

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

12 April 2023

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, 18 April 2023 at 2.00 p.m.** for the purpose of considering the undernoted business. **Please note that a briefing meeting for all Panel Members will take place online at 1.40 p.m.**

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

Yours sincerely

Catriona Caves
Head of Legal, Human Resources and Regulatory Services

B U S I N E S S

1. Declarations of Interest.
2. Minutes of previous meeting of 14 March 2023.
3. New Case for Review - 22/01010/APP – Application for Planning Permission for alterations and extension to dwellinghouse at 4 Rosslyn Place, Ayr, South Ayrshire, KA8 9HU.

[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 LOCAL REVIEW BODY.

Minutes of a hybrid webcast meeting held
on 14 March 2023 at 2.00 p.m.

Present: Councillors Martin Kilbride (Chair), Ian Cavana, Alec Clark and Brian Connolly.

Remotely: Councillor Mary Kilpatrick.

Apologies: Councillors Kenneth Bell, Mark Dixon, Craig Mackay and Duncan Townson.

Attending: L. McPartlin, Solicitor (Legal Adviser); J. Hall, Planning Strategy Co-Ordinator (Planning Adviser); J. McClure, Lead Committee Services Officer; C. Griffiths, Committee Services Assistant and C. McCallum, Committee Services Assistant.

Opening Remarks.

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

1. Declarations of Interest.

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

2. Minutes of Previous Meetings.

The minutes of 31 January 2023 (issued) were submitted and approved.

3. Continuation of Review following a Site Visit - 22/00324/APP – Application for Planning Permission for erection of Dwellinghouse at Meadowhead C119 from Council Boundary East of West Mosside to Council Boundary, North of Craigie, Craigie, South Ayrshire, KA1 5LT.

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission for the erection of Dwellinghouse at Meadowhead C119 from Council Boundary East of West Mosside to Council Boundary, North of Craigie, Craigie, South Ayrshire, KA1 5LT.

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

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

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

- (3) That, prior to the commencement of works on-site, details shall be submitted of for the prior written approval of the Council, as planning authority of; the proposed new access arrangements which shall meet with the specification of the Roads Development Guide, the surfacing arrangements, and parking and turning arrangements for the proposed houses, and drainage details which shall prevent the discharge of water onto the public road carriageway, which shall be to the satisfaction of the Ayrshire Roads Alliance. Thereafter the development shall be implemented as per the agreed specification.
- (4) That, prior to the commencement of works on-site, details shall be submitted of for the prior written approval of the Council, as planning authority of the location, height and materials of all new boundary fences, gates or other means of enclosure shall be submitted to the Planning Authority for written approval.
- (5) That notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order, 1992 (or any Order amending or revoking and re-enacting that Order) no development within Classes 1A, 1B, 3A, 3B, 3C, 3D, 3E, and 7 shall be undertaken within the land to the rear of the dwellinghouse, which forms the application site, without the prior written permission of the Planning Authority.
- (6) That the sewage treatment plant shall be constructed and installed in accordance with the requirements of the Scottish Environment Protection Agency, in conjunction with Scottish Water.
- (7) The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority, during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.
- (8) That the dwellinghouse hereby granted planning permission shall remain part of the single planning unit associated with the adjacent property known as Meadowhead Farm, as identified on the submitted and approved drawings, unless granted planning permission for a sub-division of the plot.

Reasons

- (1) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of The Planning Etc. (Scotland) Act 2006.
- (2) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (3) To ensure the development can be adequately and safely serviced by the in terms of roads matters.
- (4) In the interests of residential amenity.
- (5) To ensure that any further development at this site is assessed as part of a further planning permission in the interests of amenity.
- (6) To ensure the development can be adequately serviced.

- (7) To establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording.
- (8) To clarify the terms of this permission.

Advisory Notes:

Scottish Water asset plans can be obtained from our appointed asset plan providers:

Site Investigation Services (UK) Ltd

Tel: 0333 123 1223

Email: sw@sisplan.co.uk

www.sisplan.co.uk

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.

If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.

Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.

Please find information on how to submit application to Scottish Water via the Customer Portal.

4. **Continuation of Review following a Site Visit - 22/00367/APP – Application for Planning Permission for alterations and extension to Dwellinghouse at 86 Adamton Estate, Monkton, South Ayrshire, KA9 2SQ.**

There were submitted the relevant papers (issued) relating to a request to review the decision to refuse planning permission for alterations and extension to Dwellinghouse at 86 Adamton Estate, Monkton, South Ayrshire, KA9 2SQ.

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

Decided: to hold a hearing session to which a representative from Ayrshire Roads Alliance will be invited to provide further information on ARA's consultation response to the application regarding parking and road safety; and to thereafter consider the application further.

The meeting ended at 15:00 p.m.

DRAFT

SOUTH AYRSHIRE COUNCIL
LOCAL REVIEW BODY
NOTE OF CURRENT POSITION

Site Address:	4 ROSSLYN PLACE AYR SOUTH AYRSHIRE KA8 9HU
Application:	22/01010/APP ALTERATIONS AND EXTENSION DWELLINGHOUSE

Appointed Officer's Decision:	Refusal
Date Notice of Review Received:	8 February 2023

Current Position:	New Case for Review
Documentation:	The following documents in relation to the review are attached: Pages 1 to 3 – Report of Handling Pages 4 to 8 – Notice of Review and Supporting Information Pages 9 to 18 - Post Submission Additional Documentation Pages 19 to 37 – Planning Application and Supporting Information Pages 38 to 39 – Decision Notice Pages 40 to 48 – Case Officer Photos Page 49 – Draft Conditions
New Material:	No
Additional Material Any other Comments:	N/A
Dated:	12 th April 2023

Report of Handling of Planning Application

Reference No:	22/01010/APP
Site Address:	4 Rossllyn Place Ayr South Ayrshire KA8 9HU
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 site of the proposed development is a single-storey semi-detached dwellinghouse fronting onto Rossllyn Place, Ayr. The property has a hipped roof clad in slate, external walls finished in painted render, and PVCu windows and doors. The rear garden is enclosed by brick boundary walls measuring approximately 1.5 metres in height to the side boundaries, and a 1.8 metre high vertically boarded timber fence to the rear.

There is a detached single-storey flat-roofed garage located within the rear curtilage of the dwellinghouse, positioned tight to the eastern boundary (shared with 6 Rossllyn Place).

2. **Planning History:**

None.

3. **Description of Proposal:**

Planning permission is sought to for the erection of a single-storey extension on the rear elevation of the dwellinghouse. To facilitate the extension, an existing porch and the detached garage are to be demolished. Full details are set out in the submitted plans.

4. **Consultations:**

None.

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:

None.

9. Development Plan:

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan. The determination shall be made in accordance with the plan unless material considerations indicate otherwise. The following policies are relevant in the assessment of the application and can be viewed in full online at <https://archive.south-ayrshire.gov.uk/planning/local-development-plans/>

- Strategic Policy 1: Sustainable Development;
- Strategic Policy 2: Development Management; and
- LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites.

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

The provisions of the Adopted South Ayrshire Local Development 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.

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

South Ayrshire Council's Guidance on House Alterations and Extensions indicates that alterations and extensions should be of a size and design which respect the existing building and surrounding street scene. In terms of the scale of an extension, this should normally be subsidiary in height and size to the original property. In assessing planning applications for alterations and extensions to residential buildings, the main points considered are:

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

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

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

The Council's Guidance on House Alterations and Extensions also states that the Council seeks to ensure that the amenity and privacy of all houses are protected. To prevent overlooking issues, the Guidance states that a minimum of 18 metres between habitable windows (including kitchens) shall be provided.

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

11. Assessment (including other material considerations):

There are no objections to the principle of extending the property, nor are there any concerns in respect of the massing, scale or external finishes. However, there are residential amenity concerns arising from the proposed extension, specifically overlooking from the side-facing window on the western elevation towards the adjoining neighbouring property at 2 Rosslyn Place. The proposed window is full height,

measures some 2.1 metres in width, and will have clear views over the existing boundary wall and former coal bunker and into the conservatory and garden area of the adjoining property (2 Rosslyn Place), with this largely owing to the extent of under-build required for the extension. While it is noted that the existing sunroom at 2 Rosslyn Place partially overlooks the application site, there is no record of any planning history for the sunroom and the application proposals will clearly exacerbate overlooking issues between 2 & 4 Rosslyn Place. Furthermore, the proposed extension does not meet with the minimum 18 metre window-to-window requirements set out in the aforementioned guidance and the existing boundary treatment does not adequately mitigate the overlooking concerns. The Planning Authority relayed the overlooking concerns to the applicant's agent and, whilst they did not agree with these concerns, the agent suggested that the width of the window could be reduced from 2.1 metres to 1.2 metres. Whilst this amendment would have reduced the extent of the overlooking, it is considered that this amendment would not satisfactorily address the overlooking concern, to the detriment of the residential amenity of the adjoining property.

Given the above assessment, 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 proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically Strategic Policy 2: Development Management and LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites, and the provisions of South Ayrshire Councils Guidance on House Alterations and Extensions, by reason that the side-facing window on the western elevation of the proposed extension gives rise to overlooking concerns, to the detriment of the residential amenity of the neighbouring property.

List of Plans Determined:

Drawing - Reference No (or Description): **Refused** 22.125.LP
Drawing - Reference No (or Description): **Refused** 22.125.SP
Drawing - Reference No (or Description): **Refused** 22.125.01
Drawing - Reference No (or Description): **Refused** 22.125.02
Drawing - Reference No (or Description): **Refused** 22.125.03
Drawing - Reference No (or Description): **Refused** 22.125.10
Drawing - Reference No (or Description): **Refused** 22.125.11
Drawing - Reference No (or Description): **Refused** 22.125.12
Drawing - Reference No (or Description): **Refused** 22.125.13

Equalities Impact Assessment:

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

Decision Agreed By:	<i>Appointed Officer</i>
Date:	<i>3 February 2023</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 100609152-005

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:	Architectural Technology (UK) Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Richard	Building Name:	<input type="text"/>
Last Name: *	Maxton	Building Number:	4
Telephone Number: *	01292 280966	Address 1 (Street): *	Greentree Park
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Ayr
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	KA7 3SU
Email Address: *	info@richardmaxton.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Moira	Building Number:	4
Last Name: *	Wilson	Address 1 (Street): *	Rossllyn Place
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Ayr
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	KA8 9HU
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

South Ayrshire Council

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

Address 1:

4 ROSSLYN PLACE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

AYR

Post Code:

KA8 9HU

Please identify/describe the location of the site or sites

Northing

623339

Easting

234736

Description of Proposal

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

Demolition of garage and porch and erection of single storey rear extension

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.

See Supporting Statement

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)

Supporting Statement

Application Details

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

22/01010/APP

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

01/12/2022

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

03/02/2023

Review Procedure

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

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

Yes No

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

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

Yes No

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

Yes No

Checklist – Application for Notice of Review

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

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

Yes No

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

Yes No

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

Yes No N/A

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

Yes No

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

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

Yes No

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

Declare – Notice of Review

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

Declaration Name: Mr Richard Maxton

Declaration Date: 07/02/2023

**LRB Appeal against Refusal of Planning Application 22/01010/APP.
Erection of single storey rear extension at 4 Rosslyn Place Ayr KA8 9HU.**

1. The Planning Authority REFUSED the planning application on the grounds of 'the side-facing window on the western elevation of the proposed extension gives rise to overlooking concerns, to the detriment of the residential amenity of the neighbouring property'.
2. This was initially raised as a concern by the Planning Officer on the 12th January 2023 (**DOCUMENT 1**) when he stated in his email 'Whilst there are no concerns regarding the principle of extending the property, and no concerns regarding massing, scale and finishes, **I am of the view that the proposed full height window to the western elevation of the extension will give rise to overlooking concerns towards the neighbouring property at 2 Rosslyn Place, to the detriment of residential amenity at that property.** Given this concern, you may wish to give consideration to amending this elevation to either delete the window entirely, or show a high-level window similar to that proposed to the eastern elevation of the extension'.
3. On receipt of this information the Applicant agreed to reduce the width of the side facing window from 2.1m to 1.2m (see Agents e-mail dated 16th January 2023 - **DOCUMENT 2**). The Planning Authority rejected this compromise on the 25th January 2023 (**DOCUMENT 3**).
4. On the 27th January 2023 the Applicant spoke with her neighbour (who had not raised any concerns regarding loss of amenity since being notified of the works on the 8th December 2022) and he was happy to sign a letter (**DOCUMENT 4**) stating that he had no objection to the development. This letter was sent to the Planning Officer on the 27th January 2023 (**DOCUMENT 5**) and the Applicant again offered to reduce the width of the side window to 1.2m and accept a condition to that effect.
5. As stated in the Agents e-mail dated 16th January 2023 (**DOCUMENT 2**), to reduce the side facing window height will significantly impact on the Applicants ability to view and enjoy her own garden and supervise the area in question. As stated the remaining width of the garden at this point is 6.9m to the boundary which represents a considerable area of garden ground and to have a high level window only or no window at all to this elevation presents a safety concern especially in relation to the supervision of young children.
6. As stated in correspondence dated 27th January 2023 (**DOCUMENT 5**), the only neighbour who will be impacted from a 'privacy' or 'loss of amenity' aspect does NOT share the concerns of the Planning Officer or the Planning Authority. In the event 'privacy' becomes an issue (perhaps with a new neighbour) this concern can easily be addressed with the erection of a screen fence which may not require the benefit of planning consent.

Richard Maxton

From: [REDACTED]
Sent: 12 January 2023 09:21
To: Richard Maxton [REDACTED]
Subject: 22/01010/APP - 4 Rosslyn Place, Ayr

Good morning Richard,

I refer to the application for planning permission as above.

South Ayrshire LDP policy: residential policy within settlements, release sites and windfall sites states that we will aim to protect the character and amenity of areas that are mainly residential, particularly from non-residential development which could have negative effects on the local amenity. Within settlements, we will normally allow residential development, housing extensions, replacement houses and residential property conversions as long as:

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

Whilst there are no concerns regarding the principle of extending the property, and no concerns regarding massing, scale and finishes, I am of the view that the proposed full height window to the western elevation of the extension will give rise to overlooking concerns towards the neighbouring property at 2 Rosslyn Place, to the detriment of residential amenity at that property. Given this concern, you may wish to give consideration to amending this elevation to either delete the window entirely, or show a high-level window similar to that proposed to the eastern elevation of the extension.

It would be appreciated if you could advise me in writing of your client's intentions in respect of the above within 14 days of the date of this email. Should I not hear from you within the specified timescale, it will be assumed that your client wishes the application to be determined as submitted, at which point the application will be refused on residential amenity grounds.

I look forward to hearing from you.

Kind regards,

[REDACTED]

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Richard Maxton

From: Richard Maxton [REDACTED]
Sent: 16 January 2023 08:37
To: [REDACTED]
Subject: RE: 22/01010/APP - 4 Rosslyn Place, Ayr
Attachments: 22.125.01A.pdf; 22.125.03A.pdf; 22.125.10A.pdf; 22.125.12A.pdf; 22.125.13A.pdf; 22.125.LPA.pdf; 22.125.SPA.pdf; Rear garden photos.pdf

Hi [REDACTED],

I've discussed your correspondence with my client and I'll confess neither she nor I share your concerns. The neighbour at No.2 was neighbour notified on the 8th December and has raised no such concerns. This could be for several reasons not least that there is a substantial out-house between both properties which limits any direct views. Photo attached. I can't quite fathom why this isn't shown on the Ordnance Survey extract however I have revised the plans and elevations and have attached these with this e-mail. I will formally upload these via the portal tonight.

I appreciate the Planning Department has to act in the interests of all affected or potentially impacted parties however there is also an obligation to consider the residential amenity of the Applicant, not just a neighbouring property (which doesn't appear to share your concerns).

The distance from the glass to the mutual boundary is 6.9m. You will note from the attached photographs that the neighbour has a conservatory style extension to the rear of their property which is closer to the mutual boundary than my clients proposed extension and it has considerably more glass facing into my clients property. This hasn't presented any issues to date. In the event it were to present any 'amenity' or privacy issues I'm sure one or both parties could erect a screen fence or tall plants which would not require the benefit of planning consent.

From my clients perspective, she would like to enjoy her own garden. The West facing glazed screen may well face into next door however when seated this affords the best view of her considerable garden ground. In the event she has grandchildren running around outside she would certainly want to be able to observe them. Having a high-level window to that elevation would negate that opportunity and would limit rear garden visibility by creating a blind-spot. It would also look dreadful.

The reason for the high level window on the opposite side is to introduce some light into the long wall of the extension whilst minimising the view. When you visit site you'll realise why it isn't any taller.

[REDACTED]

Having discussed your correspondence with my client I can however confirm that she will consider reducing the width of the full height window from 2.1m as drawn to 1.2m. This still affords some corner glazing/visibility to her side/rear garden and reduces the glazed area facing the neighbour by 43%.
In the event this is not acceptable then as you suggest the application will have to be refused and we'll go to appeal.

I hope to hear from you soon.

Kind regards

Richard C. Maxton for
Architectural Technology (UK) Ltd.

From: [Redacted]

Sent: 12 January 2023 09:21

To: Richard Maxton [Redacted]

Subject: 22/01010/APP - 4 Rosslyn Place, Ayr

Good morning Richard,

I refer to the application for planning permission as above.

South Ayrshire LDP policy: residential policy within settlements, release sites and windfall sites states that we will aim to protect the character and amenity of areas that are mainly residential, particularly from non-residential development which could have negative effects on the local amenity. Within settlements, we will normally allow residential development, housing extensions, replacement houses and residential property conversions as long as:

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

Whilst there are no concerns regarding the principle of extending the property, and no concerns regarding massing, scale and finishes, I am of the view that the proposed full height window to the western elevation of the extension will give rise to overlooking concerns towards the neighbouring property at 2 Rosslyn Place, to the detriment of residential amenity at that property. Given this concern, you may wish to give consideration to amending this

elevation to either delete the window entirely, or show a high-level window similar to that proposed to the eastern elevation of the extension.

It would be appreciated if you could advise me in writing of your client's intentions in respect of the above within 14 days of the date of this email. Should I not hear from you within the specified timescale, it will be assumed that your client wishes the application to be determined as submitted, at which point the application will be refused on residential amenity grounds.

I look forward to hearing from you.

Kind regards,

[Redacted]

[Redacted] | Place Directorate | [Redacted]
[Redacted] | South Ayrshire Council | [Redacted]
[Redacted]

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify South Ayrshire Council, 0300 123 0900.

This footnote also confirms that this email message has been swept by websense for the presence of computer viruses.

Visit our web site at www.south-ayrshire.gov.uk

Richard Maxton

From: [REDACTED]
Sent: 25 January 2023 16:23
To: Richard Maxton
Subject: RE: 22/01010/APP - 4 Rosslyn Place, Ayr

Good afternoon Richard,

Thank you for your email of 16th January 2023 as below. Please accept my apologies for the delay in responding to you.

Having had the opportunity to discuss the potential revisions to the proposed extension as set out in your email, I am of the view that the reduction in width of the side-facing window from 2.1 metres to 1.2 metres would not satisfactorily address the concerns raised in my email of 12th January 2023. As such, there are three options open to your client, and I have detailed these below.

- 1) The application can be determined as submitted with a recommendation of refusal for reasons previously expressed. This decision can then be appealed to the Local Review Body;
- 2) The application can be determined with a recommendation of approval with the full height window on the western elevation 'conditioned out', with the condition allowing for the submission of a revised plan showing high level windows. Please note that acceptance of such a condition would not preclude your client from appealing to the Local Review Body against the imposition of the condition; or
- 3) The application can be withdrawn.

It would be appreciated if you could provide written confirmation in respect of the above options within 7 days of the date of this email. The application will be determined with a recommendation of refusal should I not hear from you within the newly specified timescale.

I look forward to hearing from you.

Kind regards,
[REDACTED]

From: Richard Maxton [REDACTED]
Sent: 16 January 2023 08:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 22/01010/APP - 4 Rosslyn Place, Ayr

Hi [REDACTED],

Mr and Mrs J. Truesdale,
2 Rosslyn Place,
Ayr.
KA8 9HU.

27th January 2023.

South Ayrshire Council,
Planning Service,
County Buildings,
Wellington Square,
Ayr. KA7 1DR.

Dear Sirs,

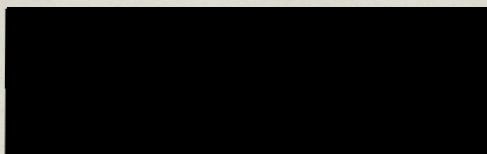
**Erection of single storey rear extension at
4 Rosslyn Place Ayr KA8 9HU. Planning reference 22/01010/APP.**

We refer to the above application and having viewed the proposals can confirm we do not have any objection to the extension of our neighbour's property as proposed.

In particular we have no amenity concerns as raised by the planning officer.

Yours faithfully,

Mr and Mrs J. Truesdale.



27/1/23

Richard Maxton

From: Richard Maxton [REDACTED]
Sent: 27 January 2023 19:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 22/01010/APP - 4 Rosslyn Place, Ayr

Hi [REDACTED],
Apologies for my tardy response however I was supposed to be on annual leave this week, 'supposed to be' being the key phrase.

Obviously my client is aggrieved at this decision, especially having spoken with her neighbour who does not share your concerns. A copy of a letter from the neighbour has been uploaded to the portal for your records.

In the event the application is approved in light of this information, the client is happy to revise the design to reduce the width of the side window to the 1.2m discussed and will accept a condition to that effect.

In the event you are still minded to refuse the application, then she will proceed to LRB with the as-submitted width of 2.1m, given the neighbour has no objection to the scheme as originally submitted.

I hope to hear from you at your convenience.

Kind regards

Richard C. Maxton for
Architectural Technology (UK) Ltd.

[REDACTED]

From: [REDACTED]
Sent: 25 January 2023 16:23
To: Richard Maxton [REDACTED]
Subject: RE: 22/01010/APP - 4 Rosslyn Place, Ayr

Good afternoon Richard,

Thank you for your email of 16th January 2023 as below. Please accept my apologies for the delay in responding to you.

Having had the opportunity to discuss the potential revisions to the proposed extension as set out in your email, I am of the view that the reduction in width of the side-facing window from 2.1 metres to 1.2 metres would not

satisfactorily address the concerns raised in my email of 12th January 2023. As such, there are three options open to your client, and I have detailed these below.

- 1) The application can be determined as submitted with a recommendation of refusal for reasons previously expressed. This decision can then be appealed to the Local Review Body;
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- 3) The application can be withdrawn.

It would be appreciated if you could provide written confirmation in respect of the above options within 7 days of the date of this email. The application will be determined with a recommendation of refusal should I not hear from you within the newly specified timescale.

I look forward to hearing from you.

Kind regards,

[Redacted]

[Redacted]

From: Richard Maxton [Redacted]

Sent: 16 January 2023 08:37

To: [Redacted]

Cc: [Redacted]

Subject: RE: 22/01010/APP - 4 Rosslyn Place, Ayr

Hi [Redacted],
[Redacted]

I've discussed your correspondence with my client and I'll confess neither she nor I share your concerns. The neighbour at No.2 was neighbour notified on the 8th December and has raised no such concerns. This could be for several reasons not least that there is a substantial out-house between both properties which limits any direct views. Photo attached. I can't quite fathom why this isn't shown on the Ordnance Survey extract however I have revised the plans and elevations and have attached these with this e-mail. I will formally upload these via the portal tonight.

I appreciate the Planning Department has to act in the interests of all affected or potentially impacted parties however there is also an obligation to consider the residential amenity of the Applicant, not just a neighbouring property (which doesn't appear to share your concerns). The distance from the glass to the mutual boundary is 6.9m. You will note from the attached photographs that the neighbour has a conservatory style extension to the rear of their property which is closer to the mutual boundary than my clients proposed extension and it has considerably more glass facing into my clients property. This hasn't



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 100609152-001

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)

Demolition of garage and porch and erection of single storey rear extension

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:	Architectural Technology (UK) Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Richard	Building Name:	<input type="text"/>
Last Name: *	Maxton	Building Number:	4
Telephone Number: *	01292 280966	Address 1 (Street): *	Greentree Park
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Ayr
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	KA7 3SU
Email Address: *	info@richardmaxton.co.uk		

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Moira	Building Number:	4
Last Name: *	Wilson	Address 1 (Street): *	ROSSLYN PLACE
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	AYR
Extension Number:	<input type="text"/>	Country: *	SCOTLAND
Mobile Number:	<input type="text"/>	Postcode: *	KA8 9HU
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

South Ayrshire Council

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

Address 1:

4 ROSSLYN PLACE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

AYR

Post Code:

KA8 9HU

Please identify/describe the location of the site or sites

Northing

623339

Easting

234736

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: Richard Maxton

On behalf of: Mrs Moira Wilson

Date: 01/12/2022

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 Richard Maxton

Declaration Date: 01/12/2022

Payment Details



Created: 01/12/2022 15:14



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 100609152-002

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

Site Address Details

Planning Authority:

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

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

Easting

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:	Architectural Technology (UK) Ltd		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Richard	Building Name:	<input type="text"/>
Last Name: *	Maxton	Building Number:	4
Telephone Number: *	01292 280966	Address 1 (Street): *	Greentree Park
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Ayr
Fax Number:	<input type="text"/>	Country: *	Scotland
		Postcode: *	KA7 3SU
Email Address: *	info@richardmaxton.co.uk		

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="Mrs"/>	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="Moira"/>	Building Number: <input type="text" value="4"/>
Last Name: *	<input type="text" value="Wilson"/>	Address 1 (Street): * <input type="text" value="Rosslyn Place"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
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=""/>	Postcode: * <input type="text" value="KA8 9HU"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value=""/>	

Proposal/Application Details

Please provide the details of the original application(s) below:

Was the original application part of this proposal? * Yes No

Application Details

Please select which application(s) the new documentation is related to.

Application: *

Document Details

Please provide an explanation as to why the documentation is being attached after the original application was submitted: * (Max 500 characters)

Checklist – Post Submission Additional Documentation

Please complete the following checklist to make sure you have provided all the necessary information in support of your application.

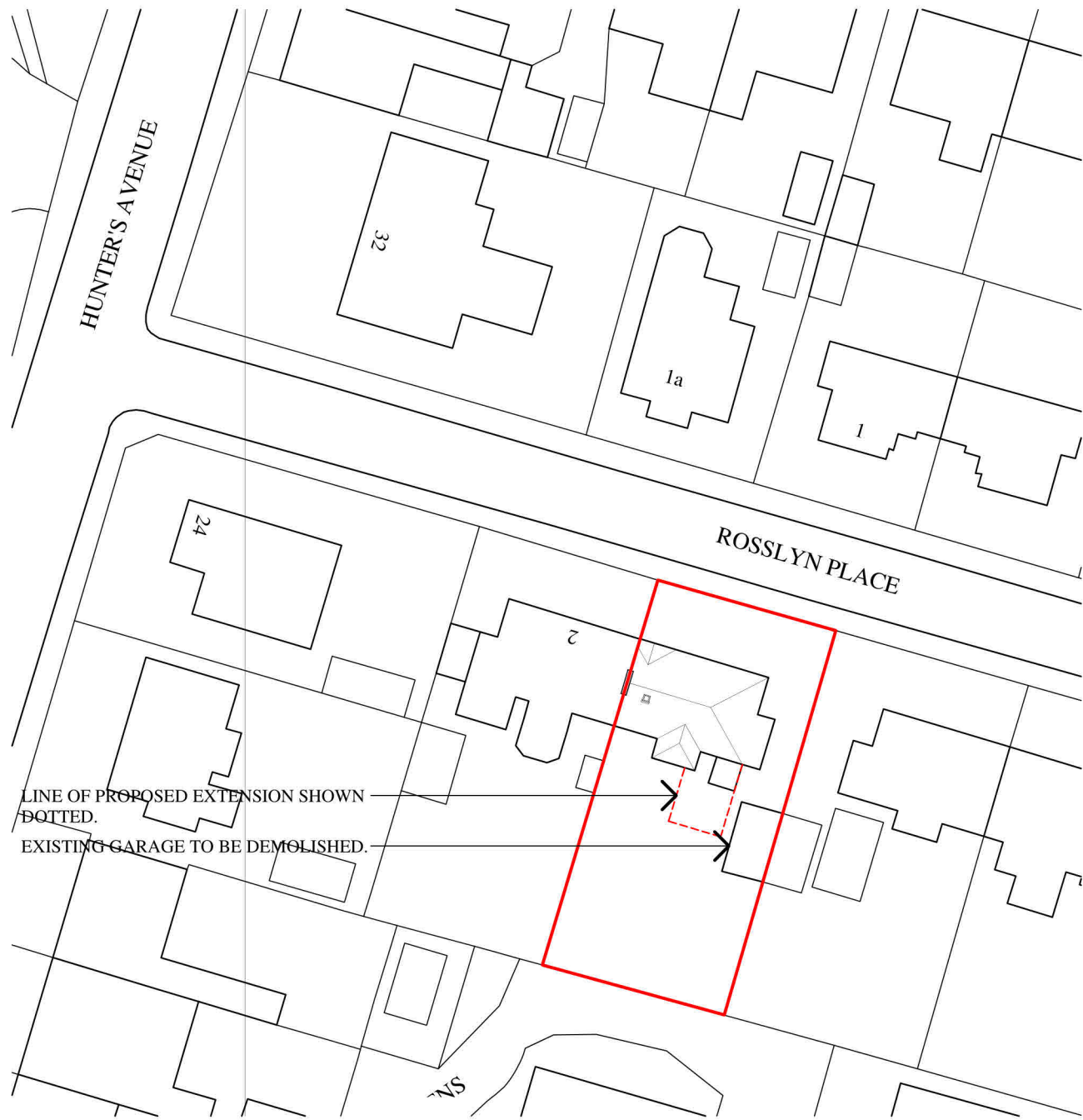
The additional documents have been attached to this submission. * Yes No

Declare – Post Submission Additional Documentation

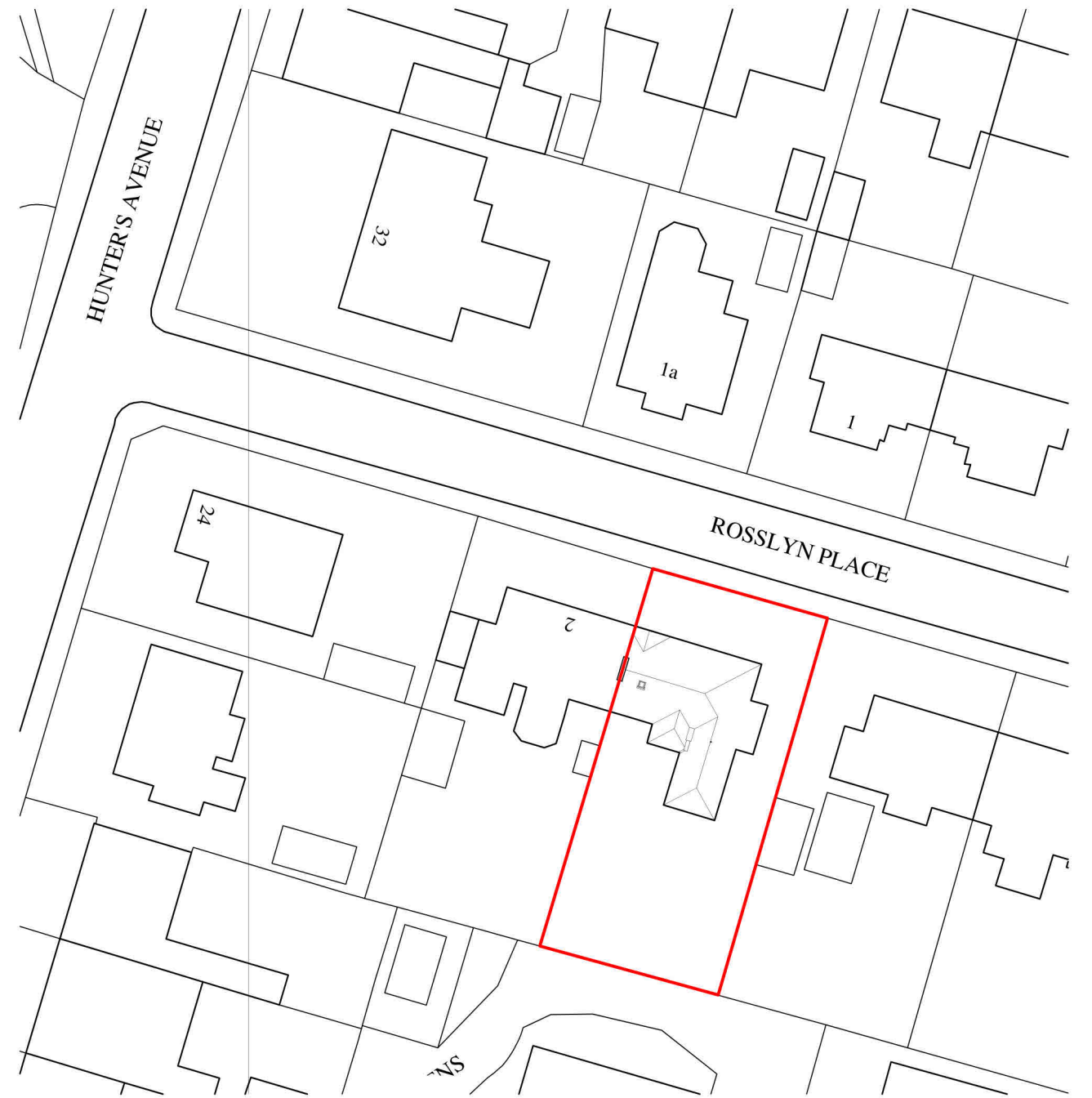
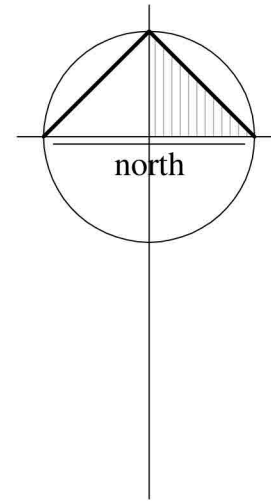
I/We the applicant/agent certify that this is a submission of Additional Documentation, and that all the information given in this submission is true to the best of my/the applicants knowledge.

Declaration Name: Mr Richard Maxton

Declaration Date: 27/01/2023



EXISTING SITE BLOCK PLAN. SCALE 1:500



PROPOSED SITE BLOCK PLAN. SCALE 1:500

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ARCHITECTURAL TECHNOLOGY (UK) LTD.

4 Greentree Park, Ayr. KA7 3SU.

Telephone 01292 280966. Mobile: 0781 709 5658

CLIENT.
MRS MOIRA WILSON.

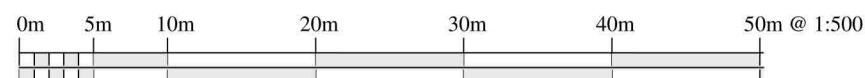
PROJECT.
SINGLE STOREY REAR EXTENSION AT
4 ROSSLYN PLACE, AYR. KA8 9HU.

DRAWING.
EXISTING AND PROPOSED SITE BLOCK PLANS.

SCALE.	DATE.	DRAWING No.	REVISION
1:500	18.11.2022	22.125.SP	

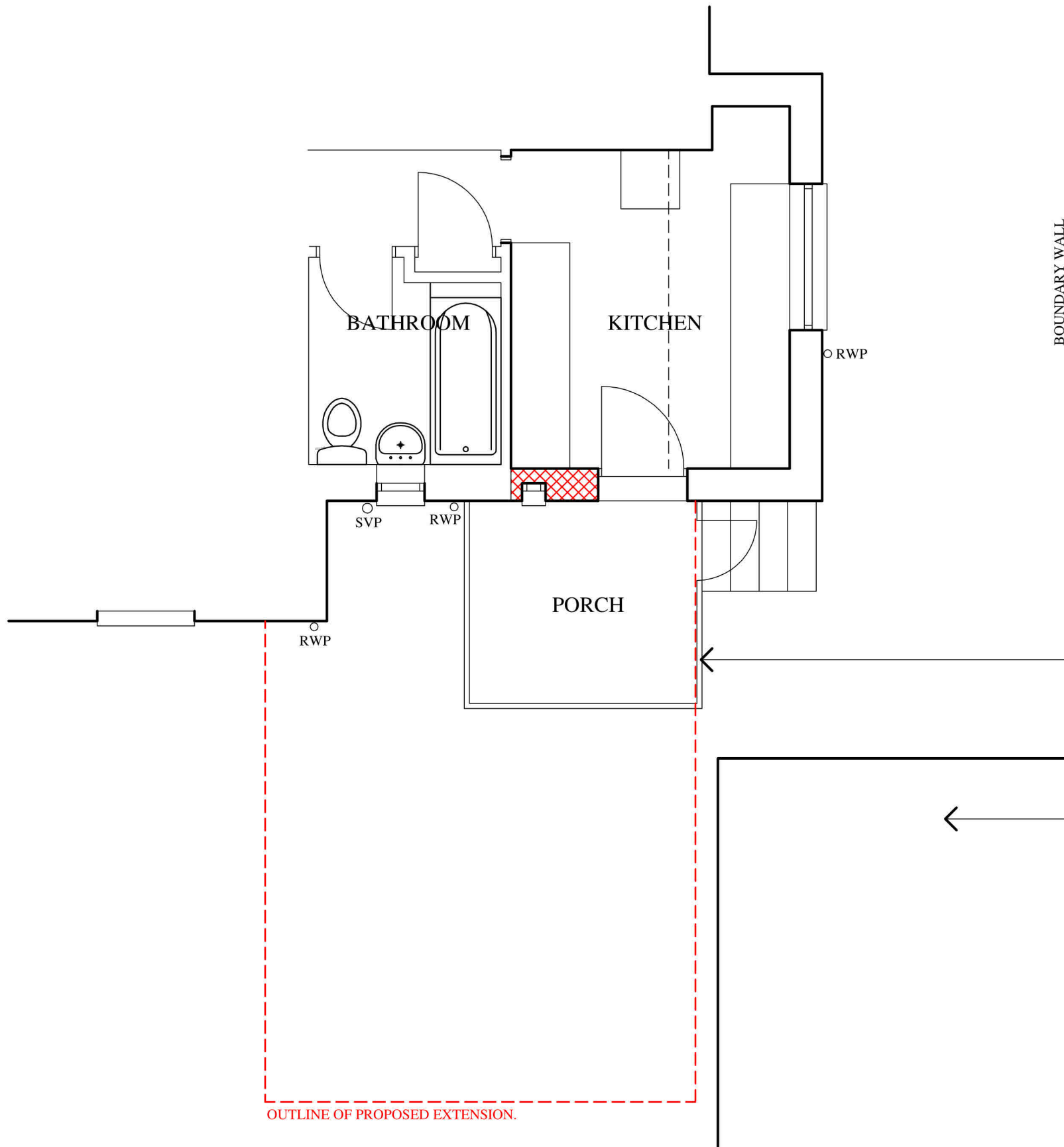
**South Ayrshire Council
Planning Service**

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



**South Ayrshire Council
Planning Service**

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



EXISTING SINGLE GLAZED PORCH AND STEPPED ACCESS ARE TO BE REMOVED.

EXISTING GARAGE TO BE DEMOLISHED. PLEASE NOTE, THIS GARAGE WAS BUILT AFTER THE NEIGHBOURING GARAGE WAS ERECTED AND IS NOT CONNECTED TO THE ADJACENT STRUCTURE.

OUTLINE OF PROPOSED EXTENSION.

© copyright Architectural Technology (UK) Ltd. November 2022.

**ARCHITECTURAL
TECHNOLOGY (UK) LTD.**

4 Greentree Park, Ayr. KA7 3SU.

Telephone 01292 280966. Mobile: 0781 709 5658

CLIENT.

MRS MOIRA WILSON.

PROJECT.

SINGLE STOREY REAR EXTENSION AT
4 ROSSLYN PLACE, AYR. KA8 9HU.

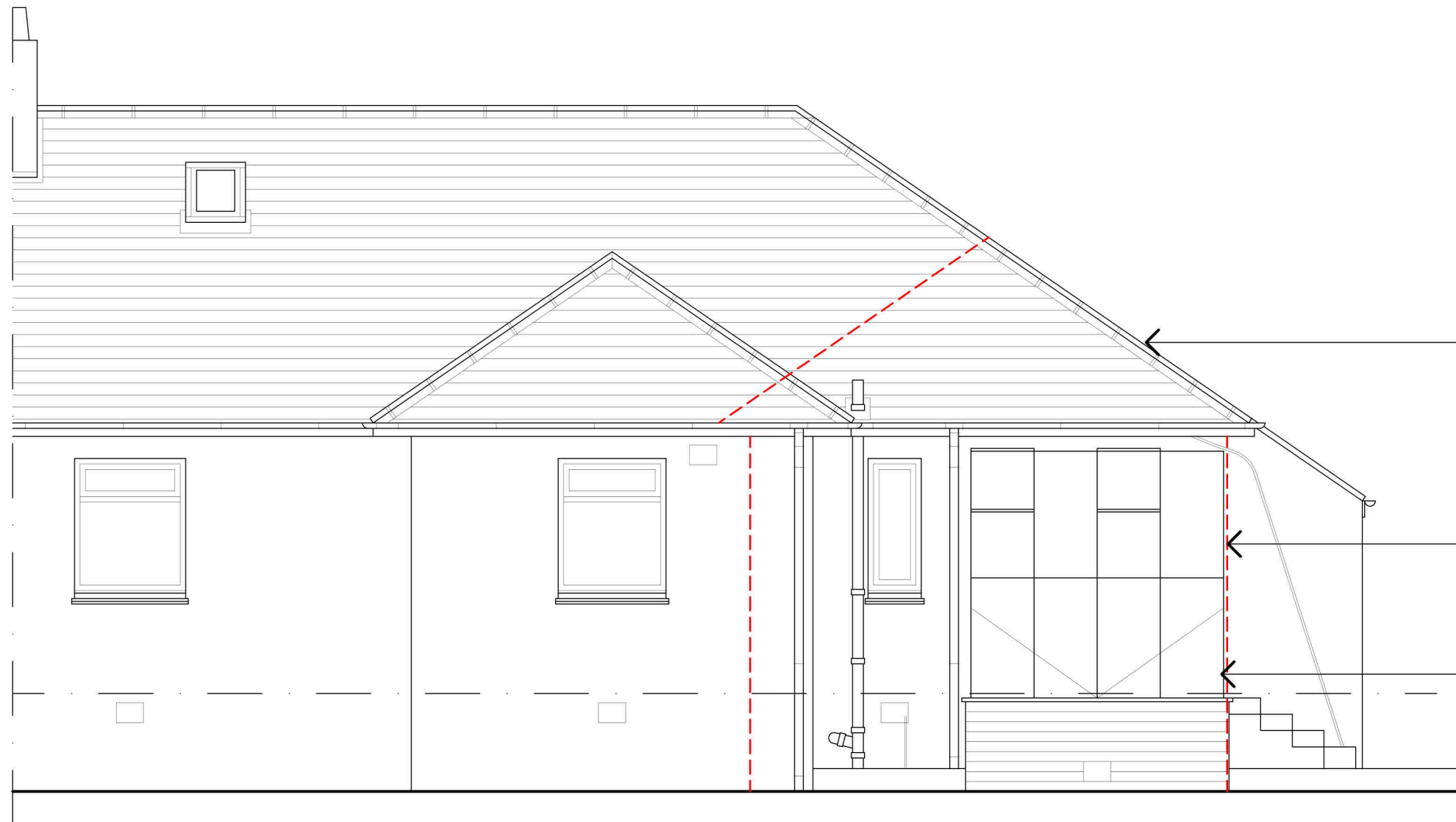
DRAWING.

EXISTING PART GROUND FLOOR PLAN.

SCALE.	DATE.	DRAWING No.	REVISION
1:50	18.11.2022	22.125.01	



EXISTING PART GROUND FLOOR PLAN. SCALE 1:50



ALLOW FOR REMOVING THE EXISTING ZINC BATTEN RIDGE (HIP) ROLL TO ENSURE NEW ROOF BUILD-UP CO-PLANES WITH THE EXISTING. EXISTING ROOF SLATES ARE TO BE CAREFULLY REMOVED AND STORED FOR POSSIBLE RE-USE.

OUTLINE OF PROPOSED EXTENSION SHOWN DOTTED.

EXISTING SINGLE GLAZED PORCH AND STEPPED ACCESS ARE TO BE REMOVED.

© copyright Architectural Technology (UK) Ltd. November 2022.

ARCHITECTURAL TECHNOLOGY (UK) LTD.

4 Greentree Park, Ayr. KA7 3SU.

Telephone 01292 280966. Mobile: 0781 709 5658

CLIENT.

MRS MOIRA WILSON.

PROJECT.

SINGLE STOREY REAR EXTENSION AT
4 ROSSLYN PLACE, AYR. KA8 9HU.

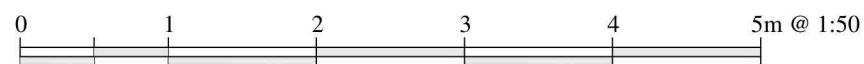
DRAWING.

EXISTING REAR ELEVATION.

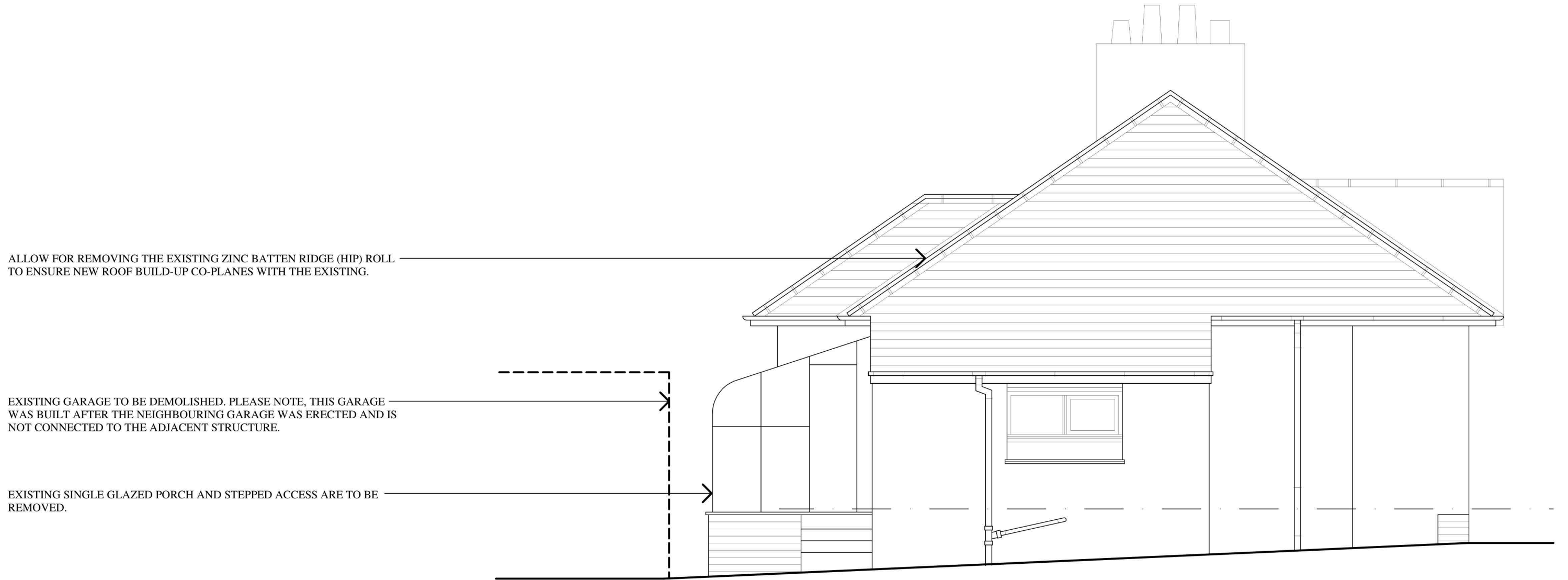
SCALE.	DATE.	DRAWING No.	REVISION
1:50	18.11.2022	22.125.03	

South Ayrshire Council Planning Service

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



EXISTING REAR ELEVATION. SCALE 1:50



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ARCHITECTURAL TECHNOLOGY (UK) LTD.

4 Greentree Park, Ayr. KA7 3SU.

Telephone 01292 280966. Mobile: 0781 709 5658

CLIENT.

MRS MOIRA WILSON.

PROJECT.

SINGLE STOREY REAR EXTENSION AT
4 ROSSLYN PLACE, AYR. KA8 9HU.

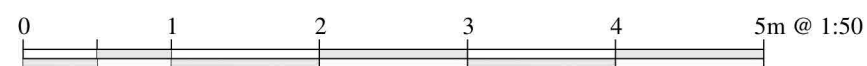
DRAWING.

EXISTING SIDE ELEVATION.

SCALE.	DATE.	DRAWING No.	REVISION
1:50	18.11.2022	22.125.02	

South Ayrshire Council Planning Service

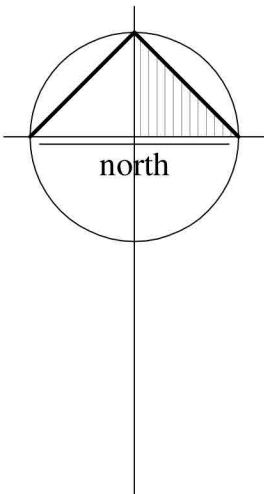
Refused under The Town and Country Planning (Scotland) Act 1997 (as amended), subject to reasons that may be specified in the notification of this decision by South Ayrshire Council.



EXISTING SIDE ELEVATION. SCALE 1:50



SITE LOCATION PLAN. SCALE 1:1250



**South Ayrshire Council
Planning Service**

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



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ARCHITECTURAL TECHNOLOGY (UK) LTD.

4 Greentree Park, Ayr. KA7 3SU.

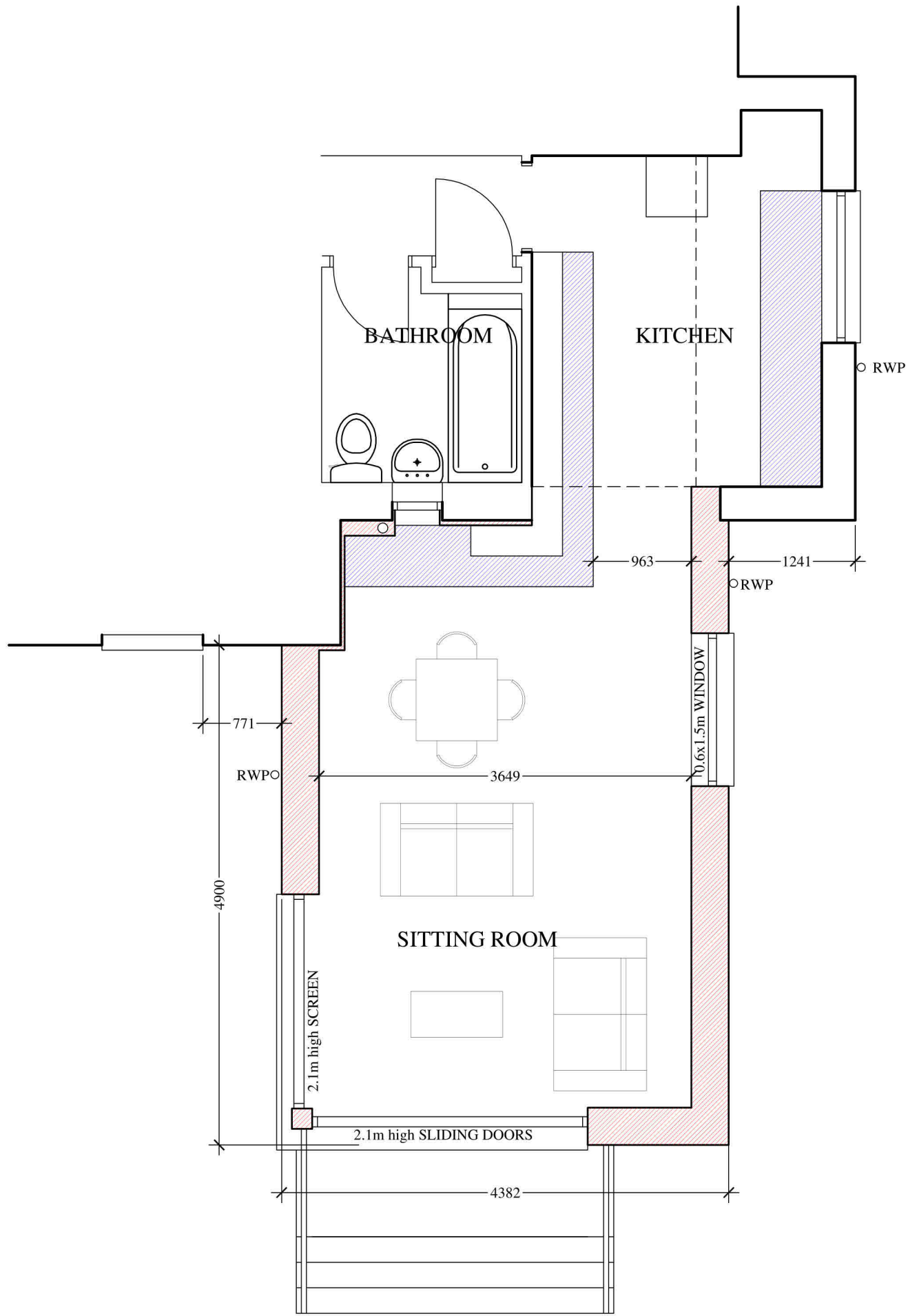
Telephone 01292 280966. Mobile: 0781 709 5658

CLIENT.
MRS MOIRA WILSON.

PROJECT.
SINGLE STOREY REAR EXTENSION AT
4 ROSSLYN PLACE, AYR. KA8 9HU.

DRAWING.
SITE LOCATION PLAN.

SCALE.	DATE.	DRAWING No.	REVISION
1:1250	01.12.2022	22.125.LP	



PROPOSED PART GROUND FLOOR PLAN. SCALE 1:50

BOUNDARY WALL

**South Ayrshire Council
Planning Service**

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

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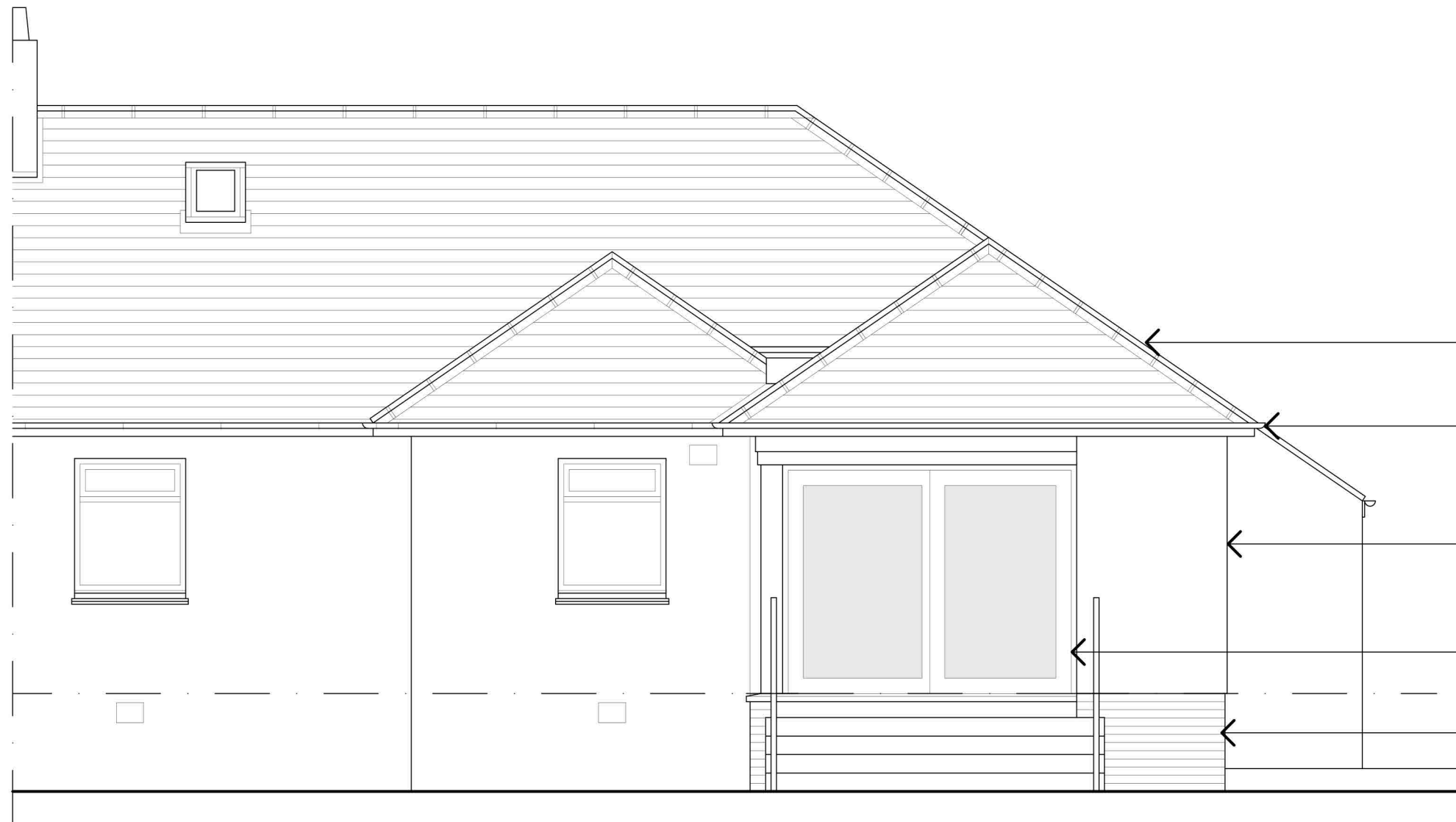
4 Greentree Park, Ayr. KA7 3SU.
Telephone 01292 280966. Mobile: 0781 709 5658

CLIENT.
MRS MOIRA WILSON.

PROJECT.
SINGLE STOREY REAR EXTENSION AT
4 ROSSLYN PLACE, AYR. KA8 9HU.

DRAWING.
PROPOSED PART GROUND FLOOR PLAN.

SCALE.	DATE.	DRAWING No.	REVISION
1:50	18.11.2022	22.125.10	



ALLOW FOR NEW ROOFING SLATES TO BEST MATCH EXISTING C/W NEW ZINC BATTEN RIDGE AND HIP ROLLS TO MATCH EXISTING.

ALLOW FOR BLACK GUTTERS AND DOWNPIPES TO MATCH EXISTING.

ALLOW FOR WET CAST RENDER TO RECEIVE CREAM COLOURED MASONRY PAINT FINISH TO MATCH EXISTING.

ALLOW FOR WHITE FRAMED UPVC OR COMPOSITE SLIDING DOORS TO MATCH EXISTING.

ALLOW FOR RED FACING BRICKWORK TO FFL TO MATCH EXISTING.

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CLIENT.

MRS MOIRA WILSON.

PROJECT.

SINGLE STOREY REAR EXTENSION AT
4 ROSSLYN PLACE, AYR. KA8 9HU.

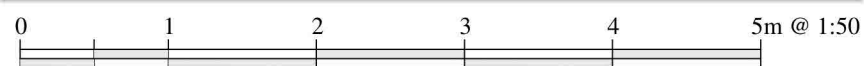
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PROPOSED REAR ELEVATION.

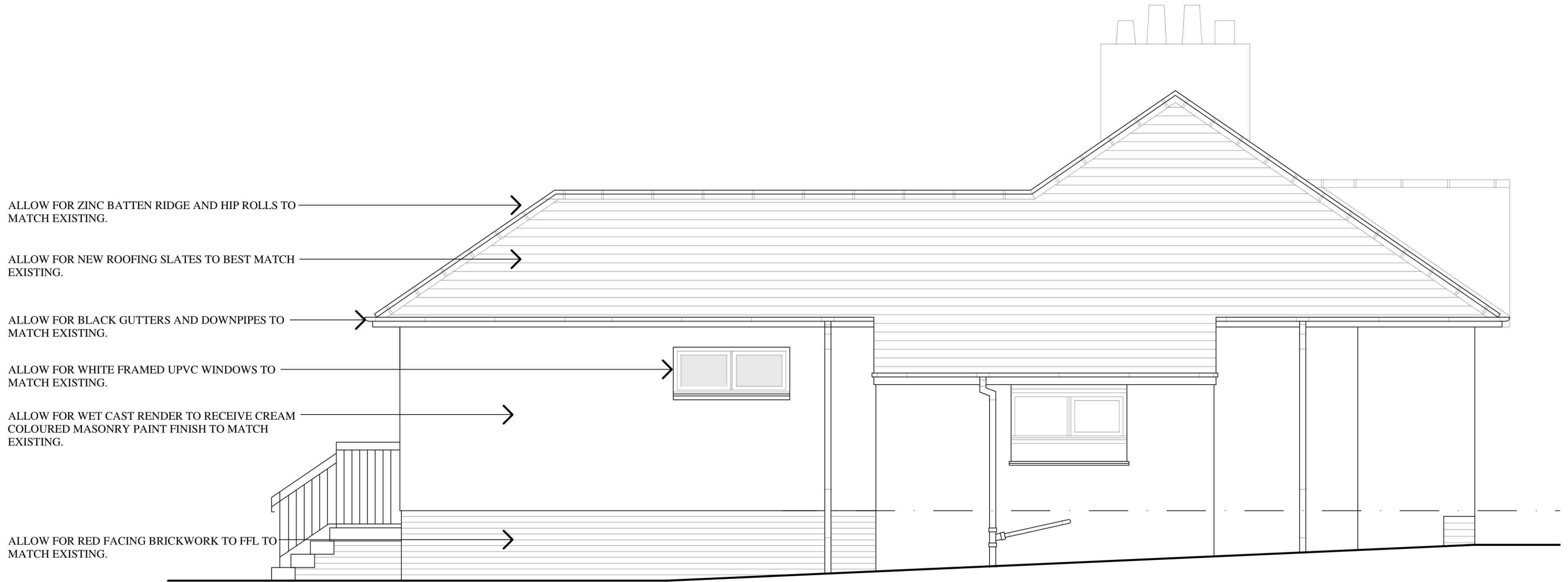
SCALE.	DATE.	DRAWING No.	REVISION
1:50	01.12.2022	22.125.12	

South Ayrshire Council Planning Service

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PROPOSED REAR ELEVATION. SCALE 1:50



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CLIENT.

MRS MOIRA WILSON.

PROJECT.

SINGLE STOREY REAR EXTENSION AT
4 ROSSLYN PLACE, AYR. KA8 9HU.

DRAWING.

PROPOSED SIDE ELEVATION.

SCALE.	DATE.	DRAWING No.	REVISION
1:50	01.12.2022	22.125.11	

**South Ayrshire Council
Planning Service**

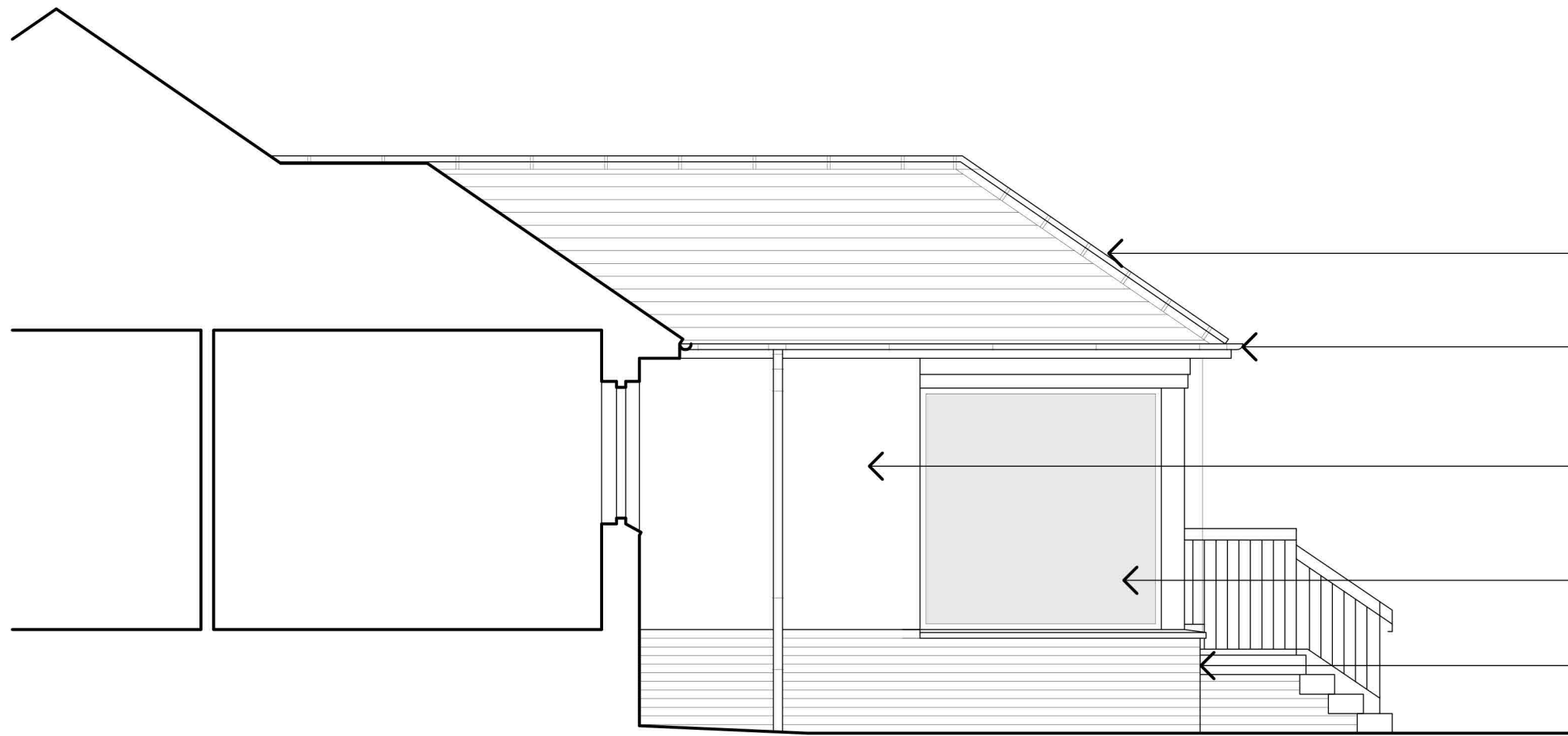
Refused under The Town and Country Planning (Scotland) Act 1997 (as amended), subject to reasons that may be specified in the notification of this decision by South Ayrshire Council.



PROPOSED SIDE ELEVATION. SCALE 1:50

**South Ayrshire Council
Planning Service**

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



ALLOW FOR NEW ROOFING SLATES TO BEST MATCH EXISTING C/W NEW ZINC BATTEN RIDGE AND HIP ROLLS TO MATCH EXISTING.

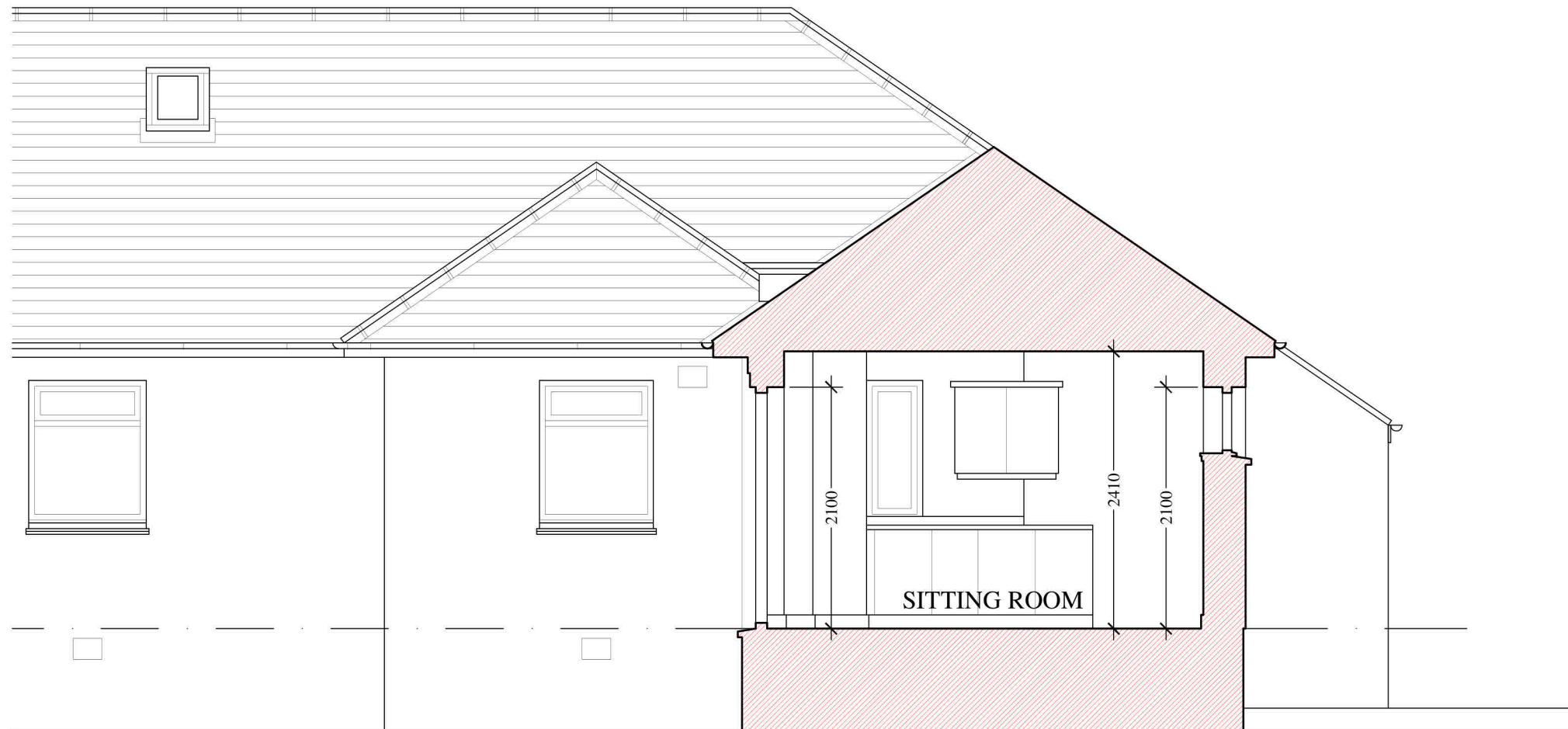
ALLOW FOR BLACK GUTTERS AND DOWNPIPES TO MATCH EXISTING.

ALLOW FOR WET CAST RENDER TO RECEIVE CREAM COLOURED MASONRY PAINT FINISH TO MATCH EXISTING.

ALLOW FOR WHITE FRAMED UPVC OR COMPOSITE SCREEN WINDOW TO MATCH EXISTING.

ALLOW FOR RED FACING BRICKWORK TO FFL TO MATCH EXISTING.

PROPOSED SIDE/REAR ELEVATION. SCALE 1:50



PROPOSED CROSS SECTION. SCALE 1:50



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CLIENT.

MRS MOIRA WILSON.

PROJECT.

SINGLE STOREY REAR EXTENSION AT
4 ROSSLYN PLACE, AYR. KA8 9HU.

DRAWING.

PROPOSED SIDE/REAR ELEVATION AND CROSS SECTION.

SCALE.	DATE.	DRAWING No.	REVISION
1:50	01.12.2022	22.125.13	

LOCAL DEVELOPMENT

REFUSAL OF APPLICATION FOR PLANNING PERMISSION
(Delegated)

Ref No: 22/01010/APP

SOUTH AYRSHIRE COUNCIL

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

To: Mrs Moira Wilson
per Architectural Technology (UK) Ltd
Richard Maxton
4 Greentree Park
Ayr
KA7 3SU

With reference to your **Application for Planning Permission** dated **7th December 2022**, under the aforementioned Regulations, for the following development, viz:-

Alterations and extension to dwellinghouse

at: **4 Rosslyn Place Ayr South Ayrshire KA8 9HU**

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

The reasons for the Council's decision are:

- (1) That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan, specifically Strategic Policy 2: Development Management and LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites, and the provisions of South Ayrshire Councils Guidance on House Alterations and Extensions, by reason that the side-facing window on the western elevation of the proposed extension gives rise to overlooking concerns, to the detriment of the residential amenity of the neighbouring property.

List of Plans Determined:

- Drawing - Reference No (or Description): **Refused** 22.125.LP
- Drawing - Reference No (or Description): **Refused** 22.125.SP
- Drawing - Reference No (or Description): **Refused** 22.125.01
- Drawing - Reference No (or Description): **Refused** 22.125.02
- Drawing - Reference No (or Description): **Refused** 22.125.03
- Drawing - Reference No (or Description): **Refused** 22.125.10
- Drawing - Reference No (or Description): **Refused** 22.125.11
- Drawing - Reference No (or Description): **Refused** 22.125.12
- Drawing - Reference No (or Description): **Refused** 22.125.13

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

Dated: 3rd February 2023

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

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

22/01010/APP – Appointed Officers Photographs – 4 Rosslyn Place Ayr



















22/01010/APP – 4 Rosslyn Place, Ayr

Conditions

- 1) That the development hereby permitted must be begun within three years of the date of this permission.
- 2) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
- 3) That notwithstanding the plans hereby approved, all proposed materials to be used on external surfaces shall match the existing dwellinghouse to the satisfaction of the Planning Authority.
- 4) That notwithstanding the plans hereby approved, screen fencing shall be erected along the western boundary to a height of 2 metres over the depth of the extension, the details of which shall be submitted for the prior written approval of the Planning Authority prior to the commencement of works on site. Thereafter, the fencing shall be erected as agreed prior to the completion of the extension hereby granted planning permission, and retained for the lifetime of the development.

Reasons

- 1) To be in compliance with Section 58 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.
- 2) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- 3) To ensure that materials are appropriate for the site and in the interests of visual amenity.
- 4) To ensure that materials are appropriate for the site and in the interests of visual amenity.

Reason for decision

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.