

Local Review Body
25 April 2018

Present

Tom Marshall, Timothy Billings, Robert Barr, Ian Clarkson, Christina Larsen, Ellen McMaster, Ronnie McNicol and Donald Reid.

In Attendance

A. Hume, Senior Development Management Officer (Economy and Communities); A. Craig, Senior Manager (Legal Services); and E. Gray, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Marshall in the Chair.

Apologies for Absence

Robert Foster and Shaun Macaulay.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The Minutes of the meeting of the Committee held on 14 March 2018 were confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Notice of Review: 18/00005/PP – 66 Glen Avenue, Largs – erection of a conservatory to the rear of a semi-detached dwellinghouse

Submitted report by the Chief Executive on a Notice of Review by the applicant in respect of an application for planning permission refused by officers under delegated powers for the erection of a conservatory to the rear of a semi-detached dwellinghouse.

The Notice of Review documentation, the Planning Officer's Report of Handling, a copy of the Decision Notice were provided as appendices to the report. There were no interested parties and therefore no further comments or responses.

The Planning Adviser summarised the Notice of Review for the applicant and the Report of Handling of the appointed officer. Photographs and plans of the site were displayed. The Planning Adviser referred to the applicant's request for a site visit and a hearing.

The Committee agreed that there was enough information provided to determine the appeal without a site visit or a hearing.

Members asked questions and were provided with further information on possible alternatives to the proposed design which would allow the application to be approved and whether these had been explored by the applicant.

Councillor Barr, seconded by Councillor McMaster moved that the Local Review Body uphold the decision to refuse planning permission for the reason set out in the report.

There being no amendment the motion was declared carried. Accordingly, the Local Review Body agreed to uphold the decision to refuse planning permission for the following reason:-

1. That the proposed development would be contrary to criterion (b) of the General Policy in the adopted North Ayrshire Council Local Development Plan in that it would impact on the amenity of occupants of the residential property to the north-east by way of an unacceptable loss of daylight and overshadowing to habitable rooms.

The Meeting ended at 4:00 p.m.