



NORTH AYRSHIRE
COUNCIL

Cunninghame House,
Irvine.

7 October 2013

Planning Committee

You are requested to attend a Meeting of the above mentioned Committee of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on **WEDNESDAY 13 NOVEMBER 2013** at **2.00 p.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Declarations of Interest

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

2. Minutes

The accuracy of the Minutes of (i) the ordinary meeting of the Committee held on 23 October 2013; and (ii) the special meeting held on 30 October 2013 will be confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copies enclosed).

3. Irvine/Kilwinning

Submit report on the following application:-

13/00530/PP: Site to the rear of 28 Stevenston Road, Kilwinning

Erection of detached dwelling house

(copy enclosed).

4. Urgent Items

Any other items which the Chair considers to be urgent.

Planning Committee

Sederunt: Matthew Brown
John Ferguson
Robert Barr
John Bell
John Bruce
Joe Cullinane
Ronnie McNicol
Tom Marshall
Jim Montgomerie
Robert Steel

(Chair)
(Vice-Chair)

Chair:

Attending:

Apologies:

Meeting Ended:

Planning Committee
23 October 2013

IRVINE, 23 October 2013 - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

Present

Matthew Brown, John Ferguson, Robert Barr, John Bell, John Bruce, Ronnie McNicol, Tom Marshall and Robert Steel.

In Attendance

J. Miller, Senior Manager (Planning, Transportation and Regeneration) and R. Middleton, Planning Officer (Development and Environment); A. Craig, Team Manager (Litigation) and D. McCaw, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

Joe Cullinane and Jim Montgomerie.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The accuracy of the Minutes of (i) the ordinary meeting of the Committee held on 4 September 2013; and (ii) the special meeting held on 4 October 2013 was confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Isle of Arran

13/00558/PP: Lamlash: Site to the West of 35 Margnaheglish Road

Lamlash Golf Club, Lamlash, Isle of Arran has applied for planning permission for the erection of a detached dwellinghouse on a site to the west of 35 Margnaheglish Road, Lamlash. 1 objection and 1 representation have been received, as detailed in the report. An additional objection was emailed to Members prior to the meeting.

The Senior Manager (Planning, Transportation and Regeneration) advised the Committee on the terms of a statement by Councillor Bruce in response to comments attributed to him within an article in the Arran Banner newspaper in relation to the call in of this planning application.

He further advised that Policy E2 of Alteration No. 1 to the Local Plan was relevant to consideration of this application in terms of enabling development proposals within rural areas, subject to the submission of a detailed and robust business plan. As the procedure in terms of the call in of an application required the planning report to come to the next meeting of the Committee, this matter has not been fully discussed with the applicant.

The Committee agreed to continue consideration of this item to its next meeting to allow officers to progress discussions with the applicant in relation to Policy E2 and on the submission of a detailed business plan in that regard.

4. Ardrossan, Saltcoats and Stevenston

13/00545/PP: Stevenston: Ardeer: Ardeer Golf Club

John Boyle, 17 Muir Drive, Stevenston has applied for planning permission to vary planning permissions CH/85/6/S and CH/85/255/S to remove conditions restricting occupation of the dwellinghouse at Ardeer Golf Club, Stevenston.

The Committee agreed to grant the application.

5. Irvine / Kilwinning

13/00408/PPPM: Irvine: Marine Drive: North Gailes Country Club

Gailes Sports and Leisure Ltd, Marine Drive, Gailes, Irvine has applied for planning permission in principle for an extension to the golf course and leisure facilities, the building of a residential development and the upgrading of the nature reserve at North Gailes Country Club, Marine Drive, Irvine. 7 objections have been received, as detailed in the report.

The Committee agreed to grant the application subject to (i) a Section 75 legal agreement relating to the implementation of improvements to North Gailes (including but not limited to extension to the golf course and environmental mitigation measures), affordable housing provision and contributions to strategic transport improvements, all as referenced within a revised business plan to be agreed; and (ii) the following conditions:-

1. That the approval of North Ayrshire Council as Planning Authority with regard to the siting, design and external appearance of, landscaping and means of access to the proposed development shall be obtained before the development is commenced.
2. The proposed development shall be designed in accordance with the principles of the Scottish Government's "Designing Streets" and "Designing Places" policy documents and North Ayrshire Council's Neighbourhood Design Guidance to the satisfaction of North Ayrshire Council as Planning Authority.

3. That prior to the commencement of the development, hereby approved, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority, a Strategy for Open Space which shall include proposals for (i) the provision of open space and play provision, in accordance with the North Ayrshire Council policy "Provision and Maintenance of Landscaping, Open Space and Play Areas in New Housing Developments" together with proposals for the management and maintenance thereof.

4. That prior to the commencement of the development, hereby approved, the applicant shall undertake a desk study of the application site, (including the review of any previous site investigations) to assess the likelihood of contamination and assist in the design of an appropriate site investigation and subsequent suitable quantitative risk assessment as advocated in BS10175: 2011. Remediation proposals shall also be presented in relation to any significant findings. All documentation shall be verified by a suitably qualified Environmental Consultant and submitted to North Ayrshire Council as Planning Authority. Any required remediation measures shall be undertaken, prior to the commencement of the development to the satisfaction of North Ayrshire Council as Planning Authority. Thereafter the presence of any significant unsuspected contamination, which becomes evident during the development of the site, shall be reported to North Ayrshire Council and treated in accordance with an agreed remediation scheme. On completion of the proposed works written verification, detailing what was done by way of any remediation, shall also be submitted to North Ayrshire Council as Planning Authority.

5. That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant in consultation with the West of Scotland Archaeology Service and approved by North Ayrshire Council as Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of North Ayrshire Council as Planning Authority.

6. That a detailed drainage plan shall be submitted for the development, including full details of SUDS in accordance with the principles and practices contained in CIRIA's "Sustainable Urban Drainage Systems Manual", published in March 2007. The SUDS scheme shall be self certified by a suitably qualified person, a copy of which shall be submitted to North Ayrshire Council as Planning Authority. Thereafter, the certified scheme shall be implemented prior to the development becoming operational and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.

7. That a noise impact assessment in accordance with the Technical Advice Note of PAN 1/2011 shall be undertaken to identify any noise control measures which may be required to ensure that the following noise levels are not exceeded at the curtilage (closest to Ayr Road) of any of the proposed noise sensitive properties:

LAeq, 16 hour (0700-2300) (day) : 50 db

LAeq, 8 hour (2300-0700) (night): 40 db.

8. That the further application(s) for approval under the terms of Condition 1 shall be accompanied by a phasing plan. For the avoidance of doubt, the residential element of the development shall be the final phase unless North Ayrshire Council as Planning Authority gives written consent to any variation.

9. That the further application(s) for approval under the terms of Condition 1 shall be accompanied by a detailed Flood Risk Assessment, taking into account the recommendations of PAN 69 (paragraphs 85-100) in relation to flood resistant and resilient materials.

6. North Coast and Cumbraes

13/00483/PP: Largs: Lade Street: Carpark Site

North Ayrshire Council, Perceton House, Irvine has applied for planning permission for the erection of a Day Care Centre at a car park site at Lade Street, Largs.

The Committee agreed to grant the application subject to the following conditions:-

1. That prior to the commencement of the development the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority exact details of all external finishes, boundary treatment and hard surfaces including parking and manoeuvring areas.

2. That prior to the commencement of the development the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority proposals for the provision of disabled parking bays within the car park layout; the car park hereby approved including disabled parking bays shall be formed prior to the commencement of the use of the Day Care Centre hereby approved.

3. That notice shall be given to Development Planning Services (Roads) prior to the closure of the existing car park.

4. That visibility splays of 2.5m x 35m at the junction of the site access with Lade Street shall be provided and maintained on land within the applicant's control, such that there is no obstruction to visibility above a height of 1.05 metre measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.

5. That no development shall take place within the development site as outlined in red on the approved plan until the applicants have secured the implementation of a programme of archaeological works in accordance with a written Scheme of Investigation which has been submitted by the applicants, agreed by the West of Scotland Archaeology Service and approved by North Ayrshire Council as Planning Authority. Thereafter the applicants shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery or archaeological resources within the development site is undertaken to the satisfaction of North Ayrshire Council as Planning Authority in agreement with the West of Scotland Archaeology Service.

6. That prior to the commencement of the development the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority proposals for the provision of a bin storage and refuse collection facility for the day care centre; the approved details shall be implemented prior to the commencement of the use of the Day Care Centre hereby approved.

7. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare and shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of the development.

8. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.

7. Millport Conservation Area Appraisal and Management Plan

Submitted report by the Corporate Director (Development and Environment) seeking approval to publish draft Supplementary Guidance on Millport Conservation Area Appraisal and Management Plan for public consultation for a 6 week period commencing in October 2013.

A funding application to operate a Townscape Heritage Initiative in Millport Conservation Area has been submitted to the Heritage Lottery Fund on 29 August 2013. As part of the production of this application, a Conservation Area Appraisal and Management Plan has been prepared to assess the value of the Millport Conservation Area. The appraisal defines and evaluates the character and appearance of the Millport Conservation Area, identifies its important characteristics and ensures that there is a full understanding of what is worthy of preservation.

The outcome of the consultation will be reported to Members to revise, if required, and adopt the documents as non-statutory guidance to the North Ayrshire Local Development Plan.

The Committee agreed to approve for public consultation the publication of the Millport Conservation Area Appraisal and Management Plan, as detailed at Appendix 1 and 2 to the report, for public consultation.

The meeting ended at 2.30 p.m.

Planning Committee
30 October 2013

IRVINE, 30 October 2013 - At a Special Meeting of the Planning Committee of North Ayrshire Council at 1.00 p.m.

Present

Matthew Brown, John Ferguson, Robert Barr, Tom Marshall and Robert Steel.

In Attendance

A. Fraser, Head of Democratic and Administration Services (Chief Executive's Services); J. Miller, Senior Manager (Planning, Transportation and Regeneration) (Development and Environment); A. Woodison, Communications Officer and D McCaw, Committee Services Officer (Chief Executive's).

Chair

Councillor Brown in the Chair.

Apologies for Absence

John Bell, John Bruce, Joe Cullinane, Ronnie McNicol, Jim Montgomerie.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors.

2. Stopping Up Order: Irvine: Jail Close

Submitted report by the Chief Executive on the making of an Order stopping up Jail Close, Irvine and the pedestrian right of way linking High Street to East Road via Jail Close.

On 5 June 2013, the Committee granted conditional planning permission for the erection of a community, cultural and leisure centre at the site to the west of 36 High Street and 33-35 East Road, Irvine. To enable the development to be carried out in accordance with the planning permission, an Order is required for the stopping up of (i) Jail Close, Irvine, which runs from East Road to High Street and is an adopted road which is suitable for both vehicles and pedestrians, and (ii) the section of Jail Close which runs south westwards from East Road and continues along a footpath to High Street to form a public right of way from East Road to High Street for pedestrians only, both as detailed in the Appendix to the report.

The Committee agreed that an Order be made under Sections 207 and 208 of the Town and Country Planning (Scotland) Act 1997 to be known as "The North Ayrshire Council (Jail Close, Irvine) Stopping Up Order 2013" to enable development to be carried out in accordance with planning permission granted under Part III of the 1997 Act for the erection of a community, cultural and leisure centre at the site lying to the west of 36 High Street and 33-45 East Road, Irvine.

The meeting ended at 1.10 p.m.

NORTH AYRSHIRE COUNCIL

Agenda Item 3

Planning Committee

Planning Area

13 November 2013**Irvine/Kilwinning**

Reference

13/00530/PP

Application

16th September 2013

Registered

Decision Due

16th November 2013

Ward

Kilwinning

Recommendation**Grant with Conditions contained in
Appendix 1**

LocationSite to the rear of 28 Stevenston Road
Kilwinning**Applicant**Edward McLaughlin
8A McLuckie Drive
Kilwinning**Proposal**Erection of detached dwellinghouse

1. Description

The application seeks consent for the erection of a detached 3 bedroom dwellinghouse on an area of vacant land to the rear of 28 Stevenston Road and between 8A and 10 McLuckie Drive in Kilwinning. The land was historically part of the garden area associated with 28 Stevenston Road. Outline permission for a 1.5 storey house on this site was granted in 2005. There have since been two applications for the erection of a two storey house (in 2009 and 2010), both of which were refused. Both applications were refused on grounds of siting and design. An earlier submission was received in May 2013 but the overgrown condition of the land meant that a proper site inspection could not be undertaken. The current proposal was submitted in September 2013 after amendments to the scheme were prepared.

The proposed house, as now submitted, would be positioned at a 45 degree angle to the street, as per the houses either side. It would sit forward of 10 McLuckie Drive when viewed from the main approach from the south west. The site is highest adjacent to McLuckie Drive, where there is a minor watercourse that is proposed to be culverted (it is already culverted either side of the application site). The lowest part of the site is along its boundary with 28 Stevenston Road, to the rear.

A double driveway, incorporating permeable paving which would drain to the culverted watercourse, would be formed to the front of the house. The ground to either side of the driveway would be landscaped, although there are no details of this in the application. The house would be over four levels, including a basement, ground floor, first floor and roof terrace.

The basement would be largely below ground level, other than a series of small windows on the rear elevation. The ground floor would incorporate an integral double garage facing onto McLuckie Drive. To the rear would be an open plan lounge/kitchen. A projecting, elevated deck, 1 metre above the garden with steps down to the garden, would lead out from the lounge.

On the first floor, three bedrooms, bathrooms and a front facing external balcony would be formed. A staircase would be provided to the roof level, where it is proposed to create a fully enclosed roof terrace, mainly positioned to the rear. The roof terrace would have specially designed walls which would prevent overlooking of the surrounding land, including the neighbouring houses/gardens.

The house would have the appearance of a flat-roofed, two storey house when viewed from McLuckie Drive. The highest part of the roof (8.2m) would be lower than the roof ridges of the houses to either side. The front elevation of the house would comprise a mix of horizontally laid timber cladding and smooth render. The timber cladding would include the garage doors and front door into the house. Large areas of glazing would be formed at first floor level above the double garage and on the stair landings. Smaller windows would be formed elsewhere on the front elevation.

The side elevation facing south (towards the landscaped front garden area of 10 McLuckie Drive, which includes a mature tree) would comprise a rectangular shaped wall finished in smooth render and punctuated by a series of small square or rectangular windows. The rear elevation would comprise full height glazing on the ground floor (starting at 1 metre above the garden level). A series of small windows at ground level would provide natural light to the basement, and an escape door is also proposed to the rear of the basement. On the first floor two rectangular shaped groups of windows are proposed to the bedrooms. Larger window openings would be formed at the stair landings. External finishes would comprise a mix of render and timber cladding. Each material would be used to define different parts of the elevation, such as projecting or recessed sections.

Finally, the side elevation facing north towards the largely blank south gable of 8A McLuckie Drive, where there is just one small upstairs window. The north elevation would have 4 small square shaped windows and two different colours of render to block out different parts of the building. Timber stain and render colours are not yet agreed.

The rear garden depth, inclusive of the proposed decking, would be approximately 9.85m. There would be space either side of the house for rear pedestrian access (approx. 2.6m to the south, 1.2m to the north). Boundary treatment would comprise the retention of the existing 1.8m fences and 2m walls, with the addition of screen panels, 650mm high, to increase privacy to 28 Stevenston Road and 10 McLuckie Drive. An existing mature pine tree within the plot would be retained.

In support of the application, a Design Statement has been submitted. This notes that there are a variety of different houses in the immediate vicinity. Those in McLuckie Drive date from the late 1980s and early 1990s, most of which are fairly standard timber frame houses finished in either facing brick or white render with concrete roof tiles. The housing estate beyond, accessed from Brodick Avenue, dates from the 1970s. Within this estate, parts of Machrie Place provide a notable example of individually designed 1970s houses. The houses on Stevenston Road are older, dating back to the inter-war period, often with slated roofs and bay windowed stone frontages. These houses provide a local example of ribbon development, a feature which is now obscured by the late twentieth century developments around Stevenston Road. Amongst this wide variety, the only common theme is that the houses within this part of Kilwinning typically have either one or two storeys, front and back gardens and a suburban character.

In terms of the Adopted North Ayrshire Local Plan (excluding Isle of Arran), the site is within a residential area where Policy RES 1 applies generally, which states that new housing will accord with the Local Plan in areas allocated for residential use. The consideration of any application for development also requires the Development Control Statement to be taken into account, which enables assessment against detailed issues such as siting, design and external appearance, amenity, etc. The Neighbourhood Design Guidance is a material consideration.

2. Consultations and Representations

The application was subject to statutory neighbour notification procedures. Four letters of objection have been received. The grounds are as follows:

1. The design would be out of keeping with the more traditional styles of the houses in the area.

Response: The design would be a deliberate contrast to the surrounding housing in terms of its built form and external finishes. There are a number of individually designed houses within this part of Kilwinning and it would be misleading to describe the surrounding area as being of one architectural style, "traditional" or otherwise. The Council has encouraged the submission of innovative, contemporary design throughout North Ayrshire through the approved Neighbourhood Design Guidance. This has partly been in response to the planning advice of the Scottish Government, which seeks better design in housing and town planning generally, and also in response to North Ayrshire Council's aspirations for improved housing design to assist the social, economic and environmental regeneration of the area. It is not considered that a contrasting design of house within a residential street is of itself harmful to the amenity of the area, subject to the design being of high quality in its own right, and subject to other issues such as access, privacy, etc. being addressed.

2. The house would be overbearing, out of scale with the surrounding houses and would be excessively large for the plot.

Response: The house would be broadly similar in footprint to the neighbouring houses, and an appropriate area of front and rear garden ground would be provided. The plot size is comparable with others nearby where 2 storey houses with pitched roofs have been erected. The proposed house would not be as high as the neighbouring houses to either side, and would be set back far enough from the street to enable it to be read as part of the established group.

3. Substantial rear windows, a raised deck and a roof terrace would all lead to loss of privacy. The additional height proposed for the boundary walls/fences would overshadow neighbouring property and reduce sunlight/daylight.

Response: The rear windows would be in excess of the 18m metre minimum standard for back to back housing. From the outermost part of the raised deck in the proposed house to the outermost part of the raised deck in the house directly to the rear would be over 21m. There would also be additional height for the existing boundary treatment. Any overshadowing arising from the additional height would affect the application site as opposed to the neighbouring properties. The house to the south of the application site already overshadows the rear part of the application site in daytime.

4. The house would be too high in comparison with other houses nearby: a single storey bungalow would be preferred.

Response: As noted, the proposed house would not be as high as those either side, although it would be higher than that to the rear. However, the separation distance is considered to be adequate to enable the house to be sited as proposed without unreasonable adverse effects on privacy.

5. The site access would be directly across McLuckie Drive from its junction with Brodick Avenue, creating a potential traffic safety hazard. McLuckie Drive is also the access to the new car park at the railway station.

Response: Roads have no objections to the proposal on traffic safety grounds. Transport Scotland have no objection with respect to additional traffic generation or turning movements at the junction of McLuckie Drive with the A738 trunk road (Stevenston Road).

6. The land was deliberately allowed to become overgrown.

Response: This is not a material planning consideration.

7. There would be overlooking from the south west elevation facing onto the property to the south.

Response: The only overlooking would be in respect of front garden ground which is wholly within the public domain. In addition, there is a large mature tree within this part of the garden and the rear elevation of the house (to the south west of the application site) has no windows.

8. The proposal is in contravention of local planning regulations.

Response: In principle, the proposal to erect a house on the site accords with the provisions of the adopted Local Plan. This application considers matters of detail, which will be assessed below.

The following consultations were undertaken:

Development Planning Services (Roads) - No objections subject to conditions:

1. 3 no. parking spaces are required for a 3 or 4 bedroom house. This has been achieved with a double width driveway and a double garage, although the garage should be set back at least 6 metres from the heel of the footway. In this case a roller shutter garage door to be used as the minimum length is 5 metres. Roads recommend that the centre pillar in the doorway of the garage is removed as the entrance is narrow.
2. The existing burn requires to be culverted as per recommendations of the Flooding Officer for North Ayrshire Council.
3. It is noted that this proposed access is opposite the junction with Brodick Avenue. Sightlines in all directions are acceptable from the proposed access.

Response: Noted. A condition can be imposed regarding the recommended omission of the centre pillar in the doorway of the garage. A condition can also be imposed regarding the design of the culvert, with an informative directing the developer to seek the views of the Flooding Officer beforehand.

The Coal Authority - no objection. The applicant has submitted a letter to the planning authority dated 22 October 2013, which acts as a Coal Mining Risk Assessment. The letter has been informed by a Coal Mining Report for the application site, past borehole records and a site inspection by a competent person. Based on this review, the Risk Assessment is able to conclude that coal mining legacy does not pose a risk to the proposed development. Accordingly, no further investigations or remedial measures are considered necessary.

Response: Noted.

Transport Scotland - no objections.

Response: Noted.

3. Analysis

The principle of development has been established through a previous grant of outline planning permission in 2004. In addition, the land use allocation for the site and surrounding area is residential. The development therefore accords with the provisions of the adopted Local Plan. In terms of the Development Control Statement, an assessment of the proposal against each of the relevant criteria has been undertaken, and a brief comment is provided against each:

(a) Siting, Design and External Appearance

Previous attempts to develop the house with more conventional designs have been refused on siting and design grounds. By taking an alternative approach to the design, the proposed house would be innovative for this location, albeit the basic concept is derived from a modern townhouse. The front elevation would face McLuckie Drive at an oblique angle, in keeping with the adjacent houses to either side. The use of high quality external finishes, including timber cladding and large areas of glazing, would be in contrast to the facing brick and dry dash render finishes typical of the other houses in the street. It is considered that the house has been carefully designed for the site to take into account natural light levels, nearby constraints and is considered to be a positive response to the suburban context.

(b) Amenity

The overgrown condition of the site, particularly at the frontage with McLuckie Drive, detracts from the amenity of the area. The development of this site with a dwellinghouse of contemporary design would be welcome. Issues such as overlooking and privacy have been addressed through the site specific design, which has enabled matters raised by neighbours to be taken into account and addressed in a positive way.

(c) Access, parking, etc

Transport Scotland has no objections, and Roads offer no objections subject to matters which can be addressed by conditions.

With regard to the Neighbourhood Design Guidance, whilst this was not aimed specifically at individual houses, the key issues raised remain of relevance to the development of infill plots within established areas. The guidance advocates the use of site-specific design solutions that are based on a context driven approach. In this case, the previous attempts to develop

the site with a largely similar style of house to those nearby has failed to obtain planning permission on design grounds. The avoidance of standard suburban massing has been deliberate, and a unique design is welcome and which would contribute positively to the area and be respectful of the setting and amenity of the surrounding housing.

To summarise. It is stated in the submitted Design Statement that the proposed house would have "a coherent style which pays respect to the neighbouring properties through mass, texture and colour to ensure it is not seen as an obtrusive deviation from the perception of traditional style."

There are no other material considerations, and the application can be granted subject to conditions.

4. Full Recommendation

See Appendix 1.

A handwritten signature in black ink, appearing to read 'CH', with a horizontal line extending to the right.

CRAIG HATTON
Corporate Director (Development and Environment)

Cunninghame House, Irvine
6 November 2013

For further information please contact Mr Anthony Hume, Planning Officer , on
01294 324318

RECOMMENDATION FOR PLANNING APPLICATION REF NO 13/00530/PP

Grant subject to the following conditions:-

1. That prior to the commencement of the development the applicant/developer shall submit for the written approval of North Ayrshire Council as Planning Authority sample panels of the proposed external finishes to be used. Thereafter, the development shall be implemented in accordance with such details as may be approved.
2. That, prior to the commencement of the development, hereby approved, details of the culvert design shall be submitted for the written approval of North Ayrshire Council as Planning Authority.
3. That, notwithstanding the plans, hereby approved, the centre pillar at the entrance to the double garage shall be omitted.
4. That the boundary treatments indicated on the sections and sightline drawing (ref. 12-021-D-008) shall be erected prior to the occupation of the house hereby approved and maintained permanently thereafter, unless the prior written agreement of North Ayrshire Council is obtained for any alteration.
5. That prior to the commencement of the development the applicant/developer shall submit for the written approval of North Ayrshire Council as Planning Authority details of hard and soft landscaping to the front of the house. Thereafter, the development shall be implemented in accordance with such details as may be approved.

The reason(s) for the above condition(s) are:-

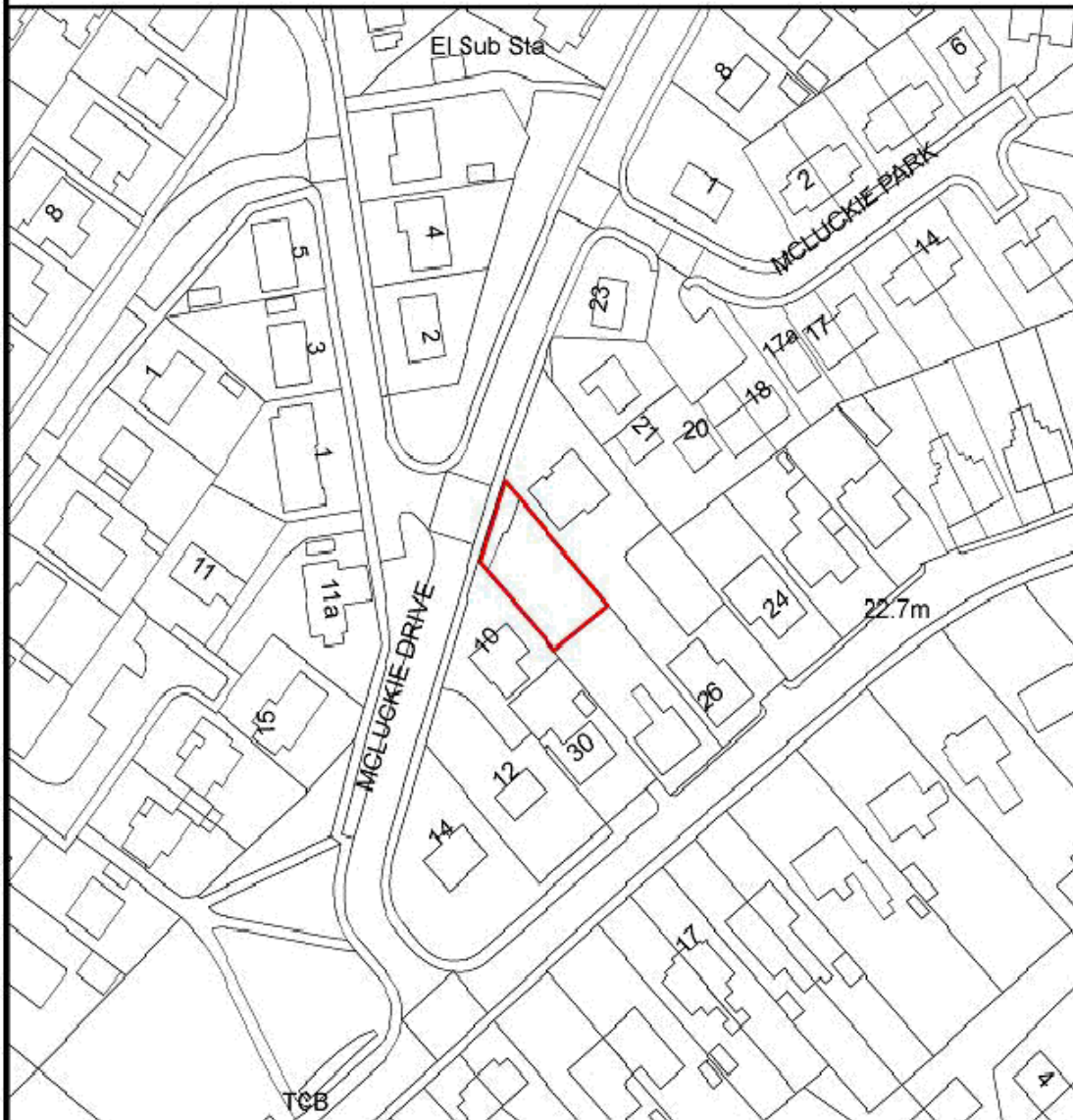
1. In the interest of the amenity of the area.
2. To ensure the design is adequate in order to safeguard the site and surrounding area from the risk of flooding.
3. To meet the requirements of Roads in the interests of adequate car parking within the site.
4. To safeguard the privacy of neighbouring householders.
5. In the interest of the amenity of the area.

Reason(s) for approval:

1. The proposal complies with the relevant provisions of the development plan and there are no other material considerations that indicate otherwise.

Committee Plans

13/00530/PP



NORTH AYRSHIRE
COUNCIL

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