



Town and Country Planning (General Permitted Development)
(Scotland) Order 1992

**The South Ayrshire Council (Restriction of Permitted
Development) (Ayr II Extension, Troon and Southwood
Conservation Areas) Direction 2006**

Statement of Justification

South Ayrshire Council has twenty one designated conservation areas. Seventeen of these were covered by a Direction of 5 October 1976, and confirmed by the Secretary of State for Scotland on 22 March 1977. Two further conservation areas were designated at St Quivox on 8 October 1980 and Girvan on 29 July 1988. Article 4 Directions for these areas were subsequently confirmed on 8 January 1981 and 6 March 1993 respectively.

More recently, conservation areas were designated at Troon and Southwood on 16 November 2004, and an extension to the Ayr II Conservation Area on 1 February 2005. The promotion of an Article 4 Direction for Ayr II Extension, Troon and Southwood will bring these areas into line with the degree of control exercised in the other conservation areas in South Ayrshire and assist the Council in promoting urban conservation and protecting and enhancing the character and appearance of its conservation areas.

An Article 4 Direction for the Ayr II Extension, Troon and Southwood conservation areas will be beneficial in the controlling of alterations to unlisted buildings. Unlisted buildings have a unique role to play in conservation areas, as they can provide a simple yet effective context for more important listed buildings. The cumulative effect of a lesser standard of development permitted under the General Permitted Development Order could have a detrimental impact on the architectural quality of the conservation areas of which such buildings form a considerable part.

The introduction of an Article 4 Direction will allow the Council to exercise greater control over small scale development. This extra control will ensure that the original layout of properties in the conservation areas cannot be dramatically altered and that residents and property owners can continue to enjoy a special environment with enhanced protection from inappropriate development.