

SOUTH AYRSHIRE COUNCIL**LOCAL REVIEW BODY****NOTE OF CURRENT POSITION**

Site Address:	BLAIRSTON B7024 FROM HIGH MAYBOLE ROAD AYR TO ALLOWAY ROAD MAYBOLE AYR SOUTH AYRSHIRE KA7 4EF
Application:	22/01049/APP ERECTION OF A GARAGE

Appointed Officer's Decision:	Refusal
Date Notice of Review Received:	3 May 2023

Current Position:	Continued Case for Review
Documentation:	The following documents in relation to the review are attached: Pages 1 to 5 – Report of Handling Pages 6 to 61 – Notice of Review and Supporting Information Pages 62 to 145 – Planning Application and Supporting Information Pages 146 to 147 – Decision Notice Pages 148 to 150 – Interested Parties Correspondence Page 151– Draft Conditions
New Material:	N/A
Additional Material Any other Comments:	Site Visit carried out on Friday 18th August 2023
Dated:	15 th August 2023

Report of Handling of Planning Application

Reference No:	22/01049/APP
Site Address:	Blairston B7024 From High Maybole Road Ayr To Alloway Road Maybole Ayr South Ayrshire KA7 4EF
Proposal:	Erection of a garage
Recommendation:	Refusal

REASON FOR REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application has been determined in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

1. Site Description:

The application site relates to a detached dwellinghouse located at Blairston, Monkton. The site is located on the B7024 and is sited approximately one mile to the south of Alloway. A substantial area of agricultural land and another dwelling 'Maryland' are situated within the blue-line ownership site which surrounds the application site to the north, south and west. A nearby residential property, 'Glen Imm' abuts the eastern boundary of the application site. The application site falls within both the greenbelt and the Brown Carrick and Hills & Coast Local Landscape Area, as per the Adopted Local Development Plan 2.

2. Planning History:

21/00551/APP – Erection of garage – Refused July 2021 – Upheld on appeal to Local Review Body March 2022
20/00753/APP – Erection of forestry related vehicle shed – Refused November 2020
20/00302/PNF – Prior notification for the erection of forestry related vehicle shed – Refused July 2020
20/00017/APP – Alterations and extension to dwellinghouse – Approved March 2020

3. Description of Proposal:

Planning permission is sought for the erection of a domestic garage with a footprint of approximately 320 sqm and a 20-metre frontage, extending to a height of approximately 6.6 metres. The proposed garage shall be positioned approximately 22 metres from the rear of the dwellinghouse. Full details of the proposals are set out within the submitted plans.

A Supporting Statement has been submitted which gives a detailed account of the site extent and surroundings, means of access, the physical characteristics of the proposed garage and the intended range of vehicles to be stored within the garage, as well as an assessment of the proposed development against the relevant provisions of the Adopted Local Development Plan 2.

4. Consultations:

Ayrshire Roads Alliance – Offer no objections.

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 <https://archive.south-ayrshire.gov.uk/planning/local-development-plans/>

- LDP 2 Policy: Core Principle C1
- LDP 2 Policy: Strategic Policy 1: Sustainable Development
- LDP 2 Policy: Strategic Policy 2: Development Management
- LDP 2 Policy: Landscape Quality
- LDP 2 Policy: Rural Housing

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

The development proposal has been assessed against the above policies and is considered not to be in accordance with the development plan, as outlined further below.

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

Planning Guidance 'Rural Housing' refers to the siting and design of garages and outbuildings within a rural location, stating:

- Garages should generally be designed as an integral part of the house, but distinguished by differing ridge heights. Where this is not possible, detached garages should reflect the design and character of the house,
- Garage doors should be timber lined or panelled. The use of 'up and over' doors should be avoided.
- It is important to consider the location and appearance of outbuildings, liquid gas and oil storage tanks etc. as part of the design process. These ancillary buildings and structures should be used to create a sense of enclosure, define spaces and be built in a style with materials similar to the house. Outbuildings should have a dual pitched roof and central heating tanks must be screened

South Ayrshire Council's Planning Guidance (PG) on House Alterations and Extensions;

In respect of garages and outbuildings, South Ayrshire Council's Planning Guidance on House Alterations states that garages and outbuildings should be designed to appear ancillary to the main dwellinghouse and should be sited and designed so as to perform their intended function. In order to ensure that garages and out-buildings are ancillary and subsidiary to a dwellinghouse, it is important to not only carefully consider the siting, positioning and design of buildings, but also the characteristics of the application site, and also the characteristics of the wider area or streetscape in which a proposal is to be set. The proposals have been considered in this regard.

The proposed garage is considered to be contrary to the Council's guidance, as outlined further, below.

11. Assessment (including other material considerations):

The proposal under consideration is for the erection of a detached garage on land to the rear of the dwellinghouse, which has dimensions of 16 metres (d) x 20 metres (w) x 6.6 metres (h). This represents a substantial footprint of 320 sqm. The proposed garage is sited approximately 22 metres from the rear of the residential dwelling and approximately 52 from neighbouring residential properties Glen Imm and approximately 51 metres from the residential property of Maryland, which is within the blue-line ownership of the applicant. Whilst it is stated within the application submission that the garage is for domestic use, it is considered that the siting, scale, form and design do not reflect what would be expected in regard to a domestic garage. There are therefore significant concerns relating to the siting, scale and design of the proposed garage. It is considered that the proposed garage would adversely affect the character and appearance of the rural area and introduce an incongruous feature within the landscape, to the detriment of the rural setting.

While the Rural Housing Guidance indicates that it may not always be possible to design a garage so as to be an integral part of the house, in these instances the garage should reflect the design character of the house. While it is noted that the appearance of the proposed garage is to reflect the character of the dwellinghouse, it is considered the scale and form of the garage would appear incongruous within the landscape. The Householder guidance indicates that garages/ outbuildings should be designed and sited to perform their intended function. Again, due to the design and siting of the proposed garage, it is considered that the proposal does not meet with the provisions of the aforementioned guidance.

The proposal is assessed as contrary to LDP 2 Policy: Greenbelt which sets clear expectations as to the appropriateness and necessity of development occurring within the greenbelt. In detail the greenbelt policy sets out that:

Development will only be supported within the greenbelt if it is of a high design quality and a suitable scale and form, and it:

- o contributes to the economic and environmental sustainability of existing green belt uses;
- o is associated with agriculture, including the reuse of historic buildings;
- o has horticultural (or directly related) uses;
- o has recreational use that needs a green-belt setting;
- o is required at the proposed location to provide essential infrastructure; and
- o protects, promotes and develops green networks and opportunities for access to the countryside.

In this regard, the necessity and appropriateness of the proposed development to its greenbelt site is found to be unestablished and lacking with respect to the aforesaid criteria, and thus is considered contrary to LDP 2 policy: Greenbelt.

Additionally, it is noted that the proposed domestic garage occupies an identical footprint and siting within the application site to the proposed garage refused under 21/00551/APP (and upheld on appeal by the Council's Local Review Body) and a proposed forestry shed previously refused at the site under 20/00753/APP. Therefore, it is of material significant that both a garage and previously a forestry shed were refused, in part, due to the scale and form of the development being out of character with the rural locale.

It is noted that the materials of the proposed garage vary from the aforementioned refusals. The materials proposed as part of the current application have been chosen to reflect the appearance of the dwellinghouse and those neighbouring. However, it is considered that the owing to its scale, design and

siting, the proposed garage shall not appear ancillary to the main dwelling and represents an incongruous feature within the landscape, to the detriment of the rural setting.

Overall, the proposed erection of a substantial garage is considered to represent unacceptable development in the rural location due to the introduction of an incongruous feature which would be to the significant detriment of the locality, thus contrary to LDP 2 Policy Landscape Quality.

It is therefore considered that the proposal is contrary to the provisions of the development plan which shall have an adverse impact on the rural setting of the locality. Given the above assessment of the proposal and having balanced the applicant's rights against the general interest, it is recommended that the planning application be refused for the reasons below.

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 2, specifically policies Core Principle C1, Strategic Policy 1 Sustainable Development, Strategic Policy 2: Development Management, Rural Housing and Landscape Quality as the development will have a significant detrimental visual impact and is incongruous with the existing landscape area by reason of its form, scale and siting, and will adversely affect the character of the rural locality.
- (2) That the proposal is contrary to the provisions of South Ayrshire Council's Planning Guidance 'Rural Housing' and Supplementary Planning Guidance on 'House Alterations and Extensions' as the garage, by reason of its siting, scale and form, does not appear to be ancillary to the main dwellinghouse.
- (3) That the proposed development is contrary to the provisions of the South Ayrshire Local Development Plan 2 by reason that it does not accord with LDP 2 policy: Greenbelt - insofar that it is neither of a suitable scale and form and the necessity and appropriateness of the proposed development with this greenbelt site is found to be unestablished and lacking with respect to the criteria of LDP 2 Policy: Greenbelt.

List of Plans Determined:

Drawing - Reference No (or Description): **Refused** 1211-01

Drawing - Reference No (or Description): **Refused** 1211-02

Drawing - Reference No (or Description): **Refused** 1211-03

Drawing - Reference No (or Description): **Refused** 1211-04

Drawing - Reference No (or Description): **Refused** 1211-05

Drawing - Reference No (or Description): **Refused** 1211-06

Drawing - Reference No (or Description): **Refused** 1211-07

Drawing - Reference No (or Description): **Refused** 1211-08

Drawing - Reference No (or Description): **Refused** 1211-09

Drawing - Reference No (or Description): **Refused** 1211-10

Other - Reference No (or Description): **Refused** Statement in Support

Other - Reference No (or Description): **Refused** Statement in Support Appendices

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>7 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 100609614-002

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

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

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

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	Blairston
First Name: *	John	Building Number:	<input type="text"/>
Last Name: *	Scott	Address 1 (Street): *	High Maybole Road
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: *	KA7 4NR
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:

BLAIRSTON

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

AYR

Post Code:

KA7 4EF

Please identify/describe the location of the site or sites

Northing

616715

Easting

233003

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)

Erection of a garage at: Blairston B7024 From High Maybole Road Ayr To Alloway Road Maybole Ayr South Ayrshire KA7 4EF

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.

For the reasons set out in the Supporting Statement that formed part of the refused Planning Application 22/01049/APP and that have been further amplified in the documents accompanying this Notice of Review, we do not agree that an evidence-based case has been made to underpin the decision to refuse the application, and we are of the opinion that the essentially desk-top approach taken by the Planning Service here has delivered a less than robust case for refusal.

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)

From the information available to external users (namely: Adopted Local Development Plan 2 (LDP2): Interactive map, being accessed directly from South Ayrshire Councils website) it appears that the Red Line Site application Site is in fact outwith the area designated Greenbelt. Attention has been drawn to this in the accompanying documents .

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)

Drawing Numbers 1211- 01 to /-12 inclusive. STATEMENT IN SUPPORT of PLANNING APPLICATION REF NO 22/01049/APP and associated APPENDIX document.

Application Details

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

22/01049/APP

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

16/12/2022

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

07/02/2023

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

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)

The nature of the Red Line application Site and in particular the proposed Garage siting within an existing geomorphological feature, that is a natural bowl-shaped depression (which was slightly enlarged to assist in a previous logging operation), can only be fully appreciated by a Site Inspection.

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)

The application Site is accessed from a private driveway, this has a set of electrically operated security gates which will require to be opened to gain access to the Site. This can easily be arranged upon request.

Checklist – Application for Notice of Review

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

Have you provided the name and address of the applicant?. * Yes ≤ No

Have you provided the date and reference number of the application which is the subject of this review? * Yes ≤ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * Yes ≤ No ≤ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * Yes ≤ No

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

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review * Yes ≤ No

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

Declare – Notice of Review

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

Declaration Name: Mr Paul Sisi

Declaration Date: 02/05/2023

**NOTICE OF REVIEW
IN RELATION TO THE REFUSAL BY
SOUTH AYRSHIRE COUNCIL FOR
PLANNING PERMISSION FOR THE ERECTION OF
A GARAGE ON LAND AT
BLAIRSTON, B7024, HIGH MAYBOLE ROAD, AYR, TO
ALLOWAY ROAD, MAYBOLE, AYR, SOUTH AYRSHIRE, KA7 4EF**

PLANNING APPLICATION REF NO 22/01049/APP

STATEMENT IN SUPPORT

Report Prepared by:

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

**PAUL SISI ARCHITECTURAL SERVICES
19 MOOR PARK
PRESTWICK
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April 2023

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- **Google Extracts**
- **Blairston Image Sheets**
- **Ownership of Applicants**
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(i) SUMMARY / CONCLUSIONS

- Members of the LRB will be aware that Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that decisions are made in accordance with the Development Plan unless material considerations indicate otherwise and
- that each application should be assessed/treated by the planning authority on its own individuals merits and, as reconfirmed by the Scottish Government's Chief Planner in her letter to Councils dated 9 March 2023, albeit in reference to the Transitional Arrangements for National Planning, who states: '*Application of planning judgement to the circumstances of an individual situation remains essential to all decision-making, informed by principles of proportionality and reasonableness*'.

While this statement was made in the context of particular circumstances, its general applicability must surely be valid?

- Material considerations are not given a statutory definition, although a number of them can be identified either directly or indirectly from statute or from government policy statements. Otherwise, it has been left to the courts to develop the meaning of the term. So much depends on the individual circumstances of each case.

Ones that are, however, relevant in this case, and, in this, we are in agreement with the Planning Service, identification of those in the Report of Handling include:

- the environmental impact of the proposals
- the design of the proposed development and its relationship to its surroundings – impact on the locality
- impact on amenity,

to which we would add:

- personal circumstances
- the Report of Handling, while also identifying most of them as being material, concludes, however, that the proposals do not successfully address these matters and are, as a consequence, contrary to the requirements of the Development Plan.

We, of course, beg to differ and the reasons for this are set out in detail in the Statement of Support which formed part of Planning Application No 22/01048/APP and also in this document.

- The cornerstone of the Planning Service's reasons for refusal has been that, according to the Service, the site is located within the Greenbelt. Using information from the publicly available interactive map via LDP2 Proposals Map(s), we have concluded that the site is not, in fact, within the greenbelt. Strictly speaking therefore, Reason for Refusal 3 appears to be invalid.
- Based on the evidence presented in these reports:
 - **In relation to Reason for Refusal 1**, in our opinion, the Planning Service, having taken an essentially 'desk-top' approach to an assessment and therefore, especially in the absence of a site visit, has not delivered sufficiently robust evidence to underpin this reason for refusal and that the actual evidence confirms that the proposals, as a review of mutually agreed material considerations concludes, would not be at variance with the requirements of the listed policies of LDP2 and would:
 - not have a 'significant' detrimental visual impact
 - not appear incongruous within the landscape area
 - by reason of its form, scale and setting, adversely affect the character of the rural locality

- **In relation to Reason for Refusal 2**, while we would agree that the proposed Garage is not a typical example of the preferred ‘outcome’ described in Planning Guidance: Rural Housing, we maintain, nevertheless, that this is a Garage and that its ancillary role to Blairston House has been confirmed, i.e. to provide accommodation for the Applicants’ hobby.

Topography has made it impossible to locate the Garage immediately adjacent to Blairston House but the degree of physical separation is relatively small and would be remedied by a simple connecting path and stair access.

As Planning Application Drawing No 1211-12 confirms, the proposed Garage would sit comfortably below the skyline and within the group of buildings formed by Blairston House, Maryland Cottage, Glen Imm and their associated outbuildings.

- **In relation to the Reason for Refusal 3**. While we are disputing the Greenbelt status of this location, the following comment has been retained. The greenbelt accommodates a number of houses and their gardens – a matter that is not entirely recognised by policy. The policy states that the Council will only support development within the greenbelt if it is of a high design quality and a suitable scale and form. No further guidance is, however, given as to the meaning of ‘high design quality’. The South Ayrshire Greenbelt, as LRB members will readily be aware, accommodates many buildings that would not satisfy these requirements!

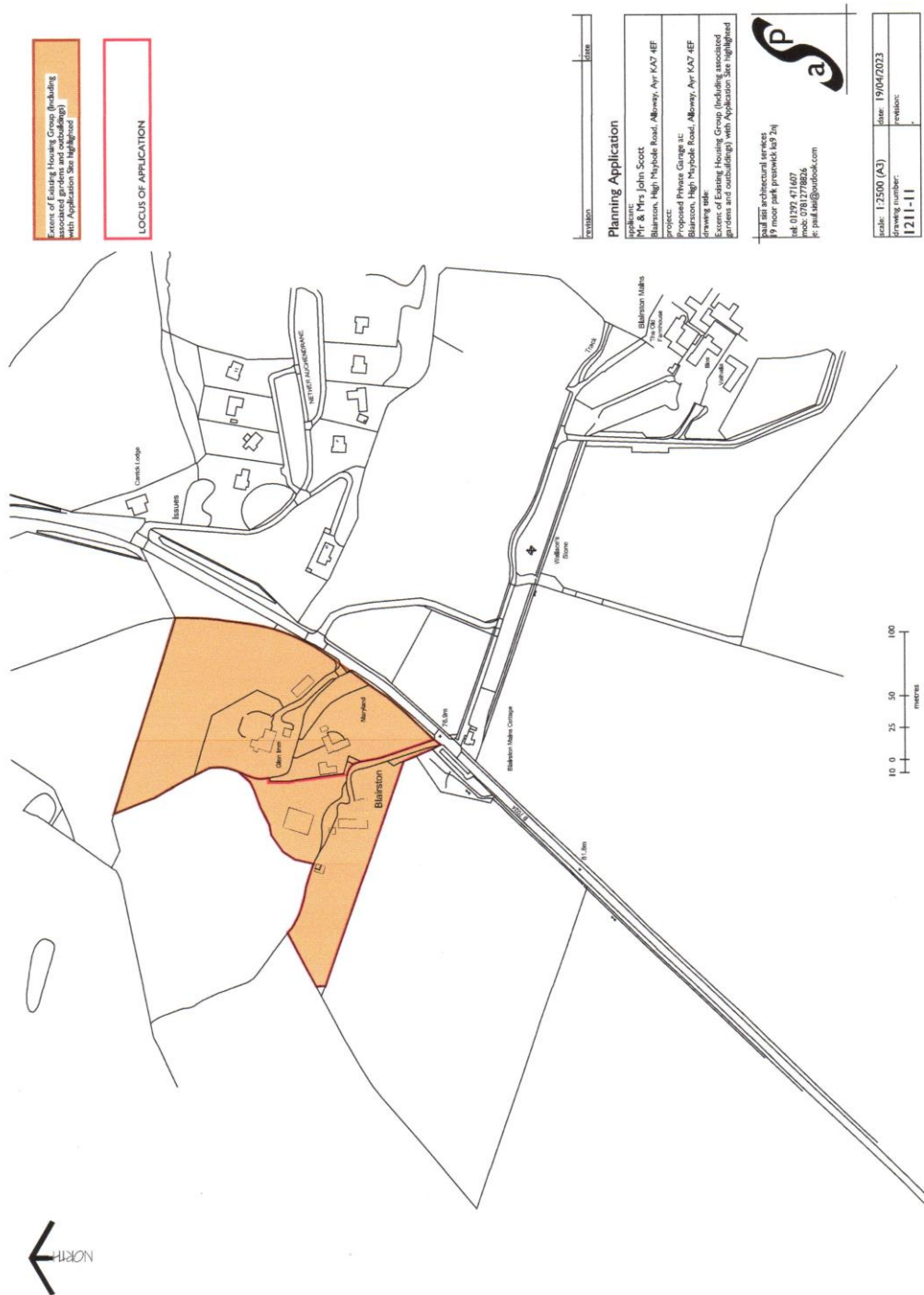
In the final analysis, the proposals, like the vast majority of them, are rectangular in form. Otherwise, and unlike others, in relation to the walls, the materials used are of a domestic quality and have

been chosen to reflect the appearance of Blairston House and Maryland Cottage. Treated on its individual merits, the proposals are seen not to offend the requirements of policy – either at the strategic or the more local levels.

- LDP2 does not otherwise include a general policy for countryside. Reasons for Refusal 1 and 2 are therefore based on considerations relating to the details of the proposals and the location, and our response is shown above

Outwith the greenbelt, Blairston House, Maryland Cottage and Glen Imm can be confirmed as a cluster for policy purposes.

Extent of Existing Housing Group (including Associated Gardens and Outbuildings) with Applicants' Site Highlighted - Drawing No 1211-11



Extent of Existing Housing Group (including associated gardens and outbuildings) with Application Site highlighted

LOCUS OF APPLICATION

Application
 Mr & Mrs John Scott
 Blairston, High Myrtle Road, Albany, Ayr KA7 4EF
 Proposed Phase Garage 3C
 Blairston, High Myrtle Road, Albany, Ayr KA7 4EF
 Drawing title:
 Extent of Existing Housing Group (including associated gardens and outbuildings) with Application Site highlighted

Planning Application

Paul Gill Architectural Services
 19 Moorpark, Princes Road, 2nd Fl.
 Glasgow, G4 0JG
 Tel: 01372 471607
 Mob: 079 12778826
 E: paul.gill@outlook.com



Scale: 1:2500 (A3)	Issue: 19/04/2023
Drawing number: 1211-11	Revision:

1.0 INTRODUCTION /TERMS OF REFERENCE / THE PROPOSALS

Terms of Reference

On 16 December 2022, application was made by Paul Sisi, Paul Sisi Architectural Services, 19 Moor Park, Prestwick, KA9 2NJ on behalf of Mr and Mrs John Scott, Blairston House, Ayr, KA7 4EF, Planning Application Ref No 22/01049/APP.

This Notice of Review has been prepared by Michael S Evans, Planning Consultant, and Paul Sisi, Paul Sisi Architectural Services, as instructed by the Applicants and is submitted in response to the Council's decision to refuse the application on a delegated basis on 7 February 2023.

The contents of the Appointed Officer's Report of Handling (which have been submitted along with this Notice) are viewed as significant material considerations.

Parts 4.0 and 5.0 of this Notice of Review Supporting Statement are focused substantially not only on the reasons for refusal but how these were arrived at.

We would therefore advise Review Body members that this Supporting Statement should be read in conjunction with the one that formed part of refused Planning Application Ref No 22/01049/APP.

The purpose of this Statement is therefore to reconfirm the conclusions arrived at in the Supporting Statement that formed part of refused application 22/01049/APP in that the facts on the ground in relation to the proposals confirm that they are:

- (i) consistent with the requirements of the relevant policies of the Adopted South Ayrshire Local Development Plan 2, Supplementary Planning Guidance: 'House Alterations and Extensions', and Guidance: Rural Housing
- (ii) consistent with the requirements of National Planning Framework 4 (NPF4), Policy 8, Greenbelt, and
- (iii) have taken into account relevant outcomes from material considerations

The Applicants

Blairston House is the home of Mr and Mrs John Scott which currently does not have a garage or shed facility.

Mr Scott may be well known to Board Members as the former Chairman of JST Services (Scotland) Ltd, Haulage Contractors. Mr Scott, having sold his interests in JST Services two years ago, is now retired. The proposals will provide accommodation for his main hobby.

The Site

The proposed red line site extends to 1 Ha **and forms part of the private garden of Blairston House, as shown in Planning Application Drawing No 1211-04.**

The Proposals

Planning permission is being sought to construct a private garage.

Copies of Planning Application Drawing Nos 1211-01 to 1211-10 inclusive have been included as part of the request for review package.

The garage would extend to 324 m² and would comprise space for accommodating the main hobby of one of the Applicants as described immediately below.

Storage of Vintage Vehicles (Trucks)

John Scott, since his earliest day, only wanted to drive and work with trucks. After leaving school, he trained as an HGV mechanic and worked in his father's haulage business, Gunning's Motors. At the age of 21, he attained his HGV, allowing him then to drive trucks on the road. At 22, he won HGV Lorry Driver of the Year and all these memories were made using the vintage trucks he owns today.

Mr Scott is also a member of the Historic Commercial Vehicle Society club.

He also attends various truck rallies in Scotland, such as Ayrshire Road Run, Truckfest Scotland, Dumfries Truck Group Show, Ayrshire Vintage Tractor Show, Ayrshire Agricultural Show and Strathclyde Country Park Show.

As can be seen from the descriptions above and the fact that the value of these vehicles is circa £210,000, not to mention the personal value to Mr Scott, **it is most important that these vehicles be stored under cover and secure.**

The collection of vehicles in his possession are as follows and photographs of some can be found in the Appendices:

1. Volvo F16 tractor unit E147 OBV. This Volvo was the first of its model brought into Britain in 1987. The vehicle has undergone a complete refurbishment and is painted in the colours of Gunning's Motors. The truck has attended all the vintage rallies in south Scotland and won many first-prize awards for its condition. It has also been used by

Volvo trucks as a promotional feature at truck shows. The current value of the truck is around £60,000.

2. Volvo F7 tractor unit NCS 875W. This 1980 Volvo was one of the first trucks that Mr Scott drove and has also undergone an expensive refurbishment and is painted in the colours of Gunning's Motors. The truck has attended all the vintage rallies in south Scotland and won many awards for its condition. The current value of the truck is around £25,000.
3. Scania 141 tractor unit UJN 509V. This 1979 Scania was the King of the Road truck during that era. Again, this truck has undergone an expensive refurbishment costing around £40,000 and is painted in the colour of Gunning's Motors. The truck has attended all the vintage rallies in south Scotland and won many first-prize awards for its condition. The current value of the truck is around £75,000.
4. Reliant Robin car. This 1980 version is a replica of the one used in the TV programme 'Only Fools on Horses'. These vehicles are fast becoming very sought-after vehicles and this one is in good condition, probably worth around £5,000.
5. Land Rover Defender vehicle. This vehicle was bought in 2016 as an investment by Mr Scott. The vehicle has only done 168 miles from new and is a very sought-after vehicle with Land Rover enthusiasts. This vehicle is worth around £65,000 now.
6. Scania 143 tractor unit. This 1994 truck is the more modern version of the other Scania Mr Scott owns. This again is a very sought-after vehicle, currently worth £25,000. It also will shortly go through a refurbishment programme painting it in the Gunning's Motors colours which will take the value up to around £100,000.
7. Scania 164. Value: £55,000.
8. Overfinch Range Rover. Value: £75,000.
9. Volvo 588. Value: £70,000.

2.0 AREA CONTEXT AND SITE ANALYSIS

The site in its context is shown in the Blairston Image Sheets in the Appendix. In her letter to Head of Planning dated 8 February 2023 regarding the Transitional Arrangements for National Planning Framework 4, the Scottish Government's Chief Planner, as a general comment, stated that, while Section 25 of the 1997 Act requires that decisions are made in accordance with the Development Plan unless material considerations indicate otherwise, **'Application of planning judgement to the circumstances of an individual situation remains essential to all decision-making, informed by principles of proportionality and reasonableness'**.

'Area context', members of the LRB I'm sure will agree, is an important material consideration, as does the Appointed Officer.

On this point however, the Report of Handling asserts that the proposals would **'adversely affect the character of the rural location'**, i.e. the area context, but without, in fact, defining 'the area' or providing a description of 'characteristics'.

In the Supporting Statement which forms part of Planning Application 22/01049/APP, we, however, have located the site to be within Landscape Character Area Type 68, i.e. Lowland River Valleys – Ayrshire, as described in Scottish Landscape Character Types (LCT) Maps and Descriptions, NatureScot 2019, **and have concluded that there will be no measurable/discernible impact on the characteristics of LCT 68.**

In terms of its location, its greenbelt status is clearly a significant material consideration. We would strongly suggest that **greenbelts are generally most vulnerable to development pressure on their edges – and especially so – near to urban areas.** Potential negative impact of any proposals on the vulnerability of the defined greenbelt is clearly a concern. In

response to these concerns, we would point out that, **while the site falls within the greenbelt, the Blairston Image Sheets in the Appendix confirm that it is far removed from the policy boundary and the proposals would not remotely represent an extension to urban development and, thereby, thereafter undermine the integrity of and deliverability of this policy.**

The other key material consideration in relation to ‘area context’ must be the matter of potential visual impact: The question to ask is: Where will these proposals be seen from and, if they are seen, **will they actually be intrusive?** In our opinion, the photographs to be found on Blairston Image Sheets in the Appendix confirm that potential visual impact will be minimal. The details pertaining to the area context illustrate this.

In the first place, the proposals occupy an existing geomorphological feature that is a natural bowl-shaped depression which has been slightly enlarged.

In addition, the extracts from Google Maps shown in the Appendix confirm the woodland setting of Blairston House as a whole and, in particular, the heavily wooded nature of the area to the north. Indeed, the large area of woodland to the west has been the subject of a major repurposing project which will guarantee a well-managed outcome with an emphasis on native species which, in turn, should strengthen biodiversity.

What all of the aforementioned means is that the proposals would be seen only from within the yard area in front of the building.

To date, the Applicants have planted 537 indigenous roses, 188 British hardwood trees and 160 various species of shrubs and, in addition, **a bund has been created to the west of the proposals and this has also been topped by trees and shrubs, reducing even further the possibility of**

visual intrusion. There has now also been planting of the downslope to Glen Imm with dense shrubs, including laurel to the boundary.

In summary therefore, from the range of photographic images, Google extracts and allied to the topographic information and with the extensive interplanting and replanting exercise, it is clear that the new structure will effectively be visible only from the air or from very close proximity and therefore, by any definition, will not impact negatively on the integrity of the greenbelt policy area nor affect the character of the rural location.

Site Analysis

In addition to overall context/setting, **the actual characteristics of the site are, in our opinion, material to the consideration of a number of those points concerned with impact** and should be taken into account by all parties in order to arrive at an acceptable evidence-based conclusion. The validity of any conclusions arrived at by the appointed officer are seriously undermined by the fact that there was no site visit. In fact, while there have been three planning applications here, the appointed officer has always taken the stance that a site visit was not necessary. That, in our opinion, has been a fundamental weakness in the approach taken by the Council and has delivered a desk-top analysis, unfamiliar with the actual facts on the ground.

- The Site

The red line site, which extends to 1 Ha is shown on Planning Application Drawing No 1211-04. The red line area is considered by the Applicants to be garden ground associated with Blairston House. The garden forms a relatively small part of the overall ownership, as shown in Planning Application Drawing No 1211-04. The overall ownership extends to 11 Ha and this is shown in Planning Application Drawing No 1211-03.

So why this precise location? Because, as described elsewhere, the proposals are intended to house elements of one of the Applicant's hobbies and pastimes, proximity to the house itself is an important consideration.

The location is dictated by geomorphological circumstances which assist in reducing visual impact and, while not immediately adjacent, the proposed garage will still be very close to the house and as close as practicable in an attempt to balance the requirements of proximity with those of general visual impact.

Indeed, falling, as it does, within the Applicants' garden, the question that remains unanswered is whether or not these proposals should be considered under permitted development rights and not therefore require planning permission.

The Applicants' garden is shown to be within the red line boundary on Drawing No 1211-05.

- **Site Boundaries**

Why these boundaries?

As shown in Planning Application Drawing No 1211-04, boundaries fall within an otherwise undeveloped portion of the Applicants' garden and are tightly drawn as practicable in order to take account of potential visual impact.

- **Topography**

A copy of the topographical survey carried out by Aspect Surveys can be found on page 19. This confirms that the site sits within topography that is typical of the edges of Landscape Character Area Type 68, i.e. Lowland River Valleys – Ayrshire, as described in Scottish Landscape

Character Types (LCT) Maps and Descriptions published by NatureScot in 2019.

This point regarding the actual topography of the site/location, and the benefits regarding 'impact' that this brings, has been consistently ignored in the current and previous Reports of Handling.

In detail, steep slopes are the significant characteristic on most sides but, as the details in Drawing No 1211-05 on page 19 confirm, the development site itself is virtually flat and occupies the floor of a marginally increased natural hollow.

The steep slopes, as shown in Drawing No 1211-05 on page 19 are immediately to the north west, west and south west, i.e. virtually three sides of the site. In terms of concealment, these steep slopes are also heavily wooded to the west and north west. The slope on the south east is not wooded because of the steep 'walls' of the hollow.

These important points, in relation to the actual facts on the ground, have also been consistently ignored in Reports of Handling.

To the immediate north east along the boundary with Glen Imm, while currently relatively more open in aspect, visibility is already reduced by a bund and will be reduced further as a result of native species trees and shrubs planted along its length.

- **Views of the Site from Outwith (photographs)**

These can be found on the Blairston Images Sheets in the Appendix **and confirm the extent to which the site is not visible from the wider countryside beyond.**

- **Its Relationship to Neighbouring Uses**

The building would be a structure within the garden ground of Blairston House but is effectively hidden from view from the house itself.

Importantly, while the Council's greenbelt policy does not formally recognise 'clusters' within the greenbelt, **the physical relationship between Blairston House, Glen Imm and Maryland Cottage would otherwise be recognised as a cluster.**

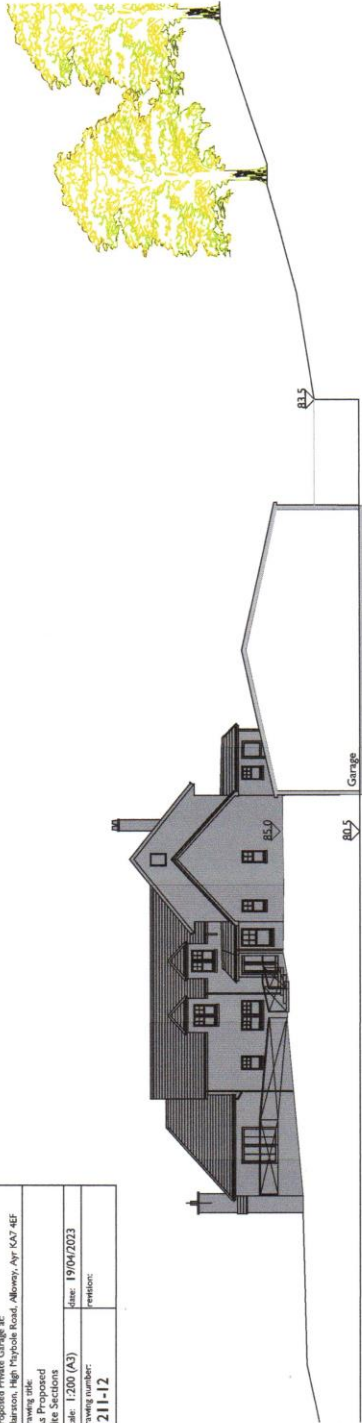
The proposals would be located within this grouping and have an obvious physical relationship with it. Not therefore an isolated incongruous structure in the countryside.

In addition, the materials have been deliberately chosen to reflect the appearance of Blairston House and Maryland Cottage.

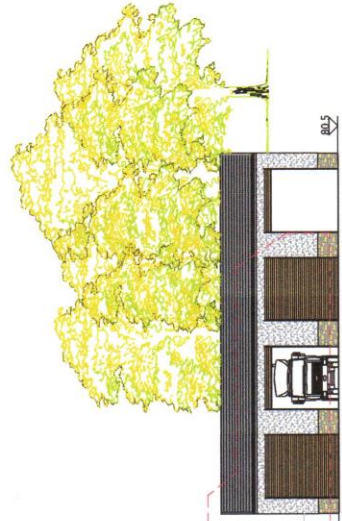
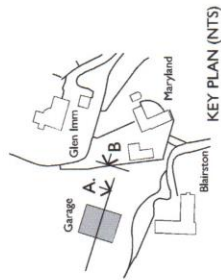
As confirmed in the Supporting Statement that forms part of Planning Application 22/01049/APP, the proposals, in accordance with the requirements of the Council, would have zero impact on the residential amenity of the nearest houses, i.e. Blairston House, Glen Imm or Maryland Cottage.

As Proposed – Site Sections – Drawing No 1211-12

Planning Application	
Applicant:	Mr & Mrs John Scott
Address:	Blairston, High Haybale Road, Albany, Ayr KA7 4EF
Project:	Proposed Private Garage at Blairston, High Haybale Road, Albany, Ayr KA7 4EF
Proposed Private Garage at:	Blairston, High Haybale Road, Albany, Ayr KA7 4EF
Drawing title:	As Proposed Site Sections
Scale:	1:200 (A3)
Date:	19/04/2023
Drawing No:	1211-12



VIEW on A



View on B



Topographic Extract with Extent of Proposals Superimposed – Drawing No 1211-05

LOCUS OF APPLICATION

PROPOSED GARAGE



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

Planning Application

Applicant:
Mr & Mrs John Scott
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

Project:
Proposed Private Garage at:
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

Drawing title:
Topographic extract with extent of proposals superimposed



Paul Sill Architectural Services
19 Moorpark, Prestwick, KA7 2JH
tel: 01292 471467
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e: paul.sill@psa.co.uk

scale: 1:1250 (A3)	date: 01/11/2022
drawing number: 1211-05	revision:

3.0 THE COUNCIL'S REASONS FOR REFUSAL

The reasons for the Council's decision are:

- (1) That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan 2, specifically policies Core Principle C1, Strategic Policy 1: Sustainable Development, Strategic Policy 2: Development Management, Rural Housing and Landscape Quality as the development will have a significant detrimental visual impact and is incongruous with the existing landscape area by reason of its form, scale and siting, and will adversely affect the character of the rural locality*

- (2) That the proposal is contrary to the provisions of South Ayrshire Council's Planning Guidance 'Rural Housing' and Supplementary Planning Guidance on 'House Alterations and Extensions' as the garage, by reason of its siting, scale and form, does not appear to be ancillary to the main dwellinghouse*

- (3) That the proposed development is contrary to the provisions of the South Ayrshire Local Development Plan 2 by reason that it does not accord with LDP 2 policy: Greenbelt - insofar that it is neither of a suitable scale and form and the necessity and appropriateness of the proposed development with this greenbelt site is found to be unestablished and lacking with respect to the criteria of LDP 2 Policy: Greenbelt.*

4.0 THE REASONS FOR SEEKING A REVIEW

- For the reasons set out in the Supporting Statement that formed part of the refused Planning Application 22/01049/APP and that have been further amplified elsewhere in this document, we do not agree that an evidence-based case has been made to underpin the decision to refuse on this or, indeed, previous occasions.
- We are of the opinion that the essentially desk-top approach taken by the Planning Service here has delivered a less than robust case for refusal and that, in our opinion, the development, based on the evidence that we have provided in the Supporting Statement that formed part of the refused application (and, indeed, previous Supporting Statements), together with this Statement, would not have a:
 - 'significant detrimental visual impact
 - would not appear incongruous with(in) the landscape area
 - by reasons of its form, scale and siting, and would not therefore
 - adversely affect the character of the rural locality

and one that would, in fact:

- **otherwise be ancillary to the main dwellinghouse, borne out by the fact that the proposals are located within the Applicants' garden as defined in Drawing No 1211-04.**
- and that, in the final analysis, it is considered, in our opinion, that the proposals do not compromise the strategic objectives of the greenbelt nor do they have a significant adverse impact on the visual amenity of the locale. The proposals are largely hidden from view by a combination of topography and existing planting and set a

substantial distance from the B7024 so as not to adversely impact on the visual amenity of the locale or scenic area

- The cornerstone of the Planning Service's reasons for refusal has been that, according to the Service, the site is located within the Greenbelt. Using information from the publicly available interactive map via LDP2 Proposals Map(s), we have concluded that the site is not, in fact, within the greenbelt. Strictly speaking therefore, Reason for Refusal 3 appears to be invalid.

5.0 RESPONSE TO THE COUNCIL'S REASONS FOR REFUSAL

Reason for Refusal 1

That the proposal is contrary to the provisions of the South Ayrshire Local Development Plan 2, specifically policies Core Principle C1, Strategic Policy 1: Sustainable Development, Strategic Policy 2: Development Management, Rural Housing and Landscape Quality as the development will have a significant detrimental visual impact and is incongruous with the existing landscape area by reason of its form, scale and siting, and will adversely affect the character of the rural locality.

Response

The Report of Handling concludes that the proposals fail to comply with the requirements of the various policies listed in the early part of Reason for Refusal 1 because they:

- (i) *will have a significant detrimental visual impact and*
- (ii) *is incongruous with the existing landscape area by reason of:*
 - *form*
 - *scale*
 - *siting, and will*
- (iii) *adversely affect the character of the rural locality*

- (i) It is agreed, and has previously been stated, that visual impact would, in this case, of course be a significant material consideration. The statement '*significant detrimental visual impact*' is, however, nowhere illustrated by any supporting information and there has been no discernible comment in the information provided by the Applicants that would confirm the opposite. As that information shows, the proposals

would, in truth, only be seen when standing in the yard in front of them or in the unlikely circumstances of from the air.

The proposals are largely hidden from view by a combination of the topography of its setting combined with virtually surrounding mature and developing tree cover and is totally obscured from the B7024. In actual fact therefore, the proposals will have virtually no visual impact.

Under these circumstances, their description as '*significantly detrimental*' is therefore puzzling, especially since the Report of Handling provides no information as to how this assertion might be substantiated.

- (ii) *is incongruous with the existing landscape area by reason of:*
- *form*
 - *scale*
 - *siting*

Interpreted literally, incongruous means not in harmony with the surroundings. The immediate context is a yard area used for parking and the proposals would sit at the north-west end of this. As previously stated, the location is largely hidden from view by a combination of topography and virtually surrounding mature and developing tree cover. The building does not reveal itself until you are within close proximity, as the experience of visiting via the main access into the site would confirm.

In terms of form, the structure is a straightforward rectangular structure not uncommon in rural areas, and is therefore simple in form. While relatively large, but not uncommonly so in rural areas. Size is dictated by its intended use but its siting means that hidden from view, as it is for

the most part, it does not appear incongruous within the existing landscape.

The proposals might be visible from the air but, otherwise, the potential for them to be spotted, unless you are actually visiting the site, is virtually zero.

(iii) *adversely affect the character of the rural locality*

As highlighted earlier in this Statement, it is universally agreed that the matter of **visibility** is a significant material consideration when attempting to measure impact on **character** and we have concluded earlier that the **level of concealment** will be very high in this case.

That said, while the Report of Handling refers to 'character' of the rural 'locality', there is no attempt to define what either character or locality means in this case.

While the broad context is technically rural, what we have is, in effect, a cluster of three dwellings with other 'outhouses' of differing scale, all in relatively close proximity, including the storage shed for a 'contracting business', Planning Application Ref No 16/01198/APP, granted consent on 18 April 2017, while smaller than the current proposals, certainly more visible and different in form and scale from Glen Imm and which now coincidentally is used for accommodating the current owners' collection of vintage tractors.

Conclusion

In conclusion to Reason for Refusal 1, in our opinion the Planning Service, having taken an essentially desk-top approach to an assessment and therefore, especially in the absence of a site visit, has not provided sufficient

robust evidence to underpin the reason for refusal and that the actual evidence confirms that the proposals would not be at variance with the requirements of the policies of LDP2 as listed. Indeed, this has been typical of the approach taken by them to previous planning applications at this location.

Reason for Refusal 2

That the proposal is contrary to the provisions of South Ayrshire Council's Planning Guidance 'Rural Housing' and Supplementary Planning Guidance on 'House Alterations and Extensions' as the garage, by reason of its siting, scale and form, does not appear to be ancillary to the main dwellinghouse.

Response

The Planning Service has concluded that the proposals are contrary to policy because *'by reason of its siting, scale and form, does not appear to be ancillary to the main dwellinghouse'*.

The matters of siting, scale and form have been dealt with in response to Reason for Refusal 1. The focus here therefore will be on the matter of not appearing to be ancillary to the main dwellinghouse.

The word 'garage' has, according to the New Oxford Dictionary of English, a number of meanings but among these is that it is 'a building for the housing of a motor vehicle or vehicles'.

The proposals would, indeed, by providing accommodation for vehicles, i.e. those that are the hobby of one of the Applicants, satisfy the requirements of this definition. Interestingly, while policy as worded in Guidance: Rural Housing reflects a concern for matters of design and physical relationship, it ignores the fact that, in the vast majority of cases, garage space is ultimately

used either as effectively – although physically separated – extensions to kitchens, where freezers and tumble dryers are located, or for general household storage! Cars are more often than not left outside!

The choice of location has been dictated by several considerations described elsewhere which, while on the one hand, have had obvious benefits in relation to any possible visual impact, have made ‘immediately adjacent’ not possible. Taking all factors into account in this regard, it is therefore the most obvious location in our opinion.

While not immediately adjacent, the proposed building will certainly be ancillary to Blairston House in terms of its use. The proposals are to house the Applicants’ hobby and would not otherwise exist but for this requirement.

The new garage would be 19m, measured horizontally from Blairston House but the degree of physical separation is relatively small and would be remedied, in part, by a simple connecting path and stair access, as shown in Drawing No 1211-04 (14.5m when measured horizontally from an outbuilding containing the dwellinghouse heating system) and, although not part of the application, the intention would be to make a more direct access.

As Drawing No 1211-01 confirms, the proposed building sits comfortably within the grouping formed by Blairston House, Maryland Cottage, Glen Imm and their associated outhouses.

Site Location/Block Plan – Drawing No 1211-04

LOCUS OF APPLICATION

WOODLAND

PROPOSED GARAGE

Boundary Tree

Existing & Proposed Boundary tree planting species include:
Ash, Sycamore, Willow, Birch Line & Poplar.



revision	date

Planning Application

applicant: Mr & Mrs John Scott Blariston, High Maybole Road, Alloway, Ayr KA7 4EF
proposed Phase Change to: Blariston, High Maybole Road, Alloway, Ayr KA7 4EF
drawing title: Site Location/ Block Plan

Paul Gill architectural services
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scale: 1:1250 (A3)	date: 01/11/2022
drawing number: 1211-04	revision:

In conclusion to Reason for Refusal 2, we agree that the proposed Garage is not a typical example of the preferred 'outcome' described in Planning Guidance: Rural Housing. We maintain, nevertheless, that this is a Garage and that its ancillary role to Blairston House has been confirmed, i.e. to provide accommodation for the Applicants' hobby.

Topography has made it impossible to locate the Garage immediately adjacent to Blairston House but the degree of physical separation is relatively small and would be remedied, in part, by the stair shown on Drawing No 1211-04. As Planning Application Drawing No 1211-12 partly confirms, it would sit comfortably below the skyline within the group of buildings formed by Blairston House, Maryland Cottage, Glen Imm and their associated outbuildings.

Reason for Refusal 3

That the proposed development is contrary to the provisions of the South Ayrshire Local Development Plan 2 by reason that it does not accord with LDP 2 policy: Greenbelt - insofar that it is neither of a suitable scale and form and the necessity and appropriateness of the proposed development with this greenbelt site is found to be unestablished and lacking with respect to the criteria of LDP 2 Policy: Greenbelt.

Response

The cornerstone of the Planning Service's reasons for refusal has been that, according to the service, the site is located within the Greenbelt. Using information from the publicly available interactive map via LDP2 Proposals Map(s), we have concluded that the site is not, in fact, within the greenbelt. Strictly speaking therefore, Reason for Refusal 3 appears to be invalid.

While we are therefore disputing the greenbelt status of the site, we are, nevertheless, presenting below a response to the details of the Planning Service's position.

The proposals are deemed to be contrary to the provisions of LDP2 Policy: Greenbelt insofar as they are:

- *neither of a suitable scale*
- *nor form*
- *and appropriateness*

The matters of scale and form have, at the detailed level, been dealt with earlier. This reason for refusal, however, suggests also that the proposals would be neither of a suitable scale nor form and therefore, in some way, untypical within the context of the Greenbelt as a whole.

The proposals are to accommodate the hobby of one of the Applicants in what he considers to be within the boundaries of his garden. **It is our understanding that the guidance provided by Guidance: Rural Housing, as the title indicates, includes no detailed guidance in relation to non-agricultural uses in the countryside, e.g. in matters of scale, design, massing/materials.** Proposals for Agricultural and Forestry buildings, as members will be aware, will otherwise travel via the Permitted Development Order route.

Via PAN 39: Farm and Forestry Buildings, the Scottish Government provides advice re best practice in relation to siting and design.

The South Ayrshire greenbelt, as LRB members will also be aware, contains significant agricultural areas and, as a result, a wide range of farm buildings by size, shape and materials.

Buildings much larger in scale than the proposals will be found in the greenbelt. In relation to 'form', the building would, in common with the overwhelming majority of buildings in the countryside/greenbelt, be **rectangular in form.** **We therefore do not concur with the assertion made that the proposals are 'neither of a suitable scale and form'.**

In our opinion, we have demonstrated that this is not an excessively large building in its context. The choice of location has ensured that any impact will be limited, both in relation to the Countryside/Greenbelt as a whole and, importantly, the immediate locality.

In relation to '*appropriateness*', this word does not appear in the text of the policy. The greenbelt accommodates a number of domestic properties that are purely houses with gardens and have no association with agriculture or other rural activities/pursuits. Most development associated with them will likely be Permitted Development **but sometimes to accommodate hobbies,** although LDP2 policy is not clear on the policy status of houses and their gardens in the countryside.

In this regard, the proposed use is located within the garden of Blairston House and is entirely one that is ancillary to the main dwelling and can, in fact, be viewed as incidental. The consequences for Greenbelt policy are therefore, in our opinion, to be zero.

Conclusion

The greenbelt accommodates a number of houses and their garden – a matter that is not entirely recognised by policy. The policy states that the Council will only support development within the greenbelt if it is of a high design quality and suitable scale and form. No further guidance is, however, given as to the meaning of 'high quality design'. The South Ayrshire

Greenbelt, as LRB members will readily be aware, accommodates many buildings that would not satisfy these requirements!

In the final analysis, the proposals, like the vast majority of them, are rectangular in form. Otherwise, and unlike others, in relation to the walls, the materials used are of a domestic quality and have been chosen to reflect the appearance of Blairston House and Maryland Cottage. Treated on its individual merits, the proposals are seen not to offend the requirements of policy – either at the strategic or the more local levels.

LDP2 does not otherwise include a general policy for countryside. Reasons for Refusal 1 and 2 are therefore based on considerations relating to the details of the proposals and the location, and our response is shown above.

Outwith the greenbelt, Blairston House, Maryland Cottage and Glen Imm can be confirmed as a cluster for policy purposes.

National Planning Framework 4 (NPF4)

The policies of NPF4 became part of the Development Plan on 13 February 2023. At the time of writing, we have no information as to how NPF4, Policy 8 – Greenbelt will impact on LDP2, Policy 2 – Greenbelt.

As previously stated, we are of the opinion that the site is not in the Greenbelt. That said, as an interim position, we would maintain that the primary objectives of NPF4, Policy 8, have not altered the Council's primary policy objectives in that, while Greenbelt designation is not in place to prevent development from happening, and while identifying supportable uses, the important consideration is that any proposed development does not undermine the core role and function of the Greenbelt and, in particular, the intended Policy Outcomes of NPF4, Policy 8. Otherwise, we have consistently maintained that the proposals do not represent unsustainable

growth, will not impact negatively on the character, landscape and natural setting and identity of settlements, nor on nature networks and land managed to help tackle climate change.

6.0 CONCLUSIONS

- Members of the LRB will be aware that Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that decisions are made in accordance with the Development Plan unless material considerations indicate otherwise and
- that each application should be assessed/treated by the planning authority on its own individual merits and, as reconfirmed by the Scottish Government's Chief Planner in her letter to Councils dated 9 March 2023, albeit in reference to the Transitional Arrangements for National Planning, who states: '*Application of planning judgement to the circumstances of an individual situation remains essential to all decision-making, informed by principles of proportionality and reasonableness*'.

While this statement was made in the context of particular circumstances, its general applicability must surely be valid?

- Material considerations are not given a statutory definition, although a number of them can be identified either directly or indirectly from statute or from government policy statements. Otherwise, it has been left to the courts to develop the meaning of the term. So much depends on the individual circumstances of each case.

Ones that are, however, relevant in this case, and, in this, we are in agreement with the Planning Service, identification of those in the Report of Handling include:

- the environmental impact of the proposals
- the design of the proposed development and its relationship to its surroundings – impact on the locality
- impact on amenity,

to which we would add:

- personal circumstances
- the Report of Handling, while also identifying most of them as being material, concludes, however, that the proposals do not successfully address these matters and are, as a consequence, contrary to the requirements of the Development Plan.

We, of course, beg to differ and the reasons for this are set out in detail in the Statement of Support which formed part of Planning Application No 22/01048/APP and also in this document.

- The cornerstone of the Planning Service's reasons for refusal has been that, according to the Service, the site is located within the Greenbelt. Using information from the publicly available interactive map via LDP2 Proposals Map(s), we have concluded that the site is not, in fact, within the greenbelt. Strictly speaking therefore, Reason for Refusal 3 appears to be invalid.
- Based on the evidence presented in these reports:
 - **In relation to Reason for Refusal 1**, in our opinion, the Planning Service, having taken an essentially 'desk-top' approach to an assessment and therefore, especially in the absence of a site visit, has not delivered sufficiently robust evidence to underpin this reason for refusal and that the actual evidence confirms that the proposals, as a review of mutually agreed material considerations concludes, would not be at variance with the requirements of the listed policies of LDP2 and would:
 - not have a 'significant' detrimental visual impact
 - not appear incongruous within the landscape area
 - by reason of its form, scale and setting, adversely affect the character of the rural locality

- **In relation to Reason for Refusal 2**, while we would agree that the proposed Garage is not a typical example of the preferred 'outcome' described in Planning Guidance: Rural Housing, we maintain, nevertheless, that this is a Garage and that its ancillary role to Blairston House has been confirmed, i.e. to provide accommodation for the Applicants' hobby.

Topography has made it impossible to locate the Garage immediately adjacent to Blairston House but the degree of physical separation is relatively small and would be remedied by a simple connecting path and stair access.

As Planning Application Drawing No 1211-12 confirms, the proposed Garage would sit comfortably below the skyline and within the group of buildings formed by Blairston House, Maryland Cottage, Glen Imm and their associated outbuildings.

- **In relation to the Reason for Refusal 3**. While we are disputing the Greenbelt status of this location, the following comment has been retained. The greenbelt accommodates a number of houses and their gardens – a matter that is not entirely recognised by policy. The policy states that the Council will only support development within the greenbelt if it is of a high design quality and a suitable scale and form. No further guidance is, however, given as to the meaning of 'high design quality'. The South Ayrshire Greenbelt, as LRB members will readily be aware, accommodates many buildings that would not satisfy these requirements!

In the final analysis, the proposals, like the vast majority of them, are rectangular in form. Otherwise, and unlike others, in relation to the walls, the materials used are of a domestic quality and have

been chosen to reflect the appearance of Blairston House and Maryland Cottage. Treated on its individual merits, the proposals are seen not to offend the requirements of policy – either at the strategic or the more local levels.

- LDP2 does not otherwise include a general policy for countryside. Reasons for Refusal 1 and 2 are therefore based on considerations relating to the details of the proposals and the location, and our response is shown above

Outwith the greenbelt, Blairston House, Maryland Cottage and Glen Imm can be confirmed as a cluster for policy purposes.

APPENDIX

- **Google Extracts**
- **Blairston Image Sheets**
- **Ownership of Applicants**
- **Immediate Local Context**

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

PAUL SISI ARCHITECTURAL SERVICES
19 MOOR PARK
PRESTWICK
KA9 2NJ



April 2023

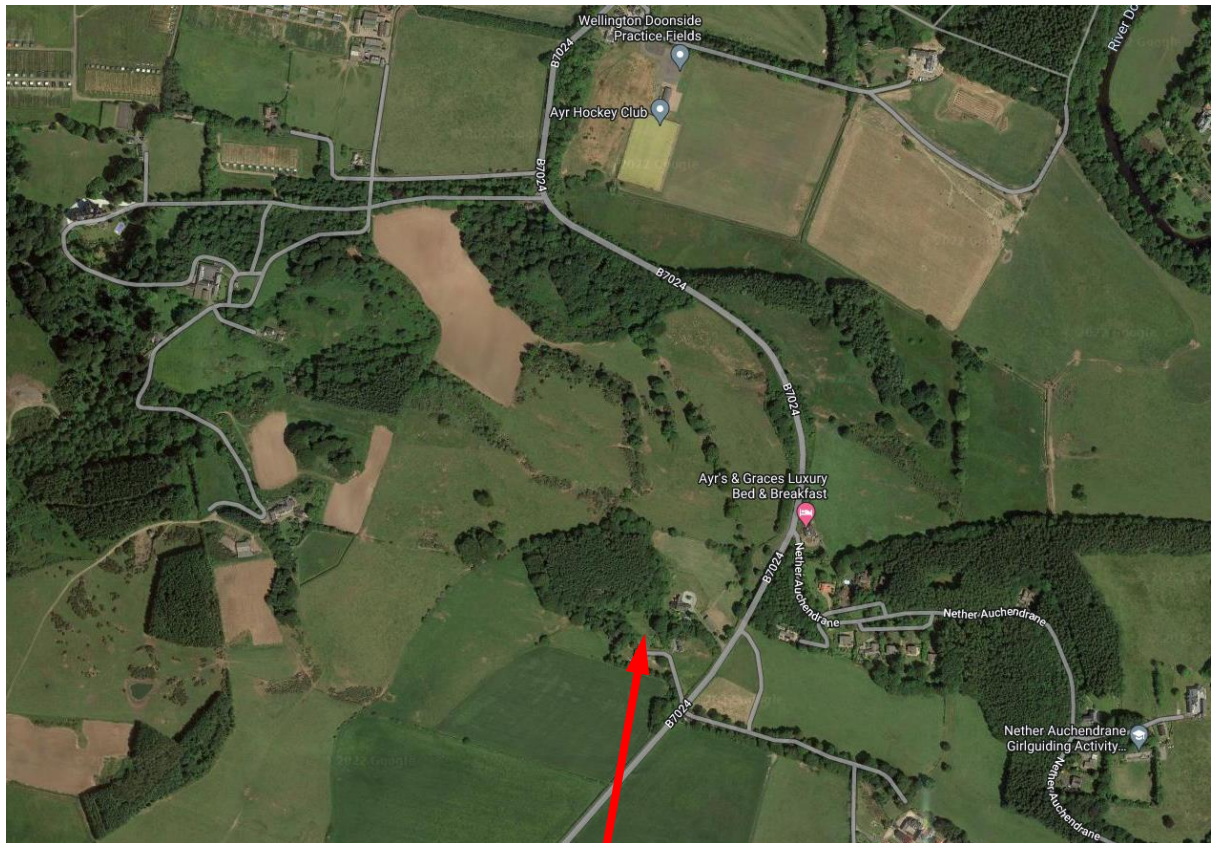
AERIAL IMAGE 1 of 3
(Courtesy of Google Maps)



Locus of Proposed Garage Accommodation



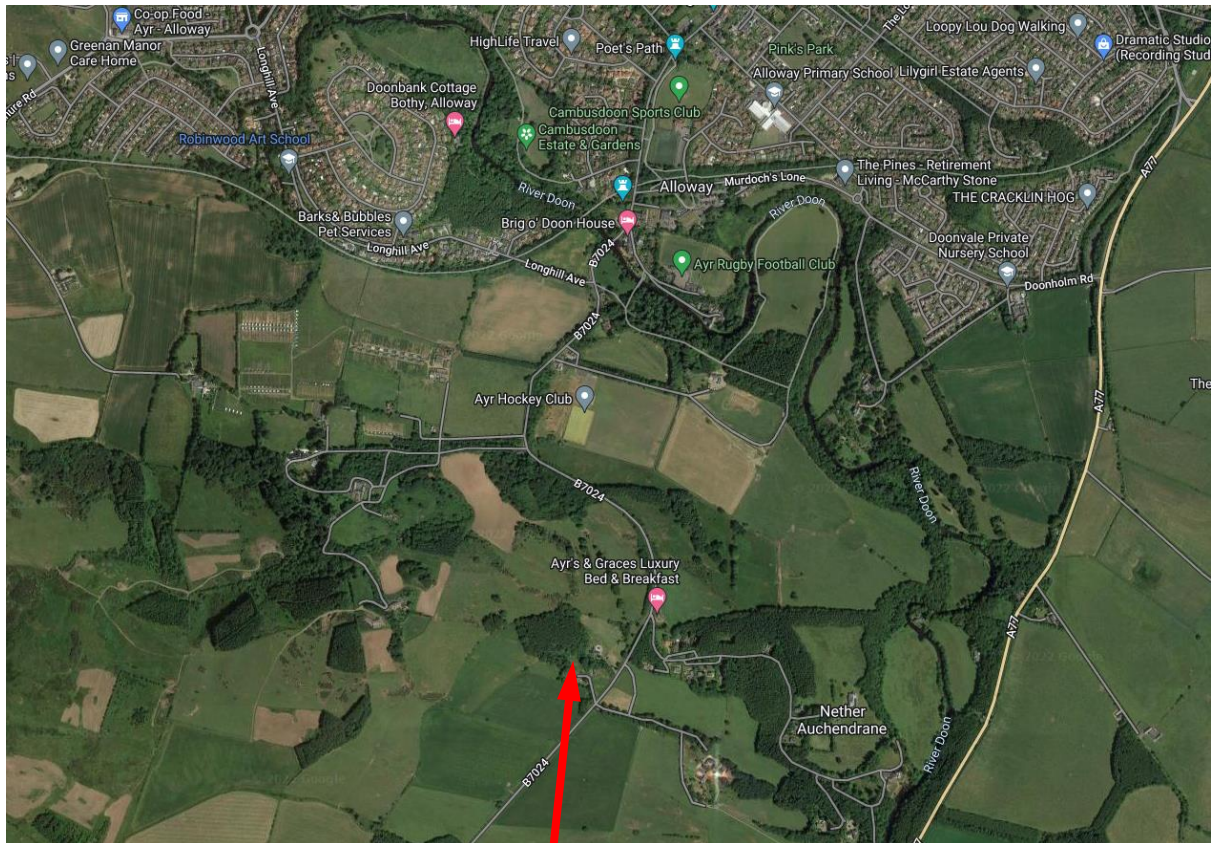
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(Courtesy of Google Maps)



Locus of Proposed Garage Accommodation



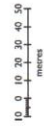
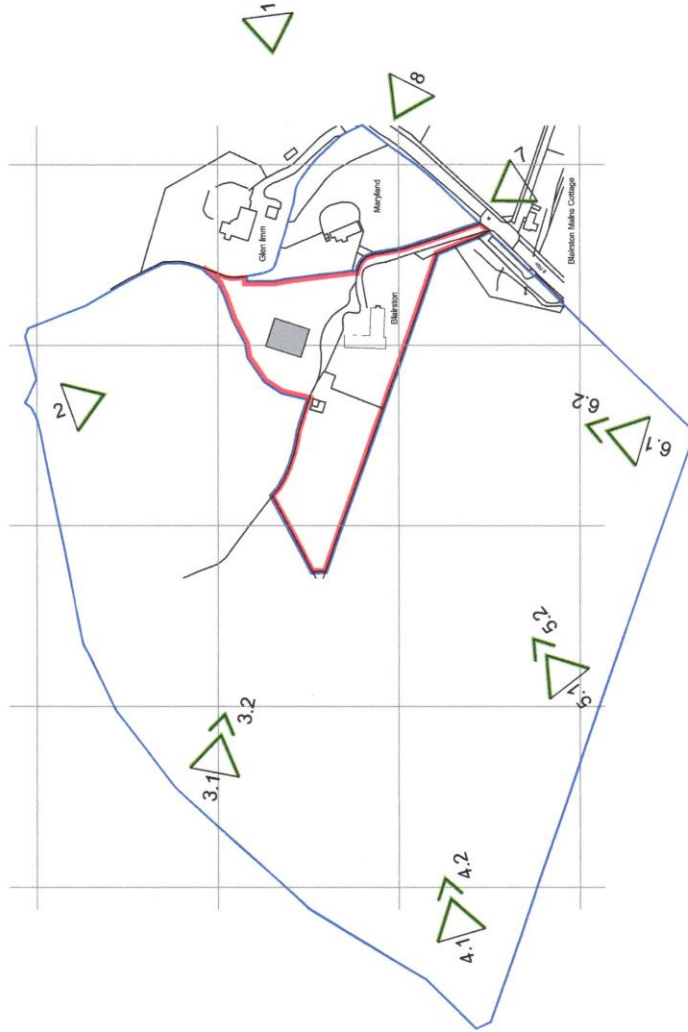
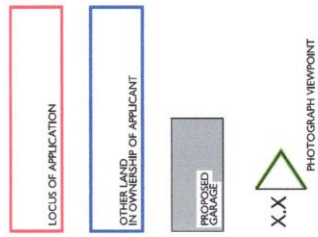
AERIAL IMAGE 3 of 3
(Courtesy of Google Maps)



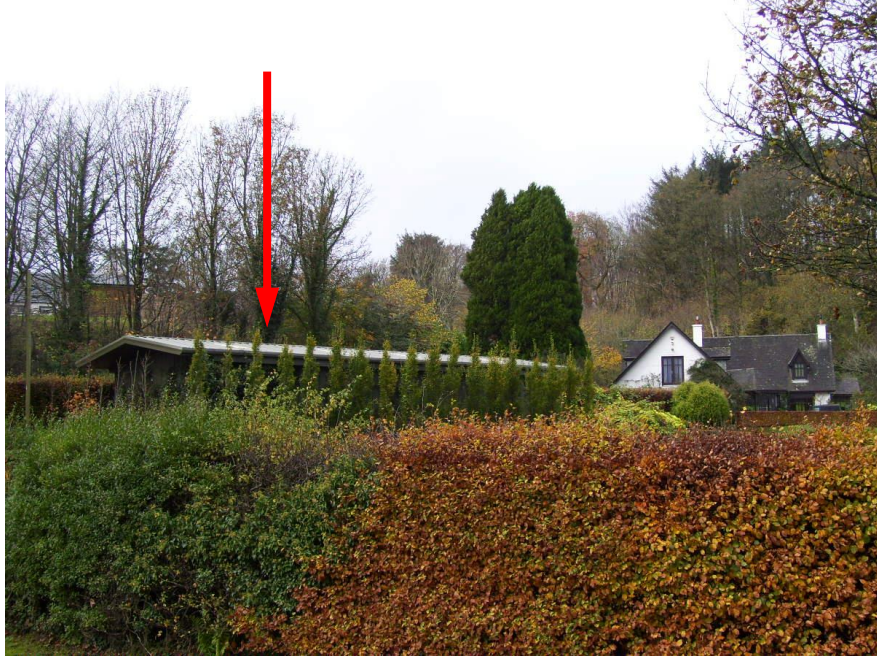
Locus of Proposed Garage Accommodation



Photograph Viewpoints. Drawing No: 1211-10



Extension	Other
Planning Application	
Applicant: Mr & Mrs John Scott	
Address: Blarzon, High Maybole Road, Alloway, Ayr KA7 4EF	
Project: Proposed Private Garage at:	
Blarzon, High Maybole Road, Alloway, Ayr KA7 4EF	
Drawing title: Photograph Viewpoints	
paul sullivan architectural services 19 moor park prestwick, ka7 2nj tel: 01292 471607 mobile: 07812776834 jr_paulsall@outlook.com	
Scale: 1:2000 (A3)	Date: 07/11/2022
Drawing number:	Revision:
1211-10	



PHOTOGRAPH 1



PHOTOGRAPH 2

Locus of Proposed Garage Accommodation



NOTE: The `location arrows' are a general indication of where the proposed Garage Accommodation is located (in all cases being below and behind intervening physical and landscape features)



PHOTOGRAPH 3.1



PHOTOGRAPH 3.2

Locus of Proposed Garage Accommodation



NOTE: The `location arrows' are a general indication of where the proposed Garage Accommodation is located (in all cases being below and behind intervening physical and landscape features)



PHOTOGRAPH 4.1



PHOTOGRAPH 4.2

Locus of Proposed Garage Accommodation



NOTE: The `location arrows' are a general indication of where the proposed Garage Accommodation is located (in all cases being below and behind intervening physical and landscape features)



PHOTOGRAPH 5.1



PHOTOGRAPH 5.2

Locus of Proposed Garage Accommodation



NOTE: The `location arrows` are a general indication of where the proposed Garage Accommodation is located (in all cases being below and behind intervening physical and landscape features)



PHOTOGRAPH 6.1



PHOTOGRAPH 6.2

Locus of Proposed Garage Accommodation



NOTE: The `location arrows' are a general indication of where the proposed Garage Accommodation is located (in all cases being below and behind intervening physical and landscape features)



PHOTOGRAPH 7



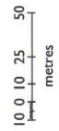
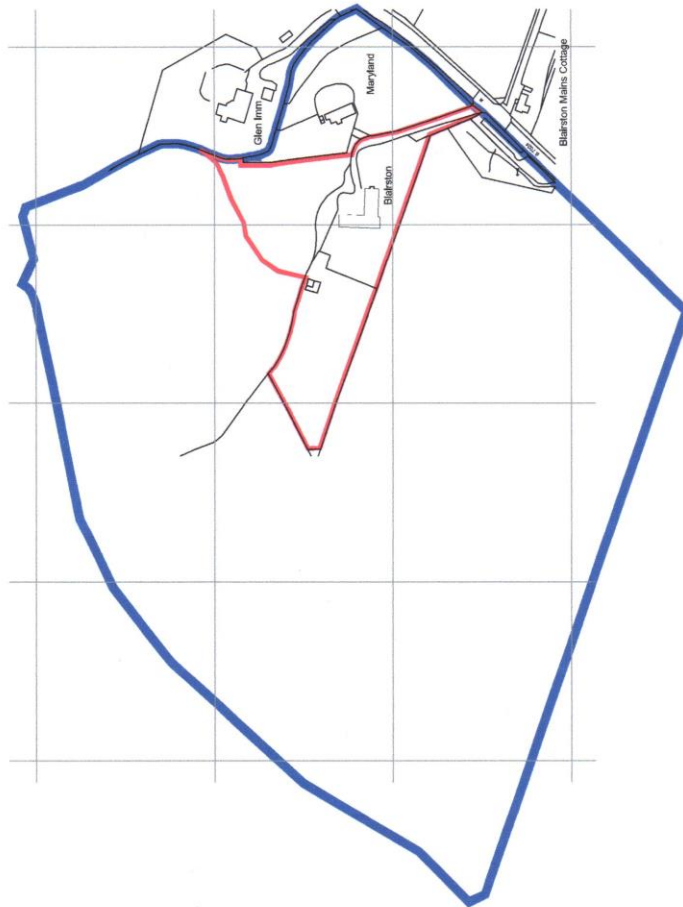
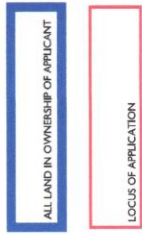
PHOTOGRAPH 8

Locus of Proposed Garage Accommodation



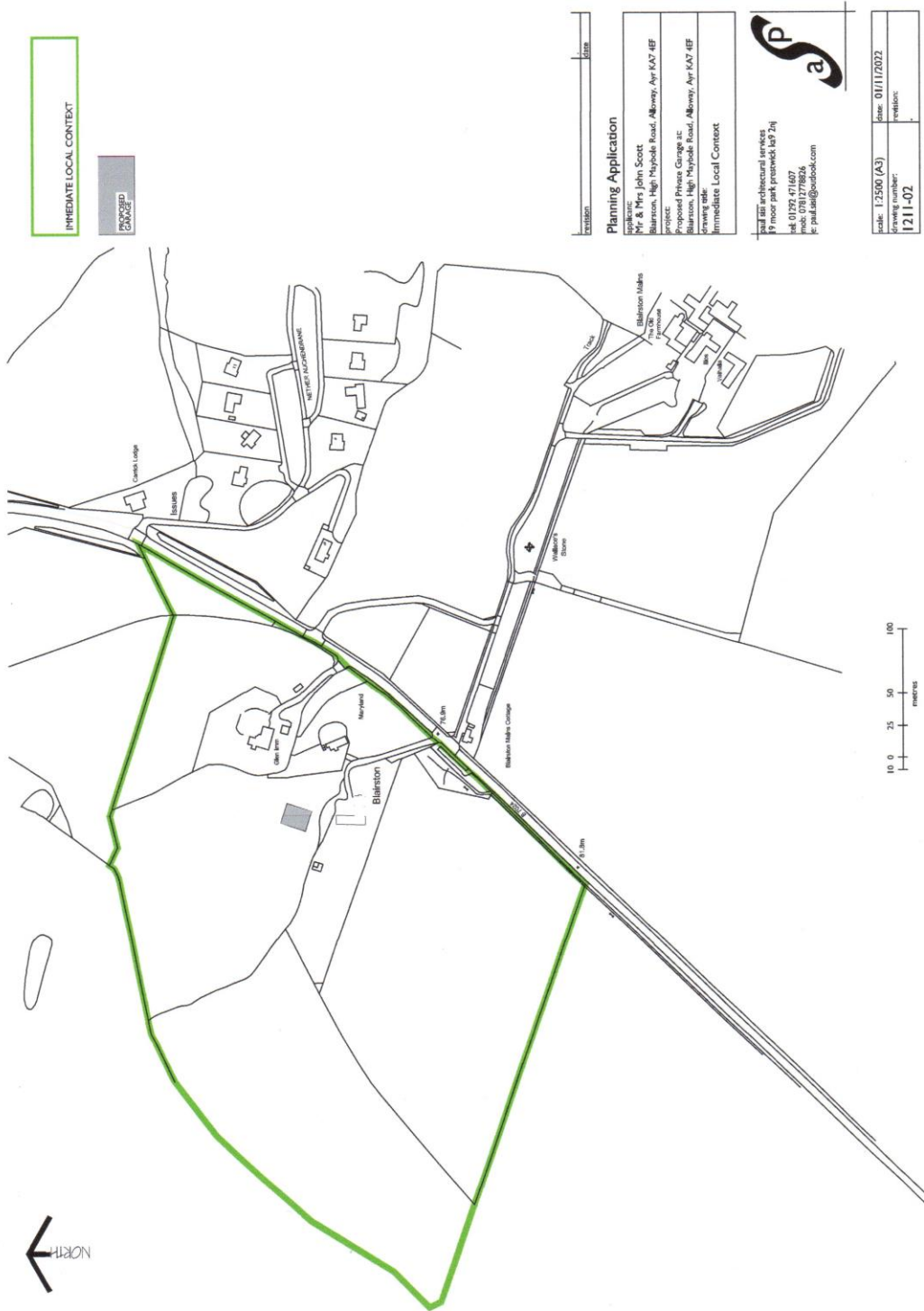
NOTE: The 'location arrows' are a general indication of where the proposed Garage Accommodation is located (in all cases being below and behind intervening physical and landscape features)

Block Plan showing All Land in Ownership of Applicants. Drawing No 1211-03



revision:	date:
Planning Application	
Applicant: Mr & Mrs John Scott	
Address: Blariston, High Hyshode Road, Alloway, Ayr KA7 4EF	
Project: Proposed Private Garage etc.	
Address: Blariston, High Hyshode Road, Alloway, Ayr KA7 4EF	
Drawing title: Block Plan	
Showing: Showing All Land in Ownership of the Applicant	
a p architectural services 27 West Park, Perthshire, MK3 2H Tel: 01752 471667 Fax: 01752 471668 E: paul@apbooks.com	
scale: 1:2000 (A3)	date: 01/11/2022
drawing number: 1211-03	revision:

Immediate Local Context. Drawing No 1211-02



Revision	Date

Planning Application
Mr & Mrs John Scott
Blariston, High Maybole Road, Alloway, Ayr KA7 7EF
Proposed: Proposed Phreze Garage at:
Blariston, High Maybole Road, Alloway, Ayr KA7 7EF
Drawing title:
Immediate Local Context

paal aia architectural services
19 Moorpark Farm, Dundee, DD1 2JH
Tel: 01392 471667
Mob: 0781277626
E: paul.aia@paal.co.uk



Scale: 1:2500 (A3) Date: 01/11/2022
Drawing number: 1211-02
Revision:



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 100609614-001

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)

Erection of Private Garage

Has the work already been started and/ or completed? *

No Yes - Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

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

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr & Mrs"/>	Building Name:	<input type="text" value="Blairston"/>
First Name: *	<input type="text" value="John"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Scott"/>	Address 1 (Street): *	<input type="text" value="High Maybole Road"/>
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="KA7 4NR"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value=""/>		

Site Address Details

Planning Authority:

South Ayrshire Council

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

Address 1:

BLAIRSTON

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

AYR

Post Code:

KA7 4EF

Please identify/describe the location of the site or sites

Northing

616715

Easting

233003

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: Paul Sisi

On behalf of: Mr & Mrs John Scott

Date: 06/12/2022

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 Paul Sisi

Declaration Date: 06/12/2022

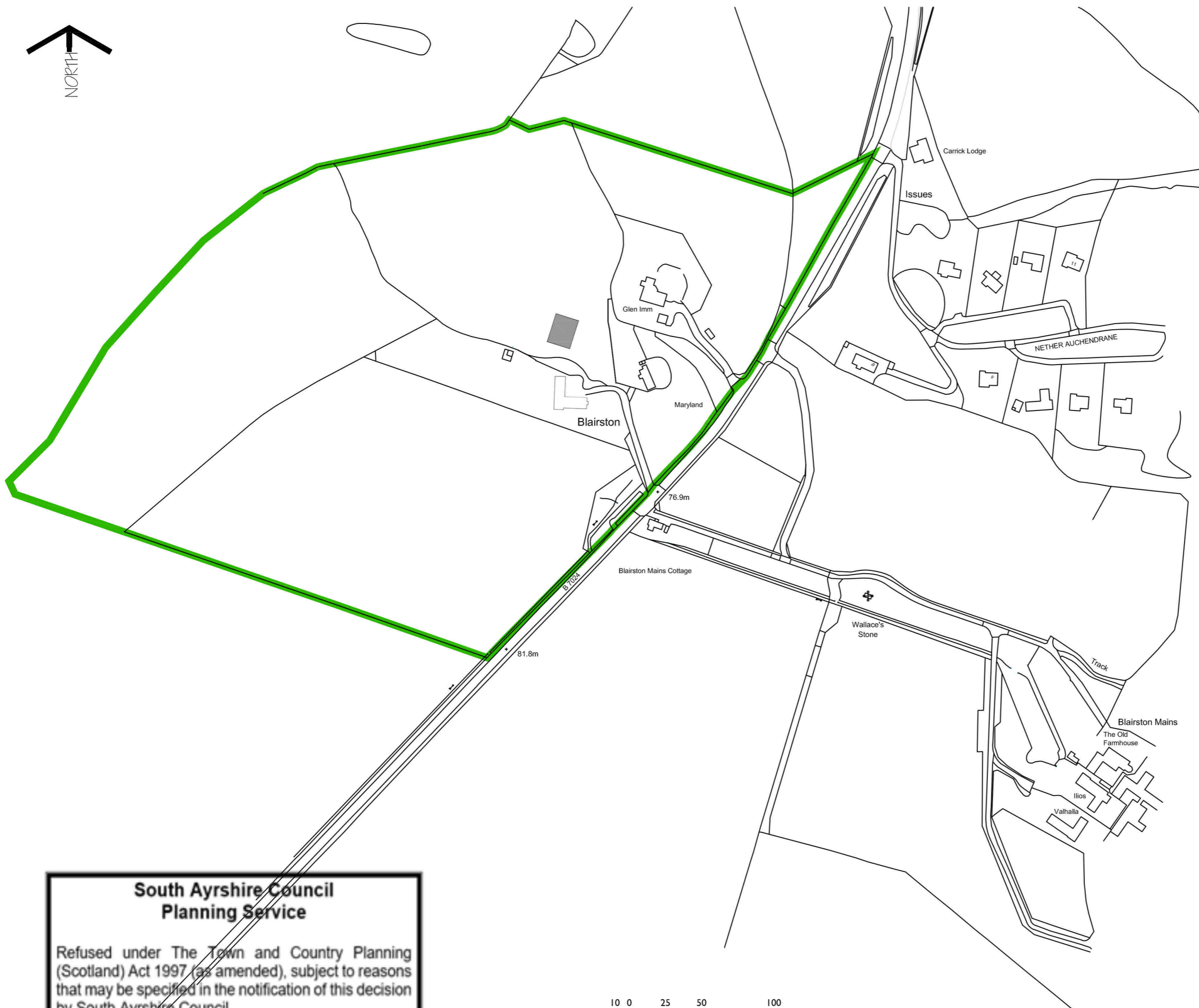
Payment Details



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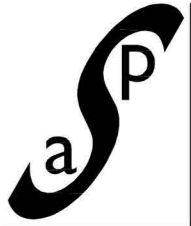


revision	date

Planning Application

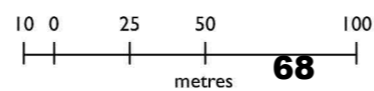
applicant: Mr & Mrs John Scott Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
project: Proposed Private Garage at: Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
drawing title: Immediate Local Context

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



**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.

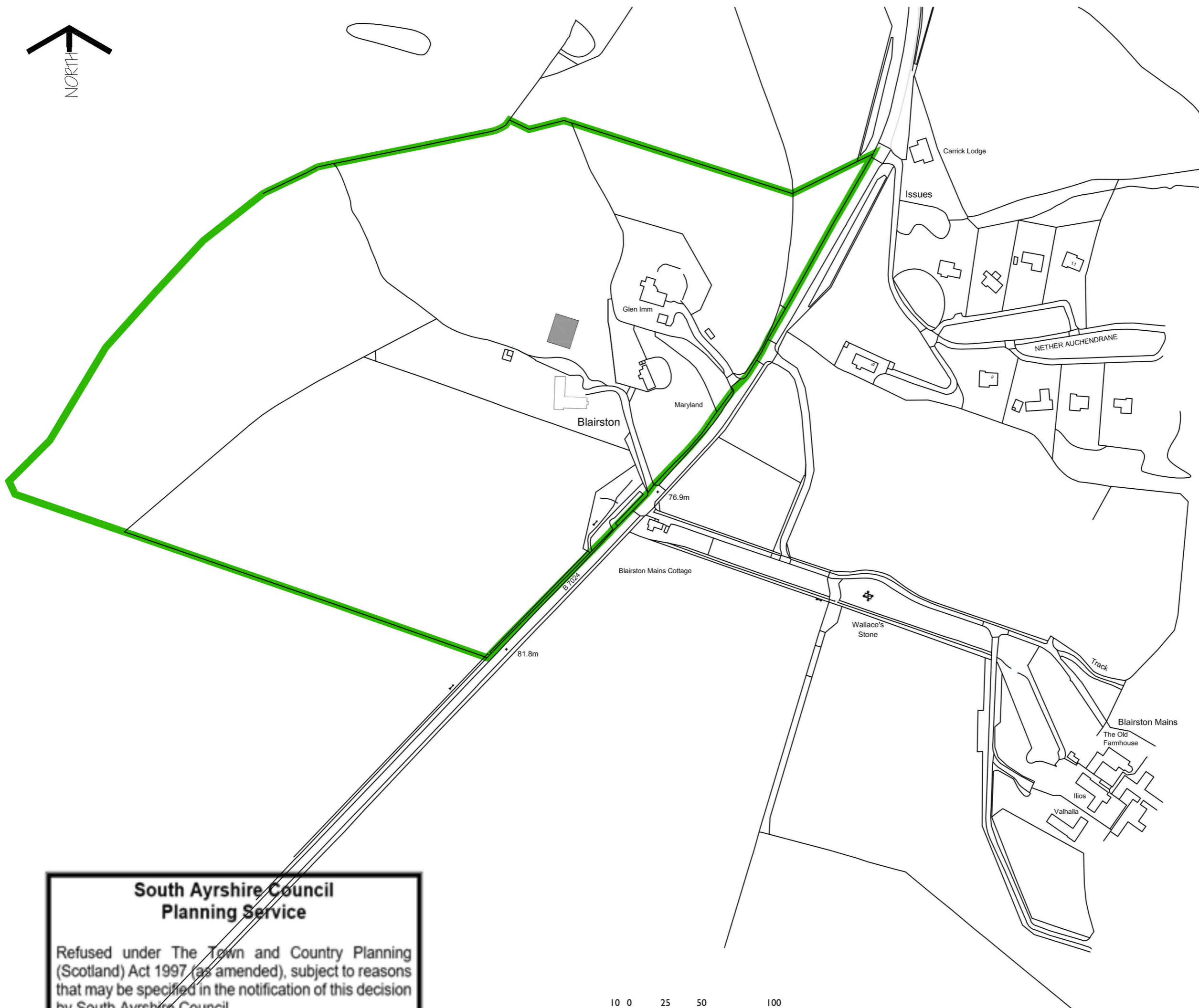


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drawing number: 1211-02	revision: .



IMMEDIATE LOCAL CONTEXT

PROPOSED GARAGE



revision	date

Planning Application

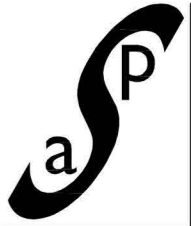
applicant:
Mr & Mrs John Scott
 Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

project:
 Proposed Private Garage at:
 Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

drawing title:
Immediate Local Context

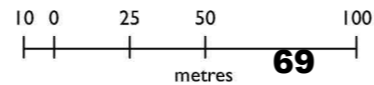
paul sisi architectural services
 19 moor park prestwick ka9 2nj

tel: 01292 471607
 mob: 07812778826
 e: paul.sisi@outlook.com



**South Ayrshire Council
 Planning Service**

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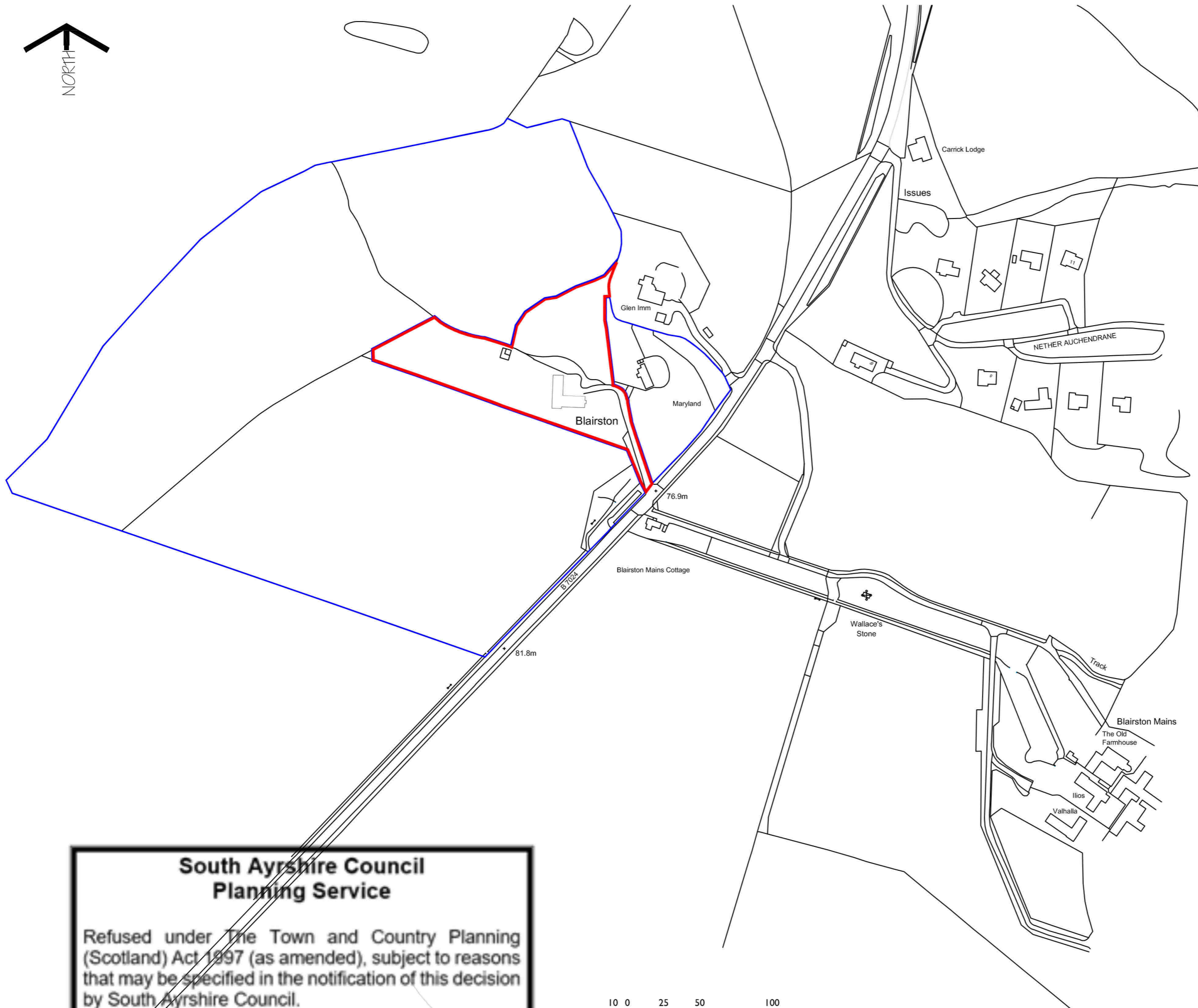


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drawing number: 1211-02	revision: .



LOCUS OF APPLICATION

OTHER LAND IN OWNERSHIP OF APPLICANT



revision	date

Planning Application

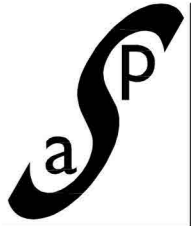
applicant:
Mr & Mrs John Scott
 Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

project:
 Proposed Private Garage at:
 Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

drawing title:
**Area
 Location Plan**

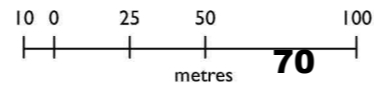
paul sisi architectural services
 19 moor park prestwick ka9 2nj

tel: 01292 471607
 mob: 07812778826
 e: paul.sisi@outlook.com

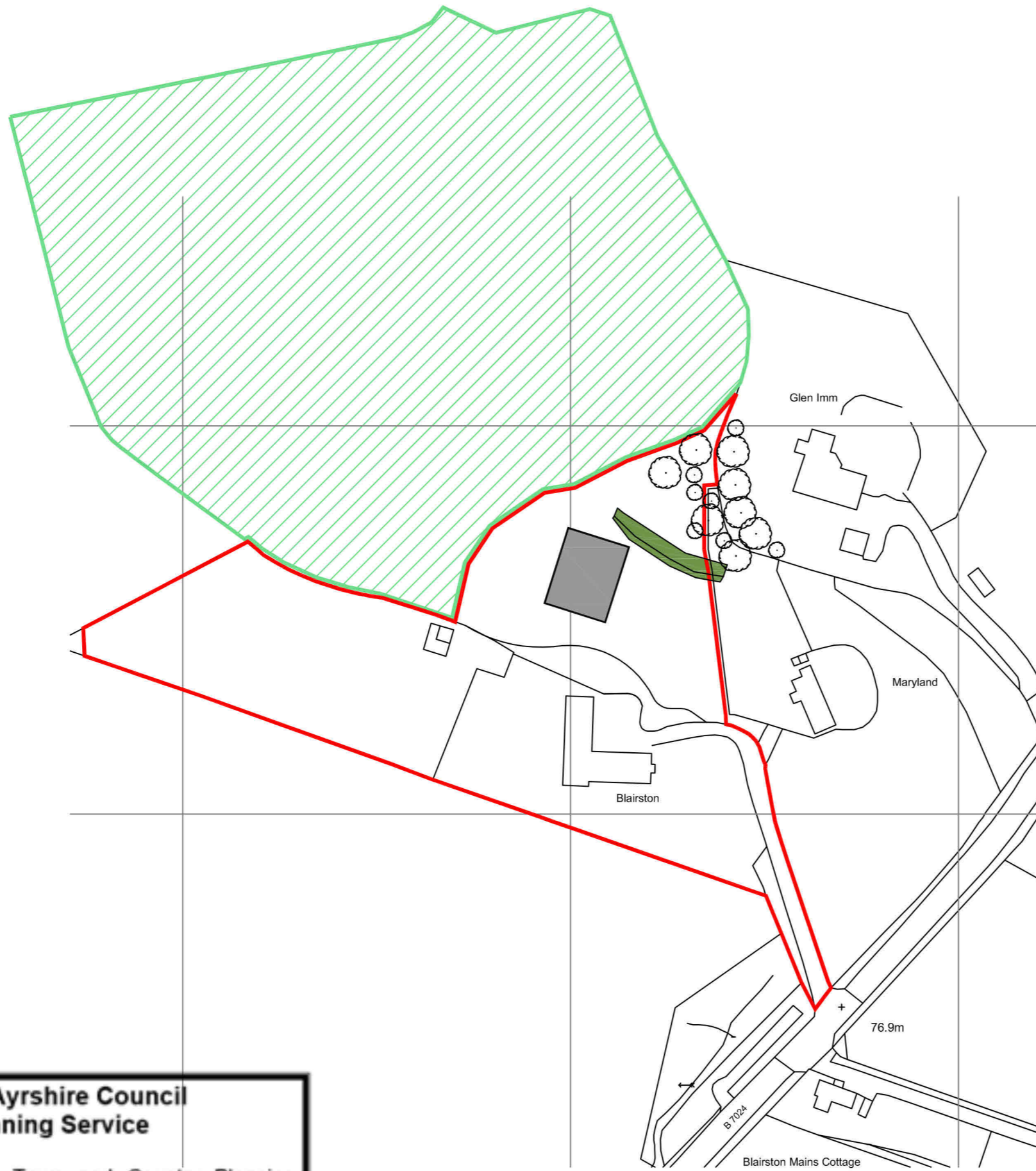


**South Ayrshire Council
 Planning Service**

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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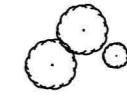


LOCUS OF APPLICATION

WOODLAND

PROPOSED GARAGE

Planted BERM feature



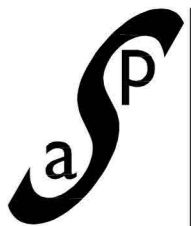
Existing & Reinforced Boundary tree planting species include:
Ash, Sycamore, Willow, Birch Lime & Poplar.

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

Planning Application

applicant: Mr & Mrs John Scott Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
project: Proposed Private Garage at: Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
drawing title: Site Location/ Block Plan

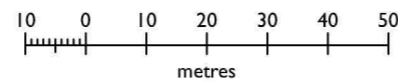
paul sisi architectural services
19 moor park prestwick ka9 2nj
tel: 01292 471607
mob: 07812778826
e: paul.sisi@outlook.com



scale: 1:1250 (A3)	date: 01/11/2022
drawing number: 1211-04	revision: .

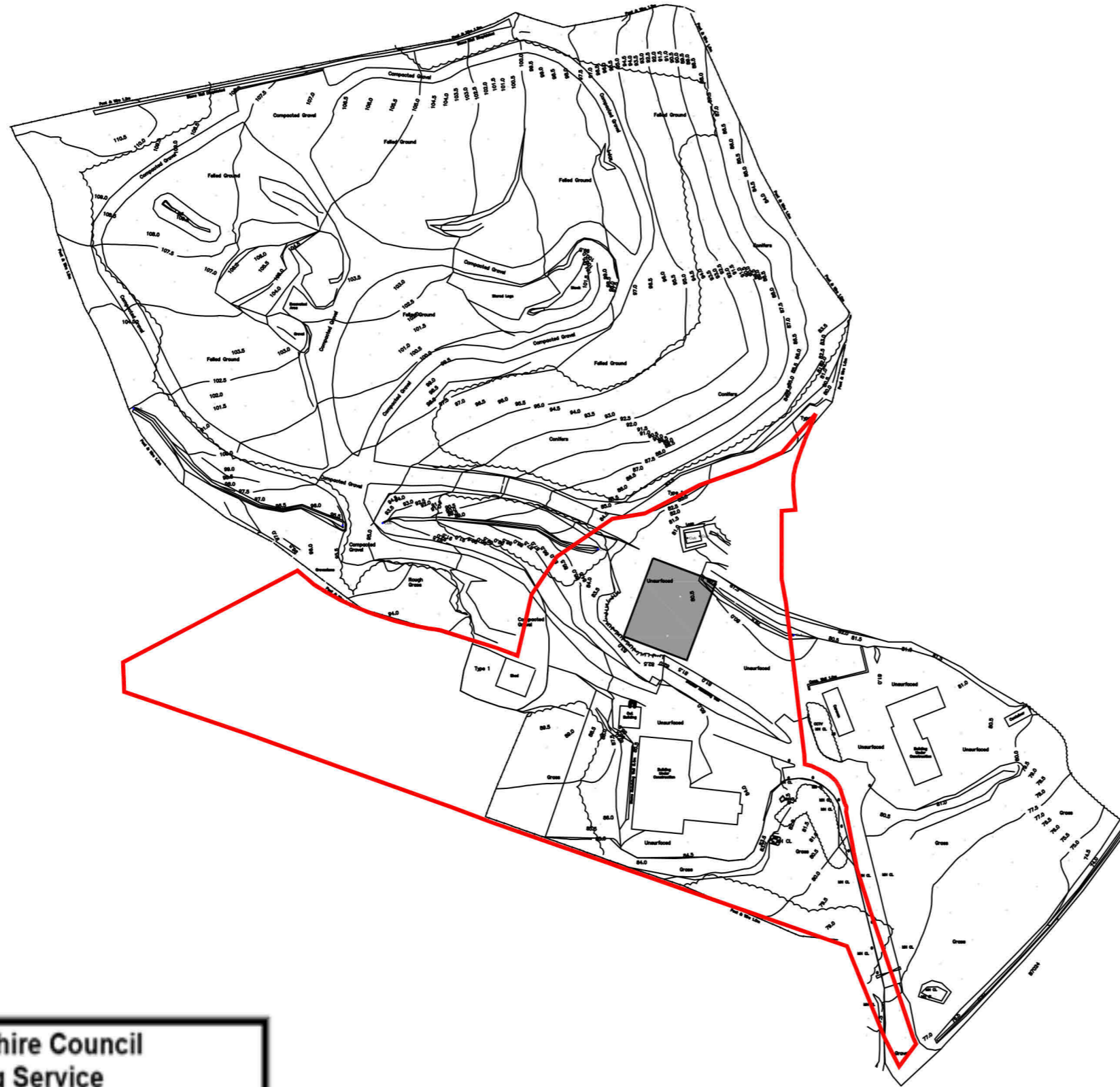
**South Ayrshire Council
Planning Service**

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.



LOCUS OF APPLICATION

PROPOSED GARAGE



revision	date

Planning Application

applicant:
Mr & Mrs John Scott
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

project:
Proposed Private Garage at:
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

drawing title:
Topographic extract with extent of proposals
Superimposed

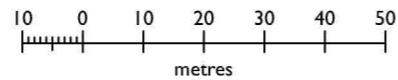
paul sisi architectural services
19 moor park prestwick ka9 2nj
tel: 01292 471607
mob: 07812778826
e: paul.sisi@outlook.com



scale: 1:1250 (A3)	date: 01/11/2022
drawing number: 1211-05	revision: .

**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.



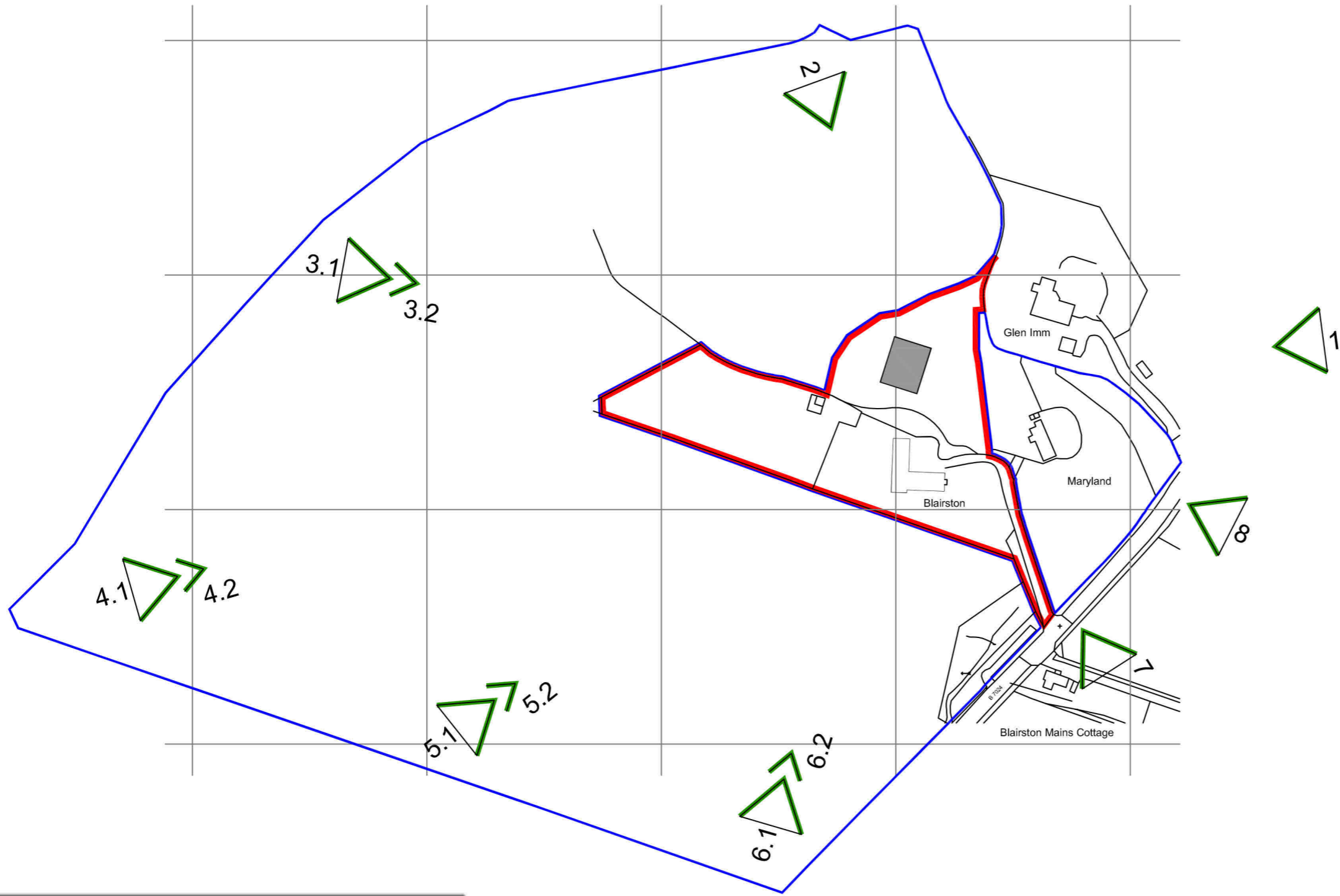


LOCUS OF APPLICATION

OTHER LAND IN OWNERSHIP OF APPLICANT

PROPOSED GARAGE

X.X PHOTOGRAPH VIEWPOINT



revision	date

Planning Application

applicant:
Mr & Mrs John Scott
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

project:
Proposed Private Garage at:
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

drawing title:
Photograph Viewpoints

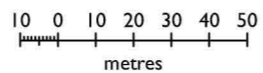
paul sisi architectural services
19 moor park prestwick ka9 2nj

tel: 01292 471607
mob: 07812778826
e: paul.sisi@outlook.com



**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.

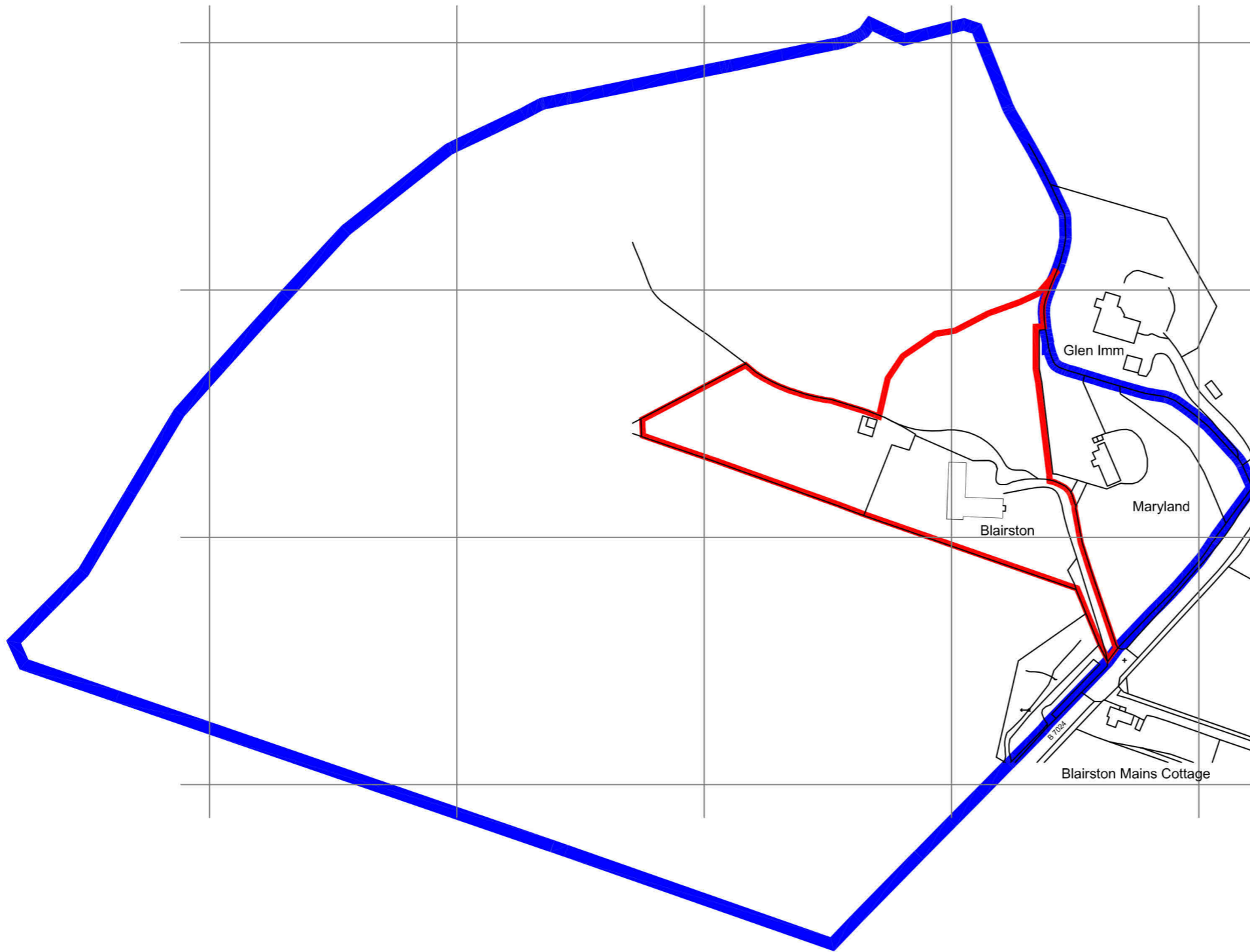


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drawing number: 1211-10	revision: .



ALL LAND IN OWNERSHIP OF APPLICANT

LOCUS OF APPLICATION



**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.

revision	date
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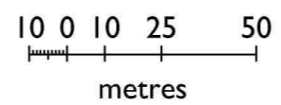
Planning Application

applicant:
Mr & Mrs John Scott
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

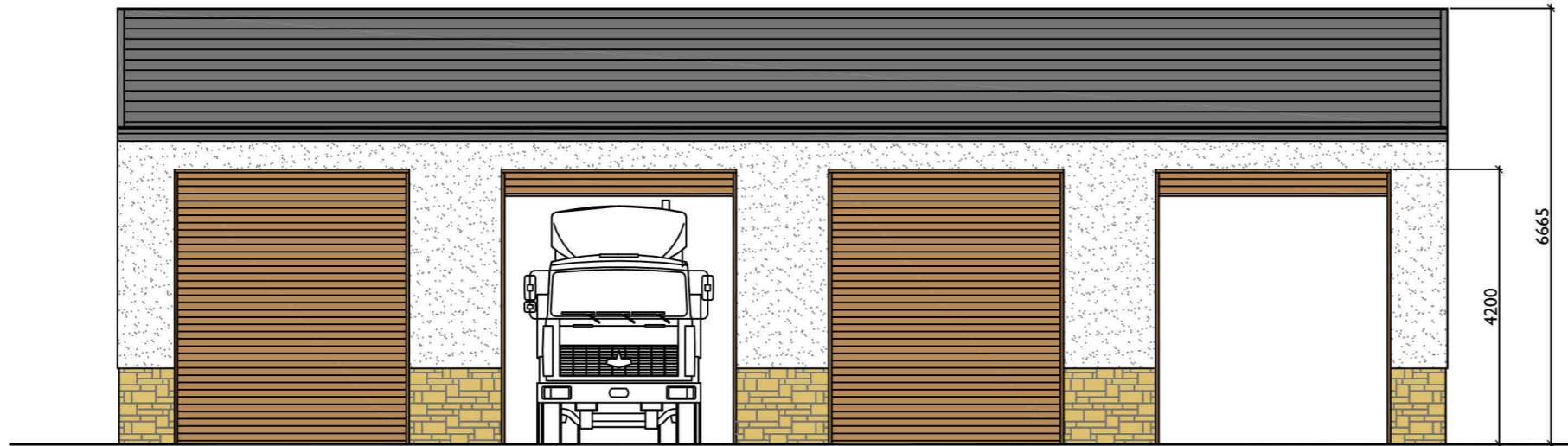
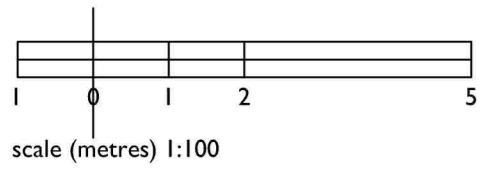
project:
Proposed Private Garage at:
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

drawing title:
Block Plan
Showing All Land in Ownership of the Applicant

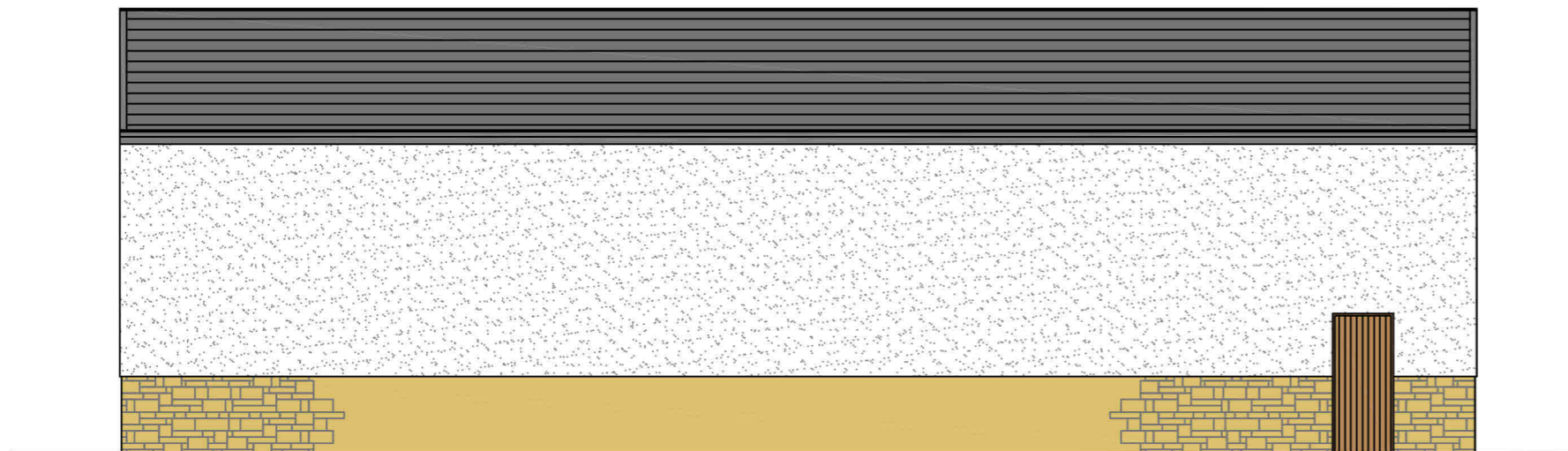
paul sisi architectural services
19 moor park prestwick ka9 2nj
tel: 01292 471607
mob: 07812778826
e: paul.sisi@outlook.com



scale: 1:2000 (A3)	date: 01/11/2022
drawing number: 1211-03	revision: .



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

**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.

revision	date
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Planning Application

client:
Mr & Mrs John Scott
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

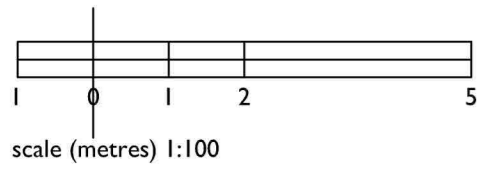
project:
Proposed Private Garage at:
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

drawing title:
As Proposed
Elevations (sheet 1 of 2)

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

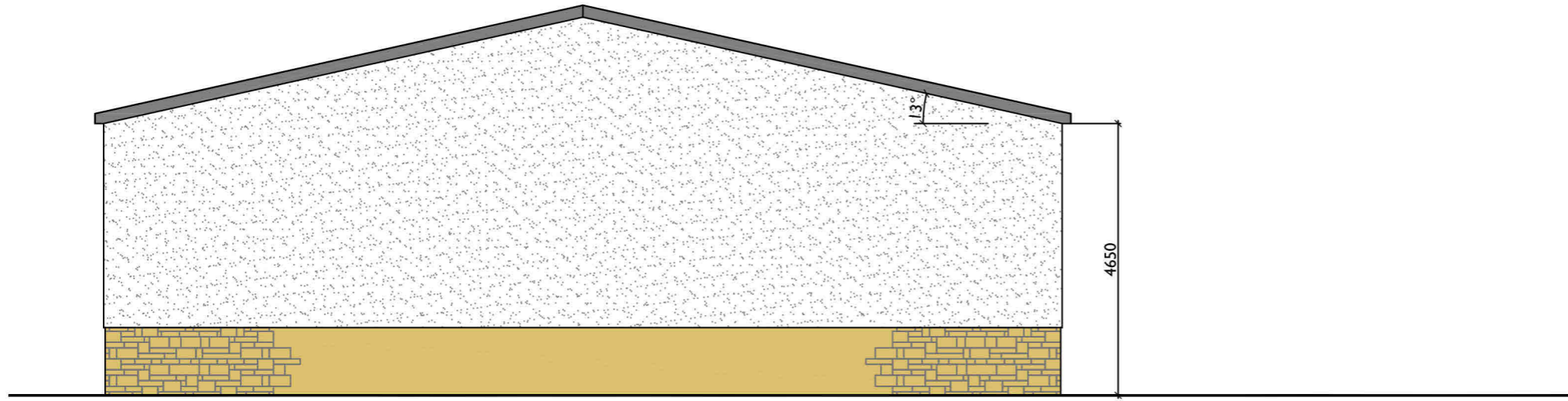


scale: 1:100 (A3)	date: 01/11/2022
drawing number: 1211-08	revision:

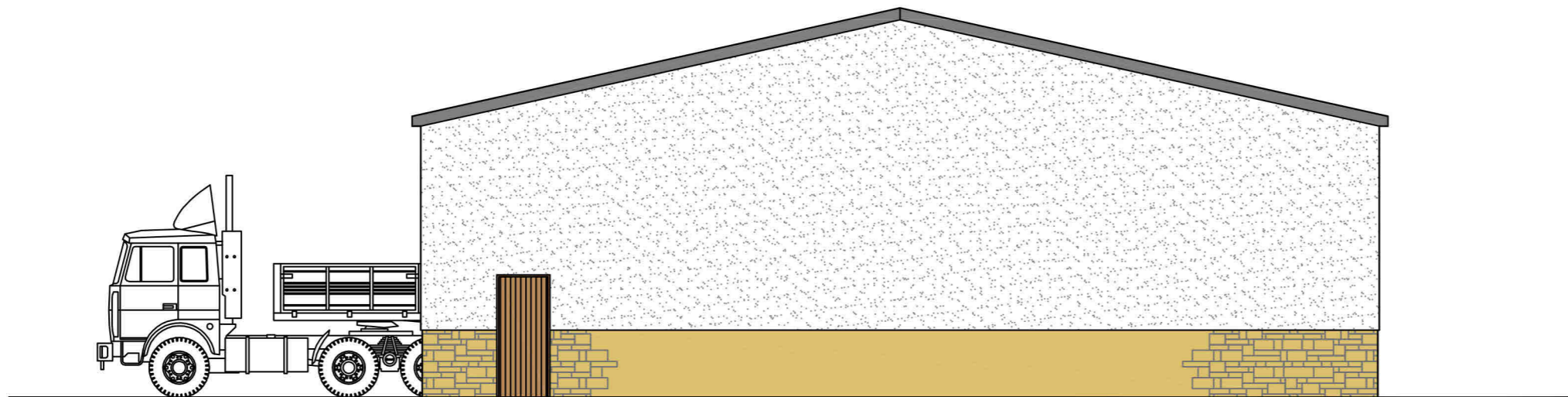


**South Ayrshire Council
Planning Service**

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.



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

revision	date

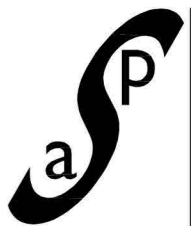
Planning Application

client:
Mr & Mrs John Scott
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

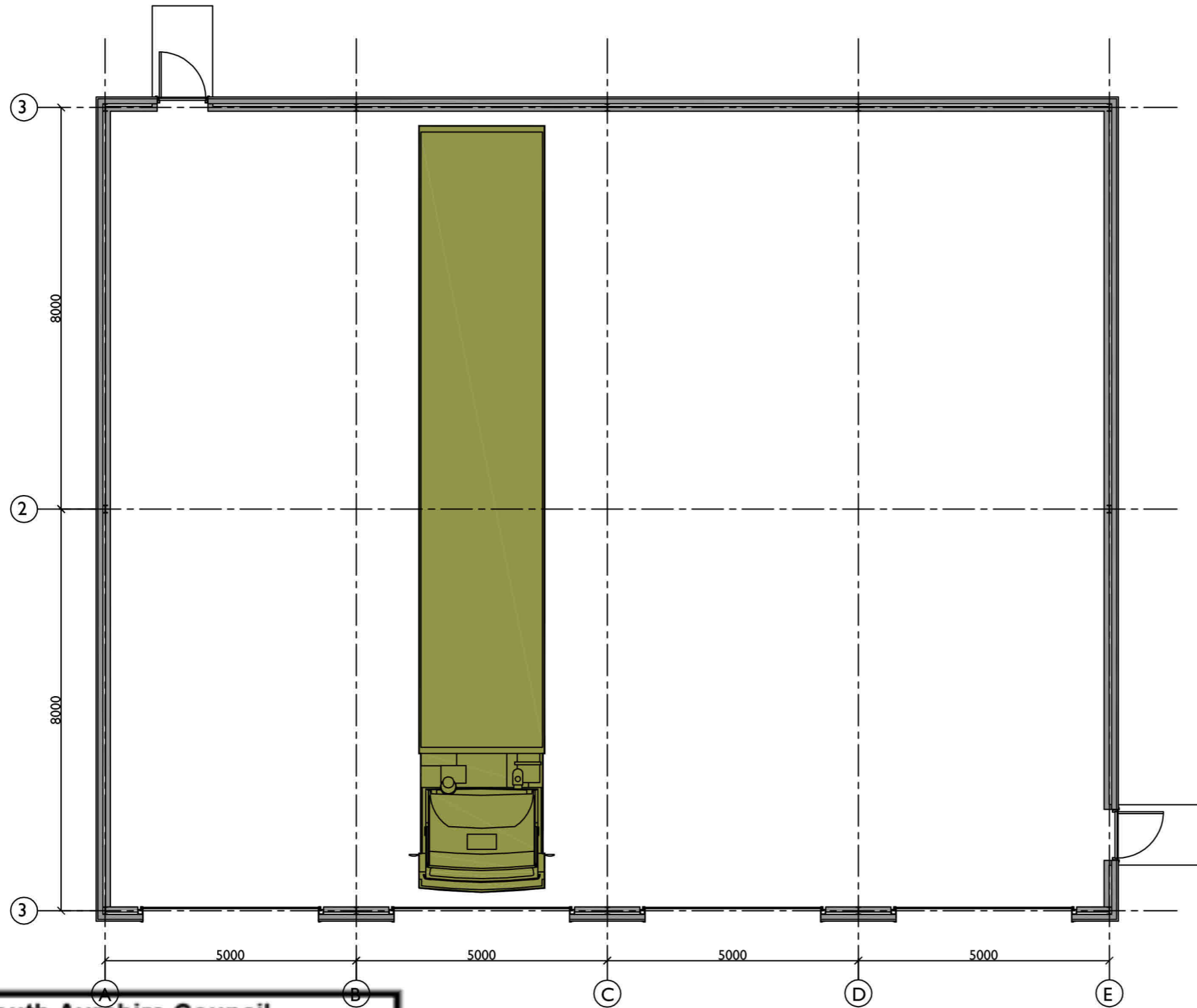
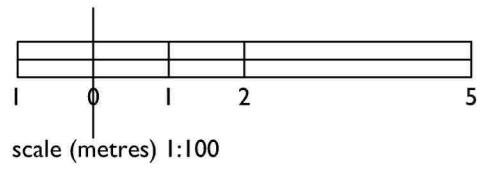
project:
Proposed Private Garage at:
Blairston, High Maybole Road, Alloway, Ayr KA7 4EF

drawing title:
As Proposed
Elevations (sheet 2 of 2)

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



scale: 1:100 (A3)	date: 01/11/2022
drawing number: 1211-09	revision:



GROUND FLOOR:

New Ground bearing concrete floor slab.

EXTERNAL WALLS:

External render finish, to match both the dwelling house and adjoining properties, over a stone base course detail, again to reflect the detailing to both the dwelling house and the adjoining property.

PITCHED ROOF:

Interlocking tile profile roof sheets (colour slate grey), incl. associated fascia, soffit, verge and ridge detailing/ flashings.

GUTTERS & DOWNPIPES:

External gutters & downpipes, colour black.

DOORS:

Roller doors to Storage accommodation to have timber effect foil finish, colour to be agreed with Planning Authority.

Personnel access/ egress doors to identified locations to be traditional ledged and braced timber doors.

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

Planning Application

client: Mr & Mrs John Scott Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
project: Proposed Private Garage at: Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
drawing title: As Proposed Garage Floor Plan

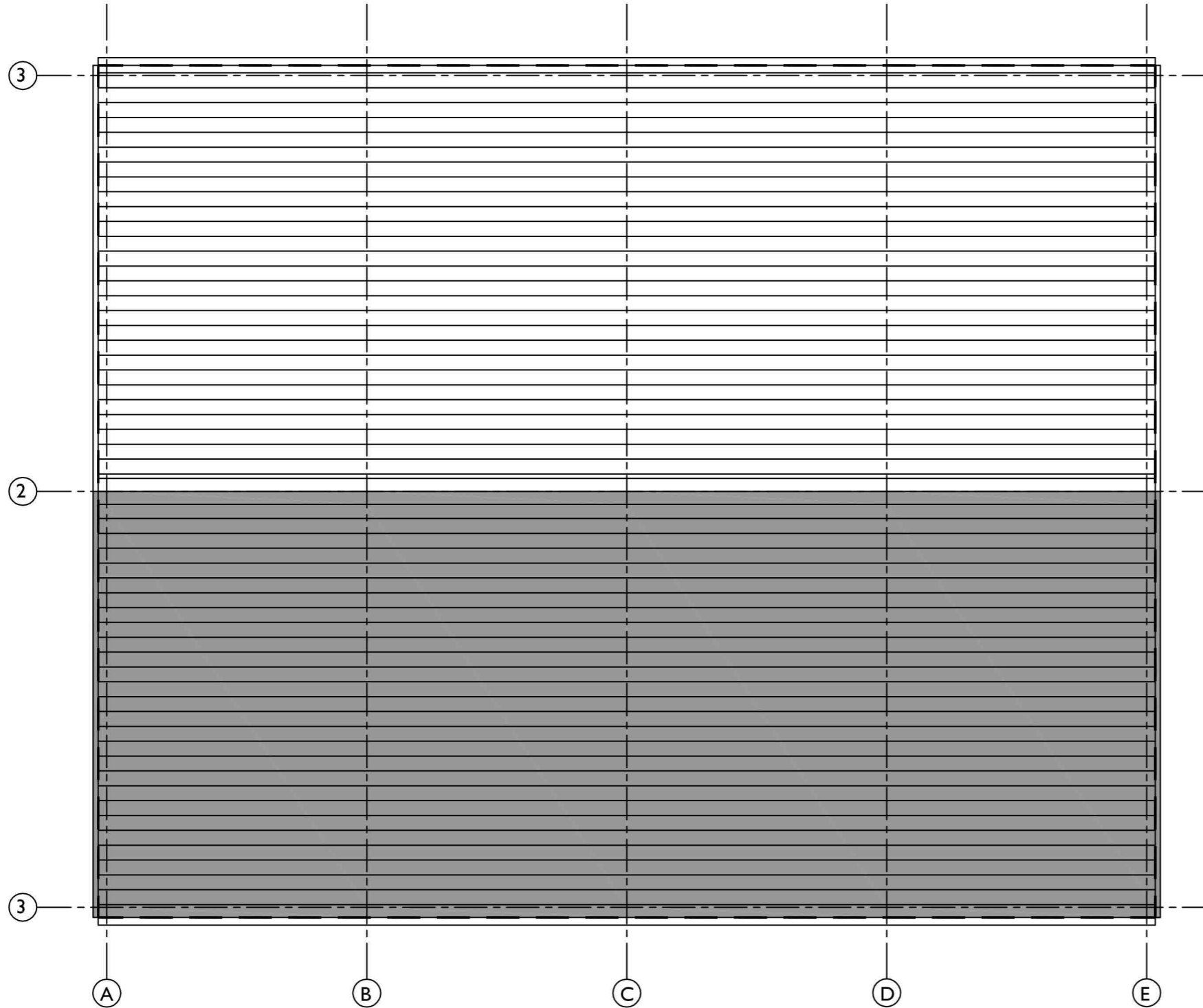
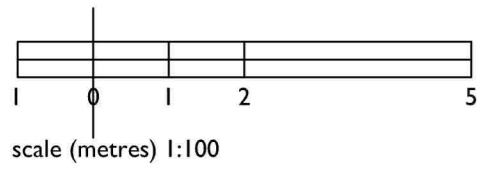
paul sisi architectural services
19 moor park prestwick ka9 2nj
tel: 01292 471607
mob: 07812778826
e: paul.sisi@outlook.com



scale: 1:100 (A3)	date: 01/11/2022
drawing number: 1211-06	revision:

**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.



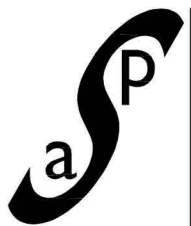
**South Ayrshire Council
Planning Service**

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.

revision	date

Planning Application	
client:	Mr & Mrs John Scott Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
project:	Proposed Private Garage at: Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
drawing title:	As Proposed Roof Plan

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scale: 1:100 (A3)	date: 01/11/2022
drawing number: 1211-07	revision:

**STATEMENT IN SUPPORT
OF PLANNING APPLICATION FOR
THE ERECTION OF PRIVATE DOMESTIC GARAGE
ON LAND AT BLAIRSTON HOUSE, AYR, KA7 4EF**

**REPORT PREPARED ON BEHALF OF
MR AND MRS JOHN SCOTT,
BLAIRSTON HOUSE, AYR, KA7 4EF**

Report Prepared by:

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

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



December 2022

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- Other Relevant Material Considerations

5.0 PROPOSALS

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- The Proposals, including:
 - Drawings
 - Materials and Details of Construction
 - External finishes
 - Landscaping

6.0 SUMMARY / CONCLUSIONS

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APPENDIX (separate document)

Photographs, etc, including those of the Vehicles to be housed

(i) SUMMARY / CONCLUSIONS

- Planning permission is being sought to construct a Private Garage on ground shown on Planning Application Drawing No 1211-01, i.e. within the garden of Blairston House

The Garage will be used for the storage of vintage vehicles, the primary hobby of one of the Applicants – a long-standing member of the Historic Commercial Vehicle Society and, as there is no other garage associated with the property, the garaging of the Applicants' private cars.

- The proposed site is within the greenbelt. Housing is, however, recognised as an established use within the greenbelt. The proposed Garage is within the area of the garden of Blairston House and would be for entirely domestic use
- The precise details of the location mean, as confirmed elsewhere in this Statement, that, including both visual and physical impact, the proposals would have no discernible impact on the character of that part of the greenbelt within which it would be situated. Effectively, it would only be seen from the air
- In summary, the proposals would not:
 - impact on the landscape setting of settlements
 - encourage coalescence, located as this would be well away from the margin of the greenbelt
 - disrupt patterns of woodland, fields, hedgerows, etc, or
 - impact on skylines, hill features, including prominent views
 - be isolated
- While not typical of the garages described in Supplementary Guidance: Rural Housing, Design Policy 2, it is generally agreed that, while the word 'garage' has several connotations, it is generally agreed that it

means a building for housing a motor vehicle or vehicles. The use of the proposed Garage falls within the scope of the definition of 'domestic'

- The proposals would form an integral part of a group of buildings
- The key physical/visual relationships are with Blairston House and Maryland Cottage and its eventual Garage
- To assist with tying in the proposals with these two properties, a similar palette of materials would be used. In detail, the proposals are for a rendered wall finish over a stone-effect base course detailing, with the use of a mock tile interlocking roof
- These details reinforce the domestic nature of the structure, tying it in visually with the two houses
- At a detailed level, the proposals would not offend the requirements of residential amenity relative to its nearer neighbours
- In the final analysis, the question therefore is, would the proposals undermine the effectiveness and robustness of Green Belt Policy here or elsewhere within the LDP2 area? No clear evidence has been brought forward to support the opinion that previous proposals for the site of a similar scale would have such a consequence.
- It is maintained, therefore, that the current proposals – on a reduced scale and using different materials – would be even less evident if that was indeed possible

1.0 INTRODUCTION AND BACKGROUND INFORMATION

Background

This Report has been commissioned by Mr and Mrs John Scott, Blairston House, Ayr, KA7 4EF. At the time of writing, it was understood that the application site was in their ownership. Boundaries of the application site and overall extent of ownership are confirmed by Planning Application Drawing No 1211-01, a copy of which can be found on page 28 and which forms part of the planning application.

The Applicants

These are Mr and Mrs John Scott, Blairston House, High Maybole Road, Ayr, KA7 4EF.

Project Team

This Supporting Statement, as instructed by the Applicants, was prepared by:

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

The Site

The proposed red line site extends to 1 Ha and comprises the private garden of Blairston House. As shown in Planning Application Drawing No 1211-04, the proposed Garage would be within a northern portion of the garden.

The Proposals

Planning permission is being sought to construct a private garage on the above-mentioned site to be used for the storage of vintage vehicles, the primary hobby of one of the Applicants.

A copy of Planning Application Drawing Nos 1211-06, 1211-07, 1211-08 and 1211-09 can be found in Part 5.0.

This would extend to 324 m² and would comprise space for the storage of vintage vehicles (trucks).

John Scott, since his earliest days, only wanted to drive and work with trucks. After leaving school, he trained as an HGV mechanic and worked in his father's haulage business, Gunning's Motors. At the age of 21, he attained his HGV, allowing him then to drive trucks on the road. At 22, he won HGV Lorry Driver of the Year and all these memories were made using the vintage trucks he owns today.

The collection of vehicles in his possession are as follows and photographs of some can be found in the Appendices:

1. Volvo F16 tractor unit E147 OBV. This Volvo was the first of its model brought into Britain in 1987. The vehicle has undergone a complete refurbishment and is painted in the colours of Gunning's Motors. The truck has attended all the vintage rallies in south Scotland and won many first-prize awards for its condition. It has also been used by Volvo trucks as a promotional feature at truck shows. The current value of the truck is around £50,000.
2. Volvo F7 tractor unit NCS 875W. This 1980 Volvo was one of the first trucks that Mr Scott drove and has also undergone an expensive refurbishment and is painted in the colours of Gunning's Motors. The truck has attended all the vintage rallies in south Scotland and won

many awards for its condition. The current value of the truck is around £25,000.

3. Scania 141 tractor unit UJN 509V. This 1979 Scania was the King of the Road truck during that era. Again, this truck has undergone an expensive refurbishment costing around £40,000 and is painted in the colour of Gunning's Motors. The truck has attended all the vintage rallies in south Scotland and won many first-prize awards for its condition. The current value of the truck is around £50,000.
4. Scania 143 tractor unit. This 1994 truck is the more modern version of the other Scania Mr Scott owns. This again is a very sought-after vehicle, currently worth £25,000. It also will shortly go through a refurbishment programme painting it in the Gunning's Motors colours which will take the value up to around £45,000.
5. Reliant Robin car. This 1980 version is a replica of the one used in the TV programme 'Only Fools on Horses'. These vehicles are fast becoming very sought-after vehicles and this one is in good condition, probably worth around £5,000.
6. Land Rover Defender vehicle. This vehicle was bought in 2016 as an investment by Mr Scott. The vehicle has only done 168 miles from new and is a very sought-after vehicle with Land Rover enthusiasts. This vehicle is worth around £55,000 now.

While it does include other vehicles, the majority, as can be seen, are 'trailer units', i.e. trucks/lorries. These represent the core of Mr Scott's hobby. He has spent years restoring these vehicles to their original condition and he now requires a building where they can be stored safely and will enable periodically low intensity maintenance to take place.

This building needs to be accessible so that it can be used as often as required on an essentially ad hoc basis. To emphasise the importance of Mr Scott's hobby to him, he is a long-standing member of Historic Commercial Vehicle Society club.

He also attends various truck rallies in Scotland, such as Ayrshire Road Run, Truckfest Scotland, Dumfries Truck Group Show, Ayrshire Vintage Tractor Show, Ayrshire Agricultural Show and Strathclyde Country Park Show. It should be noted, however, that attendances at these and other charity events are on an occasional basis, with the vehicles only being on the public roads perhaps three or four times a year.

As can be seen from the descriptions above and the fact that the value of these vehicles is circa £210,000, not to mention the personal value to Mr Scott, **it is most important that these vehicles be stored under cover and secure and, as a hobby, should be as accessible as possible.**

Scope and Purpose of this Supporting Statement (Project Brief)

This Statement forms part of the planning application and relates to the area of ground shown in Planning Application Drawing No 1211-04.

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

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

In particular:

- (a) the refusal on a delegated basis of Planning Application Ref No 21/00551/APP and
- (b) Decision by South Ayrshire Local Review Body (LRB), 29 March 2022

2.0 AREA CONTEXT AND SITE ANALYSIS

Area Context

The Area context is shown in Planning Application Drawing No 1211-01.

The application site lies approximately one mile to the south of Alloway.

The policy position in relation to landscape is dealt with later. The Applicants and their Design Team are aware that a successful outcome will be dependent upon a number of considerations. Among them, in this case, relate to the detailed characteristics of the site and its location and setting within the near and broader landscape (i.e. area context). Can the proposals, as designed, be successfully absorbed into both?

The intention at this stage therefore, in order to provide a baseline for assessing potential impact, is to provide from confirmed sources as clear a picture as possible about landscape context/setting.

(i) Broad Landscape Character

The landscape policies of the adopted LDP refer to the Ayrshire Landscape Assessment published by the then SNH in 1998 as the primary source of guidance re broad landscape. The 1998 Assessment places the site on the eastern edge of Landscape Character Area D, Coastal Headlands, immediately adjacent to Area I, Lowland River Valley to the east. In terms of broad landscape context, however, more recently the 1998 Assessment has been replaced by Scottish Landscape Character Types (LCT) Maps and Descriptions published by NatureScot in 2019. In the document, the site is allocated to Landscape Character Area Type 68, i.e. Lowland River Valleys – Ayrshire, although the overall ownership of Blairston House could well extend into Landscape Character Area Type 62. Coastal Headlands.

Inevitably, the boundaries drawn between LCT are, to a degree, generalisations and, in several respects, the characteristics of the site do not entirely mirror those of either LCT.

In relation to establishing baseline information, the Council's 'Green Belt Update of the South Ayrshire LDP' was also interrogated. The site falls within Area Reference 67, and this information is also returned to later.

(ii) Local/Immediate Landscape Context

In our opinion, the relevant area is shown on Drawing No 1211-02 on page 24.

The key landscape issue is one of visual impact: Where will these proposals be seen from? In our opinion, the photographs to be found on Blairston Images Sheets on pages 17 to 22 confirm that visual impact will be minimal.

In the final analysis, the proposals occupy an existing geomorphological feature that is a natural bowl-shaped depression which has been slightly enlarged.

In addition, the extracts from Google Maps shown on page 13 to 15 confirm the wooded setting of Blairston House as a whole and, in particular, the heavily wooded nature of the area to the north. Indeed, the large area of woodland to the west has been the subject of a major repurposing project which will guarantee a well-managed outcome with an emphasis on native species which, in turn, should strengthen biodiversity. What this means is that the proposals would be substantially unseen. To date, the Applicants have planted 537 indigenous roses, 188 British hardwood trees and 160 various species of shrubs and, in addition, a bund has been created to the west of the proposals and this has also been topped by trees and shrubs, reducing even further the possibility of visual intrusion. There has now been

planting of the downslope to Glen Imm with dense shrubs, including laurel to the boundary.

In summary therefore, from the range of photographic images, Google extracts and allied to the topographic information and with the extensive interplanting and replanting exercise, it is clear that the new structure will effectively be visible only from the air or from very close proximity.

There is also the matter of potential impact on residential amenity and this is dealt with on page 43.

AERIAL IMAGE 1 of 3

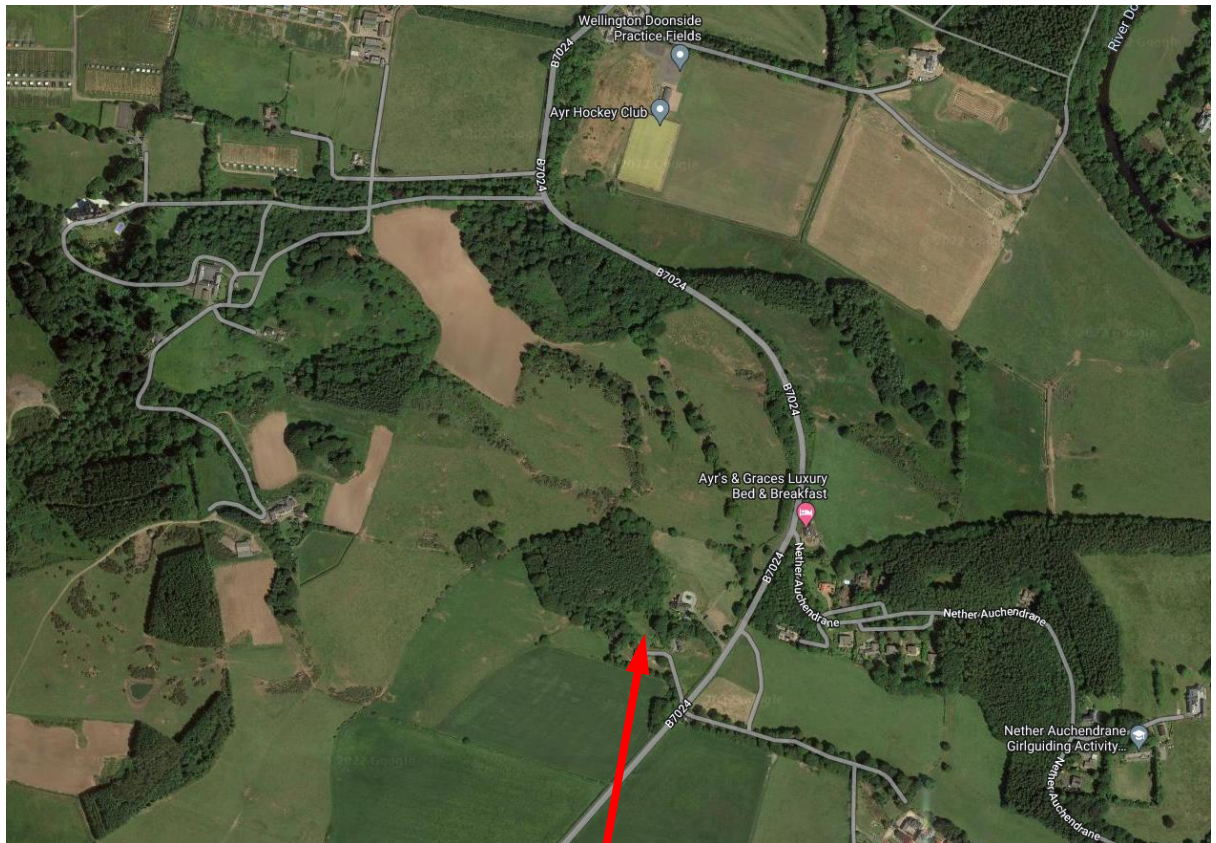
(Courtesy of Google Maps)



Locus of Proposed Garage Accommodation



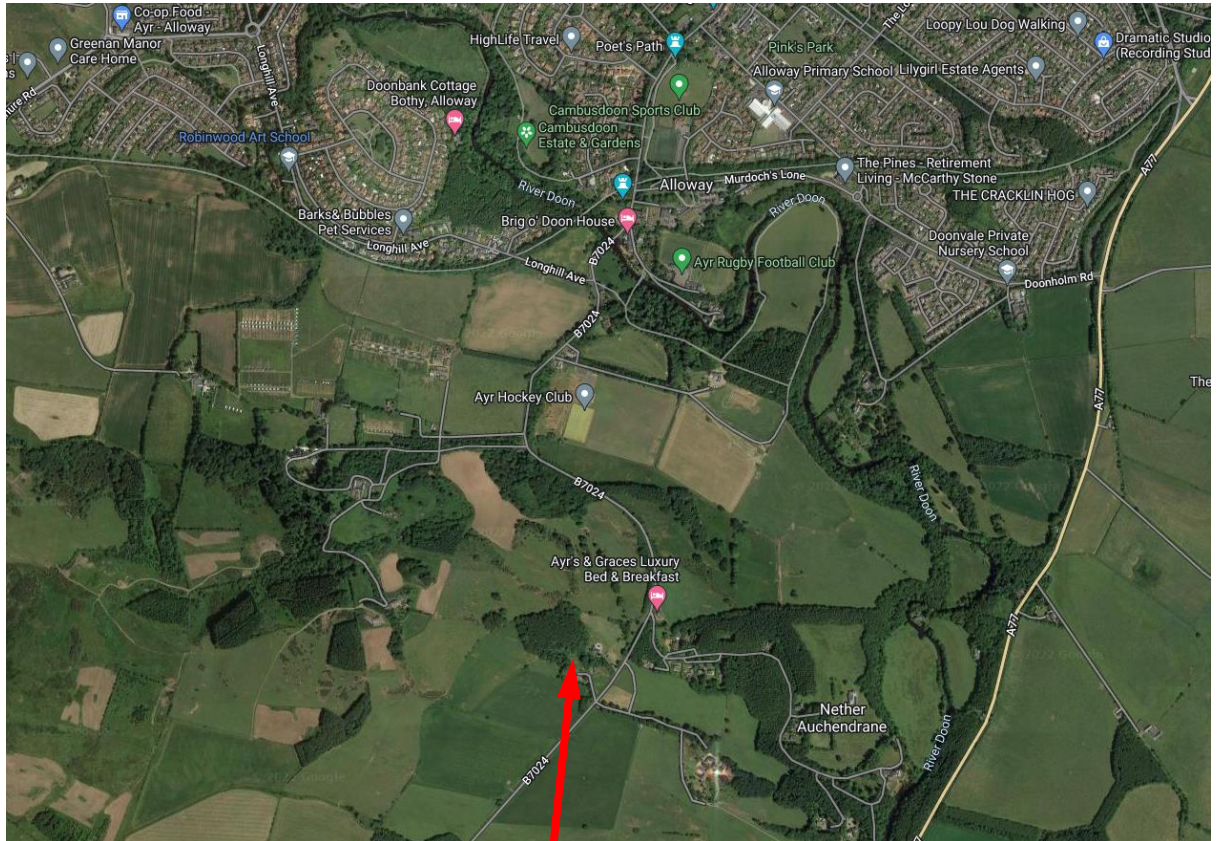
AERIAL IMAGE 2 of 3
(Courtesy of Google Maps)



Locus of Proposed Garage Accommodation



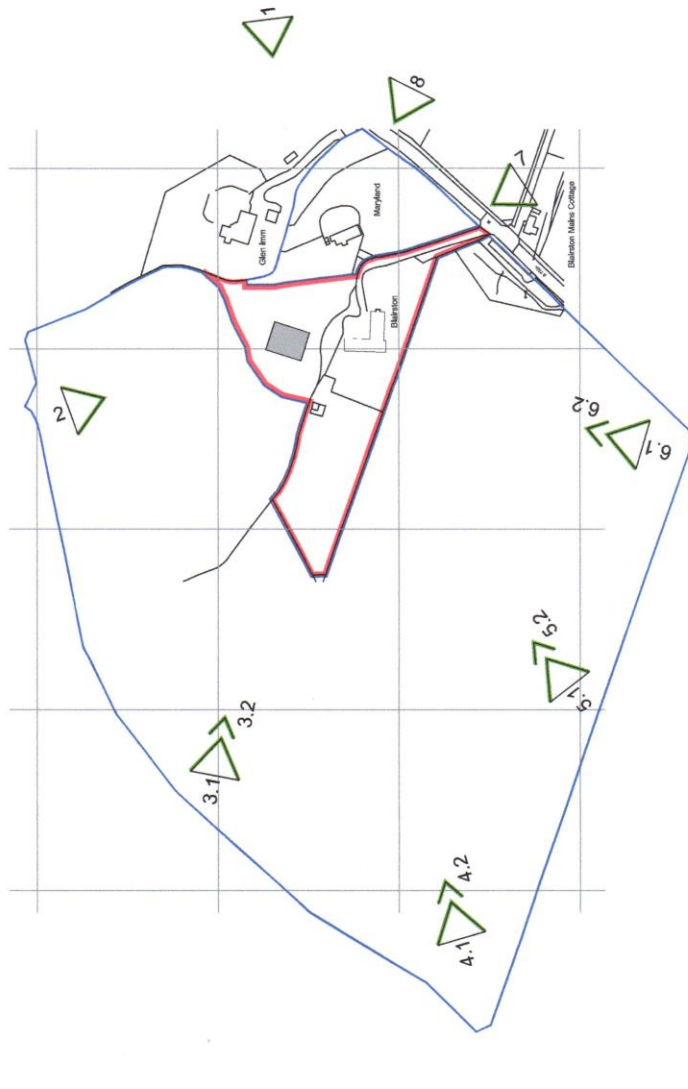
AERIAL IMAGE 3 of 3
(Courtesy of Google Maps)



Locus of Proposed Garage Accommodation



Photograph Viewpoints. Drawing No: 1211-10



revision	date
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Planning Application

Applicant: Mr & Mrs John Scott
 Blairzoon, High Maybole Road, Alloway, Ayr KA7 4EF
 Project: Proposed Private Garage at:
 Blairzoon, High Maybole Road, Alloway, Ayr KA7 4EF
 Drawing title: Photograph Viewpoints

Paul Sill architectural services
 19 Moorpark Preswick, KA7 2JH
 Tel: 01292 471467
 Fax: 078 1277626
 E: paul.sill@outlook.com

Scale: 1:2000 (A3)	Date: 07/11/2022
Drawing number: 1211-10	Revision:



PHOTOGRAPH 1



PHOTOGRAPH 2

Locus of Proposed Garage Accommodation



NOTE: The `location arrows' are a general indication of where the proposed Garage Accommodation is located (in all cases being below and behind intervening physical and landscape features)



PHOTOGRAPH 3.1



PHOTOGRAPH 3.2

Locus of Proposed Garage Accommodation



NOTE: The `location arrows' are a general indication of where the proposed Garage Accommodation is located (in all cases being below and behind intervening physical and landscape features)



PHOTOGRAPH 4.1



PHOTOGRAPH 4.2

Locus of Proposed Garage Accommodation



NOTE: The `location arrows' are a general indication of where the proposed Garage Accommodation is located (in all cases being below and behind intervening physical and landscape features)



PHOTOGRAPH 5.1



PHOTOGRAPH 5.2

Locus of Proposed Garage Accommodation



NOTE: The `location arrows` are a general indication of where the proposed Garage Accommodation is located (in all cases being below and behind intervening physical and landscape features)



PHOTOGRAPH 6.1



PHOTOGRAPH 6.2

Locus of Proposed Garage Accommodation



NOTE: The `location arrows' are a general indication of where the proposed Garage Accommodation is located (in all cases being below and behind intervening physical and landscape features)



PHOTOGRAPH 7



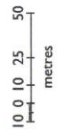
PHOTOGRAPH 8

Locus of Proposed Garage Accommodation



NOTE: The 'location arrows' are a general indication of where the proposed Garage Accommodation is located (in all cases being below and behind intervening physical and landscape features)

Block Plan showing All Land in Ownership of Applicants. Drawing No 1211-03



revision	date

Planning Application

Applicant: Mr & Mrs John Scott
 Blairton, High Wycombe Road, Alloway, Ayr KA7 4EP

Project: Phipps Cottage etc
 Blairton, High Wycombe Road, Alloway, Ayr KA7 4EP

Planning code: Block Plan
 Showing All Land in Ownership of the Applicant.

Local authority: South Ayr Council
 19 moor park prenewick k87 2nj
 Tel: 01292 311603
 Fax: 01292 311604
 E: paul.hill@outlook.com

scale: 1:2000 (A3)	date: 01/11/2022
drawing number: 1211-03	revision: -

Immediate Local Context. Drawing No 1211-02



IMMEDIATE LOCAL CONTEXT

PROPOSED CHANGE

Location	Blairston
Date	01/11/2022
Planning Application	
Applicant	Mr & Mrs John Scott
Address	Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
Proposed	Proposed Private Garage 3C
Location	Blairston, High Maybole Road, Alloway, Ayr KA7 4EF
Drawing title	Immediate Local Context
<p>paal 481 architectural services 19 moor park, prestwick, ka9 2hj tel: 01792 471607 fax: 0181 778826 je.paal@aiaa.co.uk</p>	
Scale	1:2500 (A3)
Date	01/11/2022
Drawing number	1211-02



Site Analysis

- **The Site**

The red line site, which extends to 1 Ha is shown on Planning Application Drawing No 1211-04. The red line area is considered by the Applicants to be garden ground associated with Blairston House. Because, as described elsewhere, the proposals are intended to house elements of one of the Applicant's hobbies and pastimes, proximity to the house itself is an important consideration. The garden forms a relatively small part of the overall ownership, as shown in Planning Application Drawing No 1211-04. The overall ownership extends to 11 Ha and this is shown in Planning Application Drawing No 1211-04.

- **Site Boundaries**

The proposals sit within an otherwise undeveloped portion of the Applicants' garden.

- **Topography**

A copy of the topographical survey carried out by Aspect Surveys can be found on page 27. This confirms that the site sits within topography that is typical of the edges of Landscape Character Area Type 68, i.e. Lowland River Valleys – Ayrshire, as described in Scottish Landscape Character Types (LCT) Maps and Descriptions published by NatureScot in 2019.

Steep slopes are the significant characteristic but, as the details in Drawing No 1211-05 on page 27 confirm, the development site itself is virtually flat and occupies a natural hollow. The steep slopes are mainly to the west and the site is at the foot of these. In terms of concealment, these steep slopes are also heavily wooded. But they are also to the south, making the proposals virtually unseen from Blairston House.

To the north, the relatively more open in by aspect is closed by a band of native species planted along its length.

- **Views of the Site from Outwith (photographs)**

These can be found on the Blairston Images Sheets on pages 17 to 22 and confirm the extent to which the site is not visible from the wider countryside beyond.

- **Its Relationship to Neighbouring Uses**

Currently, the building will be a standalone structure within the garden ground of Blairston House.

- **What Exists within the Site/Current Use**

Not in current use.

- **Services/Drainage**

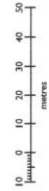
Electricity and water are both available.

The surface water is dispersed through a large diameter wavy coil drainage pipe which gets dispersed as it goes and ultimately into a field drainage system.

Topographic Extract with Extent of Proposals Superimposed – Drawing No 1211-05

LOCUS OF APPLICATION

PROPOSED GARAGE



Location	Site
<p>Planning Application</p> <p>Applicant: Mr & Mrs John Scott Blairston, High Myholme Road, Alloway, Ayr KA7 4EF</p> <p>Project: Proposed Private Garage at Blairston, High Myholme Road, Alloway, Ayr KA7 4EF</p> <p>Drawing title: Topographic extract with extent of proposals Superimposed</p>	
<p>Paul Gill Architectural Services 9 Moorpark Preswick, G7 2JH Tel: 01292 471607 Mob: 07812778826 E: paul.gill@outlook.com</p>	
Scale: 1:1250 (A3)	Date: 01/11/2022
Drawing number: 1211-05	Revised:



Site Location/Block Plan. Drawing No 1211-04

LOCUS OF APPLICATION

WOODLAND

PROPOSED GARAGE

EXISTING BIRCH feature

Colour & Referenced Boundary tree planting species include:
Ash, Sycamore, Willow, Birch Lime & Poplar.



revision	date

Planning Application

Applicant:
Mr & Mrs John Scott
Blairson, High Haystack Road, Alloway, Ayr KA7 4EF

Project:
Proposed Phone Garage etc.
Blairson, High Haystack Road, Alloway, Ayr KA7 4EF

Drawings title:
Site Location/ Block Plan

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scale: 1:1250 (A3)	date: 01/11/2022
drawing number: 1211-04	revision:

3.0 PLANNING HISTORY

- On 21 July 2021, the Council, on a delegated basis, refused an application for a private garage and equipment store, Planning Application Ref No 21/00551/APP
- In response to a Request for Review, the Local Review Body (LRB) on 29 March 2022 decided to uphold the decision of the planning officer to refuse

4.0 ASSESSMENT / DESIGN PRINCIPLES

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

The principal ones in this case are:-

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

(i) **The characteristics of the site, its location and setting within the broader and immediately surrounding landscape/countryside**

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

Among the primary concerns expressed by planning officers in relation to previous proposals were those of scale and a potentially incongruous appearance within the landscape **and therefore a potentially negative visual impact.** The details of the case submitted previously on this matter were not challenged technically and the assessments did not include site visits.

The circumstances of the site, its surroundings and the actual details of the proposals are all important interlinked material considerations. The underlying objective has consistently been to ensure that

proposals would be virtually unseen outwith the immediate surroundings within the red line area.

As previously stated, steep slopes are the significant local characteristic as the details in Drawing No 1211-05 on page 27 confirm. The development site itself is virtually flat and occupies a natural hollow. In terms of concealment, the steep slopes to the west are also heavily wooded. The steep slopes to the south make the proposals virtually unseen from Blairston House, let alone the wider countryside beyond.

To the north, the potentially relatively more open aspect is now closed by a band topped by trees along its length.

The Google extract and drone photographs confirm the fact that it would not be possible for the proposals to be seen from the near or far countryside.

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

The implication of the details is dealt with further in Part 5.0.

(ii) Settlement Pattern

In most circumstances, a key consideration in relation to impact should be the settlement pattern in the immediate area. We have defined the immediate context in Drawing No 1211-02 on page 24. The only significant guidance on the matter of settlement pattern in this part of Ayrshire is to be found in SNH's Landscape Assessment 1998 and EnviroScot's Landscape Character Assessment 2019.

The latter in 'key characteristics' indicates that settlement is comparatively limited. On the basis of the evidence provided in

Drawing No 1211-02, the proposals would not alter this general picture.

The key physical/visual relationships are with Blairston House and Maryland Cottage and its garage. To help 'tie in' the proposals with these two properties, a similar palette of materials has been used.

Detailed commentary is provided later in consideration of LDP policies: landscape quality and protecting the landscape and their equivalent proposed LDP policies.

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

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

Development Plan

- The Development Plan for the site is South Ayrshire Local Development Plan 2, adopted August 2022
- Guidance: Open Space and Designing New Residential Developments, October 2010

Other Planning Policy Guidance and Advice

- Scottish Planning Policy (SPP), June 2014
- Plan Advice Note 61: Sustainable Urban Drainage System, July 2001

(iv) **Other Relevant Material Considerations**

- (i) Scottish Natural Heritage, Landscape Assessment, 1998
- (ii) EnviroScot's Landscape Character Assessment, January 2019
- (iii) Decision taken by South Ayrshire Council to refuse Planning Application 20/00753/APP
- (iv) South Ayrshire Council 'Green Belt Update of the South Ayrshire Proposed LDP'
- (v) Scotland's Third National Planning Framework Position Statement, June 2014
- (vi) Planning (Scotland) Act 2019
- (vii) Scotland's Fourth National Planning Framework Position Statement, November 2020

(a) **South Ayrshire Local Development Plan 2**

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

Part 1 – The Strategy

The Priorities of LDP2

C - Our Environmental Responsibilities:

'How we will be mindful of our responsibilities for the protection of our natural ... resources'

The proposals are located within the Brown Carrick Hills and Coast Local Landscape Area, the Greenbelt and a Transition Area in respect of the Galloway and Southern Ayrshire Biosphere Reserve. As the details of the assessment of environmental impact contained elsewhere in this Report confirm, the proposals would not impact adversely on the requirements of these policies.

In addition, the Council's Environment and Conservation Mapping confirms that the proposals would not implicate any of the categories shown. Among the Core Principles, C - 'Our Environmental Responsibilities' is underpinned by a number of points in relation to 'Rationale' arising out of a range of concerns identified during consultation. Those of relevance to the proposals are:

- **Damage to the environment and ecosystems.** There is no evidence to suggest that the proposals would result in a biodiversity deficit. Indeed, they would be set on the edge of a significant woodland project which is likely to significantly enhance biodiversity in the immediate area.
- **Impacts of development on landscape quality.** Evidence provided elsewhere in this Statement confirms that there would be no measurable impact on landscape quality.

Core Principle C1

The key ones in relation to the proposals are:

- **Ensure Local Landscape Areas, the Coastare treated with due respect.** Information provided earlier in this Statement will describe that this has been achieved.
- **Maintain commitment to the current Green Belt.** The question posed here is: Would the proposals undermine the effectiveness and robustness of Green Belt policy either here or elsewhere within the LDP2 area. No clear evidence has been brought forward to support the opinion that previous proposals for the site on a similar scale would have such a consequence. It is maintained, therefore, that the current proposals – on a reduced scale and using different materials – would be even less evident than those previously if that was indeed possible!

The Strategic Policies

None of these would apply directly to the proposals but, conversely, the proposals would not in any shape or form offend or undermine the intentions/aspirations embodied in any of them.

Indirectly, perhaps C1 - 'Promote sustainable principles for use of natural and built heritage resources' might apply. Heritage resources are nowhere defined in LDP2 but it is entirely reasonable to maintain that the collection of vintage vehicles to be housed are effectively part of the heritage of this type of vehicle.

Otherwise, the proposals in relation to supporting natural resources are adjacent to an area where the Applicants have repurposed a neighbouring woodland to significantly increase its biodiversity potential.

Strategic Policy 1: Sustainable Development

States that the Council '*... will support the principles of sustainable development by making sure that development meets the following standards:*

- **Respects, protects and, where possible, enhances natural, built and cultural heritage resources.** The proposals are immediately adjacent to an area of woodland which has been repurposed to enhance biodiversity and to provide a setting for them. The proposed structure will house vehicles that are important to the heritage of that part of the history of a particular type of vehicle.

- **Protects and safeguards the integrity of designated sites.**
The Council's Environment and Conservation Mapping confirms that there will be no consequences for any of these.
- **Protects peat resources and carbon-rich soils.** No implications.
- **Does not have a negative effect on air or water quality.** No implications.
- **Incorporates sustainable urban drainage and avoids increasing (and, where possible, reduces) risks of, or from, all forms of flooding.** SEPA flood maps confirm that the site is not in an area at risk from river flooding. There are some local surface water issues but these are beyond the area to be occupied by the proposals. In terms of the specific impact of the proposals on drainage/flooding, the existing area of hardstanding drains into an established surface water run-off/field drainage arrangement. The construction of the Garage would not add to this to any material extent.
- **Respects the character of the landscape and setting of settlements**

Respects the character of the landscape

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

The more recent Scottish Landscape Character Types (LCT) Maps and Descriptions published by NatureScot in 2019 places the proposed site in Landscape Character Area Type 68, i.e. Lowland River Valley – Ayrshire, in the valley of the Doon,

although it would appear from the NatureScot maps that most of the Blairston House ownership remains in Coastal Headlands, i.e. Landscape Character Area Type 62.

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

LCT 68 areas are described as having a number of key characteristics. A copy of these can be found in the Appendices.

The overall characteristic is that the seven examples of this LCT in Ayrshire make up a '*series of incised, narrow river valleys bounded by steep slopes which cross the agricultural lowlands of Ayrshire*'.

Blairston House is located on a steep slope leading down to the Doon.

The topographical information provided earlier suggests that the location, as a whole, reflects these characteristics. In terms of potential impact, the other two Key Characteristics are:

- *Intimate small-scale landscapes which often lie hidden within the wider agricultural lowlands*
- *Views tend to be enclosed, short distance and focused along the diverse river valley landscape ...*

As the photographs provided earlier confirm, the proposals would not be visible from the wider area and, indeed, this is true for potential viewpoints in LCT 62, Coastal Headlands, as well as LCT 68.

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

- **adopt design requirements for new building, possibly incorporating shelterbelt planting and isolated building.** Design is dealt with in Part 5.0, otherwise the proposed building is not isolated, and the proposals include some planting.
- **discourage isolated developments in open countryside.** The site is very enclosed. While LDP policy does not recognise clusters in the greenbelt, and while this is not a proposal for residential development, the proposals do sit close to what is, in effect, a cluster in the countryside formed by Blairston House, Maryland Cottage and Glen Imm.
- **general presumption against large-scale built developments.** This requirement is perfectly understandable but, as the information provided elsewhere in this Statement confirms, while the building is large, the landscape capacity is sufficient to absorb any consequences, for example, in relation to potential visual impact on the surrounding area.
- **Respects and, where possible contributes to the Central Scotland Green Network.** The Council's proposals for this have not been published.
- **Makes efficient use of land and resources.** This was previously a vacant site.
- **Ensures appropriate provisions for waste water treatment, avoids the proliferation of private treatment systems and**

connects foul drainage to the public sewer system wherever feasible. The proposed development would not require additional infrastructure investment.

- **Contributes to an efficient use of, or provision for, public services, facilities and infrastructure.** LDP2 does not define public services or facilities but infrastructure is shown to include roads, sewers, schools and suppliers of gas, water, electricity and other services needed to allow a development to take place. The proposed development would not require additional infrastructure investment. Otherwise, the principal access/egress was significantly upgraded during a previous licensed tree felling, etc. exercise, with the access having been subsequently further upgraded by being fully resurfaced.
- **Embraces the principles of 'place making' and the '6 qualities of Place'.** The details are to be found in Part 5.0, Proposals.
- **Wherever possible, is in an accessible location, with opportunities for the use of public transport and other sustainable transport modes, including cycling and walking.** This will be for private use, i.e. the hobby of one of the Applicants.
- **Designed to maximise energy efficiency through building siting, orientation and materials.** The proposed Garage will be an unheated space, fitted with a dehumidifier system. It would be designed to meet the current Building Standards requirements in terms of construction detailing. There currently exists within the site a significant solar panel array installed by the Applicants which contributes to the whole site energy footprint. The building orientation is dictated by the space available and the nature of the development site. The choice of

material finishes is intended to create a harmonious and a unifying appearance to the structure that will reflect the materials used to both Blairston House and Maryland Cottage dwellinghouses and the private garage accommodation pertaining to Maryland Cottage.

- **Helps mitigate and adapt to the effects of climate change.** SEPA maps confirm that the site is not located within a flood risk area. As indicated before, the Applicants have significantly upgraded the existing surface water drainage systems within the development site and it is unclear how the construction of the Garage would create any additional flooding risk.
- **Includes the use of micro-renewables, wherever appropriate.** As noted previously, the Applicants have already installed within the site boundary a large solar panel array designed to minimise the site's energy footprint.
- **Respects the Scottish Government's Zero Waste Objectives.** The Applicants acknowledge the aims and recommendations contained within Scotland's Zero Waste Plan, whilst the building use and the Safety Regulations that will apply in connection with the same will dictate, to a large extent, the type of construction detailing employed. The Applicants will strive to use locally sourced materials supplied from ethical and responsible manufacturers.

There will be no export of waste materials off site (nor will there be any demolition waste created by the construction) and, as indicated previously, the use of renewables has been fully considered and employed in the Applicants' whole site strategy.

All domestic (this is not a commercial construction) waste created by the development will be fully sorted for collection by the Local Authority.

Strategic Policy 2: Development Management

- **Promote and facilitate the ability of LDP2 to deliver and achieve its aim to ‘make the most of sustainable economic growth that is supported by sound social and environmental objectives’.** This is a wide-ranging criterion but it is certain that the proposals would not undermine the aspirations as expressed.
- **Are in accordance with the site’s land use, as defined on the ‘Proposals Maps’.** The proposed site falls within the Green Belt. The Green Belt contains several long-standing examples of residential development, including Blairston. The proposed site is therefore within the curtilage of Blairston House and the proposals will be for domestic use, a location to house the Applicants’ hobby as described elsewhere.
- **Are appropriate in terms of layout, scale, massing, design and materials in relation to their surroundings and surrounding land uses.** That the proposals would be compatible with the requirements of this criterion is confirmed elsewhere in this Statement, in particular, Part 5.0, Proposals. In situations of this kind, it is imperative that proposals should be treated on their individual merits. This must be especially the case, in our opinion, in the absence of any direct policy guidance on non-agricultural buildings in the greenbelt. While the building is relatively large, the details of its siting means that its ‘impact’ would be relatively limited. This is confirmed by the photographs shown previously in relation to the surroundings, both near at hand and at a distance.

Indeed, as stated elsewhere in this Report, guidance has been taken from Supplementary Guidance: Rural Housing; Design Policy 2: Design of New Housing, Table 1 and Design Guidance for Traditional Rural Housing Development in relation to Garages, etc.

As a result and, in particular, in terms of aesthetics and finishes, a similar material palette to that used at Blairston House and Maryland Cottage, together with the newly approved garage in relation to the latter, has been used. This reinforces the domestic nature of the structure and ties it in visually with the two houses.

The outcome would be a rendered wall finish over a stone-effect base course detailing, with the use of a mock tile interlocking roof.

- **Do not have an unacceptable impact on the amenity of nearby land uses or committed development proposals (with Planning Permission or allocated LDP development sites).** Potential amenity impact in this case is at two levels:

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

In relation to (i), given that the sun rises due east and sets due west, this, allied to the proposed structure setting in a natural hollow, suggests strongly that there will be no overshadowing/daylight issues for the three closest dwellings, i.e. Blairston House, Maryland Cottage and Glen Imm. These are no windows in the proposed structure that would lead to overlooking of any of those mentioned.

- **Are appropriate to the local area in terms of road safety, parking provision and effects on the transport network.**
Ayrshire Roads Alliance did not object to Planning Application No 21/00551/APP. In terms of possible impact on the requirements listed above, the current proposals include no significant material changes. In detail, access to the site is by means of the current established access from the B7024. Site lines have recently been improved.
- **Are designed in a way that helps prevent crime.** Per the requirements of Building Standards, the proposed new Garage will be designed to comply fully with the recommendations of Secured by Design.
- **Are not within Health and Safety Executive safeguarding zones if this would lead to increased risk or danger.** The proposed site is not within a safeguarding zone.
- **Address issues of land instability where they are identified as being present on the site.** There have been/currently no known stability issues with the development site.
- **Make appropriate provision for all infrastructure implications of the development.** Refer to earlier comments on page 40.
- **Are located within a settlement boundary or otherwise justified by LDP subject-specific policies or locational need.**
The site is in the Countryside/Green Belt within the curtilage of Blairston House. The proposals are for private/domestic use, as described elsewhere.
- **Includes open space and landscaping that is appropriate for the location and use of the proposed development.**

Although not part of the planning application, the managed woodland areas will significantly enhance the backdrop to the development and provide the potential for enhanced biodiversity. There is no specific requirement for open space.

- **Do not result in the loss of an area of maintained amenity or recreational open space unless allocated for development in the Policy and Proposals Maps.** The proposals would have no consequences for areas of maintained amenity or recreational open space.
- **If contrary to specific LDP policies are justified to our satisfaction, on the basis they are (1) of overriding community interest, or (2) will contribute significantly to the implementation of the Ayrshire Growth Deal or the regeneration of Ayr, and will have no significant adverse environment effects.** The proposals will have no adverse implications for any of those details listed above and, indeed, would not, in our opinion, undermine the Council's aspirations with regard to policy delivery.

In summary therefore, the proposals achieve compatibility with the overwhelming majority of relevant criteria of both Strategic Policy 1: Sustainable Development and Strategic Policy 2: Development Management. In the limited number of situations where this is not the case, the details of the proposals ensure that the requirements of policy are not potentially 'offended'.

LDP policy: greenbelt

The terms of this policy are set out on page 71 of LDP2. The preamble to the policy contains three objectives, namely:

- **direct planned growth to the most appropriate locations and support regeneration.** The question therefore is, do the proposals constitute a major distraction from the Council's ability to deliver an affective response to this issue? We would maintain that there is no evidence to support a view that it might.
- **protect and enhance the quality, character landscape setting and identify of towns.** The evidence contained elsewhere in this Statement confirms that by any measure, including both visual and physical impact, the proposals, located as they are deep within this part of a substantially wooded area of greenbelt, virtually unseen, will have next to zero impact.
- **protect and give access to open space within and around towns.** The proposals are not located adjacent to a town/settlement and would not therefore prevent current or possible future accessibility.

In relation to the specific statements of policy:

- **We will only support development within the greenbelt if it is of a high design quality and a suitable scale and form.** In terms of aesthetics and finishes, a similar material palette to that used at Blairston House and Maryland Cottage, together with a newly approved garage, would be used. This reinforces the domestic nature of the structure and, in our opinion, ties it in visually with the two houses. In addition, the outcome would be a rendered wall finish over a stone-effect base course detailing, with the use of a mock tile interlocking roof. This would not therefore be an isolated structure in the countryside, with all of the negative visual consequences that would have.

In relation to the other requirements:

- **Contributes to the economic and environmental sustainability of existing greenbelt uses.** Housing is, of course, a greenbelt use. Not all houses in the countryside are associated with agriculture. There are three examples of this in the immediate vicinity, namely Blairston House, Maryland Cottage and Glen Imm. A short distance away is Nether Auchendrane. Very recently, a garage was built within the curtilage of Maryland Cottage. The proposals would be within the curtilage of Blairston House and would be entirely for domestic use.
- **Is associated with agriculture, including the reuse of historic buildings.** There is no association with agriculture and, as stated earlier, what might be described as housing with no association with agriculture is a feature of the countryside, including the greenbelt. The proposals are within the curtilage of one such house, namely Blairston House.
- **Has horticultural (or directly related) uses.** The proposals have no links to horticulture but they do fall within the curtilage of Blairston House and housing not associated with agriculture as a greenbelt/countryside use.
- **Is a recreational use that needs a greenbelt setting.** Does not apply.
- **Is required at the proposed location to provide essential infrastructure.** Does not apply.

The policy then goes on to state:

- **Development in the greenbelt should protect, promote and help to develop green network and opportunities for access to the countryside, consistent with LDP policy: green**

network and LDP policy: rural housing. While intending to promote green network and access to them, the Council, it is understood, is some way off from bringing forward proposals and it is certain that, by virtue of its location, a relatively small-scale development would not seriously impede aspirations in this regard.

- **We will not support proposals for housing development within the greenbelt except where in compliance with LDP policy: rural housing.** The proposals are not for a house but for a Garage, located within the curtilage of an existing house in the countryside.

- **If a development would not normally be consistent with greenbelt policy, we may still consider it to be appropriate either as a national priority or to meet an established need and no other suitable site is available.** Clearly, the provision of a Garage within the curtilage of an existing house in the countryside and which is otherwise compatible with the requirements of all other relevant policies, is not implicated by this particular criterion.

It is also appropriate to make some reference to the Council's Greenbelt Update which was submitted as Core Document 17 in relation to the Examination of Draft Proposed Local Development Plan 2.

This site falls within Area Ref 67. The Update identified a number of specific roles for greenbelt dependent on location. In relation to the proposed site, the two most relevant were shown to be:

1. **Protecting the landscape setting of settlements.** In this case, the nearest settlement is Ayr and, in relation to

potential visual impact, the proposals would be unsighted from any part of Ayr.

2. **Preventing coalescence.** If, in this case, the two settlements nearest to each other are Ayr and Minishant, this is not therefore likely to be an issue.

LDP policy: landscape quality

The requirements of policy are set out on page 74 of LDP2. Of the six criteria, three are potentially relevant, namely:

- (a) **community settings, including the approaches to settlements and buildings within the landscape.** Information provided elsewhere in this Statement confirms that the proposals are compatible with the requirements of this policy and, in particular, that otherwise the proposals would not affect the character of the locality.
- (b) **patterns of woodland, fields, hedgerow and tree features.** Information provided elsewhere in this Statement confirms that the proposals are compatible with the requirements of this policy.

Outwith, but near the site, there has been a programme of woodland management as described elsewhere. This has involved the retention of a large number of trees near to the site.

- (e) **skylines and hill features, including prominent views.** The LDP does not provide any further guidance about these features but care has been taken to ensure that the proposals would not affect any of them.

In the final analysis, as previously stated, the proposals would occupy an existing geomorphological feature that is a natural bowl-shaped depression that has been slightly enlarged.

Added to this, the fact of significant immediate tree cover and other aspects of topography means that the proposals would have no detrimental visual impact.

The site falls within the Brown Carrick Hills and Coast Local Landscape Area. The proposals are compatible with the relevant management recommendations made by the South Ayrshire Local Landscape Designation Review 2018.

LDP policy: woodland and forestry

No trees are implicated by the proposals.

The proposals include landscaping. A bund has been constructed between the proposals and Glen Imm. This will be planted in shrubs and trees.

LDP policy: preserving trees

As stated above, no trees are implicated by the proposals. Some details of the Applicants' woodland management project, which lies outwith the red line area, are to be found in Drawing No 1211-04 on page 29. This provides confirmation that a number of the existing trees close to the proposed site will be retained. The Council's Environmental Mapping confirms that the area where trees have been felled were not in the ancient woodland inventory nor the semi-natural woodland inventory.

LDP policy: air, noise and light pollution

The site does fall within the Galloway and Southern Ayrshire Biosphere Transition Zone. While the policy implications of this are not clarified in LDP1, it is certain that the proposals will not '*... expose significant numbers of people to unacceptable levels of air, noise or light pollution*'.

LDP policy: low- and zero-carbon buildings

The proposals are based on the requirements of all parts 1 – 7 of the Building Standards (Scotland) Technical Handbook – Non-Domestic Regulations.

LDP policy: natural heritage

The Council's Environmental and Conservation Mapping confirms that the proposed site does not fall within a wildlife site of National Significance or at the Local Level; an SWT reserve; special area of conservation; special protection area or an RSPB Important Bird Area.

LDP policy: water environment

To avoid potential impact on water courses, surface water is dispersed through a large diameter wavy coil drainage pipe. Water therefore dispersed and ultimately enters the field drainage system.

LDP policy: land use and transport

The proposals are for private use, resulting in a small addition to vehicle movement in and out of Blairston House. Visibility re existing access on to the B7024, which had been enhanced earlier to facilitate

the movement of vehicles associated with the temporary logging project, is therefore considered adequate.

Supplementary Guidance: Rural Housing

Design Policy 2: Design of New Housing Table 1: Design Guidance for Traditional Rural Housing Development, in relation to Garages, Outbuildings and other structures states:

- (i) *garages should generally be designed as an integral part of the house but distinguished by differing ridge heights*
 - (ii) *Where this is not possible, detached garages should reflect the design and character of the house*
 - (iii) *detached garages should be sited to the side or rear of the house*
 - (iv) *garage doors should be timber lined or panelled*
 - (v) *the use of 'up and over' doors is to be avoided*
 - (vi) *ancillary buildings should be used to create a sense of enclosure, define spaces and be built in a style with materials similar to the house*
 - (vii) *outbuildings should have a dual pitched roof*
- (i) The proposals quite clearly are not 'an integral part of the house', i.e. Blairston House.

No disagreement in principle with the objectives but it seems that Design Policy 2 is intended to provide guidance in relation to the relatively narrow requirements of accommodating a 'typical domestic garage'.

The proposals are not for a 'typical domestic garage'. The word 'garage' has a number of definitions but it is generally agreed that it is a building for housing a motor vehicle or vehicles.

The use of the word 'garage' in relation to the proposals is therefore entirely appropriate.

The use of the proposed garage falls within the scope of the definition of 'domestic'.

While, because of its scale and the local topography, adjacency is not achievable, as will be expanded on later, it can be seen to form an integral part of a group of buildings.

- (ii) The key physical/visual relationships are with Blairston House and Maryland Cottage and its eventual Garage. To assist in tying in the proposals with these two properties, a similar palette of materials has been used.

In detail, the proposals are for a rendered wall finish over a stone-effect base course detailing, with the use of a mock tile interlocking roof.

These materials will reinforce the domestic nature of the structure and, as previously stated, tie the proposals visually in with Blairston House and Maryland Cottage.

- (iii) The use of the word 'should' implies recognition of the fact that a 'one size fits all' approach is not entirely practical. If the aim of this criterion is to ensure that a garage does not appear like an incongruous intrusion in terms of its physical relationship with a house, then this requirement is entirely satisfied here because of topography.

- (iv) Timber lined or panelled. Because of their size, the main garage doors will need to be roller-type doors. These can have a timber-effect finish (e.g. a PVC-effect foil finish). The personnel doors would be 'traditional ledged' and broad timber doors.

- (v) 'Up and over' roller doors are not being used.
- (vi) As explained earlier, the key physical relationship with Blairston House and Maryland Cottage has been recognised in the positioning of the proposals and materials to be used.
- (vii) Any new vehicular access should be designed to have minimal impact. The proposals would be accessed via already approved arrangements.

5.0 PROPOSALS

The Proposals take the form of the form of a basic Portal Frame; the external finishes comprise a rendered external wall finish over a stone base course detail with a tile profiled roof sheet finish. Given their size, the garage doors are proposed to be roller-type doors with a timber-effect finish, with the personnel access doors being traditional ledged and braced timber doors with a boarded finish. The physical dimensions of the building are dictated by its proposed use and the nature of the Applicants' personal vehicles (principally by their historic vehicle collection). These are further discussed and detailed elsewhere but include a number of historically significant commercial and private vehicles.

The external material finishes have been chosen to reflect the finishes of both the associated dwellinghouse (and other nearby properties) and this will assist in creating a cohesive sense of relationship between the proposed garage and its associated dwelling.

The siting of the building looks to take advantage of the existing local topography, with the proposals being located within a natural depression, this area having been previously used as the principal extraction point and marshalling area for a logging exercise (Note: suitable engineering works were carried out to the depression at this time to ensure the stability and safety of the working area). The development area is in close proximity to its associated private dwellinghouse (which, it is proposed, will be linked to the new garage structure via a stair and walkway). This will also help to reinforce the security of the site which, given the value of the vehicles and equipment that are to be stored within the new structure, is of obvious importance to the Applicants.

The use of renewables has been fully considered and noted previously, with the Applicants having already installed a large solar panel array which will significantly reduce the carbon footprint associated with the red line site. The array installation is remote to the proposed Garage structure having been

properly erected to another part of the red line site that was deemed most suitable to ensure the best efficiency of the installation.

Additional measures that are proposed to ensure the new structure, which will not be visible from the neighbouring property at Glen Imm, include the planting of the downslope to Glen Imm with dense shrubs. This, added to a reinforced tree planting regime and the planting of laurel adjacent to the Glen Imm boundary, will block any view towards the proposed new structure.

The relative position of the proposed new structure in relation to surrounding properties in terms of overshadowing – given that the sun rises due east and sets due west – this, allied to the proposed structure's siting within a natural depression, means that this is not anticipated to be an issue.

As Proposed: Garage Floor Plan. Drawing No 1211-06

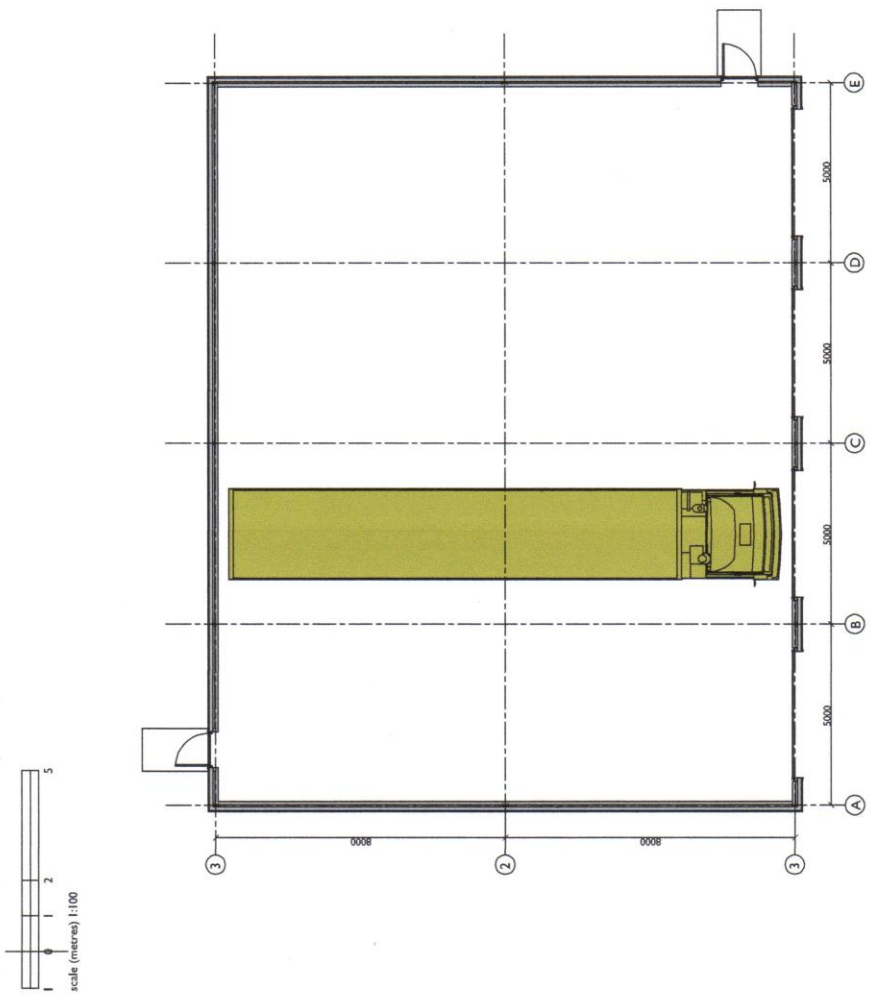
- GROUND FLOOR:**
New Ground bearing concrete floor slab.
- EXTERNAL WALLS:**
External render finish, to match both the dwelling house and adjoining property, on all external walls, including the wall, and the adjoining property.
- PITCHED ROOF:**
In-situ concrete profile roof sheets (colour slate grey), incl. associated fascia, soffit, verge and ridge detailing/finishing.
- GUTTERS & DOWNPIPES:**
External gutters & downpipes, colour black.
- DOORS:**
Roller doors to Storage accommodation to have amber effect foil finish, colour to be agreed with Planning Authority.
Personnel access/egress doors to identified locations to be traditional ledged and braced amber doors.

Revision	Date
Planning Application	
By: Mr & Mrs John Scott	
Blairson, High Maybole Road, Alloway, Ayr KA7 4EF	
Project: Proposed Private Garage 1C	
Blairson, High Maybole Road, Alloway, Ayr KA7 4EF	
Drawing title: As Proposed Garage Floor Plan	

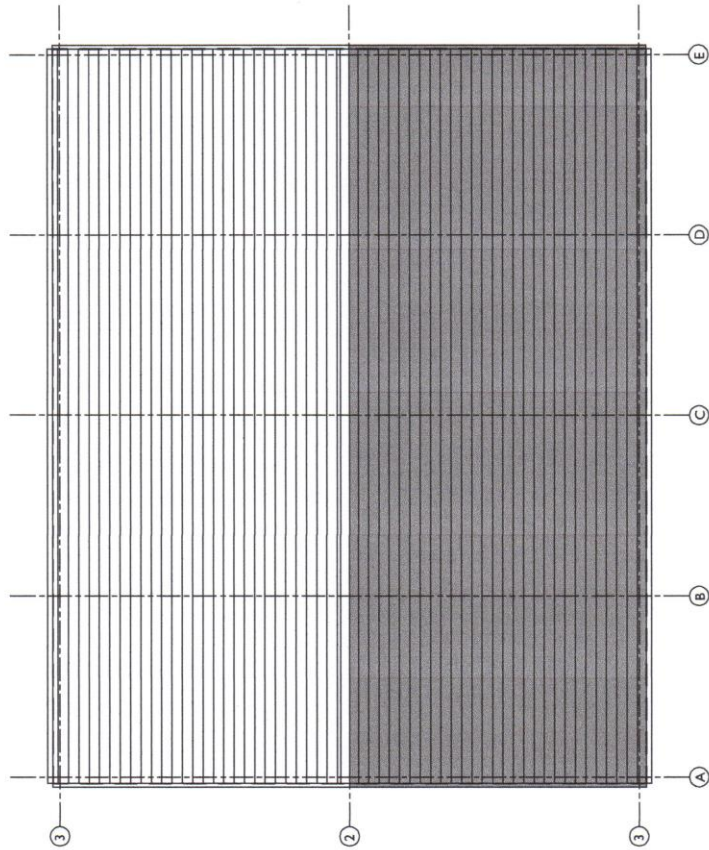
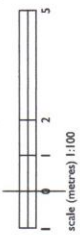
paal 881 architectural services
19 moor park, prestwick, k29 2jh
tel: 01292 471607
fax: 0781 778826
e: paal.881@outlook.com



scale: 1:100 (A3)	date: 01/11/2022
drawing number: 1211-06	revision:

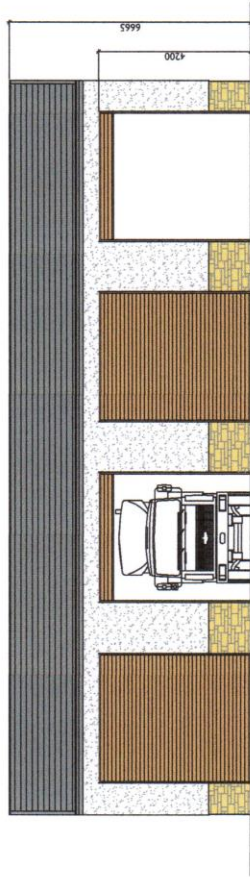
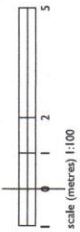


As Proposed: Roof Plan. Drawing No 1211-07

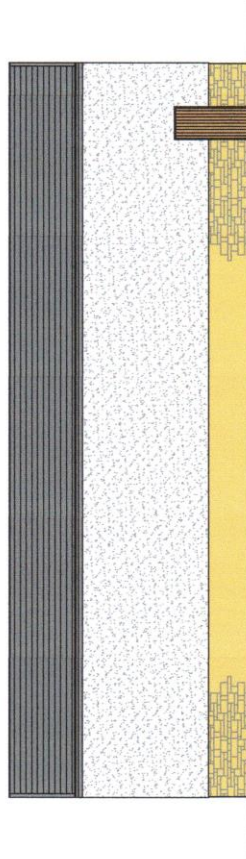


revision	date
Planning Application	
Client: Mr & Mrs John Scott Blairston, High Maybole Road, Alloway, Ayr KA7 4EF	
Project: Proposed Private Garage at: Blairston, High Maybole Road, Alloway, Ayr KA7 4EF	
Drawing title: As Proposed Roof Plan	
paul sill architectural services 19 moor park princeton, k17 2nj tel: 01292 471607 mob: 0781277626 e: paul.sill@outlook.com	
Scale: 1:100 (A3) Drawing number: 1211-07	Date: 01/11/2022 Revision:

As Proposed: Elevations (sheet 1 of 2). Drawing No 1211-08



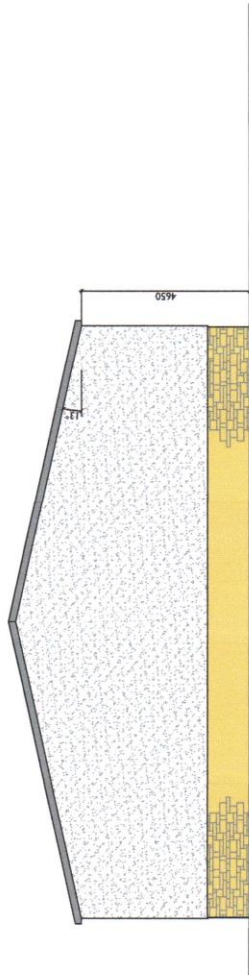
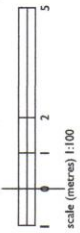
SOUTH EAST ELEVATION



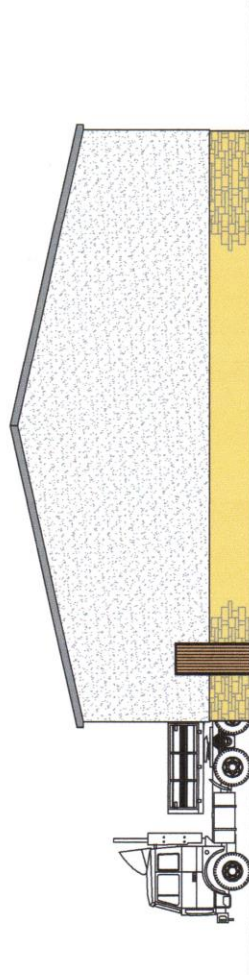
NORTH WEST ELEVATION

revision	date
Planning Application Mr & Mrs John Scott Blairston, High Maybode Road, Alloway, Ayr KA7 4EF project: Proposed Private Garage etc. Blairston, High Maybode Road, Alloway, Ayr KA7 4EF drawing title: As Proposed Elevations (Sheet 1 of 2)	
Paul Satt Architectural Services 19 Moorpark Green, Kirkcaldy, Fife Tel: 01392 471607 Mob: 0781 277826 E: paul.satt@outlook.com	
Scale: 1:100 (A3)	Date: 01/11/2022
Drawing Number:	Revision:
1211-08	

As Proposed: Elevations (sheet 2 of 2). Drawing No 1211-09



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

Location:	Date:
Planning Application	
Applicant: Mr & Mrs John Scott Blairston, High Maybole Road, Alloway, Ayr KA7 4EF	
Project: Proposed Private Garage at: Blairston, High Maybole Road, Alloway, Ayr KA7 4EF	
Drawing title: As Proposed Elevations (Sheet 2 of 2)	
Paul Sill Architectural Services 19 Moorpark Preswick, KA2 2HJ Tel: 01292 471467 Mob: 07812776826 E: paul.sill@outlook.com	
Scale: 1:100 (A3)	Date: 01/11/2022
Drawing number: 1211-09	Revision:

6.0 SUMMARY / CONCLUSIONS

- Planning permission is being sought to construct a Private Garage on ground shown on Planning Application Drawing No 1211-01, i.e. within the garden of Blairston House

The Garage will be used for the storage of vintage vehicles, the primary hobby of one of the Applicants – a long-standing member of the Historic Commercial Vehicle Society and, as there is no other garage associated with the property, the garaging of the Applicants' private cars

- The proposed site is within the greenbelt. Housing is, however, recognised as an established use within the greenbelt. The proposed Garage is within the area of the garden of Blairston House and would be for entirely domestic use
- The precise details of the location mean, as confirmed elsewhere in this Statement, that, including both visual and physical impact, the proposals would have no discernible impact on the character of that part of the greenbelt within which it would be situated. Effectively, it would only be seen from the air
- In summary, the proposals would not:
 - impact on the landscape setting of settlements
 - encourage coalescence, located as this would be well away from the margin of the greenbelt
 - disrupt patterns of woodland, fields, hedgerows, etc, or
 - impact on skylines, hill features, including prominent views
 - be isolated
- While not typical of the garages described in Supplementary Guidance: Rural Housing, Design Policy 2, it is generally agreed that, while the word 'garage' has several connotations, it is generally agreed that it

means a building for housing a motor vehicle or vehicles. The use of the proposed Garage falls within the scope of the definition of 'domestic'

- The proposals would form an integral part of a group of buildings
- The key physical/visual relationships are with Blairston House and Maryland Cottage and its eventual Garage
- To assist with tying in the proposals with these two properties, a similar palette of materials would be used. In detail, the proposals are for a rendered wall finish over a stone-effect base course detailing, with the use of a mock tile interlocking roof
- These details reinforce the domestic nature of the structure, tying it in visually with the two houses
- At a detailed level, the proposals would not offend the requirements of residential amenity relative to its nearer neighbours
- In the final analysis, the question therefore is, would the proposals undermine the effectiveness and robustness of Green Belt Policy here or elsewhere within the LDP2 area? No clear evidence has been brought forward to support the opinion that previous proposals for the site of a similar scale would have such a consequence.
- It is maintained, therefore, that the current proposals – on a reduced scale and using different materials – would be even less evident if that was indeed possible

**APPENDIX TO ACCOMPANY
STATEMENT IN SUPPORT**

**PHOTOGRAPHS, ETC OF THOSE
VEHICLES TO BE HOUSED**

**ON BEHALF OF
MR AND MRS JOHN SCOTT,
BLAIRSTON HOUSE, AYR, KA7 4EF**

Appendix to Accompany Statement in Support of Planning Application for the
Erection of Private Domestic Garage on Land at Blairston House, Ayr,
KA7 4EF

Prepared for: Mr and Mrs John Scott

Membership Card

Historic Commercial Vehicle Society

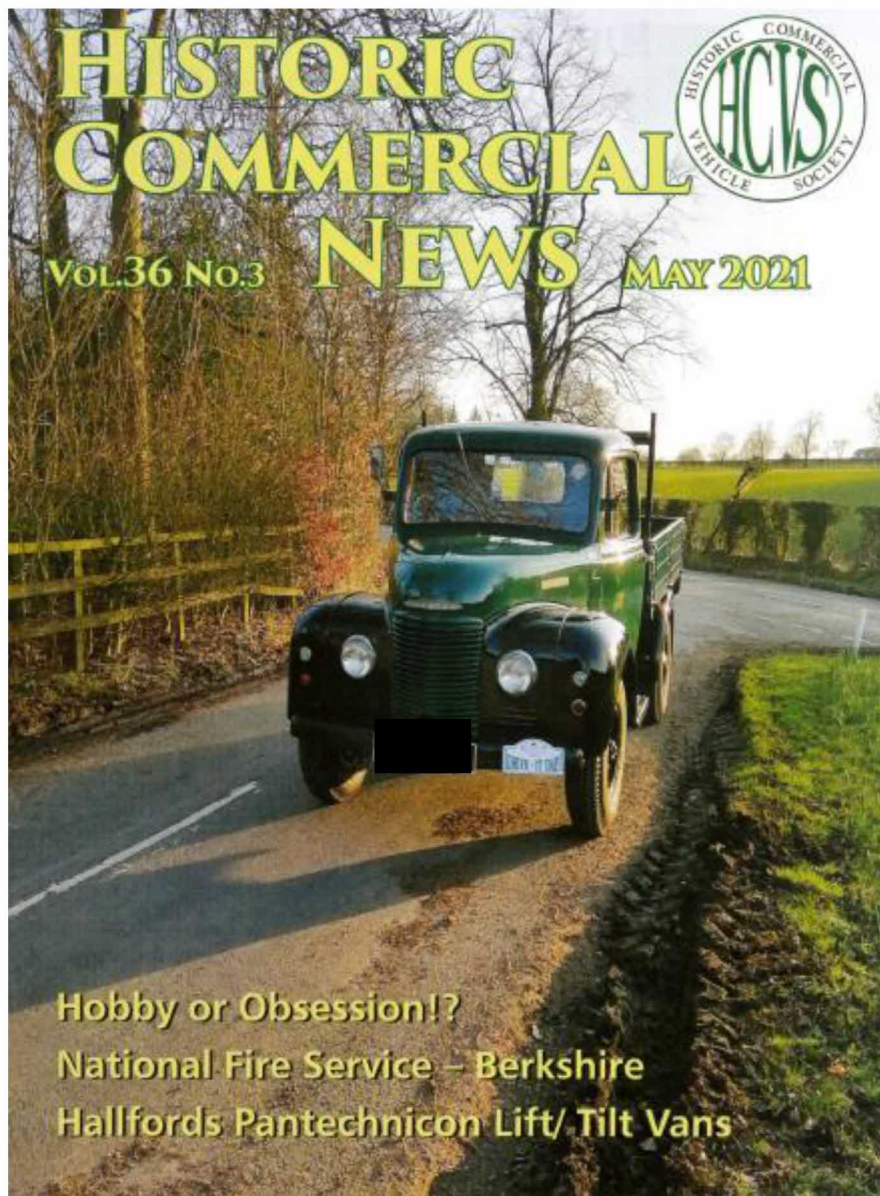
To promote the study and preservation of
Historic Commercial Vehicles

Expiry Date 31st October 2021

Registered Charity No.271123
Incorporated in England & Wales No.1241335

Name: John Scott

Membership No: 15916



**Appendix to Accompany Statement in Support of Planning Application for the
Erection of Private Domestic Garage on Land at Blairston House, Ayr,
KA7 4EF**

Prepared for: Mr and Mrs John Scott



It was 20 years ago, back in June 2001, when I photographed this Thornycroft lorry parked in the Aberdeenshire village of Rhynie. It was taking part in the annual commercial vehicle road run where Rhynie was a morning stop before the vehicles tackled the hills and wild country of the Cabrach. It is good to see it was then owned by an HCVS member, though it was for sale at the time.
Brian Gooding

Appendix to Accompany Statement in Support of Planning Application for the
Erection of Private Domestic Garage on Land at Blairston House, Ayr,
KA7 4EF

Prepared for: Mr and Mrs John Scott



**Appendix to Accompany Statement in Support of Planning Application for the
Erection of Private Domestic Garage on Land at Blairston House, Ayr,
KA7 4EF**

Prepared for: Mr and Mrs John Scott



REFUSAL OF APPLICATION FOR PLANNING PERMISSION
(Delegated)

Ref No: 22/01049/APP

SOUTH AYRSHIRE COUNCIL

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

To: **Mr & Mrs John Scott**
per Paul Sisi Architectural Services
Paul Sisi
19 Moor Park
Prestwick
KA9 2NJ

With reference to your **Application for Planning Permission** dated **11th January 2023**, under the aforementioned Regulations, for the following development, viz:-

Erection of a garage

at: **Blairston B7024 From High Maybole Road Ayr To Alloway Road Maybole Ayr South Ayrshire KA7 4EF**

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 2, specifically policies Core Principle C1, Strategic Policy 1 Sustainable Development, Strategic Policy 2: Development Management, Rural Housing and Landscape Quality as the development will have a significant detrimental visual impact and is incongruous with the existing landscape area by reason of its form, scale and siting, and will adversely affect the character of the rural locality.
- (2) That the proposal is contrary to the provisions of South Ayrshire Council's Planning Guidance 'Rural Housing' and Supplementary Planning Guidance on 'House Alterations and Extensions' as the garage, by reason of its siting, scale and form, does not appear to be ancillary to the main dwellinghouse.
- (3) That the proposed development is contrary to the provisions of the South Ayrshire Local Development Plan 2 by reason that it does not accord with LDP 2 policy: Greenbelt - insofar that it is neither of a suitable scale and form and the necessity and appropriateness of the proposed development with this greenbelt site is found to be unestablished and lacking with respect to the criteria of LDP 2 Policy: Greenbelt.

List of Plans Determined:

- Drawing - Reference No (or Description): **Refused** 1211-01
- Drawing - Reference No (or Description): **Refused** 1211-02
- Drawing - Reference No (or Description): **Refused** 1211-03
- Drawing - Reference No (or Description): **Refused** 1211-04
- Drawing - Reference No (or Description): **Refused** 1211-05
- Drawing - Reference No (or Description): **Refused** 1211-06
- Drawing - Reference No (or Description): **Refused** 1211-07
- Drawing - Reference No (or Description): **Refused** 1211-08
- Drawing - Reference No (or Description): **Refused** 1211-09
- Drawing - Reference No (or Description): **Refused** 1211-10
- Other - Reference No (or Description): **Refused** Statement in Support
- Other - Reference No (or Description): **Refused** Statement in Support Appendices

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

Dated: 7th February 2023

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

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

[Redacted]

Subject: RE: Initial Letter to Interested Parties - Blairston, Ayr - 22/01049/APP [OFFICIAL]

CLASSIFICATION: OFFICIAL

Good afternoon,

The ARA returned a consultation response associated with application 22/01049/APP of **no objection** – we do not intend to offer any further representations, and our recommendation remains unchanged.

Kind regards,

G [Redacted] Senior
Team Leader - Traffic
Ayrshire Roads Alliance



[Redacted]

Subject: Initial Letter to Interested Parties - Blairston, Ayr - 22/01049/APP

Good Afternoon,

Please find attached the appropriate letter regarding the above case.

You may wish to make further representation(s) in writing to the Local Review Body. In order to be considered by the Local Review Body, any such representations must be received no later than **Wednesday 14th May 2023**.

Kind Regards,

Local Review Body.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Contact: ARA.TransportationPlanningConsultations@ayrshireroadsalliance.org

ARA Case Officer: AP

Planning Case Officer: E McKie

Planning Application No: 22/01049/APP

Location: Blairston B7024 From High Maybole Road, Ayr

Date Received: 12/01/2023

Date Returned: 24/01/2023

Recommendation: No Objection

The following response has been prepared following a review of the information made available through South Ayrshire Council's Planning portal website at the time of writing.

Expository Statement (if applicable):

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

APPOINTED OFFICER DRAFT CONDITIONS

SOUTH AYRSHIRE LOCAL REVIEW BODY

APPLICATION REF. NO: 22/01049/APP

APPLICANT: MR PAUL SISI

SITE ADDRESS: BLAIRSTON B7024 FROM HIGH MAYBOLE ROAD AYR TO ALLOWAY ROAD MAYBOLE AYR SOUTH AYRSHIRE KA7 4EF

DESCRIPTION: ERECTION OF A GARAGE

Conditions:

It is recommended that the application is approved with condition(s).

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

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) In the interests of residential amenity.