

---

## NORTH AYRSHIRE COUNCIL

17th January 2018

### Planning Committee

Locality	Three Towns
Reference	17/01214/PP
Application Registered	30th November 2017
Decision Due	30th January 2018
Ward	Saltcoats

---

<b>Recommendation</b>	Approved with no Conditions
-----------------------	-----------------------------

---

<b>Location</b>	35 Caledonia Road Saltcoats Ayrshire KA21 5AJ
-----------------	---

<b>Applicant</b>	Mrs Martha McNicol
------------------	--------------------

<b>Proposal</b>	Erection of single storey extension to rear of semi-detached dwelling house
-----------------	---

---

### 1. Description

The application site refers to a one and a half storey semi-detached house on Caledonia Road in Saltcoats. The house is a historic property and has finishing materials which reflect its age: a natural slate roof, sandstone ashlar front façade and off-white render to the side and rear. It has a one and a half storey bay window/dormer on the front elevation and a lean-to roof element and shared hipped-roof dormer on the back. The plot is long and narrow with the neighbouring buildings on both sides being very close to the house.

This planning application is for the erection of a single storey rear extension. The proposed extension would replace and expand upon the existing lean-to element currently on the rear of the house. It would have a gabled roof design (of approximately 4.25m high to ridge) and be finished in white wet dash and natural slate. There is to be a double glazed door and side screens on the rear (northeast) elevation of the extension facing into the garden and a window and some roof lights on the southeast side elevation. A small new window would also be formed on the existing southeast elevation. The extension is to have floor dimensions of 4.9m by 4.45m (a gross internal area of 21.8m<sup>2</sup>) and would house an extended kitchen/dining area.

In the adopted Local Development Plan the site lies within a Residential allocation and the proposal requires to be assessed against the relevant criteria of the General Policy of the LDP, in this case (a) Siting, Design and External Appearance and (b) Amenity.

### **Relevant Planning History**

None.

### **Relevant Development Plan Policies**

#### **General Policy**

All development proposals will be determined against general criteria, as relevant, and the following General Policy sets out the framework for this assessment. These detailed criteria are not repeated in individual policies in the LDP. They will apply, as appropriate, to all development. Policy A1 (Section 10) gives details on the considerations for proposals not covered by any other policy within the Plan.

## **2. Consultations and Representations**

The standard neighbour notification was undertaken and there was no requirement to advertise the application. There were no letters of representation.

No consultations were carried out as part of this application.

**Publicity:-** Not Advertised

**Site Notices:-** No Site Notice

## **3. Analysis**

The extension of an existing dwellinghouse in a Residential area is considered acceptable in principle and the detail of the application therefore only requires to be assessed against criteria (a) Siting, Design and External Appearance and (b) Amenity of the General Policy of the LDP.

With regard to criterion (a), the proposed rear extension is assessed to be of an acceptable scale and design in relation to its surroundings. Many of the other neighbouring houses have been extended to the rear and the proposed extension is of a moderate size. The use of traditional materials, particularly slate for the roof, is considered appropriate given the historic character of the building and area. The design of the proposal accords with criterion (a).

Due to the constrained nature of the site amenity would be a key consideration for any extension to the rear of the house. The relatively low ridge height of the proposed extension

coupled with its position in relation to neighbouring buildings would mean that overshadowing would not be a concern. There are not any proposed windows on the northwest elevation and therefore not any overlooking onto 37 Caledonia Road. The new window on the southeast of the extension would not increase overlooking as it replaces an existing window. The new window on the southeast of the existing house would be small and serve a wet room. The windows on the rear would look out onto the back garden, which is enclosed with existing boundary treatment. In summary the proposals would not conflict with criterion (b).

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

Approved with no Conditions



Karen Yeomans  
Executive Director  
Economy & Communities

For further information please contact Mr John Mack on 01294 324794.

## 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.

