
NORTH AYRSHIRE COUNCIL

27th January 2021

Planning Committee

Locality	Isle of Arran
Reference	20/01108/PP
Application Registered	4th December 2020
Decision Due	4th February 2021
Ward	Ardrossan And Arran

Recommendation	Approved with no Conditions
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Location	Katlin Lamash Brodick Isle Of Arran KA27 8JT
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Applicant	Mr Timothy Billings
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Proposal	Erection of timber garden shed
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1. Description

Planning permission is sought for the erection of a timber shed in the garden of a detached bungalow. Applications for householder level developments would ordinarily be determined by Planning Officers under the Scheme of Delegation but as this application has been made by an Elected Member of the Council, it therefore requires to be determined by the Planning Committee.

A 14.4m² timber shed measuring 4.8m by 3m by 2.3m high would be erected at the north-west corner of the garden some 13m from the house. The shed would be constructed of timber and the mono pitched roof would be clad in green roofing felt. A detached flat roofed garage would also be removed as part of the same proposal and shrubs would be cleared to permit the siting of the shed. No mature trees would be affected. The garden is accessed directly from Blairbeg Lane to the north and the boundaries are enclosed by a high (c.3m) wall and hedges. The house shares a driveway with the detached neighbouring house, Rozelle to the east. There are detached houses to all sides.

The application site is within the settlement of Lamash, as identified in the Adopted North Ayrshire Council Local Development Plan ("the LDP"). As the proposal relates to an outbuilding within the curtilage of an existing dwellinghouse it is acceptable in principle and the detail only requires to be assessed against Strategic Policy 2: Placemaking in the LDP.

In terms of planning history, an application (ref. 17/00887/PP) for an extension and terrace was approved by the Planning Committee on 8th November 2017.

Relevant Development Plan Policies

Strategic Policy 2

Placemaking

Our Placemaking policy will ensure we are meeting LOIP priorities to make North Ayrshire safer and healthier by ensuring that all development contributes to making quality places. The policy also safeguards, and where possible enhances environmental quality through the avoidance of unacceptable adverse environmental or amenity impacts. We expect that all applications for planning permission meet the six qualities of successful places, contained in this policy. This is in addition to establishing the principle of development in accordance with Strategic Policy 1: Spatial Strategy. These detailed criteria are generally not repeated in the detailed policies section of the LDP. They will apply, as appropriate, to all developments.

Six qualities of a successful place

Distinctive

The proposal draws upon the positive characteristics of the surrounding area including landscapes, topography, ecology, skylines, spaces and scales, street and building forms, and materials to create places with a sense of identity.

Welcoming

The proposal considers the future users of the site and helps people to find their way around, for example, by accentuating existing landmarks to create or improve views (including sea views), locating a distinctive work of art in a notable place or making the most of gateway features to and from the development. It should also ensure that appropriate signage and lighting is used to improve safety and illuminate attractive buildings.

Safe and Pleasant

The proposal creates attractive places by providing a sense of security, including by encouraging activity, considering crime rates, providing a clear distinction between private and public space, creating active frontages and considering the benefits of natural surveillance for streets, paths and open spaces.

The proposal creates a pleasant, positive sense of place by promoting visual quality, encouraging social and economic interaction and activity, and by considering the place before vehicle movement.

The proposal respects the amenity of existing and future users in terms of noise, privacy, sunlight/daylight, smells, vibrations, glare, traffic generation, and parking. The proposal sufficiently investigates and responds to any issues of ground instability.

Adaptable

The proposal considers future users of the site and ensures that the design is adaptable to their needs. This includes consideration of future changes of use that may involve a mix of densities, tenures, and typologies to ensure that future diverse but compatible uses can be integrated including the provision of versatile multi-functional greenspace.

Resource Efficient

The proposal maximises the efficient use of resources. This can be achieved by re-using or sharing existing resources and by minimising their future depletion. This includes

consideration of technological and natural means such as flood drainage systems, heat networks, solar gain, renewable energy and waste recycling as well as use of green and blue networks.

Easy to Move Around and Beyond

The proposal considers the connectedness of the site for people before the movement of motor vehicles, by prioritising sustainable and active travel choices, such as walking, cycling and public transport and ensuring layouts reflect likely desire lines, through routes and future expansions.

2. Consultations and Representations

The statutory neighbour notification procedures were undertaken. No objections and one expression of support for the proposal were received. No consultations were necessary.

3. Analysis

As background information to the application, a domestic outbuilding of this scale could usually be erected as Permitted Development without requiring a planning application, if it was located within a rear garden. Katlin has a 'double aspect' with outlooks both to the coast at the south and to Blairbeg Lane at the north. In the previous planning permission (ref. 17/00887/PP), it was established that the elevation to Blairbeg Lane was the 'principal elevation' in terms of planning, primarily as it provided the main access and 'front door'. The proposed shed would therefore be sited forward of the principal elevation, would exceed the Permitted Development allowance and therefore requires planning permission.

Strategic Policy 2: Placemaking in the LDP requires that development should avoid unacceptable adverse environmental or amenity impacts and should meet the six qualities of successful places contained in the policy. The site is within the established garden of a private house and is not subject to any environmental protection designations.

Notwithstanding the planning reasons above for the need for a planning application to be determined by the Committee, it is considered that the proposal is for a minor garden building, of relatively standard appearance and would be sited against a high stone wall and not readily visible from outwith this property. Its appearance would be appropriate to its location and the siting would not adversely affect the residential amenity of any other properties.

The proposal would be consistent with the established residential identity of the existing place and it is not considered that the application raises any significant issues with regards to Strategic Policy 2: Placemaking. Given the foregoing, the proposal accords with the relevant provisions of the LDP and it is recommended that planning permission can therefore be granted. There is no need for any conditions.

4. Full Recommendation

Approved with no Conditions

Russell McCutcheon
Executive Director (Place)

For further information please contact Mr Neil McAteer Planning Officer on 01294 324316.

Appendix 1 – Location Plan

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