

SOUTH AYRSHIRE COUNCIL

LOCAL REVIEW BODY

NOTE of CURRENT POSITION

Site Address:	5 CLOCHRANHILL ROAD AYR SOUTH AYRSHIRE KA7 4PZ
Application:	21/01026/APP ALTERATIONS AND EXTENSION TO DWELLINGHOUSE

Appointed Officer's Decision:	Approval subject to Conditions
Date Notice of Review Received:	23 rd February 2022

Current Position:	New Case For Review
Documentation:	The following documents in relation to the review are attached: Pages 1 to 6 – Report of Handling Pages 7 to 41 – Notice of Review and Supporting Documentation Pages 42 to 54 – Planning Application and Supporting Plans Pages 55 to 57 – Decision Notice Pages 58 to 63 – Site Photographs and Appointed Officers Comments Page 63 – Interested Parties comments on Site Photographs Page 64 – Interested Parties comments on Original Planning Application Page 65 - Agent comments on Interested Parties comments on Site Photographs
New Material:	No
Additional Material:	N/A
Dated:	14th June 2022

South Ayrshire Council

Place Directorate

Report of Handling of Planning Application

Application Determined under Delegated Powers where less than five objections have been received.
The Council's Scheme of Delegation can be viewed at <http://www.south-ayrshire.gov.uk/committees/>

Reference No:	21/01026/APP
Site Address:	5 Clochranhill Road Ayr South Ayrshire KA7 4PZ
Proposal:	Alterations and extension to dwellinghouse
Recommendation:	Approval with Condition(s)

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 single storey semi-detached dwellinghouse at 5 Clochranhill Road, Ayr.

2. Planning History:

No relevant planning history in the assessment of the application.

3. Description of Proposal:

Planning permission is sought to alter and extend the dwellinghouse. Full details of the proposals are set out within the submitted plans.

4. Consultations:

No consultations were undertaken.

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.

The application is accompanied by a supporting statement which describes the location of the site, explains how the design solution is sensitive to the original dwellinghouse and compliant with local policy guidance.

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:

One objection has been received in relation to the proposal. The representation can be viewed online at www.south-ayrshire.gov.uk/planning.

In summary, the following concerns have been raised:

- Adverse impact on residential amenity due to overlooking/overshadowing

The following response is offered in relation to the concerns raised:

- *Adverse impact on residential amenity due to overlooking/overshadowing* – The potential impact of the proposal on neighbouring properties is discussed elsewhere in this report.

9. Development Plan:

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The following policies are relevant in the assessment of the application and can be viewed in full online at <http://www.south-ayrshire.gov.uk/planning/local-development-plans/local-development-plan.aspx>

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

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

The development proposal has been assessed against the above policies and is considered to be in accordance with the development plan.

The statutory Local Development Plan (LDP) for the area currently comprises the South Ayrshire Local Development Plan (adopted in September 2014) and its associated Supplementary Guidance, as well as the Town Centre and Retail Local Development Plan, adopted in 2017.

At a special meeting on 1 September, the Council considered representations on the Modified Proposed Replacement South Ayrshire Local Development Plan (MPLDP2), submitted in response to public consultation, and agreed (1) to submit the Plan, without further modification, to the Scottish Ministers for Examination; and (2) the Plan would be a material consideration in determining planning applications, with the weight accorded to it increasing as it progresses through the statutory process.

As MPLDP2 now represents the Council's settled position on the Development Plan it wishes to progress to adoption, it is a material consideration in the assessment of planning applications. However, it remains the subject of unresolved representations, which will be considered by the Scottish Government's Directorate of Planning and Environmental Appeals (DPEA), as part of the Examination process.

In considering development proposals, the Council may now apportion significant weight to those principles or policies of MPLDP2 which are not the subject of unresolved representations, but MPLDP2 is otherwise unlikely to be the determining factor in the determination of Planning Applications, remaining subordinate in status to the adopted LDP.

The application site is designated as a residential area within the Adopted South Ayrshire Local Development Plan and this remains unchanged with the Proposed Replacement South Ayrshire Local Development Plan. The application has been considered in this context.

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

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

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

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

- Generally, roofs should be pitched at an angle that reflects the original building; and
- Normally be similar in all respects to the existing building in terms of style, shape and proportion including windows of similar proportion and design and materials similar in colour or texture.

In considering proposals for rear extensions, especially extensions on or close to mutual boundaries some consideration must be given to the amenity of adjoining properties. The aim is to achieve a reasonable balance between the applicant's aspirations to achieve more living accommodation and the interests of their neighbour's amenity by ensuring that an extension would not seriously affect a neighbour's outlook or daylight.

It is expected that a single storey extension should not cross a 45 degree line from the mid-point of the window in the nearest habitable room of the adjoining house. In order to try and achieve a reasonable balance the Council has been prepared to look favourably on extensions of no greater depth than 3.5m (roughly the depth of an average habitable room) even if this crosses the 45 degree line.

Continuous access between the front and rear of the property should also be retained to enable wheelie bins to be stored at the rear of the property.

It is considered that the proposed extension generally accords with the provisions of the SG on House Alterations and Extensions. This is outlined further in section 11 below.

In terms of dormer windows the supplementary guidance states:-

- o The size and number of dormer windows should be kept to a minimum to avoid dominating the appearance of the roof.
- o Large areas of cladding on the front should be avoided and dormers should be set away from the gables, hips and down from the roof ridge in order that the roofline might be retained unaltered. The dormer should not project above the ridge of the roof.
- o Continuous box dormers (Le. two or more rooms linked) will not generally be permitted, especially on front elevations.
- o Dormers should be so placed as to form a definite relationship with the main features in the building's facade and should normally line through and be symmetrical with other windows and doors.
- o Windows forming part of the dormer should reflect the style and proportion of existing windows and notwithstanding the desired internal layout, the windows should be positioned at the dormer extremities.
- o Where dormers exist in adjoining semi-detached/ terraced properties new dormers should generally match.
- o Dormer windows on adjacent semi-detached and terraced properties should be sited at least one metre from the boundary of the attached dwellinghouse(s).
- o Where roofs of low pitch are involved it is most important to ensure that the dormer window height is kept to a minimum.

The proposed front dormer windows are considered to comply with the aforementioned guidance. The proposed rear dormer window and balcony are not considered to comply with the aforementioned guidance. This is outlined further below.

Planning Guidance (SPG): Open Space and Designing New Residential Developments

The guidance is relevant in the assessment of the application, which states that detached, semi-detached and terraced properties should be provided with garden ground in proportion to their size. Rear gardens will be expected to be a minimum of 1½ times the size of the ground floor area for detached and semi-detached dwellings and no less than 100sqm. This will generally include rear and side dwellinghouse gardens enclosed by fence/ wall/ hedge. A minimum garden depth of 9 metres shall be required. This distance may be relaxed in the case of corner plots and on plots, with two or more frontages onto roads

subject to the minimum areas being satisfactorily provided. A minimum of 18 metres between habitable windows (including kitchens) shall be provided.

The remaining private garden ground at the property is considered commensurate with the immediate neighbouring properties and it is considered adequate to ensure that an appropriate level of amenity is retained.

11. Assessment (including other material considerations):

A site visit has not been undertaken as it is considered that sufficient information is available to determine the application; in accordance with the Council's agreed protocol and the advice of the Scottish Government in containing the spread of Coronavirus. The agent has provided photographs of the application site in this instance. The photographs provided alongside the plans submitted, are considered sufficient to complete the assessment of the current application.

The proposal under consideration is to alter and extend the dwellinghouse by way of the erection of a single storey rear extension, the erection of a front canopy porch, the formation of two front dormer windows and the formation of an enlarged rear dormer window with balcony. The development proposals include external alterations to the original dwelling, including the installation of an additional doorway and rooflights. These works do not require the benefit of planning permission under Class 2B, of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended, and are therefore not considered as part of the planning application assessment.

Single storey rear extension

The proposed rear extension is subsidiary to the original dwellinghouse in terms of height, general size and appearance. The proposed single storey rear extension does not compromise the character of the original dwelling, or that of the streetscape, and therefore meet with the Council's Guidance on House Alterations and Extensions.

The proposed rear extension shall infill and enlarge the existing extension to the rear of dwelling, while retaining the same depth, height and roof style. The existing rear extension is situated on the mutual boundary with the neighbouring dwelling at no. 3 and, as outlined, the positioning of the extension, as enlarged, along this mutual boundary shall remain unaltered. The extension, as enlarged, shall be positioned approximately 1.8 metres from the mutual boundary with no.7 and approximately 13 metres from the rear boundary. Therefore, due to the separation distances outlined and the depth, height and roof style the proposed extension matching the existing rear projection, it is not considered that the proposed development shall adversely impact on the amenity of neighbouring properties in terms of loss of light or sense of enclosure.

In terms of privacy impact, the proposed rear extension includes bi-fold doors and a window which aspects the rear garden ground of the dwelling. Due to the separation distances outlined and the existing boundary treatment, it is considered that the proposals shall not adversely impact any neighbouring properties in terms of privacy or amenity.

As set out above, the dwelling will have sufficient private rear garden ground to ensure that an acceptable level of amenity is provided. Access for bins to be stored to the rear of the property shall also be retained.

Front porch canopy

A wooden front porch canopy is proposed to be erected at the front entrance to the dwellinghouse. It is considered that the proposal is subsidiary to the original dwellinghouse in terms of height general size and appearance and does not compromise the character of the original dwelling, or that of the streetscape, and therefore meets with the Council's Guidance on House Alterations and Extensions.

In respect of residential amenity, the front canopy porch is sufficiently distant from other residential properties so as not to give rise to any adverse amenity concerns.

Front dormer windows

The proposed dormer windows are considered to accord with the design guidance, as per the SPG outlined under Section 10, above. The proposed dormers are set down from the roof ridge, set back from the eaves and away from the gable. The siting, design and scale of the proposed dormers are not considered to dominate the existing roof and are generally comparable to dormer windows formed on neighbouring properties. Overall, the front dormer windows are not considered to be out of character for the appearance or locality and shall not have a detrimental impact on the streetscape of the area.

The proposed front dormer windows have an aspect over Clochranhill Road and do not directly oppose any neighbouring windows. Overall, it is not considered that any neighbouring properties would be adversely impacted by the development proposals.

Rear dormer window with balcony

With regard to the dormer window and balcony proposed with the rear elevation, it is considered that the proposed dormer window is contrary to the relevant provisions of the SG (outlined in section 10 above) due to the overall size of the dormer dominating the appearance of the roof space of the dwelling. With regard to the balcony element of the dormer, it is noted that the balcony is recessed into the dormer window itself so shall be screened on either side allowing only unobstructed views of the rear garden of the dwelling, which has a depth of approximately 22 metres. Therefore, it is acknowledged that the proposed dormer window with balcony shall not adversely impact any neighbouring properties in terms of privacy or amenity. However, due to the aforementioned issues raised in respect of the overall size of the dormer window being contrary to the provisions of the SG and in order for control over this aspect of the development proposed, it is considered necessary to 'condition out' the rear facing dormer window and balcony.

There are no policy objections to this proposal and it is considered that, subject to conditions, this proposal does not have an adverse impact on the character or residential amenity of the surrounding area. Given the above and having balanced the applicant's rights against the general interest, it is recommended that the application be approved subject to conditions.

12. Recommendation:

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

- (1) 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.
- (2) That notwithstanding the plans hereby approved, no permission is granted for the rear facing dormer window and balcony. Prior to the commencement of development on site, a revised rear elevation showing the deletion of the aforementioned enlarged rear dormer window and balcony shall be submitted for the prior written approval of the Planning Authority.

Reasons:

- (1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (2) In the interest of amenity and to define the terms of this planning permission.

List of Plans Determined:

Drawing - Reference No (or Description): **Approved** PLA001

Drawing - Reference No (or Description): **Approved** PLA002

Drawing - Reference No (or Description): **Approved** PLA003

Drawing - Reference No (or Description): **Approved** PLA004

Drawing - Reference No (or Description): **Approved** PLA005

Reason for Decision (where approved):

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

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

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>29 November 2021</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 100482829-002

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:

Ref. Number: You must enter a Building Name or Number, or both: *

First Name: * Building Name:

Last Name: * Building Number:

Telephone Number: * Address 1 (Street): *

Extension Number: Address 2:

Mobile Number: Town/City: *

Fax Number: Country: *

Postcode: *

Email Address: *

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

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr & Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Eric & Jocelyn"/>	Building Number:	<input type="text" value="5"/>
Last Name: *	<input type="text" value="Greene"/>	Address 1 (Street): *	<input type="text" value="Clochranhill Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Alloway"/>
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"/>	Postcode: *	<input type="text" value="KA7 4PZ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="el@greenejems.co.uk"/>		

Site Address Details

Planning Authority:	<input type="text" value="South Ayrshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="5 CLOCHRANHILL ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="AYR"/>
Post Code:	<input type="text" value="KA7 4PZ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="618626"/>	Easting	<input type="text" value="233575"/>
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Description of Proposal

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

Proposed internal alterations, new extension in place of conservatory with a new roof across entire extended area to the rear of the property. 2 pitched roof dormers to the front and 1 flat roof dormer to the rear. A new canopy to be formed at the front entrance of the house.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to the statement in support submitted with this notice of review request.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

PLA001 - Location, Site Plans & Block Plans PLA002 - Existing Drawings with Downtakings PLA003 - Ground Floor as Proposed
PLA004 - First Floor as Proposed PLA005 - Elevations, Section & Perspectives as Proposed Supporting Statement (As submitted with original application) Notice of Review - Statement in Support Site Photos

Application Details

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

21/01026/APP

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

13/10/2021

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

01/12/2021

Review Procedure

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

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

Yes No

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

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

Yes No

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

Yes No

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)

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 Cameron Irving

Declaration Date: 22/02/2022

**NOTICE OF REVIEW
IN RELATION TO THE REFUSAL BY
SOUTH AYRSHIRE COUNCIL FOR
PLANNING PERMISSION FOR THE ERECTION
OF A REAR DORMER WINDOW WITH BALCONY
AT 5 CLOCHRANHILL ROAD, ALLOWAY, AYR, KA7 4PZ**



**PLANNING APPLICATION REF NO
21/01026/APP**

STATEMENT IN SUPPORT

Report Prepared by:

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February 2022

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(i) SUMMARY / CONCLUSIONS

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3.0 THE REASONS FOR SEEKING A REVIEW

4.0 RESPONSE TO THE COUNCIL'S CONDITION 2

5.0 SUMMARY / CONCLUSIONS

(i) **SUMMARY / CONCLUSIONS**

- In the Report of Handling in the Reasons for Decision, where approved, the Officer states:

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

In our opinion, the potential impact of the proposals for the rear dormer window and balcony, as described in Planning Application Drawing No PLA005, the subject of this Notice of Review should be similarly treated.

- The Report of Handling states that the proposed rear dormer with balcony would impact adversely on the amenity of neighbouring land and buildings.

In our opinion, for the reasons detailed later in this Statement, the proposals would not impact adversely, either on:

- streetscape
- nor the area, composed mainly of back gardens to the north/north east

because the proposals would, in effect, be virtually unsighted.

- Policy states that generally where dormers exist in adjoining semi-detached/terraced properties, new dormers should generally match

The use of the word 'generally' indicates that this is not intended to be prescriptive and, in this instance, this is a proposed rear dormer where

there is no guidance available from examples in adjoining or otherwise nearby properties.

- The Report of Handling states that, due to its overall size, it would dominate the appearance of the roof space of the building.

This is the only criticism of the proposals.

In fact, the drawings confirm that the proposed dormer steps down from the existing ridge and steps in from the gable wall to remain subsidiary to the original property.

In addition, in response, in design terms, it is in our opinion important to take into account the relationship between the rear dormer and the approved proposed extension. We would maintain that they effectively complement each other in design terms and should be viewed together.

While the proposals are not entirely traditional in concept, it is a solution, in our view, that actually works. They also achieve an actual balance/symmetry with the neighbouring extension.

- We are therefore of the opinion that the proposals do comply with the overall guidance provided by Supplementary Guidance: Alterations and Extensions to Houses and Supplementary Planning Guidance (SPG): Dormer Windows, and are thereby compliant with the requirements of:
 - LDP policy: residential policy within settlements, release sites and windfall sites
 - LDP policy: sustainable development, and
 - SPP 2014

1.0 INTRODUCTION / TERMS OF REFERENCE / THE PROPOSALS

Introduction/Terms of Reference

On 13 October 2021, application was made by Cameron Irving, Studio20Three Ltd, 23A Fort Street, Ayr, KA7 1DG on behalf of Mr Eric and Mrs Jocelyn Greene, 5 Clochranhill Road, Alloway, Ayr, KA7 4PZ, Planning Application Ref No 21/01026/APP.

The proposal was for 'Alterations and extension to dwellinghouse'. The proposals included a number of components, namely:

- (i) a single-storey rear extension
- (ii) a front porch canopy
- (iii) front dormer windows
- (iv) rear dormer window with balcony

This Notice of Review has been prepared by Michael S Evans, Planning Consultant, 'Ty-Newydd', 11 Murchie Drive, Kings Meadow, Prestwick, KA9 2ND and Cameron Irving, Studio20Three Ltd, and has been instructed by the Applicants.

The Request for Review is specifically in relation to the Council's decision to, in effect, refuse permission for the proposed rear dormer window with balcony, i.e. Condition (2) of the decision:

'That notwithstanding the plans hereby approved, no permission is granted for the rear-facing dormer window and balcony. Prior to the commencement of development on site, a revised rear elevation showing the deletion of the aforementioned enlarged rear dormer window and balcony shall be submitted for the prior written approval of the Planning Authority.'

The contents of the Appointed Officer's Report of Handling (a copy of which can be found in the Appendix) is viewed as a significant material consideration.

The Applicant

The Applicants live at 5 Clochranhill Road, Alloway, Ayr, KA7 4PZ.

The Site

The application site relates to a single-storey semi-detached dwellinghouse at 5 Clochranhill Road. This is shown on Planning Application Drawing No PLA001, a copy of which can be found on page 7. The application site is designated as a residential area in LDP1, a position retained in MPLDP2.

The Proposals

Planning Permission is being sought for a rear dormer window with balcony, as shown in Planning Application Drawing No PLA005.

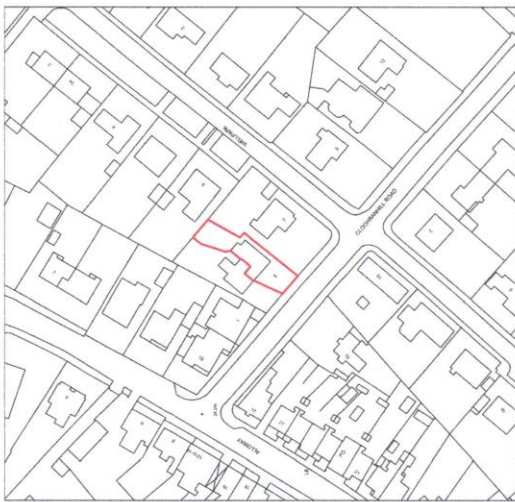
Planning Application Drawing No PLA001: Location, Site Plans and Block Plan

Studio
20THREE

This document and its design content is copyright ©. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related consultants documents. Do not rely on this information for construction purposes. If there are any omissions on this document to the Originator, it is the responsibility of the Originator to clarify or amend the drawings. If in doubt, ASK.

SOUTH AYRSHIRE COUNCIL
Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.

5 CLOCHRANHILL ROAD



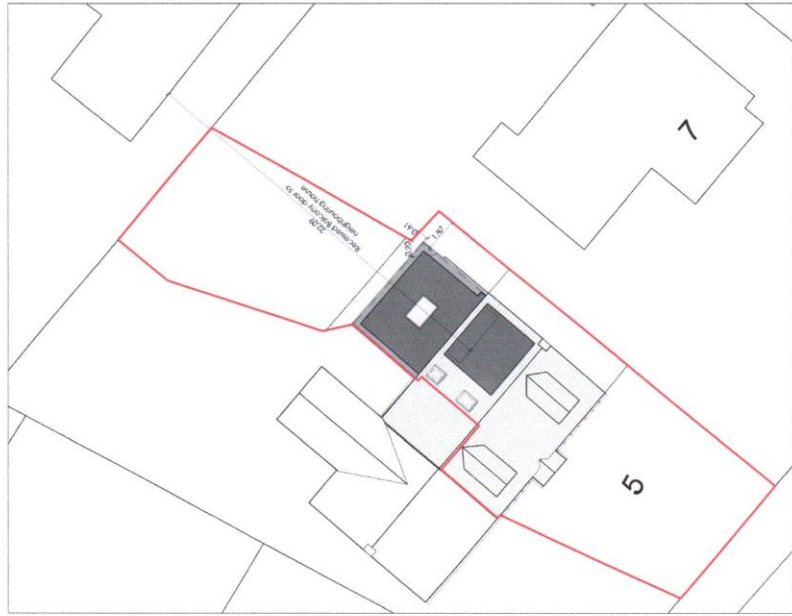
Location Plan 1:250



Site Plan Existing 1:500



Site Plan Proposed 1:500



Proposed Block Plan 1:200

REVISION NOTES	
STATUS	PLANNING
PROJECT NO.	2135
PROJECT	5 Clochrannah Road Albany KA7 8PZ
CLIENT	Mr & Ms Greene
LAYOUT TITLE	Location, Site Plans & Block Plan
DRAWING NUMBER	PLA001
DRAWING SCALE (Scales of A3)	1:250 1:500 1:200
REVISION	

2.0 AREA CONTEXT AND SITE ANALYSIS

Broader Area Context

5 Clochranhill Road is located in Alloway, near the southern margins of the settlement of Ayr, as defined in LDP1 and as confirmed in the extract from the Plan on page 10, i.e. near the southern limit of the wider Prestwick/Ayr urban area. Much of Ayr south of the town centre is overwhelmingly residential/suburban in character. This designation applies to the immediate area also.

Local (Immediate Townscape) Context

The house sits within the corner of an area bounded by Clochranhill Road on the south, the B7024/Alloway on the west (the entire frontage of which is in the Alloway Conservation Area), Burness Avenue on the north and Wellpark to the east. Within the 'block', most of the older housing is in the west and south, with additional examples of more recent development to the north and east.

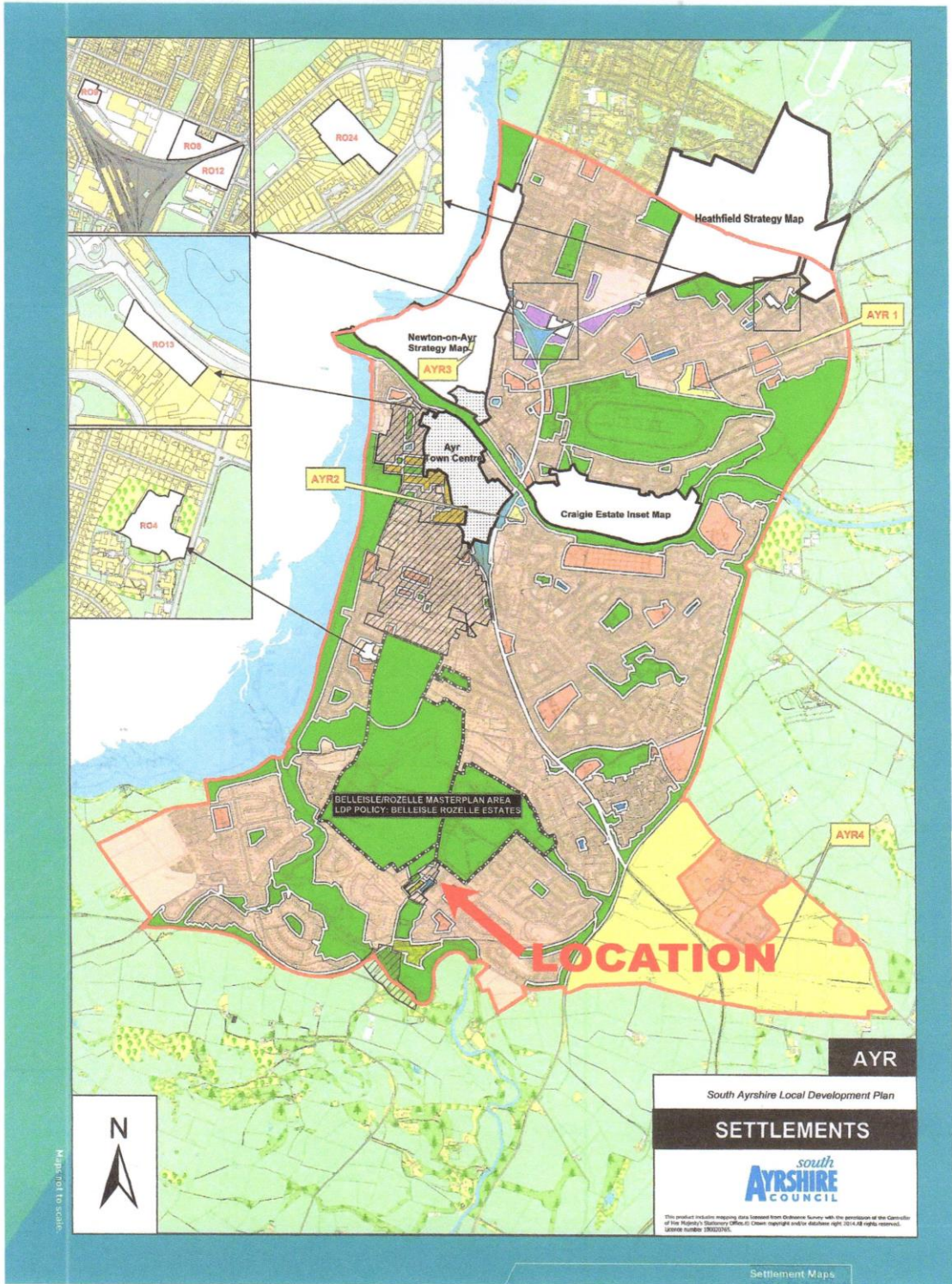
The extract from Google Map on page 11 shows that, in terms of scale, massing, form, materials, etc, the 'block' contains a wide variety of house types, as the photographs/images of a sample of house types with key plan showing locations show. This variety is, in fact, accentuated to the rear by changes made to a number of properties.

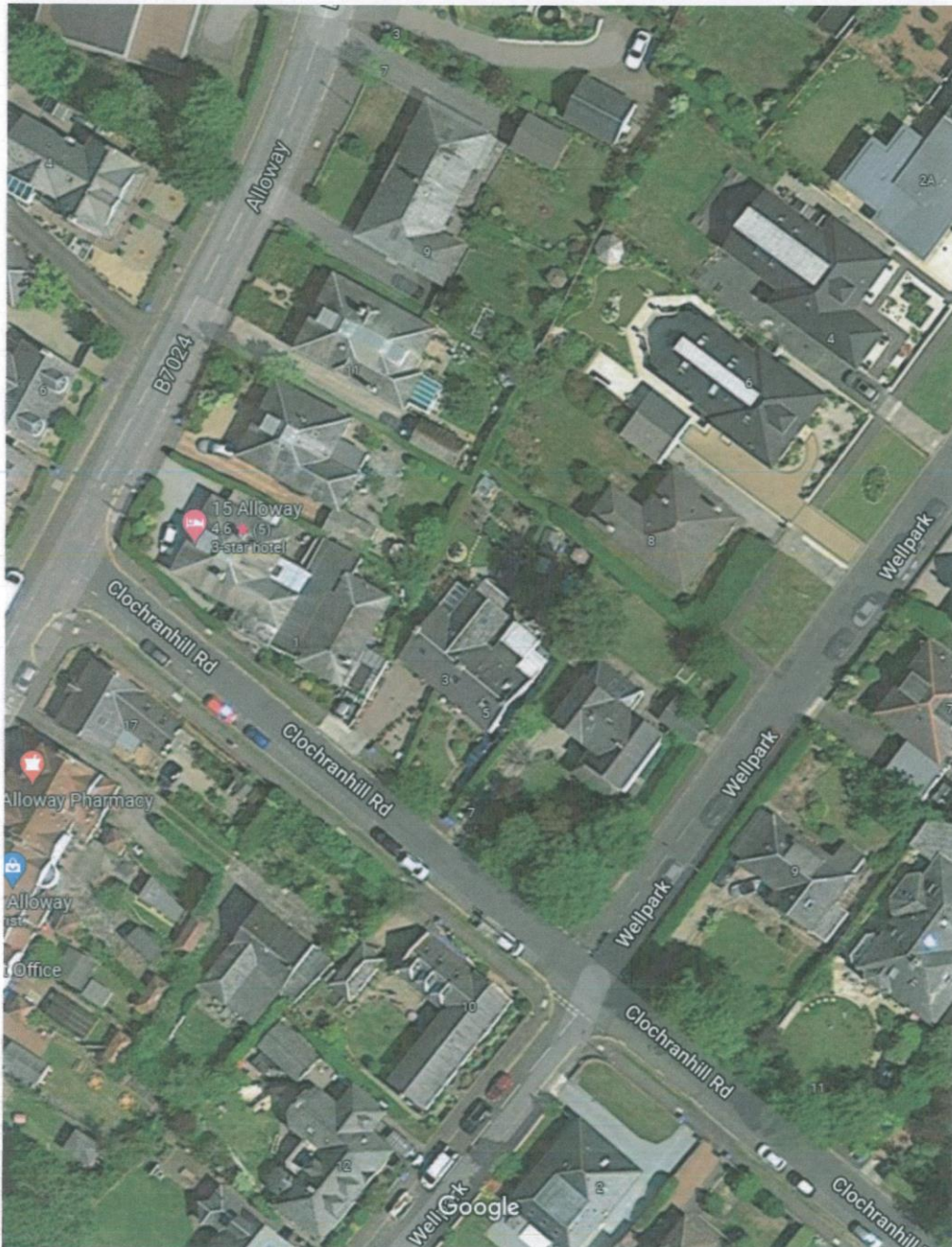
In addition, in the rear gardens there is a wide variety of different-sized outbuildings, etc.

Why is this important?

This is a matter that will be returned to later, but briefly this is about context and impact and especially potentially negative impact of these small-scale proposals on a neighbourhood that is characterised by variety.

In the case of the proposals therefore, the context, for assessment purposes, in our opinion is provided by the area of back garden surrounded by the rear of the properties in the four roads referred to earlier.





Imagery ©2022 Getmapping plc, Maxar Technologies, The GeoInformation Group, Map data ©2022 10 m

3.0 THE REASONS FOR SEEKING A REVIEW

In Planning Application Ref No 21/01026/APP, the proposals were for 'Alterations and extension to dwellinghouse', which included:

- (i) a single-storey rear extension
- (ii) a front porch canopy
- (iii) front dormer windows
- (iv) rear dormer window with balcony

In the event, item (iv) was 'conditional out'. Refer to Condition (2) below.

'That notwithstanding the plans hereby approved, no permission is granted for the rear-facing dormer window and balcony. Prior to the commencement of development on site, a revised rear elevation showing the deletion of the aforementioned enlarged rear dormer window and balcony shall be submitted for the prior written approval of the Planning Authority.'

In the Report of Handling, in the Reasons for Decision, where approved, the Officer states that:

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

In our opinion, the potential consequences of the proposals for the rear dormer window with balcony, as described in Planning Application Drawing No PLA005 should be similarly viewed.

While otherwise in agreement with the Decision, we are, however, requesting that the Local Review Body reviews the Officer's decision with a view to the removal of Condition (2).

We set out the case for this in Part 4.0 that follows.

4.0 RESPONSE TO THE COUNCIL'S CONDITION 2

The Design Process

Inevitably, in our opinion, the eventual outcome regarding any proposal is influenced by a number of considerations that have influenced the design principles.

The principal ones in this case are:

- (i) the implications of the characteristics of the site, its location and setting within the immediate townscape
- (ii) the characteristics of 5 Clochranhill Road itself, and
- (iii) the requirements of planning policy, guidance and advice

(i) **the implications of the characteristics of the site, etc**

Understanding and interpreting the characteristics of the site, etc within its setting are vitally important to the delivery of a successful outcome. Details of the immediate townscape context are described in Part 2.0 earlier.

Safeguarding Amenity

It is important that the characteristics of the site allow for the delivery of a sustainable outcome. One of the key requirements therefore is safeguarding amenity.

This can be viewed at two levels:

- (a) impact on the overall amenity of the area (visual impact, for example),
and

- (b) are there any consequences for the more precise requirements regarding residential amenity, e.g. overlooking
- (a) The Planning Officer's opinion in advising the Council is that the proposed rear dormer window with balcony would impact adversely on the amenity of neighbouring land and buildings.

The Report of Handling does not provide any guidance as to how 'neighbouring land and buildings' might be defined but, earlier in this Statement, we have suggested that the 'local' immediate townscape context could be reasonably defined as the area forming very roughly a rectangle within boundaries defined by Clochranhill Road, the B7024 Alloway, Burness Avenue and Wellpark.

To measure potential impact, more especially visual impact, this possible context can be refined further and more realistically to that shown on the Google extract on page 11.

For the proposals to result in the implications suggested in the Report of Handling, they would, in our opinion, have to be of a scale and located in such a way as to cause this outcome. Policy is primarily concerned with impact on streetscape. Situated at the rear of No 5, the proposals obviously have no impact on streetscape, as confirmed by the images on page 16. Situated where they are, i.e. relative to the rear of the properties to the north and east, they will be substantially unseen. This is reinforced by the narrow and enclosed nature of the garden. Not that this kind of situation should mean lower standards of attention being paid to detail.



Photo 1



Photo 2



Virtually unseen from all directions, there will therefore be little impact on townscape.

- (b) The Report of Handling confirms that the rear dormer with balcony would not be problematic with regard to the matter of residential amenity. There was a representation from 8 Wellpark that the proposals would have an adverse impact on residential amenity due to overlooking/overshadowing. The Report of Handling confirmed that the proposed rear dormer with balcony was compliant with the requirements of policy in these regards.

(ii) **The characteristics of 5 Clochranhill Road**

Much of the detailed guidance provided by SG on House Alterations and Extensions relates to dormers on the front of a building. Guidelines that are relevant in this case include:

- ***When dormers exist in adjoining semi-detached/terraced properties, new dormers should generally match***

The use of the word 'generally' confirms that this is not intended to be prescriptive but, importantly and in this instance, this is a rear dormer where there is no guidance available from adjoining/surrounding properties.

The Report of Handling asserts that, due to its overall size, it would dominate the appearance of the roof space of the building.

This, in fact, is the only criticism of the proposals.

In response, in design terms however, it is, in our opinion, important to take into account the relationship between the rear dormer and the approved proposed extension. We would

maintain that they effectively complement each other in design terms. While not entirely traditional in concept, it is a solution which, in our view, **actually works**.

- ***Where roofs of low pitch are involved, it is most important to ensure that the dormer window height is kept to a minimum***

The drawings confirm that the proposed dormer steps down from the existing ridge line and steps in from the gable wall to remain subsidiary to the original property.

In summary, page 2 of the SG confirms that '***each planning application is determined on its own merits***'. We are not entirely convinced that this has been the case here.

Page 3 states that '***the appearance of dormer windows can significantly affect the visual amenity and architectural integrity of a building and/or area***'.

We would respectfully suggest that the proposals are not at odds with these aspirations.

As stated elsewhere, if determined on its merits, the proposed rear dormer should be assessed relative to the 'new' whole and not on a virtually standalone/partial basis.

(iii) **the requirements of planning police, guidance and advise**

The responses to points (i) and (ii) above, in our opinion, confirm that the proposals comply with the requirements of the relevant parts of SG: House Alterations and Extensions, and, as a consequence, are compliant with the requirements of:

- **LDP policy: residential policy within settlements, release sites and windfall sites** in that:
 - *the layout, scale, form and materials of the proposed development do not detract from the character of the surrounding buildings in the local area*
 - *the proposals do not affect the privacy and amenity of existing properties*

- **LDP policy: sustainable development** in that they:
 - *are appropriate in terms of their amenity impact, scale, massing, design and materials in relation to its surroundings*
 - *respect the characteristics of the townscape*
 - *are in an accessible location, with opportunities for the use of public transport and other sustainable transport modes, including cycling and walking*

and

- **Supplementary Planning Guidance (SPG): Dormer Windows**
Policy in relation to All Other Properties states:
 - ***Dormers should generally be located to the rear of the building outwith general public view.*** The proposed rear dormer complies with this.
 - ***Dormers should be clad to reflect the roof finish of the dwellinghouse in terms of material, colour, texture and size***

The Report of Handling confirms that there were no concerns re these matters.

SPP, 2014

Para 38 emphasises the importance of a design-led approach, as further detailed in PAN 68: Design Statements, which has been the approach here. We would maintain also that the proposals are compliant with the requirements of Placemaking as set out in SPP.

5.0 SUMMARY / CONCLUSIONS

- In the Report of Handling in the Reasons for Decision, where approved, the Officer states:

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

In our opinion, the potential impact of the proposals for the rear dormer window and balcony, as described in Planning Application Drawing No PLA005, the subject of this Notice of Review should be similarly treated.

- The Report of Handling states that the proposed rear dormer with balcony would impact adversely on the amenity of neighbouring land and buildings.

In our opinion, for the reasons detailed later in this Statement, the proposals would not impact adversely, either on:

- streetscape
- nor the area, composed mainly of back gardens to the north/north east

because the proposals would, in effect, be virtually unsighted.

- Policy states that generally where dormers exist in adjoining semi-detached/terraced properties, new dormers should generally match

The use of the word 'generally' indicates that this is not intended to be prescriptive and, in this instance, this is a proposed rear dormer where

there is no guidance available from examples in adjoining or otherwise nearby properties.

- The Report of Handling states that, due to its overall size, it would dominate the appearance of the roof space of the building.

This is the only criticism of the proposals.

In fact, the drawings confirm that the proposed dormer steps down from the existing ridge and steps in from the gable wall to remain subsidiary to the original property.

In addition, in response, in design terms, it is in our opinion important to take into account the relationship between the rear dormer and the approved proposed extension. We would maintain that they effectively complement each other in design terms and should be viewed together.

While the proposals are not entirely traditional in concept, it is a solution, in our view, that actually works. They also achieve an actual balance/symmetry with the neighbouring extension.

- We are therefore of the opinion that the proposals do comply with the overall guidance provided by Supplementary Guidance: Alterations and Extensions to Houses and Supplementary Planning Guidance (SPG): Dormer Windows, and are thereby compliant with the requirements of:
 - LDP policy: residential policy within settlements, release sites and windfall sites
 - LDP policy: sustainable development, and
 - SPP 2014

APPENDIX

- ***Copy Report of Handling***

South Ayrshire Council

Place Directorate

Report of Handling of Planning Application

Application Determined under Delegated Powers where less than five objections have been received.
The Council's Scheme of Delegation can be viewed at <http://www.south-ayrshire.gov.uk/committees/>

Reference No:	21/01026/APP
Site Address:	5 Clochranhill Road Ayr South Ayrshire KA7 4PZ
Proposal:	Alterations and extension to dwellinghouse
Recommendation:	Approval with Condition(s)

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 single storey semi-detached dwellinghouse at 5 Clochranhill Road, Ayr.

2. Planning History:

No relevant planning history in the assessment of the application.

3. Description of Proposal:

Planning permission is sought to alter and extend the dwellinghouse. Full details of the proposals are set out within the submitted plans.

4. Consultations:

No consultations were undertaken.

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.

The application is accompanied by a supporting statement which describes the location of the site, explains how the design solution is sensitive to the original dwellinghouse and compliant with local policy guidance.

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

1.

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:**

One objection has been received in relation to the proposal. The representation can be viewed online at www.south-ayrshire.gov.uk/planning.

In summary, the following concerns have been raised:

- Adverse impact on residential amenity due to overlooking/overshadowing

The following response is offered in relation to the concerns raised:

- *Adverse impact on residential amenity due to overlooking/overshadowing* – The potential impact of the proposal on neighbouring properties is discussed elsewhere in this report.

9. **Development Plan:**

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The following policies are relevant in the assessment of the application and can be viewed in full online at <http://www.south-ayrshire.gov.uk/planning/local-development-plans/local-development-plan.aspx>

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

LDP Policy: Sustainable Development

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

The development proposal has been assessed against the above policies and is considered to be in accordance with the development plan.

The statutory Local Development Plan (LDP) for the area currently comprises the South Ayrshire Local Development Plan (adopted in September 2014) and its associated Supplementary Guidance, as well as the Town Centre and Retail Local Development Plan, adopted in 2017.

At a special meeting on 1 September, the Council considered representations on the Modified Proposed Replacement South Ayrshire Local Development Plan (MPLDP2), submitted in response to public consultation, and agreed (1) to submit the Plan, without further modification, to the Scottish Ministers for Examination; and (2) the Plan would be a material consideration in determining planning applications, with the weight accorded to it increasing as it progresses through the statutory process.

As MPLDP2 now represents the Council's settled position on the Development Plan it wishes to progress to adoption, it is a material consideration in the assessment of planning applications. However, it remains the subject of unresolved representations, which will be considered by the Scottish Government's Directorate of Planning and Environmental Appeals (DPEA), as part of the Examination process.

In considering development proposals, the Council may now apportion significant weight to those principles or policies of MPLDP2 which are not the subject of unresolved representations, but MPLDP2 is otherwise unlikely to be the determining factor in the determination of Planning Applications, remaining subordinate in status to the adopted LDP.

The application site is designated as a residential area within the Adopted South Ayrshire Local Development Plan and this remains unchanged with the Proposed Replacement South Ayrshire Local Development Plan. The application has been considered in this context.

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

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

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

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

- Generally, roofs should be pitched at an angle that reflects the original building; and
- Normally be similar in all respects to the existing building in terms of style, shape and proportion including windows of similar proportion and design and materials similar in colour or texture.

In considering proposals for rear extensions, especially extensions on or close to mutual boundaries some consideration must be given to the amenity of adjoining properties. The aim is to achieve a reasonable balance between the applicant's aspirations to achieve more living accommodation and the interests of their neighbour's amenity by ensuring that an extension would not seriously affect a neighbour's outlook or daylight.

It is expected that a single storey extension should not cross a 45 degree line from the mid-point of the window in the nearest habitable room of the adjoining house. In order to try and achieve a reasonable balance the Council has been prepared to look favourably on extensions of no greater depth than 3.5m (roughly the depth of an average habitable room) even if this crosses the 45 degree line.

Continuous access between the front and rear of the property should also be retained to enable wheelie bins to be stored at the rear of the property.

It is considered that the proposed extension generally accords with the provisions of the SG on House Alterations and Extensions. This is outlined further in section 11 below.

In terms of dormer windows the supplementary guidance states:-

- o The size and number of dormer windows should be kept to a minimum to avoid dominating the appearance of the roof.
- o Large areas of cladding on the front should be avoided and dormers should be set away from the gables, hips and down from the roof ridge in order that the roofline might be retained unaltered. The dormer should not project above the ridge of the roof.
- o Continuous box dormers (Le. two or more rooms linked) will not generally be permitted, especially on front elevations.
- o Dormers should be so placed as to form a definite relationship with the main features in the building's facade and should normally line through and be symmetrical with other windows and doors.
- o Windows forming part of the dormer should reflect the style and proportion of existing windows and notwithstanding the desired internal layout, the windows should be positioned at the dormer extremities.
- o Where dormers exist in adjoining semi-detached/ terraced properties new dormers should generally match.
- o Dormer windows on adjacent semi-detached and terraced properties should be sited at least one metre from the boundary of the attached dwellinghouse(s).
- o Where roofs of low pitch are involved it is most important to ensure that the dormer window height is kept to a minimum.

The proposed front dormer windows are considered to comply with the aforementioned guidance. The proposed rear dormer window and balcony are not considered to comply with the aforementioned guidance. This is outlined further below.

Planning Guidance (SPG): Open Space and Designing New Residential Developments

The guidance is relevant in the assessment of the application, which states that detached, semi-detached and terraced properties should be provided with garden ground in proportion to their size. Rear gardens will be expected to be a minimum of 1½ times the size of the ground floor area for detached and semi-detached dwellings and no less than 100sqm. This will generally include rear and side dwellinghouse gardens enclosed by fence/ wall/ hedge. A minimum garden depth of 9 metres shall be required. This distance may be relaxed in the case of corner plots and on plots, with two or more frontages onto roads

subject to the minimum areas being satisfactorily provided. A minimum of 18 metres between habitable windows (including kitchens) shall be provided.

The remaining private garden ground at the property is considered commensurate with the immediate neighbouring properties and it is considered adequate to ensure that an appropriate level of amenity is retained.

11. Assessment (including other material considerations):

A site visit has not been undertaken as it is considered that sufficient information is available to determine the application; in accordance with the Council's agreed protocol and the advice of the Scottish Government in containing the spread of Coronavirus. The agent has provided photographs of the application site in this instance. The photographs provided alongside the plans submitted, are considered sufficient to complete the assessment of the current application.

The proposal under consideration is to alter and extend the dwellinghouse by way of the erection of a single storey rear extension, the erection of a front canopy porch, the formation of two front dormer windows and the formation of an enlarged rear dormer window with balcony. The development proposals include external alterations to the original dwelling, including the installation of an additional doorway and rooflights. These works do not require the benefit of planning permission under Class 2B, of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended, and are therefore not considered as part of the planning application assessment.

Single storey rear extension

The proposed rear extension is subsidiary to the original dwellinghouse in terms of height, general size and appearance. The proposed single storey rear extension does not compromise the character of the original dwelling, or that of the streetscape, and therefore meet with the Council's Guidance on House Alterations and Extensions.

The proposed rear extension shall infill and enlarge the existing extension to the rear of dwelling, while retaining the same depth, height and roof style. The existing rear extension is situated on the mutual boundary with the neighbouring dwelling at no. 3 and, as outlined, the positioning of the extension, as enlarged, along this mutual boundary shall remain unaltered. The extension, as enlarged, shall be positioned approximately 1.8 metres from the mutual boundary with no.7 and approximately 13 metres from the rear boundary. Therefore, due to the separation distances outlined and the depth, height and roof style the proposed extension matching the existing rear projection, it is not considered that the proposed development shall adversely impact on the amenity of neighbouring properties in terms of loss of light or sense of enclosure.

In terms of privacy impact, the proposed rear extension includes bi-fold doors and a window which aspects the rear garden ground of the dwelling. Due to the separation distances outlined and the existing boundary treatment, it is considered that the proposals shall not adversely impact any neighbouring properties in terms of privacy or amenity.

As set out above, the dwelling will have sufficient private rear garden ground to ensure that an acceptable level of amenity is provided. Access for bins to be stored to the rear of the property shall also be retained.

Front porch canopy

A wooden front porch canopy is proposed to be erected at the front entrance to the dwellinghouse. It is considered that the proposal is subsidiary to the original dwellinghouse in terms of height general size and appearance and does not compromise the character of the original dwelling, or that of the streetscape, and therefore meets with the Council's Guidance on House Alterations and Extensions.

In respect of residential amenity, the front canopy porch is sufficiently distant from other residential properties so as not to give rise to any adverse amenity concerns.

Front dormer windows

The proposed dormer windows are considered to accord with the design guidance, as per the SPG outlined under Section 10, above. The proposed dormers are set down from the roof ridge, set back from the eaves and away from the gable. The siting, design and scale of the proposed dormers are not considered to dominate the existing roof and are generally comparable to dormer windows formed on neighbouring properties. Overall, the front dormer windows are not considered to be out of character for the appearance or locality and shall not have a detrimental impact on the streetscape of the area.

The proposed front dormer windows have an aspect over Clochranhill Road and do not directly oppose any neighbouring windows. Overall, it is not considered that any neighbouring properties would be adversely impacted by the development proposals.

Rear dormer window with balcony

With regard to the dormer window and balcony proposed with the rear elevation, it is considered that the proposed dormer window is contrary to the relevant provisions of the SG (outlined in section 10 above) due to the overall size of the dormer dominating the appearance of the roof space of the dwelling. With regard to the balcony element of the dormer, it is noted that the balcony is recessed into the dormer window itself so shall be screened on either side allowing only unobstructed views of the rear garden of the dwelling, which has a depth of approximately 22 metres. Therefore, it is acknowledged that the proposed dormer window with balcony shall not adversely impact any neighbouring properties in terms of privacy or amenity. However, due to the aforementioned issues raised in respect of the overall size of the dormer window being contrary to the provisions of the SG and in order for control over this aspect of the development proposed, it is considered necessary to 'condition out' the rear facing dormer window and balcony.

There are no policy objections to this proposal and it is considered that, subject to conditions, this proposal does not have an adverse impact on the character or residential amenity of the surrounding area. Given the above and having balanced the applicant's rights against the general interest, it is recommended that the application be approved subject to conditions.

12. Recommendation:

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

- (1) 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.
- (2) That notwithstanding the plans hereby approved, no permission is granted for the rear facing dormer window and balcony. Prior to the commencement of development on site, a revised rear elevation showing the deletion of the aforementioned enlarged rear dormer window and balcony shall be submitted for the prior written approval of the Planning Authority.

Reasons:

- (1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (2) In the interest of amenity and to define the terms of this planning permission.

List of Plans Determined:

Drawing - Reference No (or Description): **Approved** PLA001

Drawing - Reference No (or Description): **Approved** PLA002

Drawing - Reference No (or Description): **Approved** PLA003

Drawing - Reference No (or Description): **Approved** PLA004

Drawing - Reference No (or Description): **Approved** PLA005

Reason for Decision (where approved):

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

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

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>29 November 2021</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 100482829-001

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposed internal alterations, new extension in place of conservatory with a new roof across entire extended area to the rear of the property. 2 pitched roof dormers to the front and 1 flat roof dormer to the rear. A new canopy to be formed at the front entrance of the house.

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?

Yes No

(Answer 'No' if there is no change of use.) *

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:	Studio20Three Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Cameron	Building Name:	
Last Name: *	Irving	Building Number:	23A
Telephone Number: *	07936084763	Address 1 (Street): *	Fort Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Ayr
Fax Number:		Country: *	United Kingdom
		Postcode: *	KA7 1DG
Email Address: *	cameron@studio20three.co.uk		

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:	
First Name: *	Eric & Jocelyn	Building Number:	5
Last Name: *	Greene	Address 1 (Street): *	Clochranhill Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Alloway
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	KA7 4PZ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

South Ayrshire Council

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

Address 1:

5 CLOCHRANHILL ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

AYR

Post Code:

KA7 4PZ

Please identify/describe the location of the site or sites

Northing

618626

Easting

233575

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

324.50

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Dwelling

Access and Parking

Are you proposing a new 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 propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

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.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Existing arrangement retained.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

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: Cameron Irving

On behalf of: Mr & Mrs Eric & Jocelyn Greene

Date: 12/10/2021

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Perspective Views

Provide copies of the following documents if applicable:

- | | | |
|----------------------------------------------------------------------------------------|------------------------------|-----------------------------------------|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Supporting Statement

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Cameron Irving

Declaration Date: 13/10/2021

Payment Details



Created: 13/10/2021 12:16

Proposed Alterations and Extension at 5 Clochranhill Road – Supporting Statement

South Ayrshire Supplementary Guidance: House Alterations and Extensions:

“Alterations and extensions should be of a size and design which respect the existing building and surrounding street scene. In terms of the scale of an extension, this should normally be subsidiary in height and size to the original property. In assessing planning applications for alterations and extensions to residential buildings, the main points considered are:

- *The setting down and setting back of a two-storey side extension will usually achieve a subsidiary appearance; The height, width and general size should normally be smaller than the house, and, whilst in proportion, clearly subsidiary so as not to dominate the character of the original.*
- *Generally, roofs should be pitched at an angle that reflects the original building. Flat roofed extensions are rarely encouraged as they have potential to adversely impact on the character of the dwelling and the surrounding area; and*
- *Normally be similar in all respects to the existing building in terms of style, shape and proportion including windows of similar proportion and design and materials similar in colour or texture;”*

Design

Although the property is out with the conservation zone for Alloway village it is noted that Clochranhill Road remains a more traditional streetscape, with this in mind any alterations to the front (street side) of the property have been designed to reflect the existing character of the property and the surrounding buildings.

The 2 new dormer windows to the front are to be finished with a pitched slate roof and slated dormer cheeks. The windows themselves are to be timber and the dormers sit down from the existing ridge line to remain subsidiary.

The canopy over the entrance is to have a slate roof similar to that of the dormers and existing roof. The posts and beams to the canopy are to be made of timber.

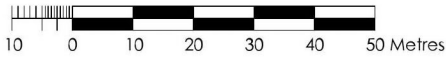
The extension to the rear of the property incorporates the existing extension wall line. The existing flat roof is to be redone to cover the full new area. This has a minimal impact on the existing building. The extension walls are to be finished with a vertical timber cladding.

The new dormer with recessed balcony to the rear of the property is to be finished in GRP(Glass reinforced Plastic). The recess itself is to be finished with timber cladding to tie in with the extension below. The dormer steps down from the existing ridge line and steps in from the gable wall to remain subsidiary to the original property. The new door is over 22 meters from the neighbouring property wall at 8 Wellpark.

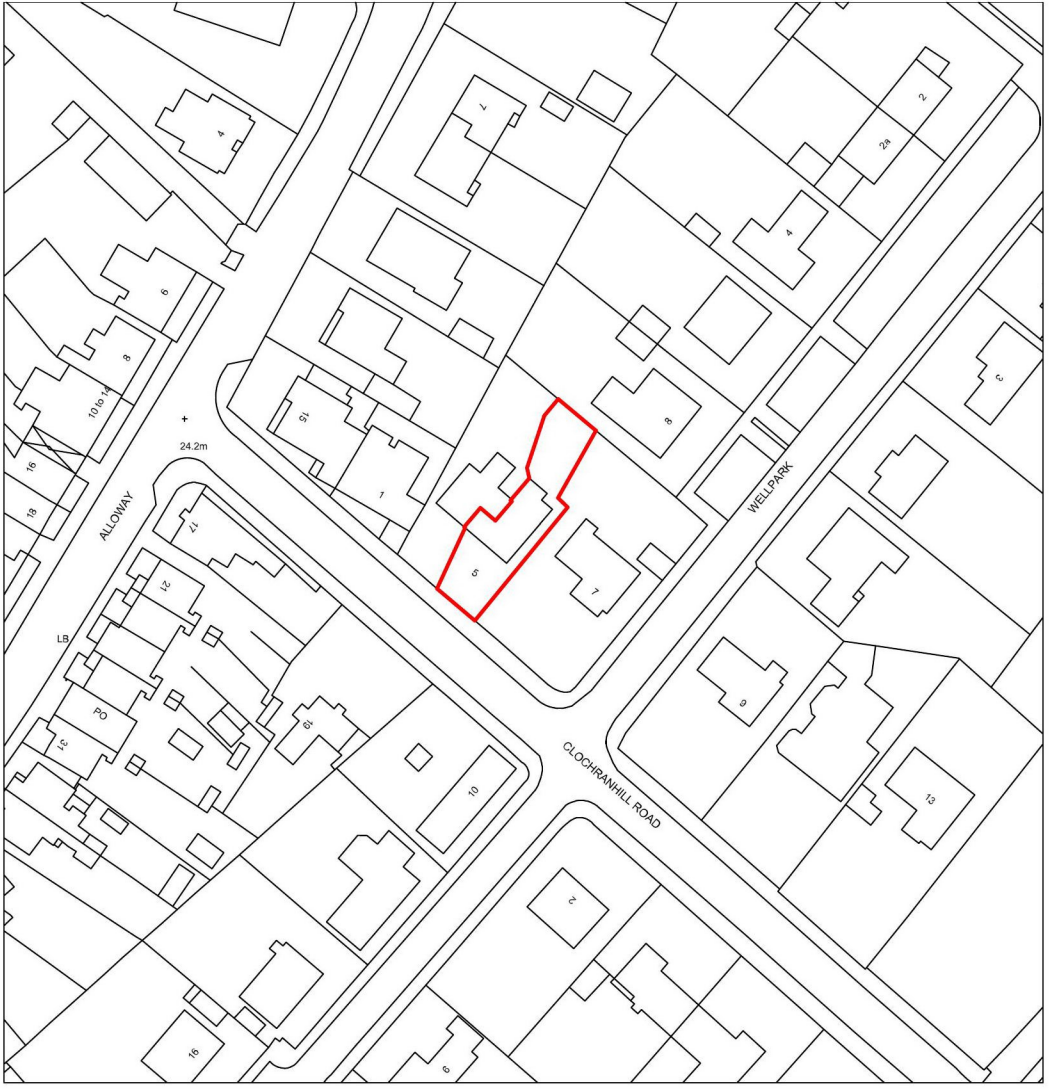
5 CLOCHRANHILL ROAD

SOUTH AYRSHIRE COUNCIL

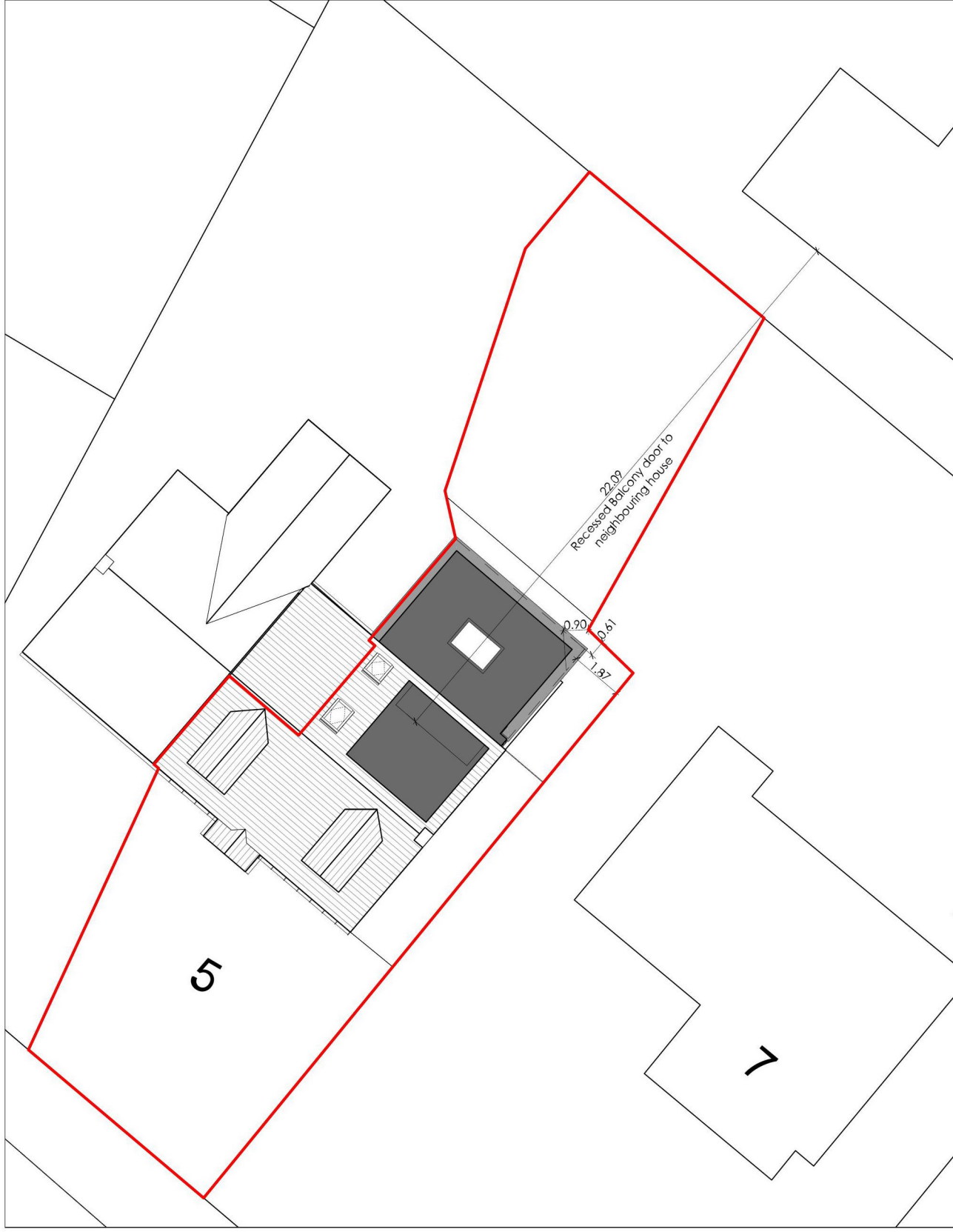
Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.



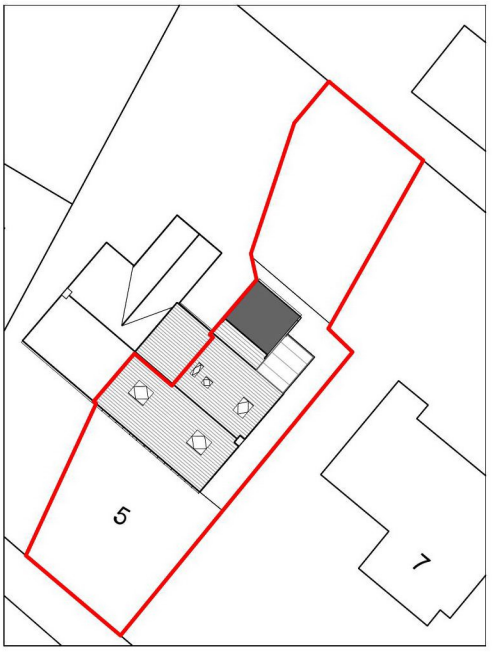
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1
-
Location Plan
1:1250



4
-
Proposed Block Plan
1:200



2
-
Site Plan Existing
1:500



3
-
Site Plan Proposed
1:500

REVISION NOTES

STATUS PLANNING

PROJECT NO. 2135

PROJECT 5 Clochranhill Road Alloway KA7 4PZ

CLIENT Mr & Mrs Greene

LAYOUT TITLE Location, Site Plans & Block Plan

DRAWING NUMBER PLA001

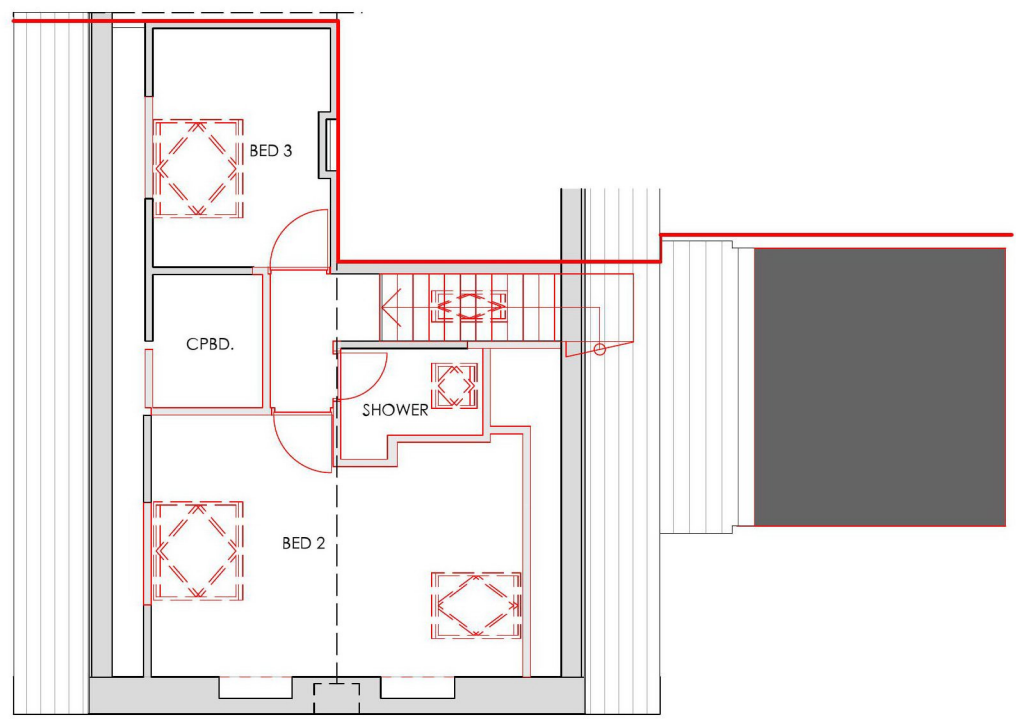
DRAWING SCALE (Scales at A3) 1:1250, 1:500, 1:200

REVISION

5 CLOCHRANHILL ROAD



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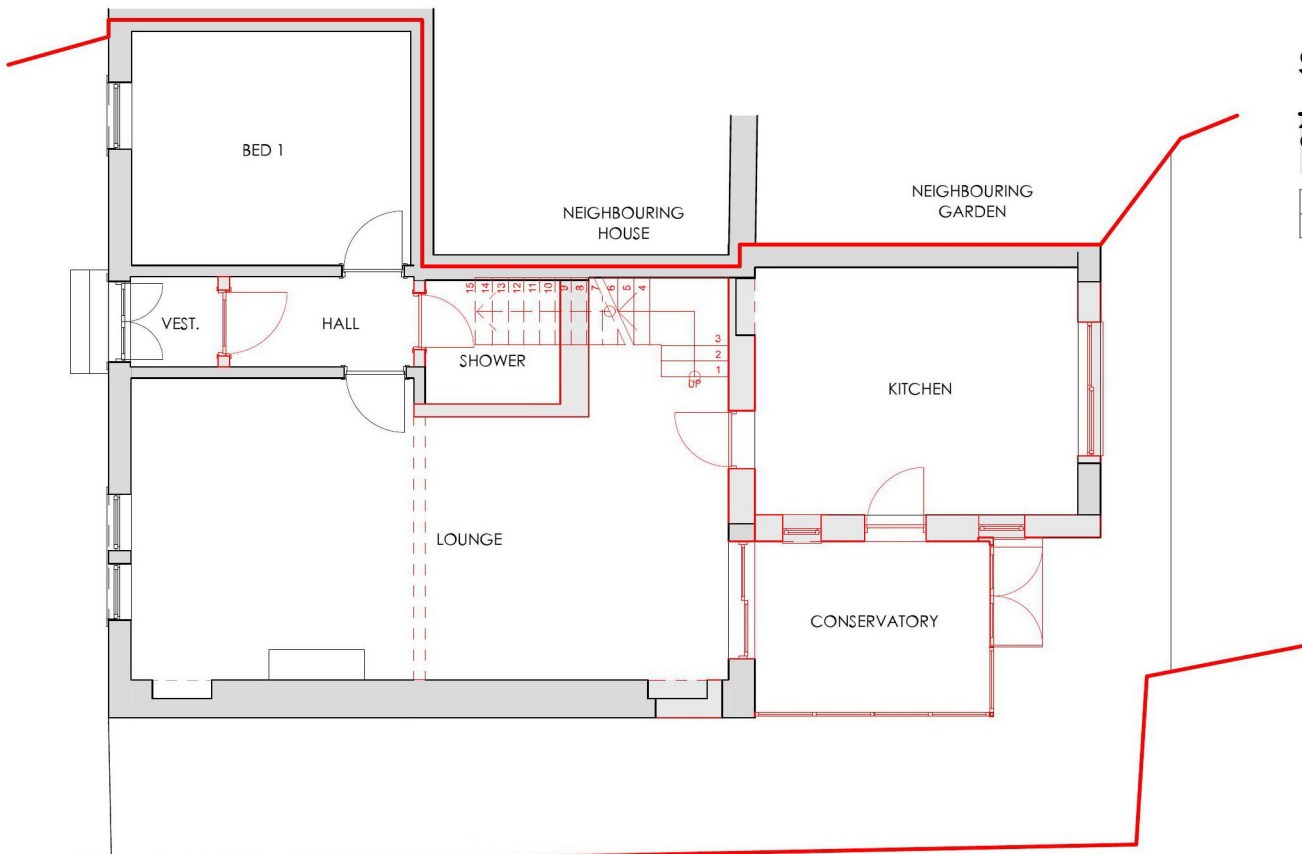


01-First Floor
1:100

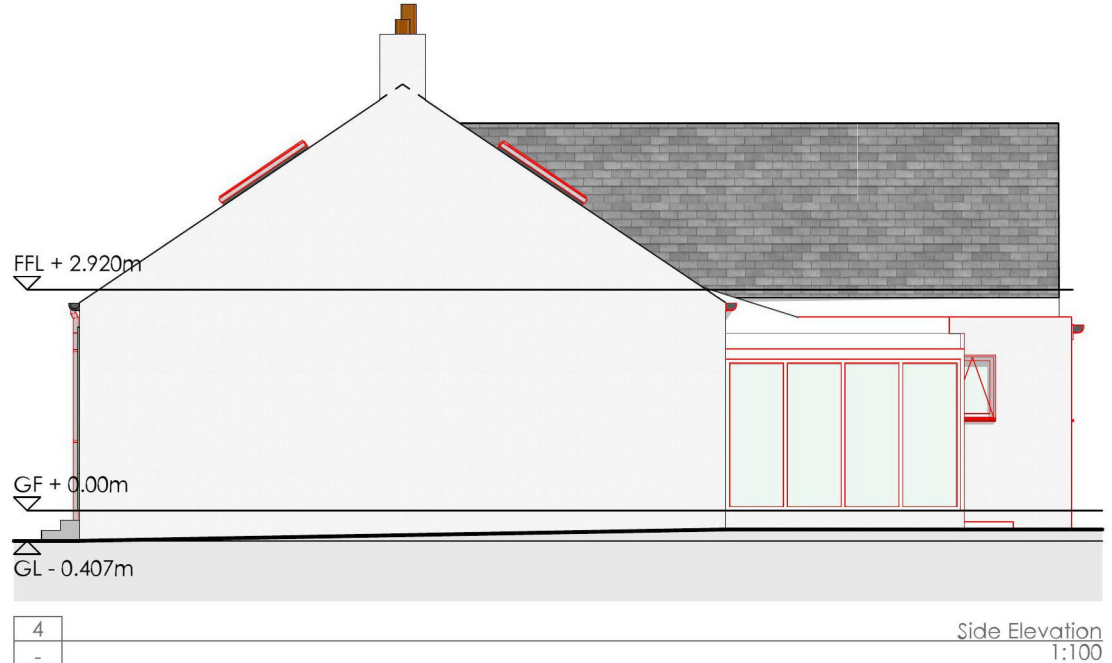


Front Elevation
1:100

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GF-Ground Floor
1:100



Side Elevation
1:100



Rear Elevation
1:100

REVISION NOTES

STATUS PLANNING

PROJECT NO. 2135

PROJECT 5 Clochranhill Road Alloway KA7 4PZ

CLIENT Mr & Mrs Greene

LAYOUT TITLE Existing Drawings with Downtakings

DRAWING NUMBER PLA002

DRAWING SCALE (Scales at A3) 1:100

REVISION

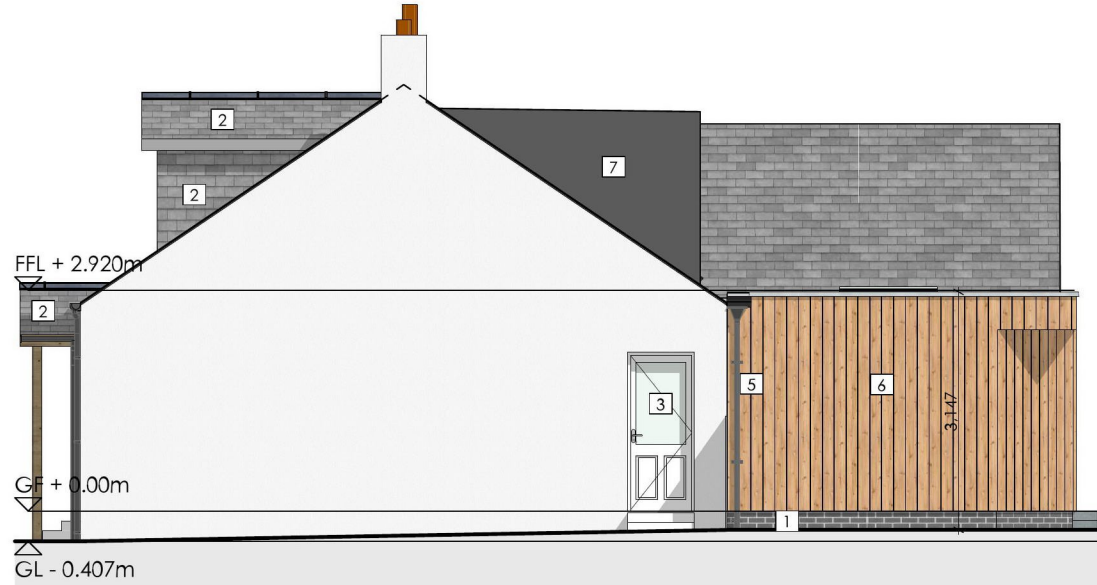
5 CLOCHRANHILL ROAD

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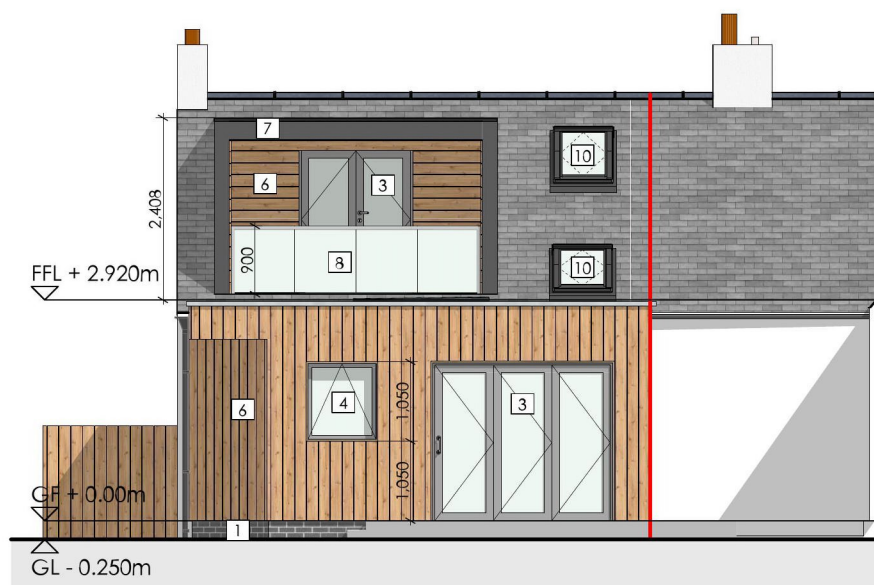


1
-
Front Elevation
1:100

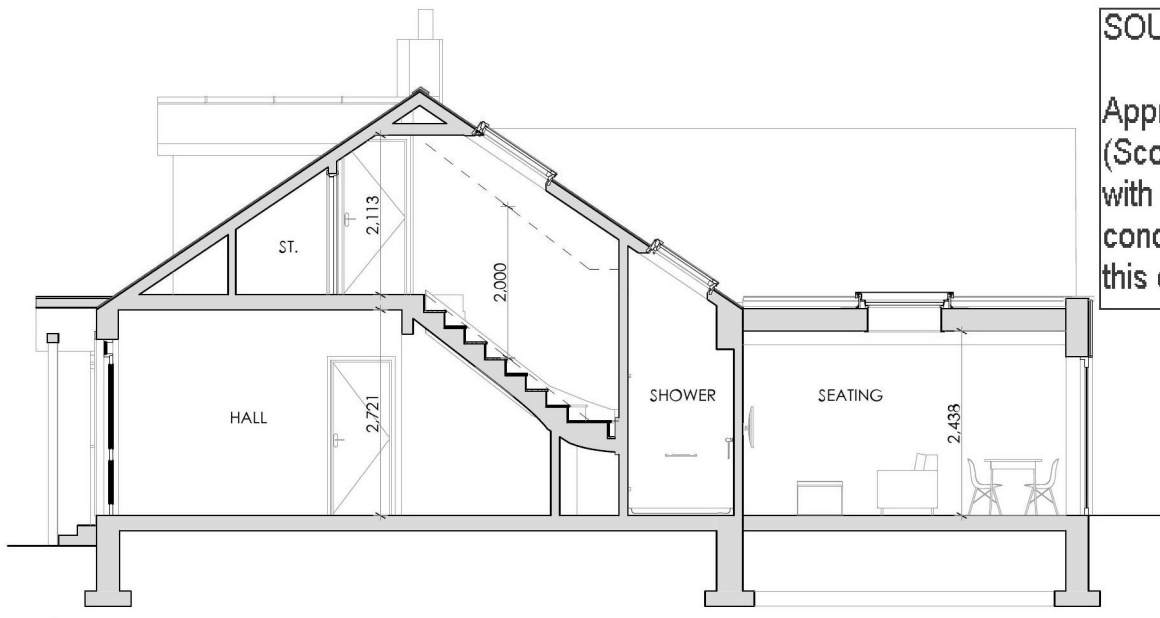
- 1 Brick Base Course
- 2 Slate
- 3 UPVc Door
- 4 UPVc Window
- 5 UPVc Rainwater Goods
- 6 Timber Cladding
- 7 GRP Dormer
- 8 Steel & Glass Ballustrade
- 9 Timber Windows
- 10 Velux Rooflight



3
-
Side Elevation
1:100



2
-
Rear Elevation
1:100



4
-
A-A
1:100

SOUTH AYRSHIRE COUNCIL
Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.

REVISION NOTES

STATUS PLANNING

PROJECT NO. 2135

PROJECT 5 Clochranhill Road Alloway KA7 4PZ

CLIENT Mr & Mrs Greene

LAYOUT TITLE Elevations, Section & Perspective as Proposed

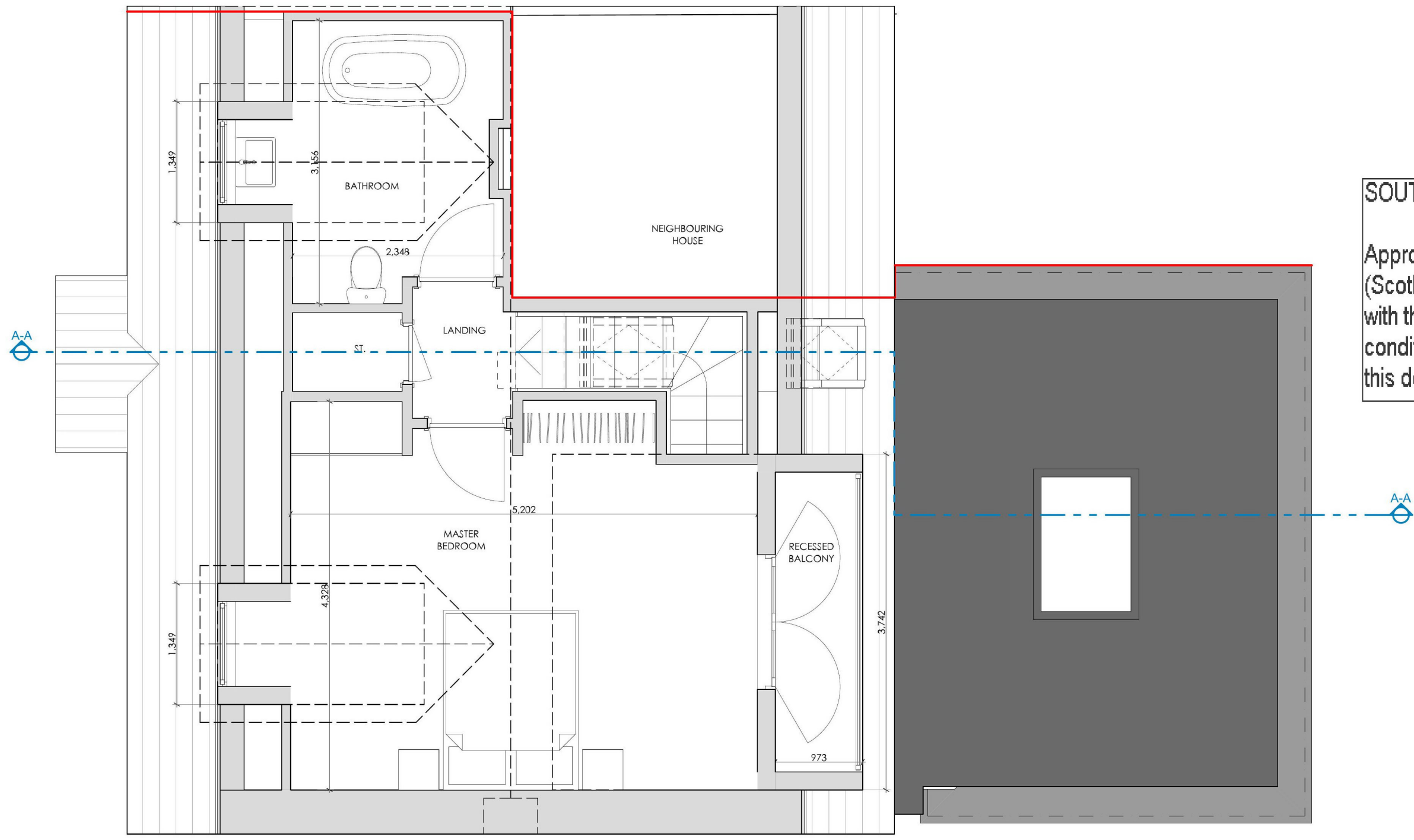
DRAWING NUMBER PLA005

DRAWING SCALE (Scales at A3) 1:100

REVISION _____



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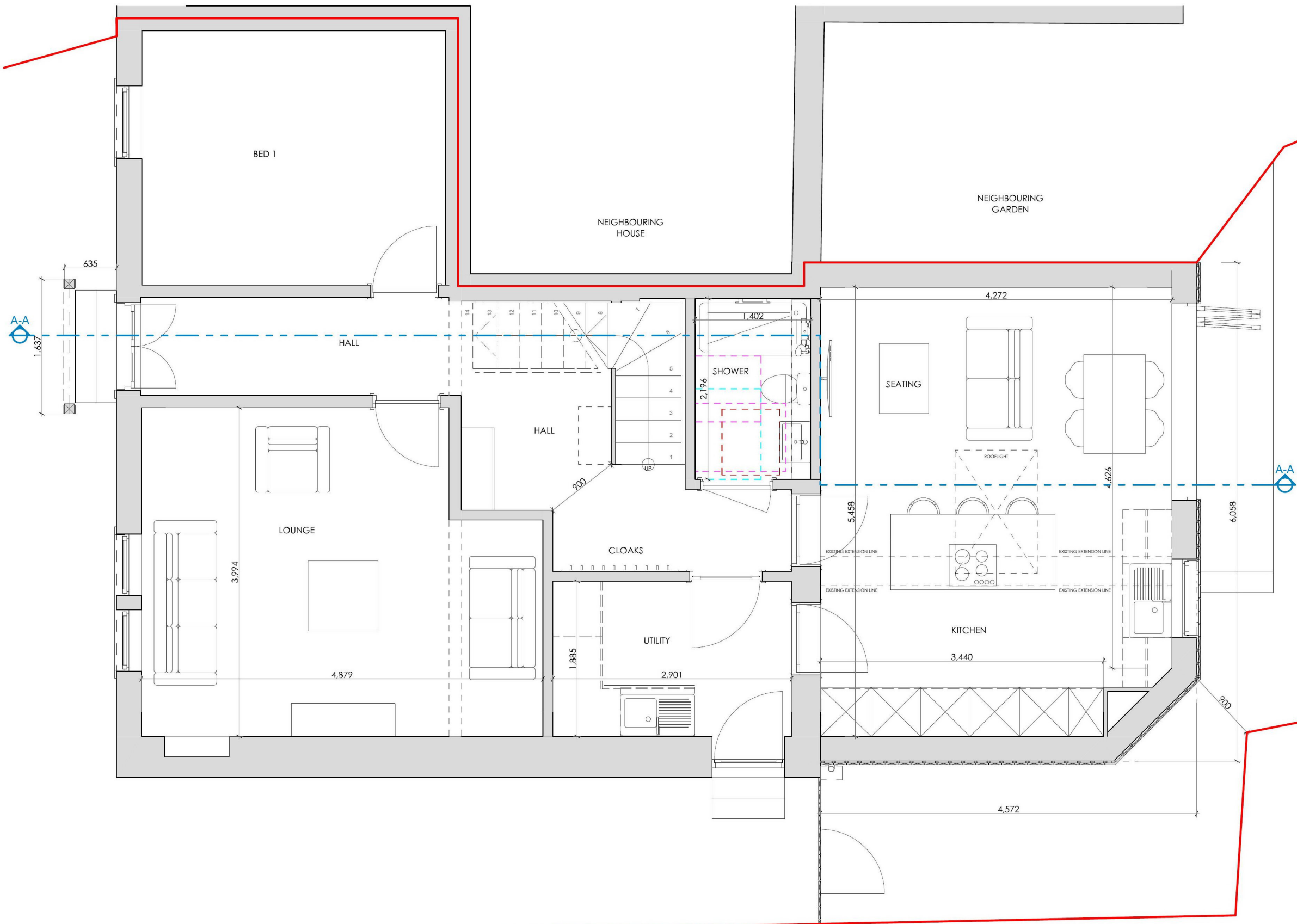
SOUTH AYRSHIRE COUNCIL

Approved under the Town and Country Planning (Scotland) Act, 1997 (As Amended), in accordance with the plans submitted and subject to any conditions that may be specified in the notification of this decision by South Ayrshire.

REVISION NOTES	
STATUS	PLANNING
PROJECT NO.	2135
PROJECT	5 Clochranhill Road Alloway KA7 4PZ
CLIENT	Mr & Mrs Greene
LAYOUT TITLE	First Floor as Proposed
DRAWING NUMBER	PLA004
DRAWING SCALE (Scales at A3)	1:50
REVISION	

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REVISION NOTES	
STATUS	PLANNING
PROJECT NO.	2135
PROJECT	5 Clochranhill Road Alloway KA7 4PZ
CLIENT	Mr & Mrs Greene
LAYOUT TITLE	Ground Floor as Proposed
DRAWING NUMBER	PLA003
DRAWING SCALE (Scales at A3)	1:50
REVISION	

LOCAL DEVELOPMENT

**APPLICATION FOR PLANNING PERMISSION
(Delegated)**

Ref No: 21/01026/APP

SOUTH AYRSHIRE COUNCIL

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
as amended by the PLANNING ETC. (SCOTLAND) ACT 2006**

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS

**To: Mr & Mrs Eric & Jocelyn Greene
per Studio20Three Ltd
Cameron Irving
23A Fort Street
Ayr
KA7 1DG**

With reference to your application dated **14th October 2021** for application for planning permission under the above-mentioned Acts and Orders for the following development, viz:-

Alterations and extension to dwellinghouse

at: 5 Clochranhill Road Ayr South Ayrshire KA7 4PZ

South Ayrshire Council in exercise of their powers under the above-mentioned Acts and Orders hereby grant the application for planning permission for the said development in accordance with the following conditions as relative hereto and the particulars given in the application. Approved drawings and other documents, where relevant, can be viewed at www.south-ayrshire.gov.uk/planning/ and represent the approved scheme. The following conditions which relate to this permission are:

- (1) 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.
- (2) That notwithstanding the plans hereby approved, no permission is granted for the rear facing dormer window and balcony. Prior to the commencement of development on site, a revised rear elevation showing the deletion of the aforementioned enlarged rear dormer window and balcony shall be submitted for the prior written approval of the Planning Authority.

List of Approved Plans:

Drawing - Reference No (or Description): PLA001

Drawing - Reference No (or Description): PLA002

Drawing - Reference No (or Description): PLA003

Drawing - Reference No (or Description): PLA004

Drawing - Reference No (or Description): PLA005

Reasons:

- (1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (2) In the interest of amenity and to define the terms of this planning permission.

Advisory Notes:

- (1) In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this planning permission lapses on the expiration of a period of 3 years beginning with the date on which the permission is granted unless development to which the permission relates is begun before that expiration.
- (2) A site notice to be displayed in accordance with Section 27C(1) of The Town and Country Planning (Scotland) Act 1997 and Regulation 38 and Schedule 7 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 shall be completed, printed on durable material, and be displayed in a prominent place (readily visible to members of the public) at or in the vicinity of the site while the development hereby approved is in progress. This requirement is in order to ensure that members of the public are made aware of the background to the development in progress and have access to the necessary contact details. A template for the Site Notice is attached to this decision notice. An electronic version is also available on the Council's web site as follows www.south-ayrshire.gov.uk/planning/forms.aspx 'Notice to be displayed while development is in progress'.
- (3) The person who intends to carry out the development hereby approved shall, as soon as practicable after deciding on a date on which to initiate the development, complete the attached form entitled 'Notification of Initiation of Development' and submit it to the Planning Authority before commencement of the development. For the avoidance of doubt, failure to submit the required notice would constitute a breach of planning control under S123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended). This notification is required to ensure compliance with the requirements of planning legislation as contained in Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended).
- (4) The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written 'Notification of Completion of Development' as soon as practicable after the development has been completed. This notification shall include the reference number of the planning permission, the site address and the date of completion. This requirement is to ensure compliance with the requirements of planning legislation as contained in Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).
- (5) The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written 'Notification of Completion of Phases of Development' as soon as practicable after completion of each phase of the development and subsequently a 'Notification of Completion of Development' as soon as practicable after the whole development has been completed. These notifications shall include the reference number of the planning permission, the site address and the date of completion of the relevant phase. This requirement is to ensure compliance with the requirements of planning legislation as contained in Section 27B(1) and Section 27B(2) of the Town and Country Planning (Scotland) Act 1997 (as amended).

Reason for Decision:

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

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

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

Dated: 29th November 2021

.....
Louise Reid
Assistant Director – Place Directorate

COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR

Note:

In addition to this approval and before proceeding with the development the applicant may require a Building Warrant under the Building (Scotland) Act 2003 as amended or a Road Opening Permit or Construction Consent under the Roads (Scotland) Act 1984 legislation.













Interested Party Response to Site Photographs – 13.03.22

Thank you for the two letters I received on March 3 and March 9, updating me on the above application regarding the property backing on to my own at 8 Wellpark. The first was a copy letter to interested parties, and the second was a set of photographs. In response to these, I wish to restate my objection, namely that the addition of a large, wide balcony to the rear of the property would mean that I would have a large, walk-on/sit on balcony which is directly in line with both windows of my living room, and would have a direct line of sight down into both windows, and also down into my garden.

The 6th of the 6 photos contained in the second letter shows the current view from the existing small velux window which I assume would be replaced by the large walk-on/sit-on balcony. The documents relating to the application refer to distances to my property, but do not take account of the fact that the proposed balcony would look directly downward into both my house and garden. The effect of the proposal would not be a situation where the windows of two properties would be at the same level. It would result in the large balcony of the redeveloped property looking directly down into my own.

Interested Party - Initial Comments on the Application

Comments for Planning Application 21/01026/APP

Application Summary

Application Number: 21/01026/APP

Address: 5 Clochranhill Road Ayr South Ayrshire KA7 4PZ

Proposal: Alterations and extension to dwellinghouse

Case Officer: Ms Emma McKie

Customer Details

Name: Mr J Ferguson

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I received the notice of Alterations/Extension yesterday, November 11th. I would like to submit an objection to the plan in question on the grounds of overlooking/overshadowing, as the first floor balcony proposed would look directly into both side windows of my living room, and directly down into my garden, significantly impacting my privacy.

To Whom it may concern,

Please see our response to correspondence of 14/03/2022.

(Interested Party Comments).

In response to the neighbouring comments regarding the balcony. This is a reiteration of the objections made on the application at the time and as acknowledged within the Report of Handling *“the balcony is recessed into the dormer window itself so shall be screened on either side allowing only unobstructed views of the rear garden of the dwelling, which has a depth of approximately 22 metres. Therefore, it is acknowledged that the proposed dormer window with balcony shall not adversely impact any neighbouring properties in terms of privacy or amenity.”*

As such this objection has already been responded to and is not a point of contention within the appeal.