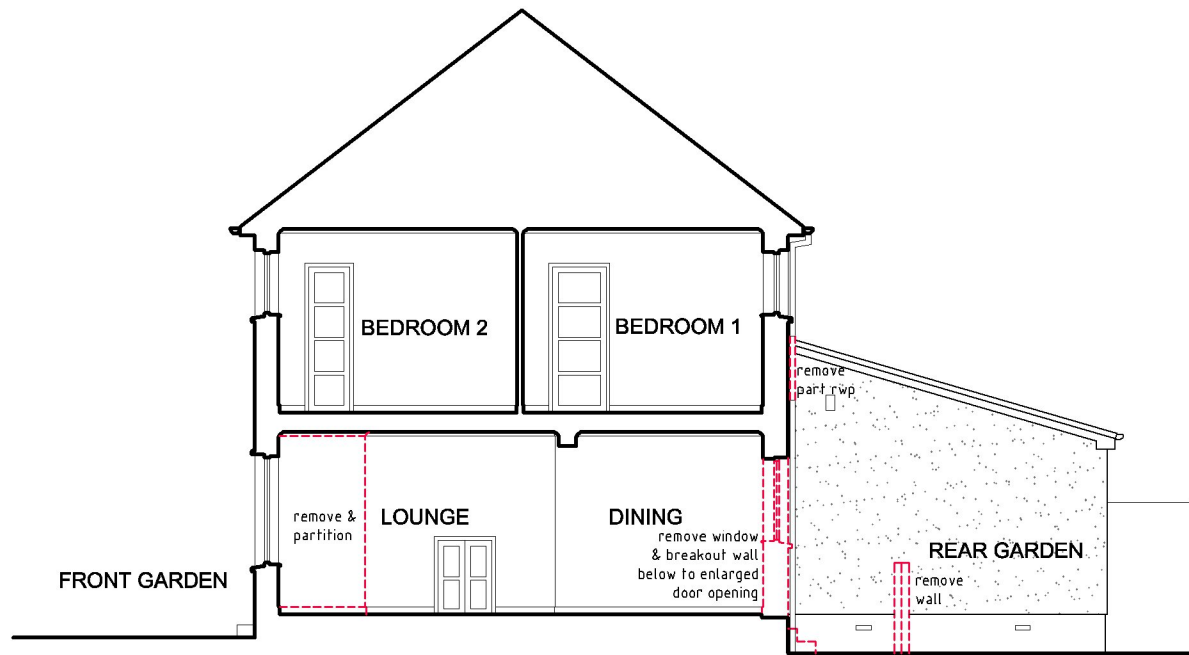
DETAIL NO.:
03: Existing Roof Plan



DETAIL NO.:
01: Existing Section A



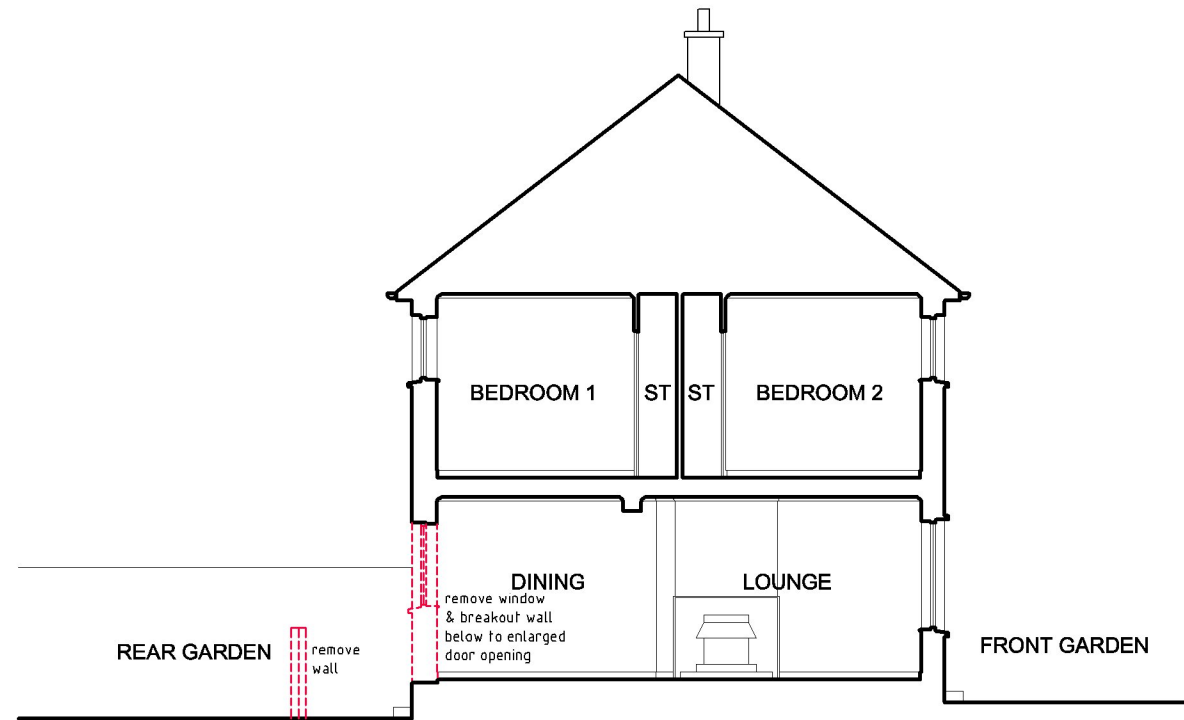
DETAIL NO.:
02: Existing Section B



DETAIL NO.:
03: Existing Section C



SCALE 1:100



DETAIL NO.:
04: Existing Section D

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status: **PLANNING**

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	initials	date	amendment
-	-	-	-

client: Mr P Craig
 93 Adamson Road South
 Prestwick, Ayr, KA9 2HH

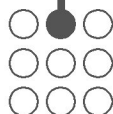
project: Proposed Extension & Alterations at
 93 Adamson Road South
 Prestwick, Ayr, KA9 2HH

drawing: Existing Sections A, B, C & D
 with downtakings shown dashed red

date: Apr 2022 scale: as shown @A3

drawn: AB checked: AB

drawing: PC 118 (PL) 101 revision: -

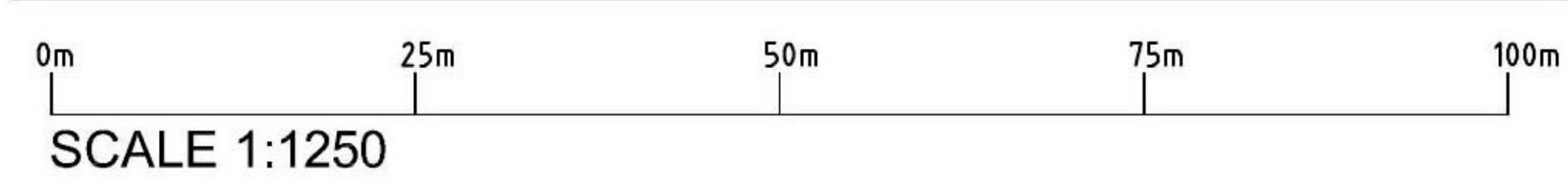

 199 ADMIRALTY ROAD
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 T:07789818766/07474051601
 E:andrew.bushell@talktalk.net

SOUTH AYRSHIRE COUNCIL

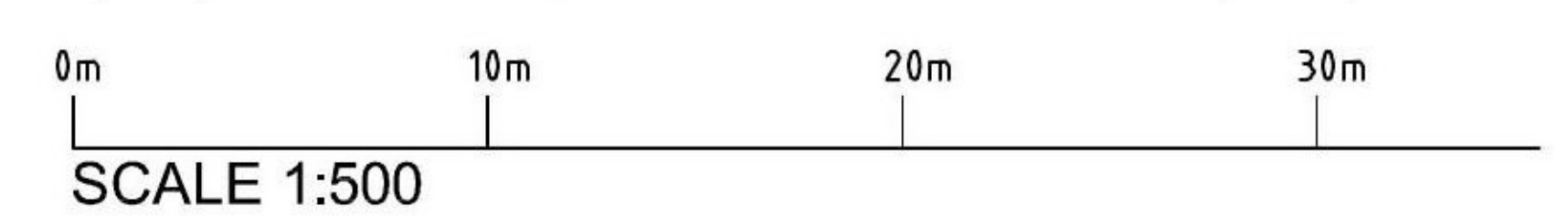
Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.



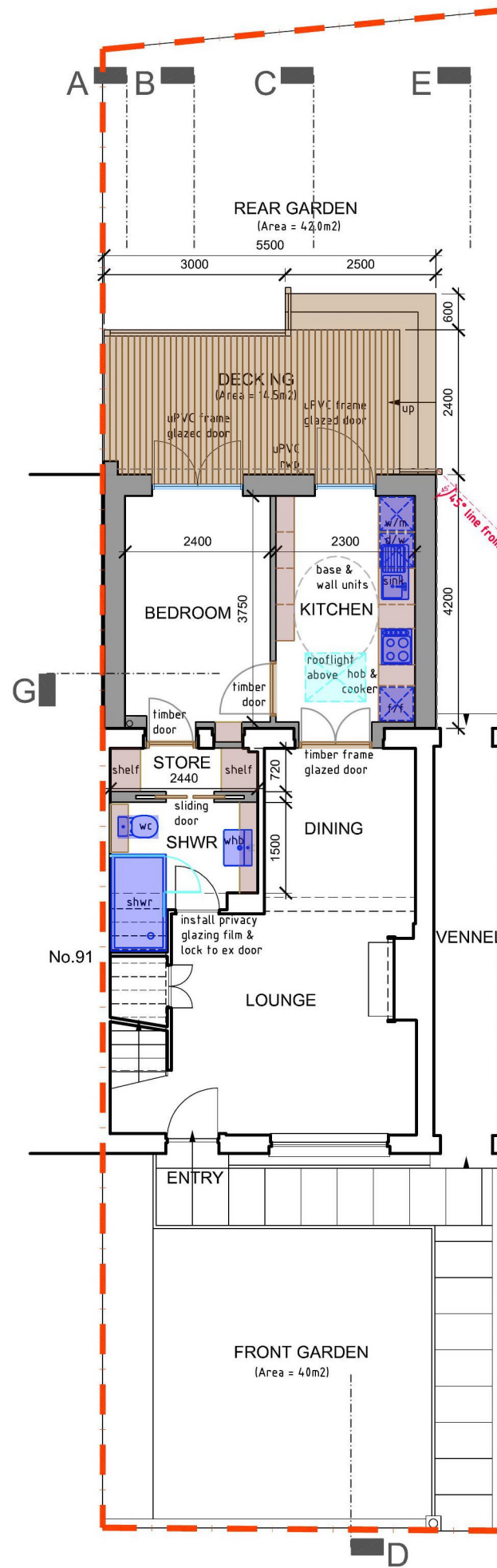
DETAIL NO.: 01: Location Plan 1:1250 OS License ref: 100048957



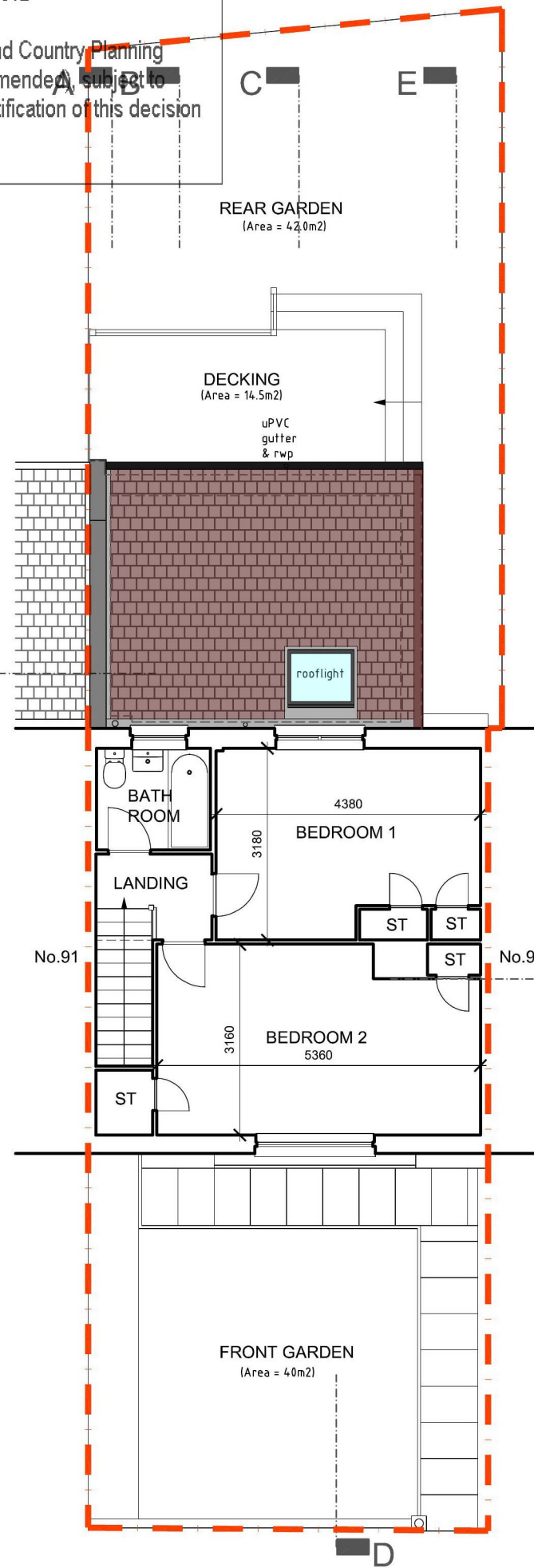
DETAIL NO.: 02: Proposed Site Plan 1:500



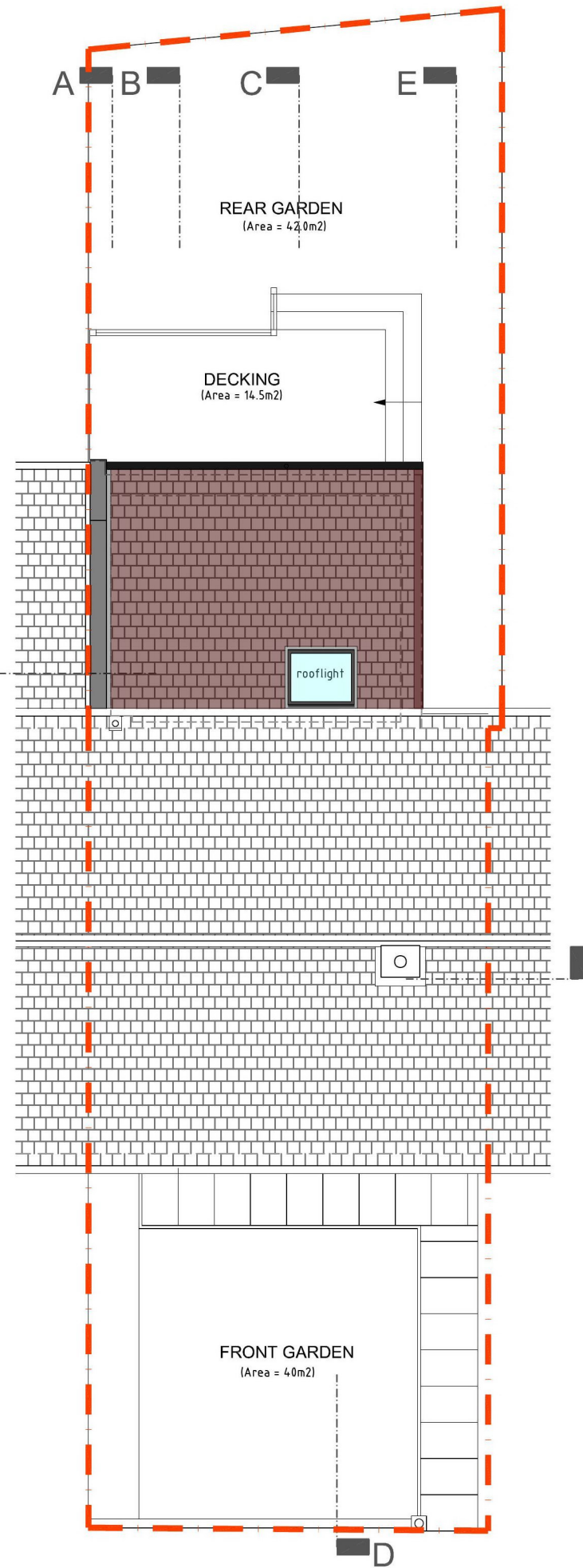
Refused under the Town and Country Planning (Scotland) Act, 1997 (As Amended), subject to reasons specified in the notification of this decision by South Ayrshire.



01: Proposed Ground Floor Plan



02: Proposed First Floor Plan



03: Proposed Roof Plan

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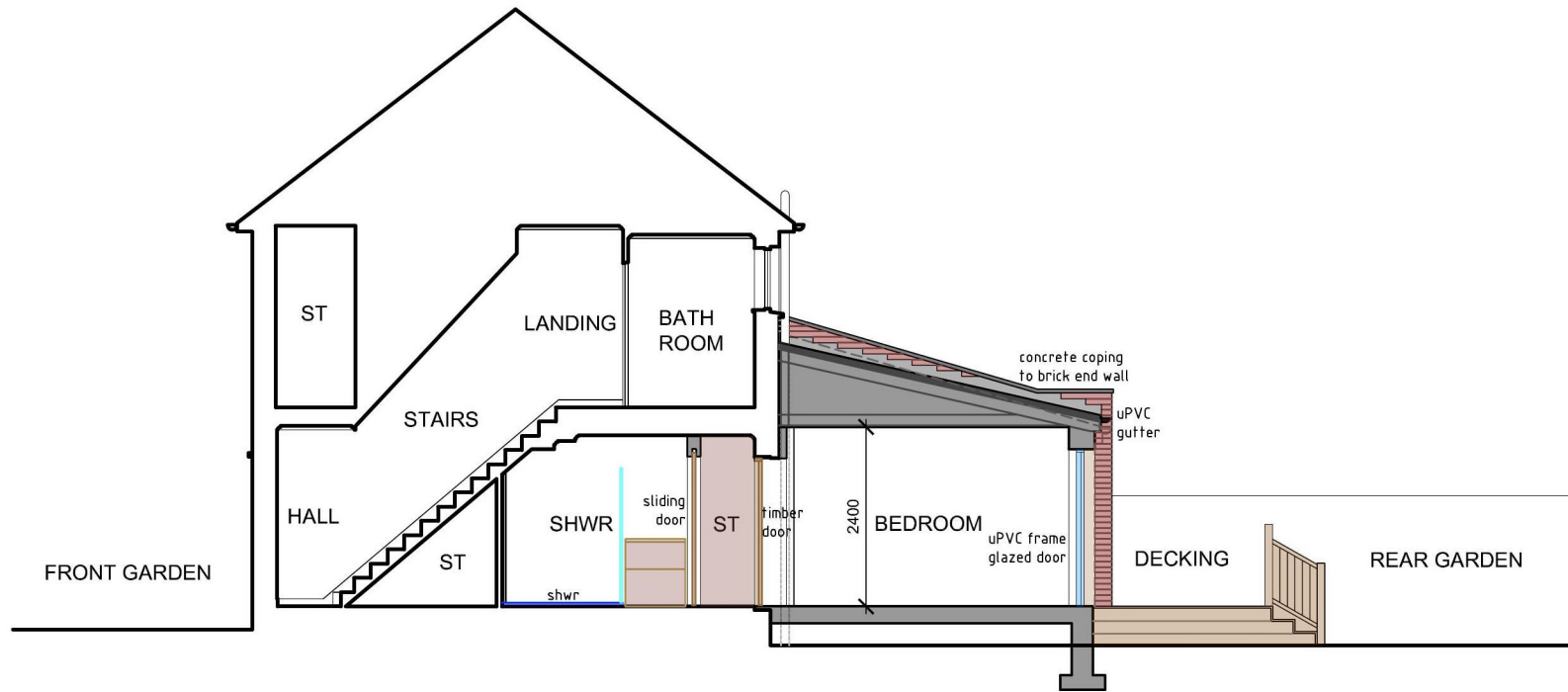
SCALE 1:100

MATERIAL LEGEND

- PPC dark grey aluminium frame DG rooflight with code 5 lead flashing.
- Brown/red Marley Mentip 12.5 roof tiles with proprietary & code 5 lead flashings.
- Black painted CI gutter & rwp's to match existing.
- Brown uPVC frame DG windows & doors.
- Light brown roughcast render finish.
- Red/brown facing brick finish to basecourse & end wall with light brown mortar.
- Red/brown stained finish to timber decking & steps.
- Concrete cope capping to brick end wall with code 5 lead flashings.

rev	initials	date	amendment
A	AFB	26.05.22	Daylighting (45 deg angle) lines added in response to PL officer email 26.05.22
client:	Mr P Craig 93 Adamson Road South Prestwick, Ayr, KA9 2HH		
project:	Proposed Extension & Alterations at 93 Adamson Road South Prestwick, Ayr, KA9 2HH		
drawing:	Proposed Floor, Roof & Site Plans		
date:	Apr 2022	scale:	as shown @A3
drawn:	AB	checked:	AB
drawing:	PC 118 (PL) 110	revision:	A

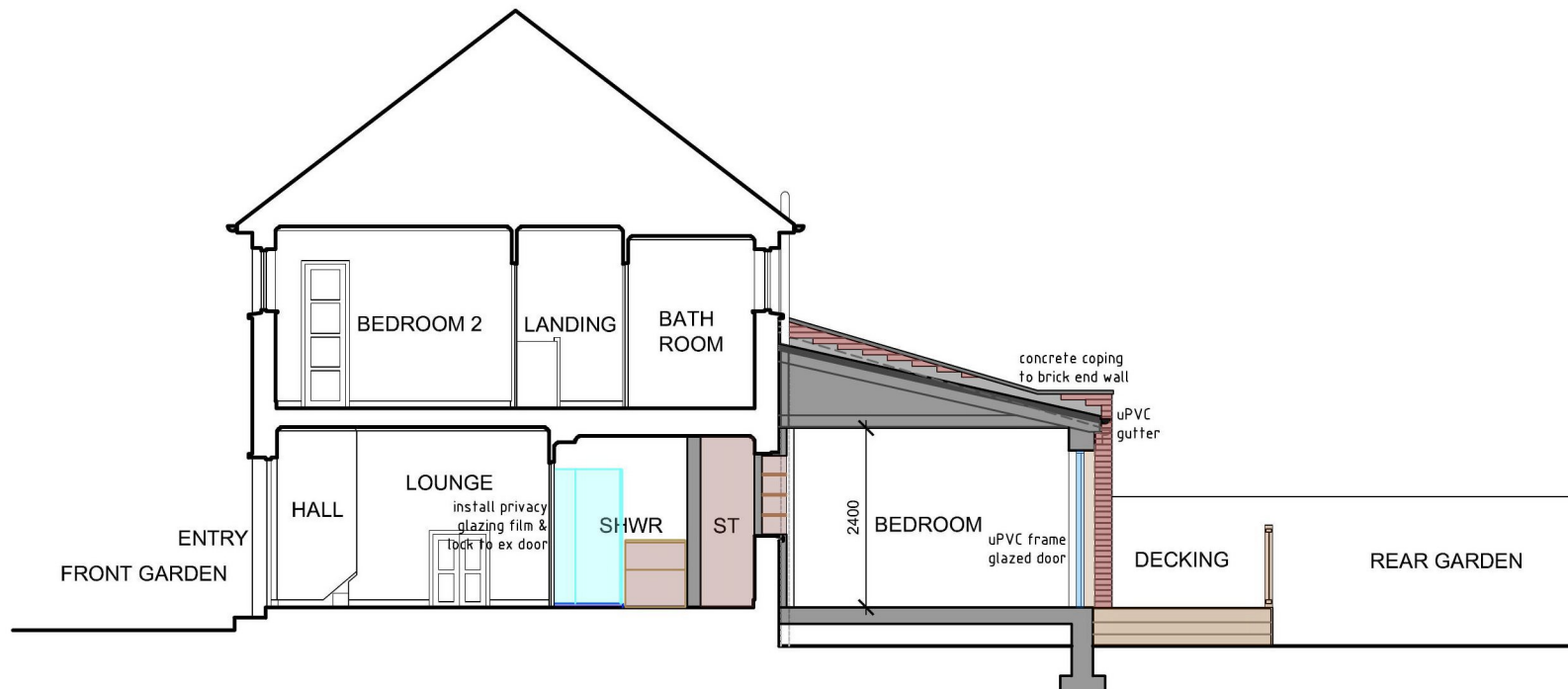
199 ADMIRALTY ROAD
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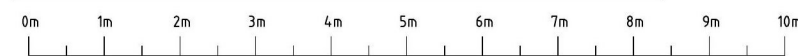
DETAIL NO.:
01: Proposed Section A



DETAIL NO.:
03: Proposed Section F



DETAIL NO.:
02: Proposed Section B



SCALE 1:100



DETAIL NO.:
04: Proposed Section G

SOUTH AYRSHIRE COUNCIL
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status: **PLANNING**

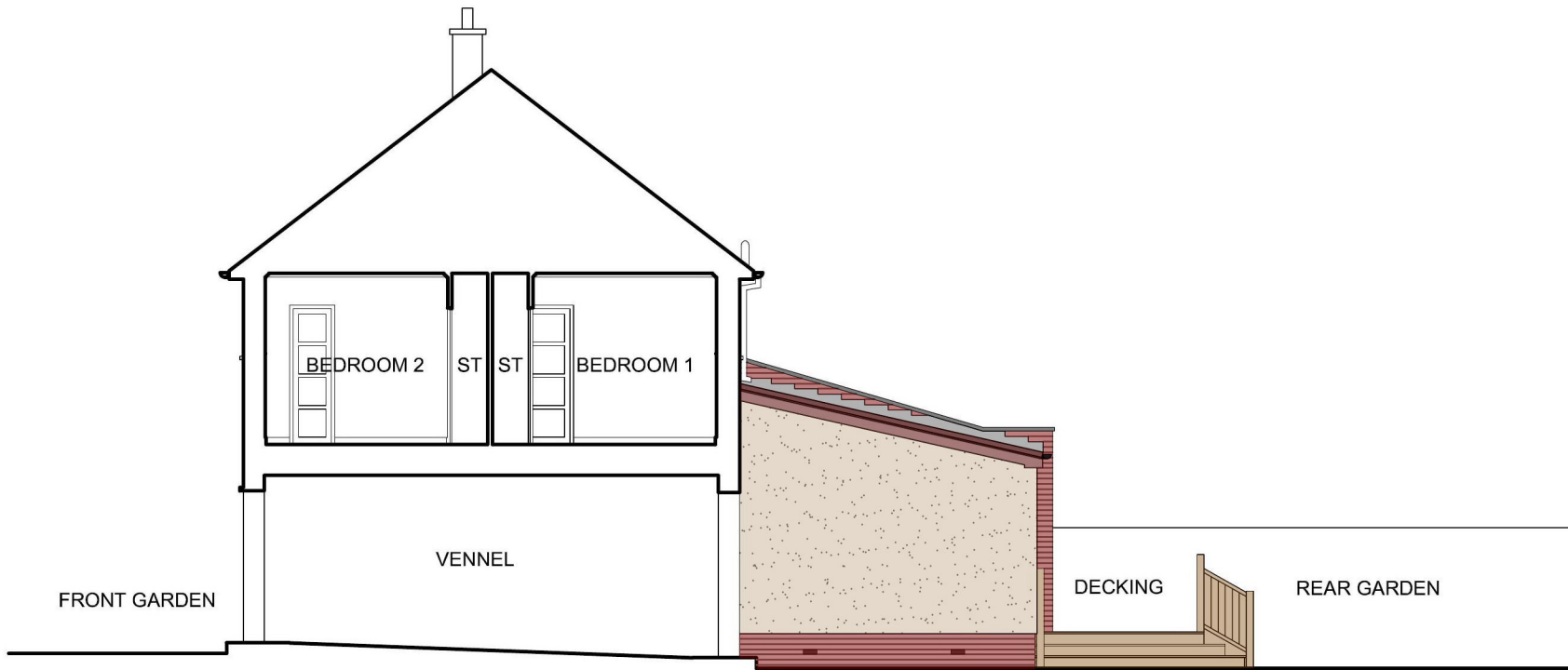
MATERIAL LEGEND

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-  Light brown roughcast render finish.
-  Red/brown facing brick finish to basecourse & end wall with light brown mortar.
-  Red/brown stained finish to timber decking & steps.
-  Concrete cope capping to brick end wall with code 5 lead flashings.

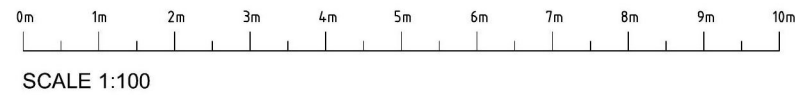
rev	initials	date	amendment
Client:			
Client:			
Project:			
Project:			
Drawing:			
Drawing:			
Date:			
Date:			
Drawn:			
Drawn:			
Drawing:			
Drawing:			

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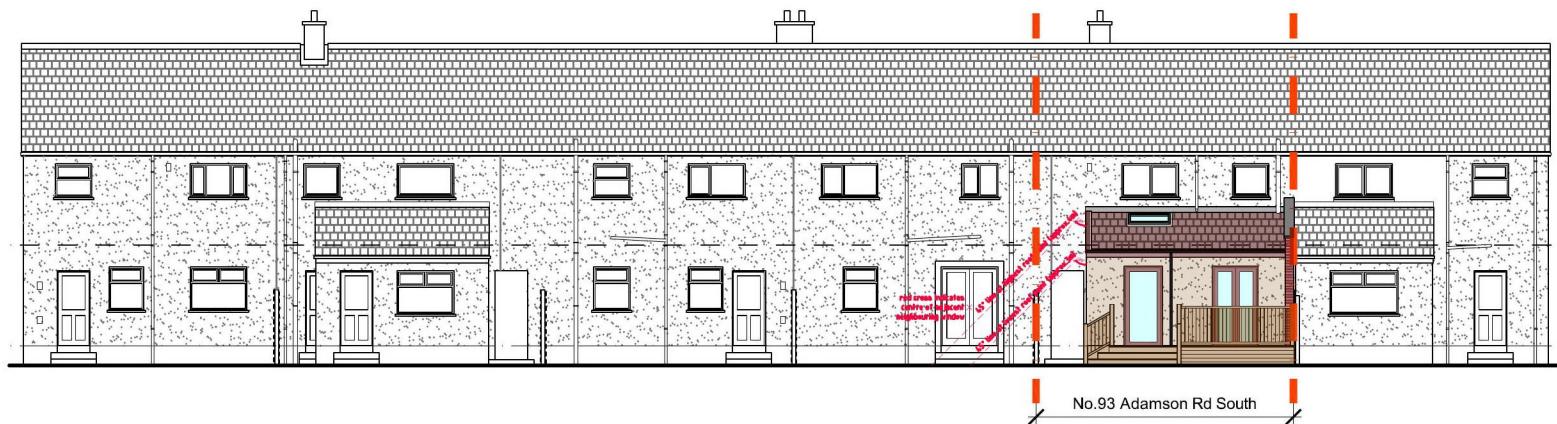
SOUTH AYRSHIRE COUNCIL
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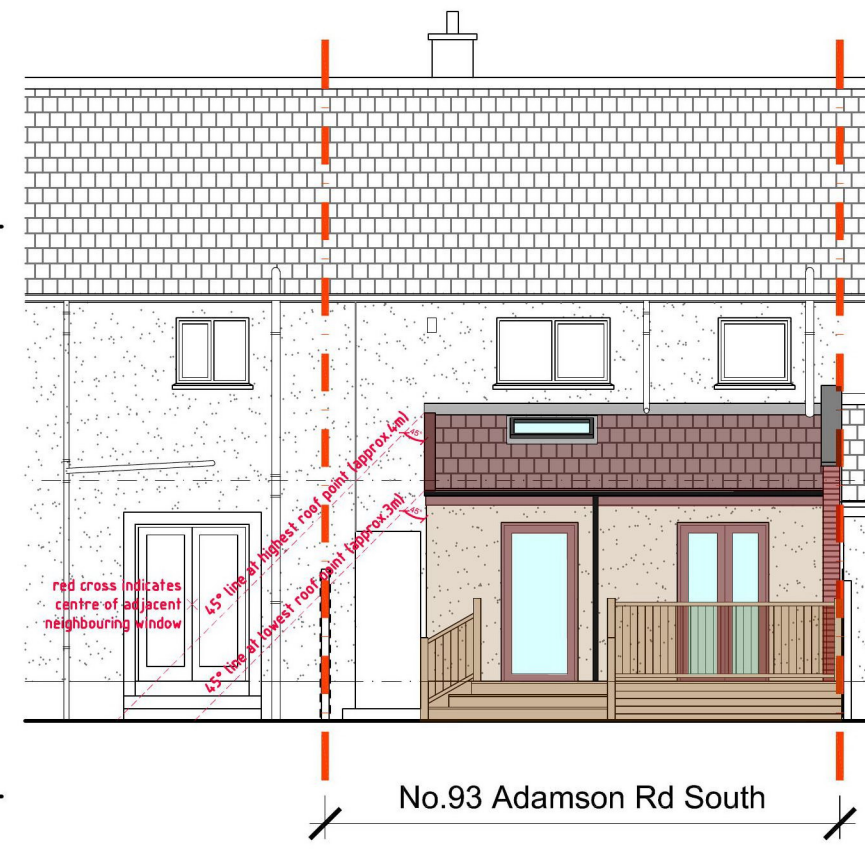
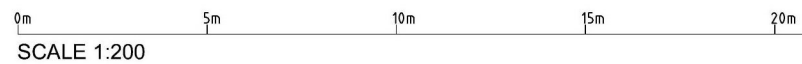
DETAIL NO.:
01: Proposed Section E & Side Elevation 1:100



DETAIL NO.:
02: Proposed Front (North) Terrace Elevation 1:200



DETAIL NO.:
03: Proposed Rear (South) Terrace Elevation 1:200



DETAIL NO.:
04: Proposed Rear Garden (South) Elevation 1:100

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PLANNING

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rev	initials	date	amendment
A	AFB	26.05.22	Daylighting (45 deg angle) lines added in response to PL officer email 26.05.22
client:	Mr P Craig 93 Adamson Road South Prestwick, Ayr, KA9 2HH		
project:	Proposed Extension & Alterations at 93 Adamson Road South Prestwick, Ayr, KA9 2HH		
drawing:	Proposed Sections E & Elevations		
date:	Apr 2022	scale:	as shown @A3
drawn:	AB	checked:	AB
drawing:	PC 118 (PL) 113	revision:	A

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51

A photograph of a residential courtyard. On the left is a two-story building with a textured, light-brown facade and a dark brown roof. A dark door is visible on the ground floor. In the foreground, there are two large wheeled bins, one green and one blue. To the right, a small outdoor table and two chairs are set up on a gravel surface. A wooden fence and some bare trees are in the background under an overcast sky.

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LOCAL DEVELOPMENT

**REFUSAL OF APPLICATION FOR PLANNING PERMISSION
(Delegated)**

Ref No: 22/00344/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 P Craig
per AFB Architects Ltd
Andrew Bushell
199 Admiralty Road
Rosyth
KY11 2BW**

With reference to your application dated **12th April 2022** for Planning permission under the aforementioned Acts and Orders for the following development, viz:-

Alterations and extension to dwellinghouse

at: 93 Adamton Road South Prestwick South Ayrshire KA9 2HH

The Council in exercise of their powers under the aforementioned 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 single storey rear extension is contrary to the provisions of the South Ayrshire Local Development Plan Policies Residential Policy within settlements, release sites and windfall sites and Sustainable Development; and South Ayrshire Council's Supplementary Planning Guidance on House Alterations and Extensions, as it projects 4.2m in depth close to the mutual boundary which would result in an adverse and overbearing impact on neighbour amenity at No. 95 Adamton Road South.

List of Plans Determined:

- Drawing - Reference No (or Description): **Refused** PC 118 (PL) 100
- Drawing - Reference No (or Description): **Refused** PC 118 (PL) 101
- Drawing - Reference No (or Description): **Refused** PC 118 (PL) 102
- Drawing - Reference No (or Description): **Refused** PC 118 (PL) 111
- Drawing - Reference No (or Description): **Refused** PC 118 (PL) 112
- Drawing - Reference No (or Description): **Refused** PC 118 (PL) 113 Rev. A
- Drawing - Reference No (or Description): **Refused** PC 118 (PL) 110 Rev. A
- Drawing - Reference No (or Description): **Refused** Location and Site Plan

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

Dated: 26th July 2022

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

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



