
NORTH AYRSHIRE COUNCIL

23 August 2023

Local Review Body

Title: Notice of Review: 23/00126/PPP: 14A Ferry Row, Fairlie KA29 0AJ

Purpose: To submit, for consideration of the Local Review Body, a Notice of Review by the applicant in respect of a planning application refused by officers under delegated powers.

Recommendation: That the Local Review Body considers the Notice of Review.

1. Executive Summary

1.1 The Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2006, provides for certain categories of planning application for "local" developments to be determined by appointed officers under delegated powers. Where such an application is refused, granted subject to conditions or not determined within the prescribed period of 2 months, the applicant may submit a Notice of Review to require the Planning Authority to review the case. Notices of Review in relation to refusals must be submitted within 3 months of the date of the Decision Notice.

2. Background

2.1 A Notice of Review was submitted in respect of Planning Application 23/00126/PP for the erection of an extension to the rear of the property at 14A Ferry Row, Fairlie KA29 0AJ.

2.2 The application was refused by officers for the reasons detailed in the Decision Notice.

2.3 The following related documents are set out in the appendices to the report:

Appendix 1 - Notice of Review documentation;

Appendix 2 - Report of Handling;

Appendix 3 - Location Plan; and

Appendix 4 - Planning Decision Notice.

3. Proposals

3.1 The Local Review Body is invited to consider the Notice of Review.

4. Implications/Socio-economic Duty

Financial

4.1 None arising from the recommendation of this report.

Human Resources

4.2 None arising from the recommendation of this report.

Legal

4.3 The Notice of Review requires to be considered in terms of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2006, and the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.

Equality/Socio-economic

4.4 None arising from the recommendation of this report.

Environmental and Sustainability

4.5 None arising from the recommendation of this report.

Key Priorities

4.6 None arising from the recommendation of this report.

Community Benefits

4.7 None arising from the recommendation of this report.

5. Consultation

5.1 Interested parties (both objectors to the planning application and statutory consultees) were invited to submit representations in terms of the Notice of Review and no further representations were received.

Craig Hatton
Chief Executive

For further information please contact **Diane McCaw, Committee Services Officer**, on **01294 324133**.

Background Papers

0



Cunninghame House Friars Croft Irvine KA12 8EE Email: eplanning@north-ayrshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100529801-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Neil"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="McNaught"/>	Address 1 (Street): *	<input type="text"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="North Ayrshire"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

North Ayrshire Council

Full postal address of the site (including postcode where available):

Address 1:

14A FERRY ROW

Address 2:

FAIRLIE

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

LARGS

Post Code:

KA29 0AJ

Please identify/describe the location of the site or sites

Northing

655187

Easting

220898

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposal to extend 14A Ferry Row out to the rear of the property to allow for a modern, environmentally friendly, 3 bedroom family home in keeping with the feel of the area.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see Refusal Appeal Statement in the Supporting documents section along with Architect Design Statement and supporting images.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Architect Design Statement, Refusal Appeal Statement, Supporting images,

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

N/23/00126/PP

What date was the application submitted to the planning authority? *

24/02/2023

What date was the decision issued by the planning authority? *

22/03/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Neil McNaught

Declaration Date: 12/06/2023

Dear Local Review Body,

I am writing to appeal the refusal of planning permission for 14A Ferry Row, Fairlie, KA29 0AJ, Application No. N/23/00126/PP. The grounds for refusal were under North Ayrshire Council's Strategic Policy 2 of the National Planning Framework 4, stating that the proposed design would detract from the character and appearance of the area and is not in keeping with surrounding properties.

The handler's decision for the refusal of the planning application has largely been based on subjective matters and is an opinion that my architect, neighbours and I strongly disagree with. The attached design statement addresses the issues raised in the handler's report in full detail from an architectural perspective. As it stands, the property urgently requires investment and upkeep and overall appears "run down". The proposed design will result in an economically and environmentally friendly family home that will also maintain the character of the area and "bookend" the row as it once did when the property was originally built.

All other homes in the row have benefited from some kind of extension or design changes over the years, from No.14 being split into 3 with properties with B and C having a box dormer on the front and extensions to the rear, to the remainder of the Row containing a mixture of dormers, balconies, pitched roofs, flat roofs and most properties having extensions to the front and rear. It was stated in the report of handling that the existing properties with flat roof designs would have been built prior to planning permission and if subject to today's planning constraints would have not been accepted. These long-standing changes have, however, been implemented and more contemporary homes are found to the south of the row, that don't appear out of place when looking from the estuary but tie in with the inconsistencies of buildings right along the coast of Fairlie. If no real changes were made to Ferry Row and the surrounding area over the years, I would fully understand the decision for refusal, but I feel we are now being penalised for being "last one to the table" and are the only home in the row facing barriers to bring our home up to the liveable standard currently enjoyed by the others in the row. Neighbours and residents of the surrounding area are fond of Ferry Row, and many have approached us to voice support of the proposed improvements for 14A.

As outlined in the Architect report, our main objectives of the project were to improve energy efficiency/environmental impact and create a comfortable home for my family of 4. The property requires extensive repairs and renewals from wiring and central heating issues to air and water leaks. Winters are extremely harsh for our two children (11 and 2 years old) and my partner, who works from home, as the property doesn't retain heat, even with central heating, open fire, and heavy curtains. Fortunately for myself, I work away from home but am constantly pained to find that my family are getting sick during these months as a result of the property's current condition, and I have been powerless to help the situation other than plead that we are allowed to adapt our beloved house to become the family home that we know it can be. In addition to the repair works required, the property would benefit from an extension to the rear so that we can live comfortably and have our own space, which the current 1.5 bedrooms cannot support. Delays to this planning application are now forcing us to brave another winter in a house that is not fit for purpose, all amid a cost-of-living crisis.

As stated in the handling report, 14A Ferry Row is not a listed building or in a conservation area and the level of scrutiny applied to this project has been inappropriate given the decision has been based purely on subjective matters. We feel the building described throughout the handler's report does

not reflect the reality of the current condition or appearance of the building or surrounding area. My family and I would implore anyone involved in the decision making for this appeal to visit Ferry row in person and judge for themselves whether the proposed changes would negatively impact the area.

If necessary, I would be open for the review body to propose aesthetic changes to the design that North Ayrshire Council would find more acceptable. As I have previously stated, we have no intention of taking away from the area and only wish to create a warm, comfortable, economical, environmentally friendly home that will meet our families current and future needs.

We hope the attached architectural design statement and photos of the Row will help to assist with the appeal. If you have any further questions or wish to discuss this further, please do not hesitate to contact me.

Thank you for taking the time to review and consider this and I hope the review body will agree favourably with this appeal.

Best regards,

Neil McNaught & Family.



Design Statement

14A Ferry Row
KA29 0AJ

14AFR-LSA-DS-00

Date:	Revision:
31. 05.23	00

LINDO STUDIO
ARCHITECTS

Introduction

14A Ferry Row is a 2 bedroom end of terrace house belonging to a family of four. The family wish to extend and remodel the property so that it is suitable to house their young family long into the future.

The client brief is to increase the number of bedrooms to 3 including a study and laundry space. A key project aim is for the property to become sustainable and energy efficient.

The thermal performance of the existing building envelope is poor. Three sides of the building are exposed to the elements. In the current condition the home incurs high energy costs. The client wishes to significantly improve the thermal performance by replacing the roof, upgrading the windows and insulating the existing external walls where required.

The bulk of proposed extension is at the back of the building which aligns with the adjoining neighbours extension. A new dormer style extension is proposed on the front West elevation as has been done by the adjoining neighbour. The dormer is designed to holistically tie the front and the back of the property together so they are as one. The choice of materials and architectural form will improve the thermal performance of the building whilst retaining key features of the existing home.

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Site & Context

Location Plan



Northing



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2. No dimensions to be scaled from this drawing. Verify all dimensions prior to construction. Immediately report any discrepancies on the document to the Architect/Contract Administrator. This document shall be read in conjunction with associated models, specifications and related consultant's documents.
3. Drawing to be read with all relevant Architectural, Interiors, Structural, M&E, Drainage/Public Health, Landscape, Civils and Interiors drawings and specifications.
4. It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Key

— Ownership Boundary Line

Location

14A Ferry Row
Fairlie
North Ayrshire
Scotland
KA29 0AJ

00	23.04.22	ISSUED FOR PLANNING	TL	TL
rev	date	notes	drawn	chkd

LINDO STUDIO
ARCHITECTS

project title	date of origin	scale
14A Ferry Row Fairlie KA29 0AJ	March 2022	1:1250 @ A4
drawing title		
Existing Location Plan		
status	drawing reference	revision
PLANNING	14AFR-LSA-00-DR-A-1000	00

1 Years subscription from 29-03-2022 for 1 workstation.
Date of Purchase: 29-03-2022
Project ID:
© Crown copyright and database rights 2022 OS 100042766
Map Produced for: Neil McNaught
Title: 14A Ferry Row
Map number: TQRQM22088225407731
ReQuestAPlan

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Site & Context

Site Block Plan



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 4. It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

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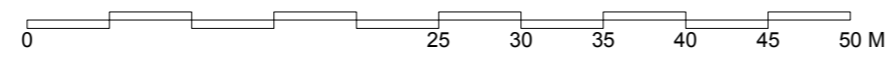
Key
— Ownership Boundary Line

00	23.04.22	ISSUED FOR PLANNING	TL	TL
rev	date	notes	drawn	chkd

LINDO STUDIO
ARCHITECTS

project title	date of origin	scale
14A Ferry Row	March 2022	1:200 @ A1
KA29 0AJ		1:400 @ A3
drawing title		
Existing		
Site Block Plan		
status	drawing reference	revision
PLANNING	14AFR-LSA-00-DR-A-1100	00

1 Years subscription from 29-03-2022 for 1 workstation.
Date of Purchase: 29-03-2022
Project ID:
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Map Produced for: Neil McNaught
Title: 14A Ferry Row
Map number: TQRQM22088225407731
ReQuestAPlan



Site & Context

Historical Images



Historical West Elevation 1



Historical West Elevation 2



Historical West Elevation 3



Current West Elevation

The West elevation of Ferry Row has been through a number of changes over the years. Many rebuilds, extensions and modifications have taken place as can be observed in these images.

Site & Context

Historical Elevation Comparison



Historical West Elevation 3



Current West Elevation

The Southern end of the West elevation (highlighted in a red dash line) has been modified significantly over the years. The original roof was pitched with a series of hipped dormers. Currently the elevation reads as a series of flat roofs, balconies and shed dormers horizontal in nature. Each dwelling has a distinct appearance due to the use of timber cladding and different coloured rough cast. Architecturally the style of extensions and modifications are variable in nature.



Current West Elevation

Site & Context

Historical Elevation Comparison

The Northern end of the West elevation (highlighted in a red dash line) has also been subject to significant modification over the years. The line of pitched dormers have become interrupted by two shed dormers. The consistency of the front elevation has also become broken by two visually different extensions as noted below. It can be observed that 14A is one of the few properties on the street that have not modified their sea facing elevation.



Historical West Elevation 3



14A Ferry Row

Current West Elevation Part 1 of 2

Extension not original

Dormer not original

Extension not original

Dormer not original

Flat shed dormer to ridge line of roof

Flat Roof at the end of terrace



Current West Elevation Part 2 of 2

Site & Context

Context Material Palette



White Roughcast



Vertical Timber Cladding



Terracotta Roof Tile



White and Dark Window Frames



Horizontal Timber Cladding



Dark Slate Roof Tile

Scale & Appearance

Design Approach West Elevation

The flat roof dormer stile extension is a contemporary interpretation of the adjacent dormer but with improved thermal insulation and visual appearance. The parapet is designed to match the existing pitched roof ridge height. The vertical timber matches the adjacent dormer but the cladding continues to the ground floor providing a neat solution to conceal rain water pipes.

It would not be possible to match the proportions of the adjacent dormer window and meet the desired thermal performance. An effort has therefore been made to make the element visually different so it does not become a failed close match.

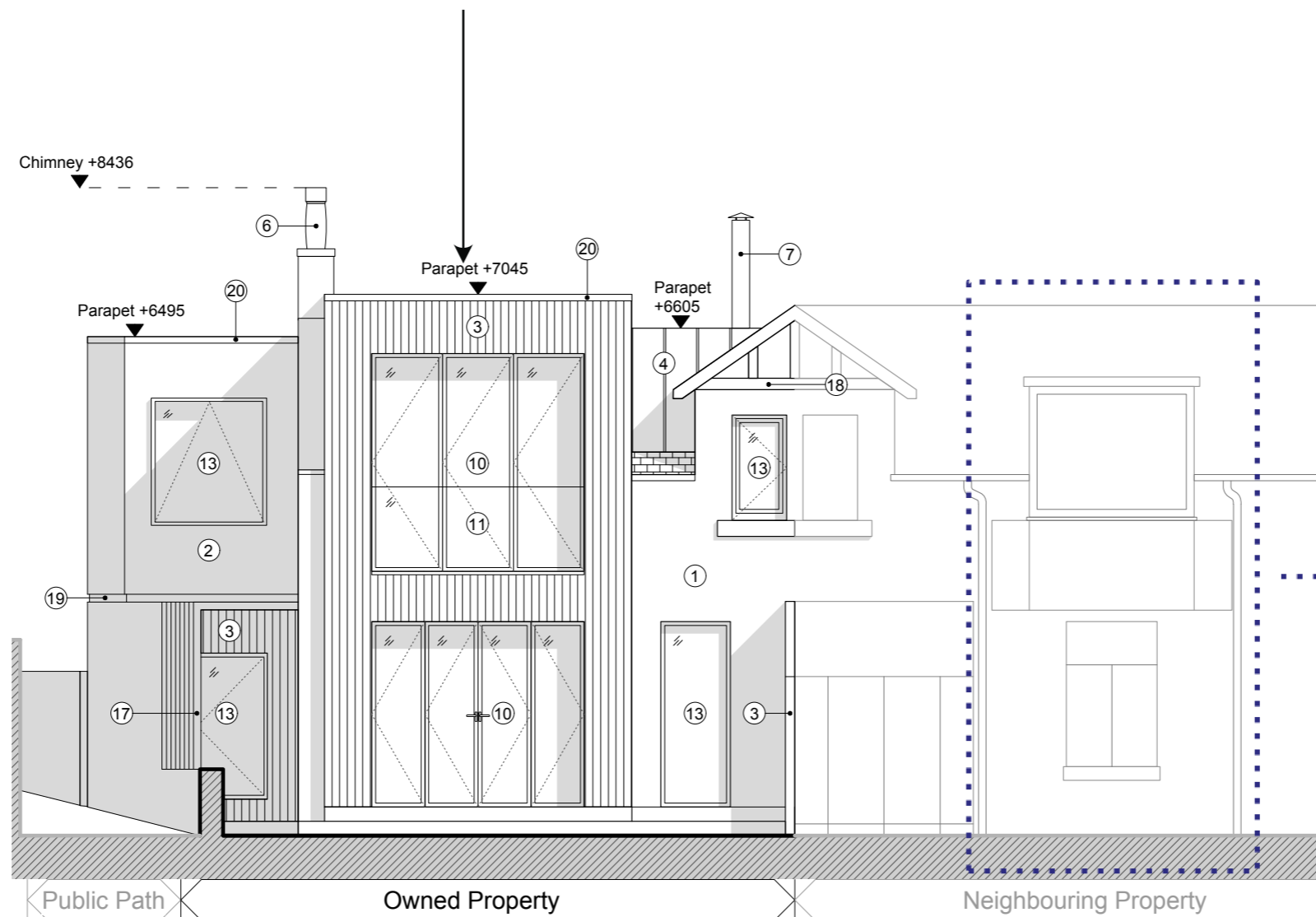
The Ferry Row West elevation will be nicely balanced with the proposed flat roof to match the only other semi detached house at the end of the terrace.



Existing end to the terrace with a flat roof

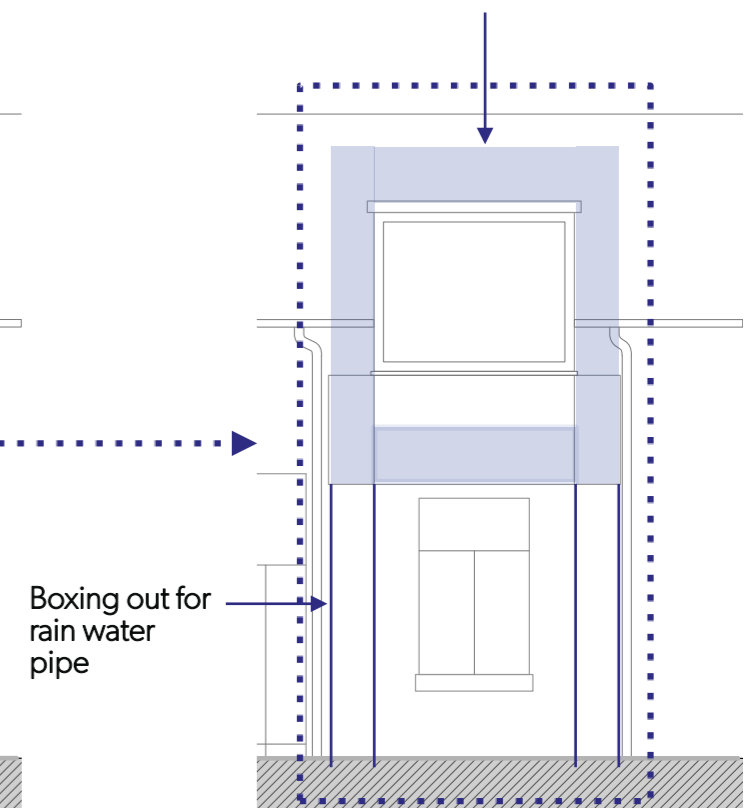
KEY

- ① Roughcast - Off White
- ② Render - Off White
- ③ Light Tone Timber Cladding
- ④ Standing Seam - Dark Grey
- ⑤ Brick - Buff
- ⑥ Existing Terracotta Chimney
- ⑦ Dark Grey Metal Flue
- ⑧ Slate Roof Tiles
- ⑨ EDPM Roof - Dark Grey
- ⑩ Bi-Fold Doors - Dark Grey Aluminium Frame
- ⑪ Glass Ballustrade
- ⑫ Extraction vent
- ⑬ Windows - Dark Grey Aluminium
- ⑭ Roof Light
- ⑮ External Door - Corten Steel
- ⑯ Gate - Corten Steel
- ⑰ Timber Pergola
- ⑱ Painted Timber - Black
- ⑲ Aluminium Profile - Dark Grey
- ⑳ Aluminium Coping - Dark Grey



Proposed West Elevation

Additional Insulation Required



Boxing out for rain water pipe

Example of adjacent dormer with increased insulation zone. The final form has influenced the proposal for 14a Ferry Row.

Scale & Appearance

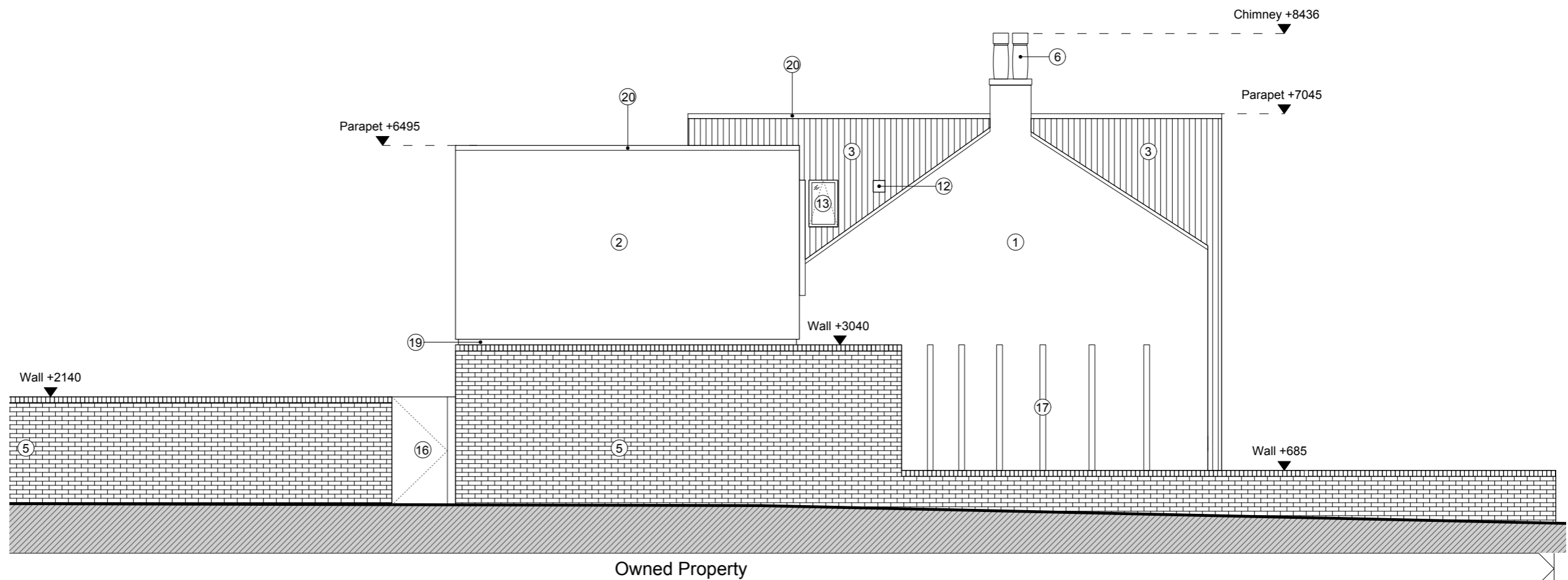
Design Approach North Elevation

KEY

- ① Roughcast - Off White
- ② Render - Off White
- ③ Light Tone Timber Cladding
- ④ Standing Seam - Dark Grey
- ⑤ Brick - Buff
- ⑥ Existing Terracotta Chimney
- ⑦ Dark Grey Metal Flue
- ⑧ Slate Roof Tiles
- ⑨ EDPM Roof - Dark Grey
- ⑩ Bi-Fold Doors - Dark Grey Aluminium Frame
- ⑪ Glass Balustrade
- ⑫ Extraction vent
- ⑬ Windows - Dark Grey Aluminium
- ⑭ Roof Light
- ⑮ External Door - Corten Steel
- ⑯ Gate - Corten Steel
- ⑰ Timber Pergola
- ⑱ Painted Timber - Black
- ⑲ Aluminium Profile - Dark Grey
- ⑳ Aluminium Coping - Dark Grey

A conscious design decision has been made to retain the gable end of the original house to preserve an understanding of the buildings original form. A new timber clad element links the front and back of the proposal so that the design feels holistic in form and scale.

The North elevation interfaces with a public pathway. The design provides privacy to the client whilst also becoming increasingly permeable as pedestrians get closer to the sea to keep the pathway feeling open and comfortable. This is achieved by stepping the wall.



Proposed North Elevation

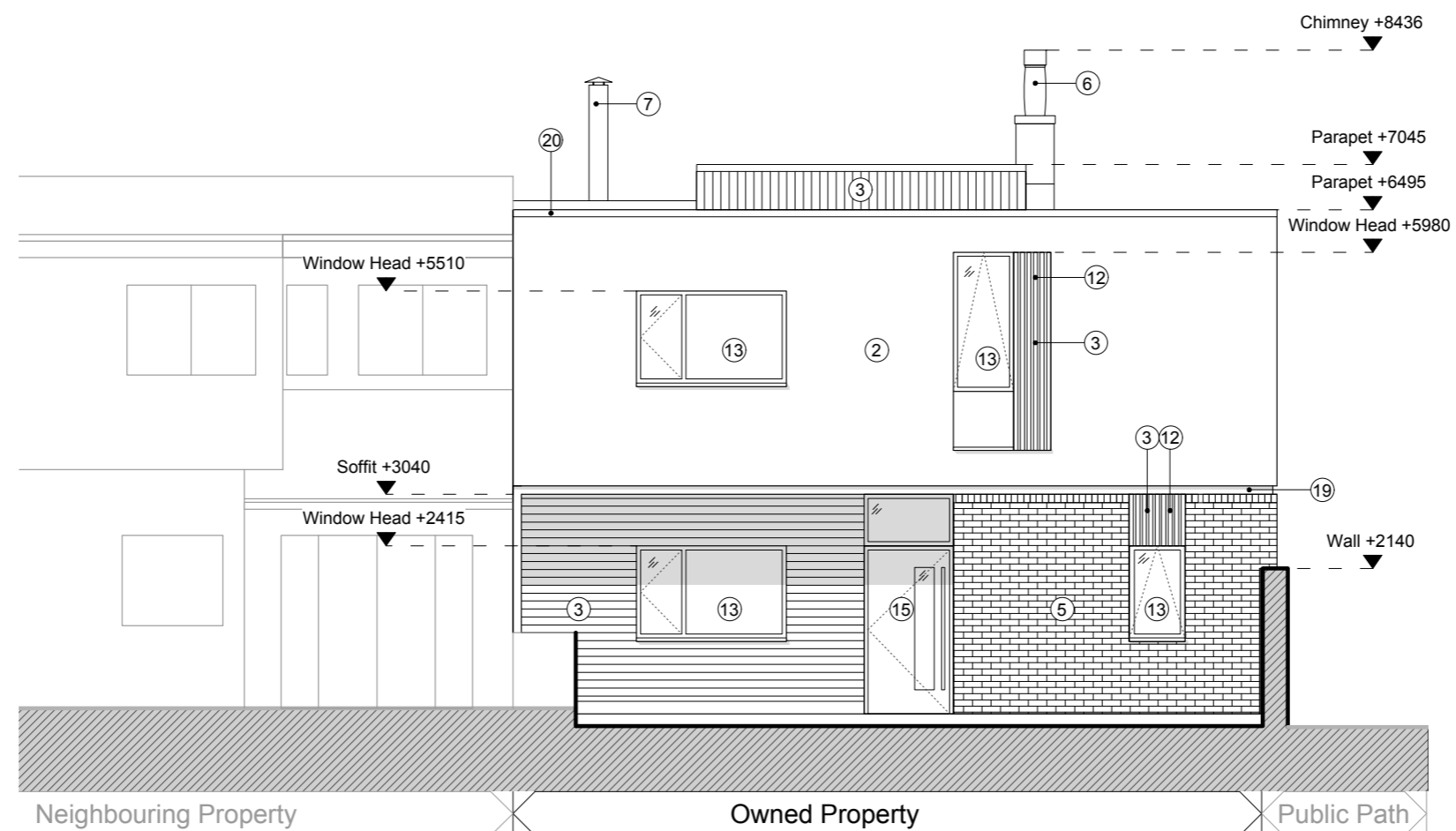
Scale & Appearance

Design Approach East Elevation

KEY

- ① Roughcast - Off White
- ② Render - Off White
- ③ Light Tone Timber Cladding
- ④ Standing Seam - Dark Grey
- ⑤ Brick - Buff
- ⑥ Existing Terracotta Chimney
- ⑦ Dark Grey Metal Flue
- ⑧ Slate Roof Tiles
- ⑨ EDPM Roof - Dark Grey
- ⑩ Bi-Fold Doors - Dark Grey Aluminium Frame
- ⑪ Glass Ballustrade
- ⑫ Extraction vent
- ⑬ Windows - Dark Grey Aluminium
- ⑭ Roof Light
- ⑮ External Door - Corten Steel
- ⑯ Gate - Corten Steel
- ⑰ Timber Pergola
- ⑱ Painted Timber - Black
- ⑲ Aluminium Profile - Dark Grey
- ⑳ Aluminium Coping - Dark Grey

The East extension respectfully responds to the neighbouring property by projecting out to align with their extension. The contextual material palette has informed the facade materials choices. All facade finishes occur or have a close match on the surrounding buildings. The corten steel door reflects the wider colour palette of oxidised metal in the sea.



Proposed East Elevation







Proposal Details

Proposal Name	100529801
Proposal Description	Proposal to extend 14A Ferry Row out to the rear of the property to allow for a modern, environmentally friendly, 3 bedroom family home in keeping with the feel of the area.
Address	14A FERRY ROW, FAIRLIE, LARGS, KA29 0AJ
Local Authority	North Ayrshire Council
Application Online Reference	100529801-004

Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Notice of Review	System	A4
Refusal Appeal Statement	Attached	A0
Architect Design Statement hyperlink	Attached	A0
Render of Ferry Row	Attached	A0
Roofline of Ferry Row	Attached	A0
Ferry Row from estuary	Attached	A0
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-004.xml	Attached	A0

REPORT OF HANDLING



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Reference No: 23/00126/PP
Proposal: Erection of extension to rear
Location: 14A Ferry Row, Fairlie, Largs, Ayrshire KA29 0AJ

LDP Allocation: General Urban Area
LDP Policies: SP1 - Towns and Villages Objective / Detailed Policy 2 - Regen Opportunities /

Consultations: None Undertaken
Neighbour Notification: Neighbour Notification carried out on 27.02.2023
Neighbour Notification expired on 20.03.2023

Advert: Not Advertised

Previous Applications: None

Appeal History Of Site:

Relevant Development Plan Policies

SP1 - Towns and Villages Objective
Towns and Villages Objective

Our towns and villages are where most of our homes, jobs, community facilities, shops and services are located. We want to continue to support our communities, businesses and protect our natural environment by directing new development to our towns and villages as shown in the Spatial Strategy. Within urban areas (within the settlement boundary), the LDP identifies town centre locations, employment locations and areas of open space. Most of the remaining area within settlements is shown as General Urban Area. Within the General Urban Area, proposals for residential development will accord with the development plan in principle, and applications will be assessed against the policies of the LDP. New non-residential proposals will be assessed against policies of this LDP that relate to the proposal.

In principle, we will support development proposals within our towns and villages that:

- a) Support the social and economic functions of our town centres by adopting a town centre first principle that directs major new development and investment to town centre locations as a priority including supporting town centre living.
- b) Provide the right new homes in the right places by working alongside the Local Housing Strategy to deliver choice and variety in the housing stock, protecting

land for housing development to ensure we address housing need and demand within North Ayrshire and by supporting innovative approaches to improving the volume and speed of housing delivery.

c) Generate new employment opportunities by identifying a flexible range of business, commercial and industrial areas to meet market demands including those that would support key sector development at Hunterston and i3, Irvine.

d) Recognise the value of our built and natural environment by embedding placemaking into our decision-making.

e) Prioritise the re-use of brownfield land over greenfield land by supporting a range of strategic developments that will deliver:

- o regeneration of vacant and derelict land through its sustainable and productive re-use, particularly at Ardrossan North Shore, harbour and marina areas, Montgomerie Park (Irvine) and Lochshore (Kilbirnie).

- o regeneration and conservation benefits, including securing the productive re-use of Stoneyholm Mill (Kilbirnie) and supporting the Millport Conservation Area Regeneration Scheme.

f) Support the delivery of regional partnerships such as the Ayrshire Growth Deal in unlocking the economic potential of the Ayrshire region.

Detailed Policy 2 - Regen Opportunities

Policy 2:

Regeneration Opportunities

In principle, we will support and promote development of brownfield land (including vacant and derelict land) within our settlements, where the development aligns with the placemaking policy. In particular, we support the re-use of sites shown in schedule 4 for a range of urban uses which would contribute to the placemaking agenda, subject to their impact on the surrounding established amenity, assessment against the Placemaking Policy and in particular their impact on utility and service capacity.

Note that proposals for significant footfall generating uses considered against this policy should accord with the Town Centre First Principle and must not undermine the vitality or viability of town centres or the delivery of the effective housing and industrial land supplies except where they would support the principle of sustainable development.

We will support development of the regeneration opportunities for a range of integrated urban uses including:

- o Residential.

- o Local-scale community and leisure uses.

- o Other local employment uses like shops, banks, cafes, workshops, garages, and small offices (including working from home).

We will also support alternative solutions which would improve the amenity or economic outlook of the surrounding area such as

- o Greening (Woodland planting, allotments etc.)

- o Renewable Energy Generation

- o Protection and enhancement of green and blue networks

There may also be instances in the plan period where new regeneration sites are identified. In principle we will support proposals which are innovative, contribute to our placemaking agenda and align with our vacant and derelict land strategy.

Description

The application property is a one and a half storey end terrace dwellinghouse located in Fairlie. The house features a gabled roof covered in slates and off-white rendered walls. There are pitched roof dormers on the front (seaward) elevation as well as a small lean-to conservatory/porch shared with the neighbouring property. Ferry Row itself is historic terrace of fishing cottages which has seen extensive alterations and extensions over the years. The terrace is located immediately adjacent to the seashore with close access to the shops and amenities on Main Road.

The proposal is for a full renovation of the dwellinghouse including the erection of a two-storey extension to the rear. The proposal would involve:

- The removal of the existing roof structure and its replacement with a flat roof covered with a rubber roof membrane.
- The complete remodelling of the front elevation to remove the existing porch and one of the dormers and erect a new façade to include patio doors and a Juliet balcony at first floor level. The front elevation would be finished in timber cladding and off-white render.
- The removal of a small kitchen/utility room extension on the side/rear of the dwellinghouse.
- The erection of a new two storey rear extension measuring approx. 48 sqm in area and 6.2m in height. The extension would be finished in buff facing brick, timber cladding and off-white render, and would have a flat roof to tie in with the new flat roof structure.

In the adopted North Ayrshire Local Development Plan (LDP) the site is located in a General Urban Area land allocation. The relevant policies of the LDP with relation to the proposed development are The Towns and Villages Objective of Strategic Policy 1: Spatial Strategy and Strategic Policy 2: Placemaking. All development proposals also require to be assessed against the adopted National Planning Framework 4 (NPF4).

Pre-application Planning advice was sought in September 2022 for the proposal (22/00704/PREAPP). It was advised that whilst the scale and principle of the proposal was likely acceptable it was not considered evident that the design was in-keeping with the character of the area.

The applicant has been advised that the proposal is unlikely to be supported on design grounds. The applicant has advised that they consider that the design can be justified as the seaward elevation of Ferry Row has been dramatically altered over the course of its history. In particular the two houses at the opposite end of the terrace have received upper floor extensions to form similar flat roof designs to what is currently proposed. They consider that by having flat roof houses at either end of the terrace it would book-end the terrace which would be visually attractive.

Consultations and Representations

The Neighbour Notification process was undertaken and there was no requirement to advertise the application. No letters of representation were received.

No consultations were undertaken as part of this Planning Application.

Analysis

Alterations and extensions to an existing dwellinghouse located in a General Urban Area allocation is acceptable in principle in terms of The Towns and Villages Objective of Strategic Policy 1: Spatial Strategy of the LDP. The application only therefore requires to be assessed in terms of Strategic Policy 2: Placemaking and Policy 14 of NPF4.

Strategic Policy 2: Placemaking, states that all development proposals must meet the qualities of successful places as outlined in the policy. In terms of scale, the proposed rear extension would replace an existing small rear/side extension. The proposed extension, whilst being larger, would be similar in size to other rear extensions on neighbouring houses and it is not considered that the scale of the extension is excessive. In terms of height, whilst the proposed extension would be two storeys high, it would be similar in terms of form and massing to large box dormers that have been erected to the rear of neighbouring properties, and again, it is not considered that scale would be out-of-keeping with the surrounding properties. Policy 14 of NPF4 essentially reiterates the qualities of a successful place.

Turning to design, the proposed extensions and alterations would essentially completely transform the dwellinghouse from a traditional design to a contemporary one. In particular the slate roof, which is consistent with the neighbouring properties and forms a continuous roofline over the northern part of the terrace would be completely removed. The applicant has noted that the southern properties of the terrace have flat roof extensions, and whilst this is noted, it is considered that these extensions detract from the appearance of the terrace and surrounding area. There is no Planning history for these extensions, and it is likely that they were carried out several decades ago and may have been erected without the benefit of Planning Permission. It is considered that the loss of the pitched slate roof (including one of the original pitched roof dormers) and its replacement with flat roof would break up the visual consistency of the terrace and would detract from the appearance of the area.

In addition, it is considered that the design of the extension and alterations with regards to the proposed fenestration and finishing materials would not be consistent with the surrounding area. Whilst contemporary extensions to historic buildings can in some instances be visually pleasing, in this instance very little of the historic structure would remain. Subsequently, it is considered that the result of having a dwellinghouse with a contemporary aesthetic at the end of a historic terrace would be visually jarring and would detract from the appearance of the area.

In conclusion, whilst it is noted that Ferry Row is not a Listed Building or in a Conservation Area, it has a historic appearance which is beneficial to the character and appearance of Fairlie. This historic character has been negatively affected by previous extensions and alterations to other dwellinghouses on the terrace and it is considered that the proposal would have a further negative effect on the character of the terrace. It is not considered that the proposal is distinctive as it does not draw upon the positive characteristics of the surrounding area to inform the design.

It is not considered that the proposed extension would have any significant amenity impact on neighbouring properties in terms of overlooking or overshadowing. No windows would face onto the neighbouring properties, and the extension would be located to the north of the only immediately neighbouring property.

As the proposal does not meet all of the qualities of successful places it does not accord with Strategic Policy 2: Placemaking of the LDP or Policy 14 of NPF4. Due to this failure to accord with the relevant policies, the proposal should not be supported, and it is recommended that Planning Permission be refused.

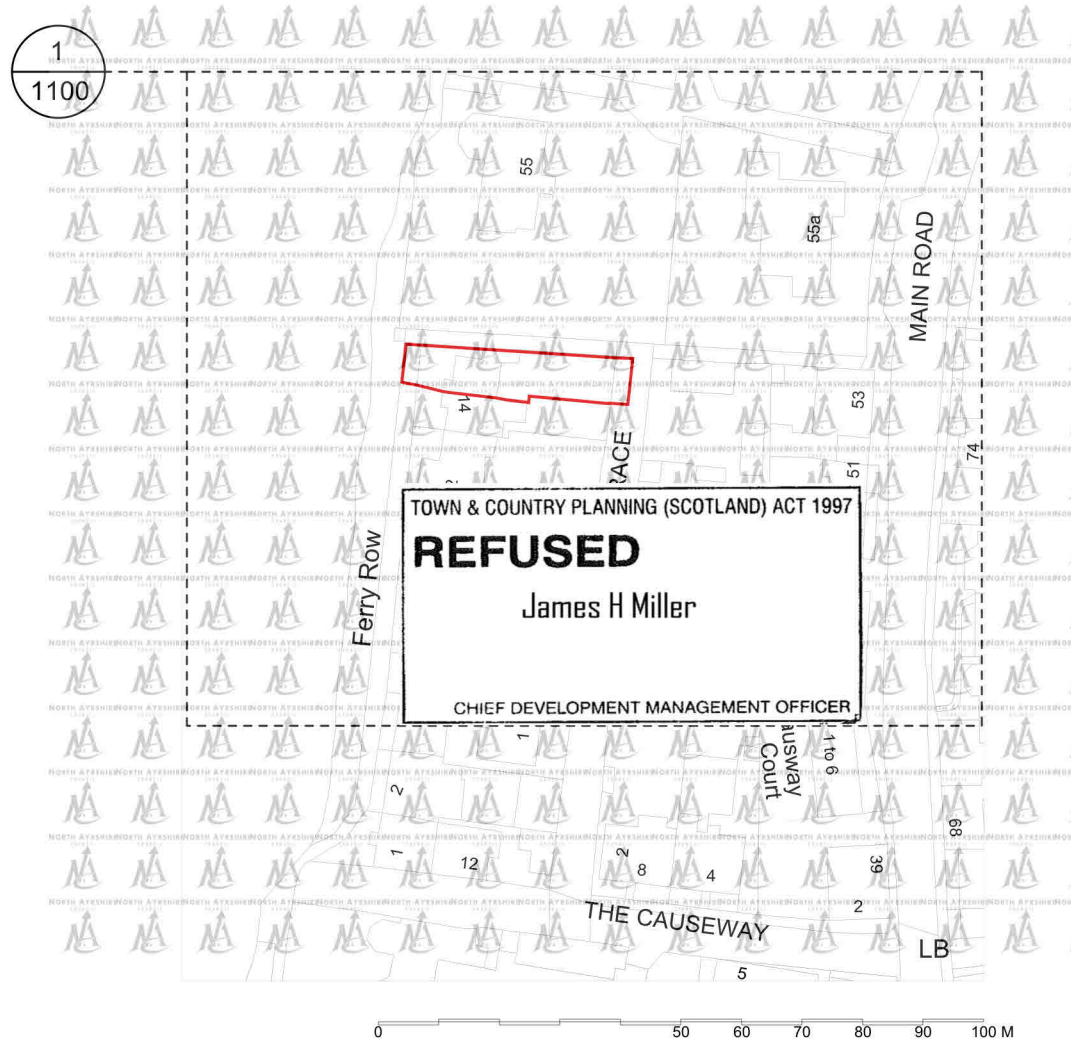
Decision

Refused

Case Officer - Mr John Mack

Appendix 1 - Drawings relating to decision

Drawing Title	Drawing Reference (if applicable)	Drawing Version (if applicable)
Location Plan	14AFR-LSA-00-DR-A-1000	
Block Plan / Site Plan	14AFR-LSA-00-DR-A-1100	
Existing Floor Plans	14AFR-LSA-00-DR-A-2000	
Proposed Floor Plans	14AFR-LSA-00-DR-A-2010	
Proposed Floor Plans	14AFR-LSA-00-DR-A-2100	
Existing Elevations	14AFR-LSA-00-DR-A-3000	
Proposed Elevations	14AFR-LSA-00-DR-A-3020	
Existing Floor Plans	14AFR-LSA-01-DR-A-2001	
Proposed Floor Plans	14AFR-LSA-01-DR-A-2011	
Proposed Floor Plans	14AFR-LSA-01-DR-A-2101	
Roof Plan	14AFR-LSA-02-DR-A-2002	
Roof Plan	14AFR-LSA-02-DR-A-2012	
Roof Plan	14AFR-LSA-02-DR-A-2102	
Block Plan / Site Plan	14AFR-LSA-00-DR-A-1110 Rev 00	



Northing



NOTE:

1. This drawing is © copyright Lindo Studio Architects 2022. No unauthorised reproduction of any kind is permitted.
2. No dimensions to be scaled from this drawing. Verify all dimensions prior to construction. Immediately report any discrepancies on the document to the Architect/Contract Administrator. This document shall be read in conjunction with associated models, specifications and related consultant's documents.
3. Drawing to be read with all relevant Architectural, Interiors, Structural, M&E, Drainage/Public Health, Landscape, Civils and Interiors drawings and specifications.
4. It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

Key

— Ownership Boundary Line

Location

14A Ferry Row
Fairlie
North Ayrshire
Scotland
KA29 0AJ

00	23.04.22	ISSUED FOR PLANNING	TL	TL
rev	date	notes	drawn	chkd

LINDO STUDIO
ARCHITECTS

1 Years subscription from 29-03-2022 for 1 workstation.
Date of Purchase: 29-03-2022
Project ID:
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Map Produced for: Neil McNaught
Title: 14A Ferry Row
Map number: TQRQM22088225407731
ReQuestAPlan

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project title	date of origin	scale
14A Ferry Row Fairlie KA29 0AJ	March 2022	1:1250 @ A4
drawing title		
Existing Location Plan		

status	drawing reference	revision
PLANNING	14AFR-LSA-00-DR-A-1000	00



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Yvonne Baulk : Head Of Service (Housing & Public Protection)

No N/23/00126/PP

(Original Application No. N/100529801-001)

Type of Application: Local Application

REFUSAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT, 1997,
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006.
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND)
REGULATIONS 2013

To : Mr Neil McNaught
14A Ferry Row
Fairlie
Largs
Ayrshire
KA29 0AJ

With reference to your application received on 24 February 2023 for planning permission under the above mentioned Acts and Orders for :-

Erection of extension to rear

at 14A Ferry Row
Fairlie
Largs
Ayrshire
KA29 0AJ

North Ayrshire Council in exercise of their powers under the above-mentioned Acts and Orders hereby refuse planning permission on the following grounds :-

1. The proposal is contrary to Strategic Policy 2: Placemaking of the adopted North Ayrshire Local Development Plan and Policy 14: Design, Quality and Place, of the National Planning Framework 4. The proposal does not accord with the qualities of successful places and would detract from the character and appearance of the area. The proposed design is not considered to be distinctive in that it does not draw upon the positive characteristics of the surrounding area and would not be in-keeping with the appearance of the neighbouring properties.

Dated this : 22 March 2023



.....
for the North Ayrshire Council

(See accompanying notes)



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
AS AMENDED BY THE PLANNING ETC (SCOTLAND) ACT 2006.
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND)
REGULATIONS 2013 – REGULATION 28

Yvonne Balk : Head Of Service (Housing & Public Protection)

FORM 2

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The notice of review should be addressed to Committee Services, Chief Executive's Department, Cunninghame House, Irvine, North Ayrshire, KA12 8EE.
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.