

**SEA SCREENING REPORT (COVER NOTE)**

**PART 1**

To: [SEA.gateway@scotland.gsi.gov.uk](mailto:SEA.gateway@scotland.gsi.gov.uk)  
or  
SEA Gateway  
Scottish Executive  
Area 1 H (Bridge)  
Victoria Quay  
Edinburgh EH6 6QQ

**PART 2**

An SEA Screening Report is attached for the plan, programme or strategy (PPS) entitled:

Residential Extensions and Alterations - Supplementary Guidance (SG)

The Responsible Authority is:

South Ayrshire Council

**COMPLETE PART 3 or 4 or 5**

**PART 3**

Screening is required by the Environmental Assessment (Scotland) Act 2005. Our view is that:

- an SEA is required** because the PPS falls under the scope of Section 5(3) of the Act and is likely to have significant environmental effects *or*
- an SEA is required** because the PPS falls under the scope of Section 5(4) of the Act and is likely to have significant environmental effects *or*
- ✓ **an SEA is not required** because the PPS is unlikely to have significant environmental effects

**PART 4**

- The PPS does not require an SEA under the Act. However, we wish to carry out an SEA on a voluntary basis. We accept that, because this SEA is voluntary, the statutory 28 day timescale for views from the Consultation Authorities cannot be guaranteed.

**PART 5**

- None of the above apply. We have prepared this screening report because:  
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.....  
.....

**SEA SCREENING REPORT (COVER NOTE)**

**PART 6**

**Contact name**

David Clark

**Job Title**

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**PART 7**

**Signature**

(electronic  
signature  
is acceptable)



**Date**

26/10/12

**SEA SCREENING REPORT - KEY FACTS**

<b>Responsible Authority</b>	South Ayrshire Council
<b>Title of PPS</b>	Residential Extensions and Alterations - (SG)
<b>Purpose of PPS</b>	To supplement the policies of the South Ayrshire Local Development Plan and provide guidance for householders, builders and developers intending to alter or extend residential buildings. A SG is one of the material considerations that can be taken into account when determining a planning application.
<b>What prompted the PPS</b> (e.g. a legislative, regulatory or administrative provision)	The preparation of the South Ayrshire Local Development Plan
<b>Subject</b> (e.g. transport)	Alterations and extensions to residential buildings
<b>Period covered by PPS</b>	2012-2016
<b>Frequency of updates</b>	5 years
<b>Area covered by PPS</b> (e.g. geographical area – it is good practice to attach a map)	All residential properties within South Ayrshire.
<b>Summary of nature/ content of PPS</b>	The SG seeks that the alterations and extensions to residential buildings will respect the form and style of the dwelling, the size shape and landscape character of the garden ground, vehicle issues, the streetscape and the neighbour's amenity.
<b>Are there any proposed PPS objectives?</b>	<input checked="" type="checkbox"/> <b>YES</b> <input type="checkbox"/> <b>NO</b>
<b>Copy of objectives attached</b>	<input checked="" type="checkbox"/> <b>YES</b> <input type="checkbox"/> <b>NO</b>
<b>Date</b>	

## SEA SCREENING REPORT

Our determinations regarding the likely significance of effects on the environment of [Residential Extensions and Alterations - SG] is set out in Table 1.

**TABLE 1 – LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT**

<b>TITLE OF PPS</b> Residential Extensions and Alterations - SG		
<b>RESPONSIBLE AUTHORITY</b> South Ayrshire Council		
<b>Criteria for determining the likely significance of effects on the environment</b> (1(a), 1(b) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	<b>Likely to have significant environmental effects?</b>  YES/NO	<b>Summary of significant environmental effects (negative and positive)</b>
1(a) the degree to which the PPS sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	Undecided.	<p>The guidance will sit within an established development plan framework for all alterations and extensions to residential buildings within South Ayrshire.</p> <p>The guidance will have some bearing in relation to the alterations and extension to residential buildings and will likely prevent poorly designed developments. Cumulatively, the output from this can be anticipated to produce positive significant environmental effects.</p>

1(b) the degree to which the PPS influences other PPS including those in a hierarchy	No	The SG is at the lowest level in the overall development plan hierarchy. The guidance will therefore not be applied and considered in isolation and will not directly influence other plans.
1(c) the relevance of the PPS for the integration of environmental considerations in particular with a view to promoting sustainable development.	No	In seeking to respect the form and style of the dwelling, the size shape and landscape character of the garden ground, vehicle issues, the streetscape and the neighbour's amenity, the SG promotes social and economic wellbeing. These principles are derived from plans and policy within the development plan hierarchy.
<b>Criteria for determining the likely significance of effects on the environment</b> (1(d) etc. refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	<b>Likely to have significant environmental effects?</b>  <b>YES/NO</b>	<b>Summary of significant environmental effects (negative and positive)</b>
1(d) environmental problems relevant to the PPS	No	It is unlikely that any environmental issues are likely to arise as a result of adherence and implementation of the content of the SG.
1(e) the relevance of the PPS for the implementation of Community legislation on the environment (for example, PPS linked to waste management or water protection)	No	It is not anticipated that the SG will be relevant in this respect as there is no specific EU environmental legislation which is linked to the content or anticipated outputs of the SG.
2 (a) the probability, duration, frequency and reversibility of the	Undecided.	The SG will continue in line with current development management practice.

effects		Compliance with the SG takes cognisance of the overall development plan hierarchy. The SG is not considered to significantly effect the environment in respect of frequency or irreversibility, which would be affected by a number and frequency of applications submitted and the decision makers involved. It is not possible to consider the probability or duration in this context.
2 (b) the cumulative nature of the effects  (See Chapter 12 of Tool Kit)	Undecided	Applied over time and considered in the context of the wider hierarchy of policies and plans, there may be cumulative impacts experienced, particularly in the context of numerous alterations and extensions to dwellings contained within an existing residential area.
2 (c) transboundary nature of the effects (i.e. environmental effects on other EU Member States)	No	The SG will only have an impact at local level and there are no trans-boundary effects.
2 (d) the risks to human health or the environment (for example, due to accidents)  (See Chapter 11 of Tool Kit )	Undecided.	The SG has the potential to impact on the well-being and health of humans through adherence to its objectives of protecting and allowing for a reasonable degree of residential amenity in all planning applications for alterations and extensions. If not implemented, the reverse may result in negative environmental effects in this context.

<b>Criteria for determining the likely significance of effects on the environment</b> (2(e), 2(f) etc refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)	<b>Likely to have significant environmental effects?</b>  <b>YES/NO</b>	<b>Summary of significant environmental effects (negative and positive)</b>
<p>2 (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</p>	<p>No</p>	<p>Any impacts associated will mostly occur at local level within the curtilage of residential properties.</p> <p>The SG covers all of South Ayrshire and it is anticipated that the SG will produce positive significant environmental effects.</p> <p>The SG will support the South Ayrshire Local Development Plan policy through providing more detailed guidance and standards which to attach material weight. It is intended that the SG will aid clarity to those concerned in alterations and extensions to residential buildings, but it is not anticipated that it will have an effect on areas of historic value as existing policy provision exists to address these matters. Development proposals would have to accord with development plan policy before being considered against the SG.</p>

<p><b>Criteria for determining the likely significance of effects on the environment</b> (2(e), 2(f) etc refer to paragraphs in Schedule 2 of the Environmental Assessment (Scotland) Act 2005)</p>	<p><b>Likely to have significant environmental effects?</b>  <b>YES/NO</b></p>	<p><b>Summary of significant environmental effects (negative and positive)</b></p>
<p>2 (f) the value and vulnerability of the area likely to be affected due to-</p> <ul style="list-style-type: none"> <li>(i) special natural characteristics or cultural heritage;</li> <li>(ii) exceeded environmental quality standards or limit values; or</li> <li>(iii) intensive land-use.</li> </ul>	<p>No</p>	<p>There are already existing and proposed development plan policies to ensure the protection of designated landscapes. The scale of development considered within the SG translates that no significant impacts upon the landscape could ensue. Consequently, it is considered that the SG will not have a significant direct effect on landscapes.</p>
<p>2 (g) the effects on areas or landscapes which have a recognised national, Community or international protection status</p>	<p>No</p>	<p>Due to the generic, non-specific nature of the SG it is unlikely that it will have a significant effect on the cultural or natural heritage resource of South Ayrshire. There are already adopted policies and a draft SG has been prepared which specifically protects South Ayrshire's cultural heritage resources from inappropriate development.</p>

## SEA SCREENING REPORT

**A summary of our considerations of the significant environmental effects of Supplementary Guidance: Residential Development is given below.**

**TABLE 2 – SUMMARY OF ENVIRONMENTAL EFFECTS**

Supplementary Guidance – Residential Development is intended to supplement the policies of the South Ayrshire Local Development Plan and provide guidance for householders, builders and developers intending to alter or extend residential buildings. In seeking to ensure a high quality environment, the SG expects that the design of any extension or outbuilding respects the character of the existing property. The Council expects that the alterations and extensions to residential buildings will respect the form and style of the house, the size shape and landscape character of the garden ground, vehicle issues, the streetscape and the neighbour's amenity.

The Council considers that the SG is unlikely to have significant social or economic effects beyond those of the policy it supplements, and there are no statutory reasons to undertake a SEA of this document, or that any principal value come from it.

In reviewing these criteria the Council has been mindful that the SG does not present policies or proposals and serves only to expand on existing policy within the Proposed South Ayrshire Local Development Plan, which has already been subject to an Environmental Report incorporating SEA.

On the basis of these characteristics the Council concluded that the SG is unlikely to have significant environmental effects

It is therefore concluded that the Council considers that a SEA is not necessary for the Residential Extensions and Alterations SPD as it is not likely, by itself, to have any significant environmental.

## SEA SCREENING REPORT

**TABLE 3  
SUMMARY RECORD OF COMMENTS FROM CONSULTATION AUTHORITIES**

### SCREENING TEMPLATE - GUIDANCE NOTE 2

It is not a statutory requirement to include this section in the screening report. However, the Responsible Authority may find it useful for record purposes.

#### TITLE OF PLAN, PROGRAMME OR STRATEGY

Residential Extensions and Alterations - Supplementary Guidance (SG)

#### RESPONSIBLE AUTHORITY

South Ayrshire Council

#### DATE COMMENTS RECEIVED FROM CONSULTATION AUTHORITIES

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Consultation Authority	Views (if known at this stage)
Scottish Environment Protection Agency	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. soil and water)
Scottish Natural Heritage	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. flora, fauna and biodiversity)
The Scottish Ministers (Historic Scotland)	Significant environmental effects - YES/ NO
	If YES, note SEA topics/issues here (e.g. landscape and cultural heritage)

## SEA SCREENING REPORT

**TABLE 4 – RECORD OF POST SCREENING ACTION**

### SCREENING TEMPLATE - GUIDANCE NOTE 3

It is not a requirement to include this section in the screening report. However, the Responsible Authority may find it useful for record purposes.

#### TITLE OF PLAN, PROGRAMME OR STRATEGY (PPS)

Residential Extensions and Alterations - Supplementary Guidance (SG)

#### RESPONSIBLE AUTHORITY

South Ayrshire Council

<b>1</b> Responsible Authority and Consultation Authorities in agreement – PPS <u>is</u> likely to have significant environmental effects	<input style="width: 100%; height: 20px;" type="text"/>
Date of determination	<input style="width: 100%; height: 20px;" type="text"/>
<b>2</b> Responsible Authority and Consultation Authorities in agreement – PPS <u>is not</u> likely to have significant environmental effects	<input style="width: 100%; height: 20px;" type="text"/>
Date of determination	<input style="width: 100%; height: 20px;" type="text"/>
<b>3</b> Responsible Authority and Consultation Authorities cannot reach agreement – referred to the Scottish Ministers for their determination	<input style="width: 100%; height: 20px;" type="text"/>
Date referred to the Scottish Ministers	<input style="width: 100%; height: 20px;" type="text"/>
<b>4</b> Scottish Ministers' determination	<input style="width: 100%; height: 20px;" type="text"/>
Date of determination	<input style="width: 100%; height: 20px;" type="text"/>
<b>5</b> Publicity requirements met	<input style="width: 40%; height: 20px;" type="text" value="YES"/> <input style="width: 40%; height: 20px;" type="text" value="NO"/>
<b>6</b> Signature	<input style="width: 100%; height: 20px;" type="text"/>
Date	<input style="width: 100%; height: 20px;" type="text"/>

