

---

## NORTH AYRSHIRE COUNCIL

### Planning Committee

Locality	North Coast
Reference	18/00845/PP
Application Registered	18th September 2018
Decision Due	18th November 2018
Ward	North Coast And Cumbraes

---

<b>Recommendation</b>	Approved subject to Conditions
-----------------------	--------------------------------

---

<b>Location</b>	9 Brisbane Street Largs Ayrshire KA30 8QW
-----------------	---

<b>Applicant</b>	MPB Structures Ltd
------------------	--------------------

<b>Proposal</b>	Demolition of existing building and erection of 14 flatted dwellings
-----------------	--

---

### 1. Description

Planning permission is sought for the demolition of an existing 2 ½ storey hotel and erection of 14 flats. The proposed flats would be accommodated on 4 levels, within a three and half storey building at the front, stepping down to 3 storeys at the rear. Four 2 bedroom flats would be sited on each of the first 3 floors and two 2 bedroom flats within the attic.

The proposed design incorporates a single block with two bay window features and adjoining balconies on the front elevation. The rear would be primarily flat with 1 storey additions on the ground floor.

The applicant has indicated two potential design options with varying materials. Option 1 would include a primarily render finish with the bays, rear 1 storey extensions and side extrusions finished in stone. The stone quoins and banding would be located on the front elevation. Option 2 proposes a rendered finish on the walls with stone quoins and banding on the front elevation.

In both options the balconies would be glazed with concrete tile roof.

The plans indicate that an existing vehicle and pedestrian access at the corner of Brisbane Street and Greenock Road would be blocked up leaving an existing access off Brisbane

Street as the sole means of access to the parking area for the flats. Twenty nine parking spaces are proposed on land between the proposed flats and Greenock Road. The parking and manoeuvring areas are indicated as being finished in block paving; the ground between the car parking and the Greenock Road edge would be landscaped. Further landscaping is indicated around the building while bin storage is proposed at the rear.

The existing 2 and a half storey hotel is located on the east side of Greenock Road north of its junction with Brisbane Street. It is of traditional design though mock Tudor detailing has been applied to the west, north and south elevations. The site is adjoined to the north by a large 3 storey block comprising Hutton Park Care Home and to the south by the more modern 4 storey flatted development at Millennium Court. To the rear it is adjoined by residential properties of relatively traditional style of single and 2 storey semi-detached and detached design. The esplanade lies to the west across Greenock Road.

In the adopted Local Development Plan (LDP) the application site is located within the settlement of Largs where Policy RES1 states that residential development located within an area identified for such purposes in the local plan shall accord with the plan.

The General Policy of the LDP is relevant and requires all development proposals to be considered against a set of assessment criteria, the relevant ones in this case being (a) siting, design and external appearance, (b) amenity, and (d) access, road layout, parking provision. Furthermore the Greenock Road/Brisbane Street Development Brief was adopted in December 2005 and provides a series of guidelines for any new development on the frontage.

The Council's Coastal Design Guidance is also relevant, which aims to guide the design of new development to ensure that it will enhance and build upon existing good quality local character and contribute to the area's regeneration rather than detract from it.

On 2nd November 2004, planning permission was granted for demolition of the hotel and the erection of a 4 storey flatted residential block comprising 12 units (ref 03/00159/PP). The consent expired on 2nd November, 2009.

On 4th December, 2006 planning permission was granted to extend to the front of the hotel to provide enlarged dining, function and bar facilities on the ground floor. The proposed extension would project by some 10m from the front of the main facade of the building and 5.5m forward of the existing entrance porch (ref 06/00921/PP). This expired 4th December 2011.

An application (ref. 10/00332/PP) for erection of 12 flatted dwellings on the site was withdrawn on 1st October 2010 following intimation to the developers of concern regarding the scale, design and positioning of the building.

On 19th April 2011 planning permission was refused by the Planning Committee for the demolition of the hotel and erection of a 4 storey flatted residential block comprising 12 units (ref 10/00796/PP) on the basis that:

'The proposed development would be contrary to Policy RES 2A of the adopted North Ayrshire Local Plan (excluding Isle of Arran) and the Council's approved Largs Seafront Design Framework & Development Brief for Greenock Road/Brisbane Street and Coastal Design Guidance. Due to its height, position, massing and design, the proposed

development would be harmful to the setting, character and appearance of this prominent coastal location on the Largs seafront, as advised by the Council's retained Consulting Architect.'

This decision was overturned on appeal to Scottish Ministers and planning permission was granted subject to conditions on 16 August 2011. This consent expired on 16 August 2014.

## **2. Consultations and Representations**

The standard neighbour notification was undertaken and the application was advertised in the local press on 26 September 2018. Three letters of objection were received which raised the following concerns:

1. The building is sited forward of the existing hotel which aligns with the remainder of buildings to the north. The character of the building is not in keeping with its surroundings.

*Response: These matters are considered in the Analysis below.*

2. The proposed increase in height and siting of the development and windows would impact on the privacy and daylight of neighbouring flats in Millennium Court.

*Response: These matters are considered in the Analysis below.*

3. The proposal would result in the loss of a hotel. A replacement hotel should be proposed.

*Response: This concern is not a material planning consideration. The erection of residential buildings is supported within the LDP.*

## **Consultations**

**Transport Scotland** - No objections subject to a condition that ensures that there shall be no means of direct access to the trunk road either pedestrian or vehicular.

*Response: Noted. The applicants propose to block off the existing access at the junction with the trunk road with no access proposed but a condition could be attached in this regard.*

**NAC Active Travel and Transport** - No objections subject to conditions regarding the width of the main parking aisle, hard surfacing of the first two metres of the access and the access is to be designed to ensure no water is issued onto the road.

*Response: Noted. Conditions could be applied in this regard.*

**Largs Community Council** - consider that the new building should not be higher than the existing hotel. A sufficient level of bin storage is required to take account of the need for the 4 separate bins required for each dwelling, communal bins should instead be used and the storage unit located closer to the road to allow easy access.

*Response: The building has been designed to maximise its development potential whilst still being respectful to the townscape. It is considered that the height of the development is*

*appropriate in light of the scale of adjacent buildings. Bin storage and type could be controlled by condition to allow the applicant to discuss arrangements with Cleansing.*

### **3. Analysis**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that decisions by planning authorities shall be taken in accordance with the development plan, unless material considerations indicate otherwise.

Planning permission is sought for the demolition of an existing vacant 2 ½ storey hotel and erection of 14 flats. In the adopted Local Development Plan (LDP) the application site is located within the settlement of Largs where Policy RES1 states that residential development located within an area identified for such purposes in the local plan shall accord with the plan.

The General Policy of the LDP is relevant and requires all development proposals to be considered against a set of assessment criteria, the relevant ones in this case being (a) siting, design and external appearance, (b) amenity, and (d) access, road layout, parking provision.

With respect to criteria a) the adopted the Largs Seafront Development Brief provides general guidance on how each element of the Largs seafront could be developed in a manner which respects the existing character or, in some locations, allows some change to occur. In respect of Greenock Road bounded by Douglas Street and Brisbane Street, which includes the application site, the framework states that these sites should be designed in a manner which enhances the nature of the site and its location. The appendix contains the design guidelines which comprise the development brief.

Relevant to this site the design guidelines include: any frontage should be no more than 3m in front of the nursing home; a cultivated front garden should be maintained; existing stone boundary walls should be retained; hardstanding areas can be provided between the building line and frontage garden area; and, any proposed development should be set 4 - 5m from adjoining side boundaries to maintain views to the hills. Building heights should have some variety and be kept at or below the actual datum of Millennium Court to the south either with matching eaves or matching ridge heights.

The proposed building would be set some 7 metres forward of the main elevation of the adjacent nursing home but some 4.5 metres back from the neighbouring Millennium Court. Whilst not in compliance with the development brief, the building is set further back from previous planning permissions on the site which included a front extension to the hotel and separate proposals for 4 storey residential blocks. Therefore the building line, prescribed within the brief, carries little weight.

The main consideration is whether the siting of the building is appropriate in its context.

By siting the building forward of the adjacent nursing home but back from Millennium Court, the proposal provides a transition between the two building lines whilst ensuring that the buildings rear elevation is of suitable distance from those residential properties to the rear. The building would not appear out of character with the remaining frontage onto Greenock Road and due to its scale and design would not dominate its setting.

With regard to the remainder of the brief, the area of landscaped garden currently in front of the hotel would ensure a suitable transition from the main road, a condition would require the submission of a detailed landscaping plan. There is no proposal to remove the existing stone boundary wall to Greenock Road, and as noted above the corner access would be infilled with walling to match the existing. Hardstanding, for mainly car parking, is proposed between the front of the building and the landscaped area which accords with the brief. While a distance of 4-5m from adjoining side boundaries would not be achieved, the distances to the side boundaries are similar to those of the existing building and the block of flats approved in 2004 and 2011. The gap between the buildings to the north and south would ensure views are maintained to the hills beyond. With regard to building height, in accordance with the brief, there is variety in the roofscape and the proposed ridge and eaves heights would be below that of Millennium Court. Therefore it is considered that the proposal accords with the key aspirations of the Development Brief and would provide an attractive solution to a development on the site.

The Council's Coastal Design Guidance is also relevant, which aims to guide the design of new development to ensure that it will enhance and build upon existing good quality local character and contribute to the area's regeneration rather than detract from it.

It is considered that the design responds to its surroundings in terms of scale, massing and detail. As noted above, the site is adjoined to the north by a large 3 storey block comprising Hutton Park Care Home, to the south by the more modern 4 storey flatted development at Millennium Court and to the rear by residential properties of single and 2 storey semi-detached and detached design.

The building has been designed to take cognisance of the scale and massing of the neighbouring properties with the height and frontage width of the building similar to those of the existing hotel.

The options proposed by the applicant indicate two potential types of finish on the exterior. Given the main character of the surrounding area is that of stone and render, the option which proposes stone bays and features would be considered most suitable and provide a more visually appealing solution. A condition requiring details of the exterior materials would ensure the proposed stone matches that of its immediate surroundings. A condition could also be attached to ensure the finished roof material is natural slate rather than concrete tiles, again to compliment the adjacent properties.

As such it is considered that the proposed development represents a context driven response to its location and that the development would not conflict with the Council's approved Coastal Design Guidance.

The proposed siting, design and appearance of the building would be considered acceptable. Subject to condition the proposals would comply with criteria a).

With regard to criteria b) the proposal includes windows on the front, rear and sides of the building. Those windows on the front would overlook the front garden and Greenock Road with those to the rear overlooking the rear gardens and the side elevation of a neighbouring dwelling, some 11 metres away.

Concern has been raised with respect to windows on the side elevation, particularly those fronting Brisbane Street. The majority of the windows would be some 15 metres from the

adjacent building, but offset to protect the privacy of neighbours. The proposed bay on the side, south, elevation would be located some 12 metres from adjacent windows. These particular windows would serve a bedroom on the ground floor and kitchens on the first and second floors. The third floor flats would have no windows to the side. As there is the potential for an impact on privacy from the particular central windows on the south elevation, it would be considered appropriate to require the central bay windows to be partly obscured to ensure no direct overlooking occurs from the lower panes but the upper panes allow sufficient daylight into the kitchens, which would minimise any significant detrimental impact on the privacy of neighbours occurs.

Those windows to the north would overlook the gable of the adjacent care home and have no detrimental impact on amenity.

Whilst concerns have been raised regarding daylight and overshadowing, due to the scale, siting and positioning of the building, any overshadowing would fall upon the street. There would be no notable impact on the daylight achieved within the neighbouring flatted block. Similarly any overshadowing to the rear would be contained within the application site.

Finally, given the scale of the proposed units, outlook and location of the building the occupants of the proposed flats would enjoy a suitable standard of accommodation. Visually amenity of the area would also not be adversely affected.

In view of the foregoing therefore the proposed development is unlikely to have an adverse impact on amenity and subject to condition would comply with criteria b).

With regard to d), neither NAC Active Travel nor Transport nor Transport Scotland have raised objections to the proposals. A suitable level of car parking and access to the site would be achieved. The proposals therefore comply with criteria d).

The proposed development is a marked improvement on the previously consented schemes and would improve the setting of the site in respect to the currently vacant hotel building. Subject to conditions the proposal would comply with the LDP and it is recommended that planning permission be granted.

#### **4. Full Recommendation**

Approved subject to Conditions

#### **Reasons for Decision**

##### **Condition**

1. That prior to the commencement of development details and/or samples of the proposed external materials must be submitted for the written approval of North Ayrshire Council as Planning Authority. For the avoidance of doubt the approved elevation plan is indicated within drawing (ref. AP0804 Rev P01), hereby approved, with the exception of the roof materials, which shall be completed in natural slate. The development shall be completed in accordance with these details, to the satisfaction of North Ayrshire Council as Planning Authority.
2. **Reason**  
To protect the visual amenity of the area.

**Condition**

2. That prior to the commencement of development full details of the proposed access and parking layout shall be submitted for the written approval of North Ayrshire Council as Planning Authority. The details shall include confirmation that:

- i) The central aisle is a minimum 6 metres to allow vehicles to manoeuvre safely;
- ii) At a minimum the first 2 metres of the access is hard surfaced in order to prevent loose material from being deposited onto the public road, and;
- iii) The access is designed to ensure no surface water to issue from access/driveway onto public road.

The proposed access and parking arrangement, which may be approved, shall be completed to the satisfaction of North Ayrshire Council as Planning Authority. For the avoidance of doubt there shall not be any means of direct access to the trunk road either pedestrian or vehicular.

**Reason**

To meet the requirements of NAC Active Travel and Transport and Transport Scotland.

**Condition**

3. That prior to the commencement of development details of the proposed soft landscaping and bin storage facilities shall be submitted for the written approval of North Ayrshire Council as Planning Authority. The details, which may be approved, shall be completed to the satisfaction of North Ayrshire Council as Planning Authority.

**Reason**

To protect the visual amenity of the area.

**Condition**

4. Notwithstanding the details within drawing (ref. AP0804 Rev P01), hereby approved, the proposed windows identified on the stone bay feature, located on the south elevation, shall have partially obscure glazing. Prior to the commencement of the development, the details of the obscure glazing shall be submitted for the written approval of North Ayrshire Council as Planning Authority. That prior to the occupation of the flatted dwellinghouses, the partially obscure glazing shall be installed and retained in perpetuity, to the satisfaction of North Ayrshire Council as Planning Authority.

**Reason**

To protect the privacy of neighbouring residents.



Karen Yeomans  
Executive Director  
Economy & Communities

For further information please contact Mr Ross Middleton Planning Officer on 01294 324379.

## Appendix 1 – Location Plan

**DO NOT SCALE** Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. North Ayrshire Council Licence Number 100023393.

