



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath

## Local Review Body

A Special Meeting of the **Local Review Body** of North Ayrshire Council will be held remotely on **Wednesday, 15 December 2021** at **11:30** to consider the undernoted business.

### Arrangements in Terms of COVID-19

In light of the current COVID-19 pandemic, this meeting will be held remotely in accordance with the provisions of the Local Government (Scotland) Act 2003. Where possible, the meeting will be live-streamed and available to view at <https://north-ayrshire-public-i.tv/core/portal/home>. In the event that live-streaming is not possible, a recording of the meeting will instead be available to view at this location.

#### 1 **Declarations of Interest**

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

#### 2 **Hearing Session**

In accordance with the Hearing Session Rules contained in the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013, and with the approved North Ayrshire Council Hearing Session Rules and Procedures, the Local Review Body will conduct a hearing in respect of the undernoted Notice of Review.

#### 3 **Notice of Review: 21/00293 – 8 Gray Crescent, Irvine**

Submit report by the Head of Service (Democratic Services) on a Notice of Review submitted by the applicant in respect of a planning application refused by officers under delegated powers (copy enclosed).

#### 4 **Urgent Items**

Any other items which the Chair considers to be urgent.

### **Webcasting - Virtual Meeting**

Please note: this meeting may be recorded/live-streamed to the Council's internet site, where it will be capable of repeated viewing. At the start of the meeting, the Provost/Chair will confirm if all or part of the meeting is being recorded/live-streamed.

You should be aware that the Council is a Data Controller under the Data Protection Act 2018. Data collected during the webcast will be retained in accordance with the Council's published policy, including, but not limited to, for the purpose of keeping historical records and making those records available via the Council's internet site.

If you are participating in this meeting by invitation, you are consenting to being filmed and consenting to the use and storage of those images and sound recordings and any information pertaining to you contained in the them live-streaming/recording or training purposes and for the purpose of keeping historical records and making those records available to the public. If you do not wish to participate in a recording, you should leave the 'virtual meeting'. This will constitute your revocation of consent.

If you have any queries regarding this, please contact [dataprotectionofficer@north-ayrshire.gov.uk](mailto:dataprotectionofficer@north-ayrshire.gov.uk).

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## Local Review Body Sederunt

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Tom Marshall (Chair)  
Timothy Billings (Vice-Chair)  
Robert Barr  
Ian Clarkson  
Robert Foster  
Christina Larsen  
Shaun Macaulay  
Ellen McMaster  
Ronnie McNicol  
Donald Reid

Chair:

Apologies:

Attending:

**NORTH AYRSHIRE COUNCIL**

**15 December 2021**

**Local Review Body**

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**Title:** **Notice of Review: 21/00293 – 8 Gray Crescent, Irvine**

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**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.

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**Recommendation:** That the Local Review Body hear on specified matters and thereafter continue the Notice of Review for determination.

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**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 21/00293 - 8 Gray Crescent, Irvine for the erection of a 2 store extension to the south side elevation and single storey extension to the north side elevation of the detached dwelling house at 8 Gray Crescent, Irvine.

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

1.2 At its meeting on 29 September 2021, the Local Review Body agreed that a hearing be held before the review request was determined, on the basis that there had only been one objection to the application and to provide the applicant an opportunity to outline their circumstances of home working as a result of the pandemic. The hearing would also allow the applicant to explain their view on why the application would not be overdevelopment of the site and the reasons why a rear extension to property would not be suitable.

13 In accordance with the hearing procedure and rules, the applicant/applicant's representative, interested parties and officers of the Council's Planning Service were invited to attend the Hearing Session and to submit a Hearing Statement and supporting documentation in advance of the session.

14 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;

Appendix 4 - Planning Decision Notice; and

Appendix 5 - Hearing Statements.

## **2. Proposals**

21 The Local Review Body is invited to hear on specified matters and thereafter continue the Notice of Review for determination.

## **3. Implications/Socio-economic Duty**

### **Financial**

31 None.

### **Human Resources**

32 None.

### **Legal**

33 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**

34 None.

### **Environmental and Sustainability**

35 None.

### **Key Priorities**

36 None.

## **Community Benefits**

3.7 None.

### **4. Consultation**

4.1 The applicant, interested parties and the Council's Planning Service were subsequently invited to submit a hearing statement in advance of the hearing and these are attached at Appendix 5 to the report.

Craig Hatton  
Chief Executive

For further information please contact **Angela Little, Committee Services Officer**, on **01294 324132**.

### **Background Papers**

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# NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)  
IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE)  
(SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

**IMPORTANT: Please read and follow the guidance notes provided when completing this form.  
Failure to supply all the relevant information could invalidate your notice of review.**

**Use BLOCK CAPITALS if completing in manuscript**

## Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

## Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail\*

Mark this box to confirm all contact should be  
through this representative:

\* Do you agree to correspondence regarding your review being sent by e-mail?

Yes  No

Planning authority

Planning authority's application reference number

Site address

Description of proposed  
development

Date of application

Date of decision (if any)

**Note:** This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

**Nature of application**

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

**Reasons for seeking review**

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

**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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

I have asked for a meeting with the planning department to discuss alternatives but have only received the reasons for refusal.  
 I dont' think that the changes due to the pandemic have been taken into consideration, for example both my wife and I have been working from home for long periods.  
 I have discussed the plans with my neighbours and have not had any negative comments.  
 I believe the 2 storey extension on the South elevation is the main factor for refusal as it has been suggested by Planning that a one storey extension would be more acceptable and I will explain further on my argument for this to be accepted.

**Site inspection**

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

- |  | Yes                                 | No                       |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land?                                 | <input type="checkbox"/>            | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:



**Statement**

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. Note: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

The refusal is based on the proposal being 'contrary to the aims of strategic policy 2 (Placemaking) of the adopted North Ayrshire Local Development plan (LDP) in that their siting, design and proportions would be out of character with the original design and scale of the existing dwellinghouse and neighbouring properties within the street, all to the detriment of the character and amenity of the area'.

The proposed design is a contemporary design that creates a sense of identity in line with the 'distinctive' quality of strategic policy 2. This quality states ' 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'.  
The design incorporates many aspects of today's modern architectural designs.

It has also been suggested to me by the Assistant Planning Officer that the gable end design at right angles to the existing building are not acceptable. I have attached a file showing bungalows in very close proximity (in the same street) that have gable end extensions. the gable end design was chosen as the pitched roof is in keeping with the original dwellinghouse rather than a flat roof extension. There is an example of a house in Carson drive with both side elevation extensions that emphasises this point.

The reasons given for the extensions include, both my wife and I working from home much more since the start of the pandemic and we have grandchildren of both genders who are now at an age where they need separate bedrooms. I don't believe these reasons have been given enough consideration.

The houses in Gray Crescent and Carson Drive are around 45 years old therefore are now at a stage where the fabric of the buildings require a high level of maintenance.

Feedback from my neighbours has been very positive, my immediate neighbours were consulted before the application was put forward.

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 new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

The evidence of existing gable end extensions in nearby properties was not included in the original planning application as I did not know the gable end design was an issue at that point.

**List of documents and evidence**

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.

Copy of the proposed extensions  
Supporting evidence of existing gable end extensions and an example of a similar type house side elevation extensions

**Note:** The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

**Checklist**

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

**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 from that earlier consent.

**Declaration**

**I the applicant/agent delete as appropriate hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.**

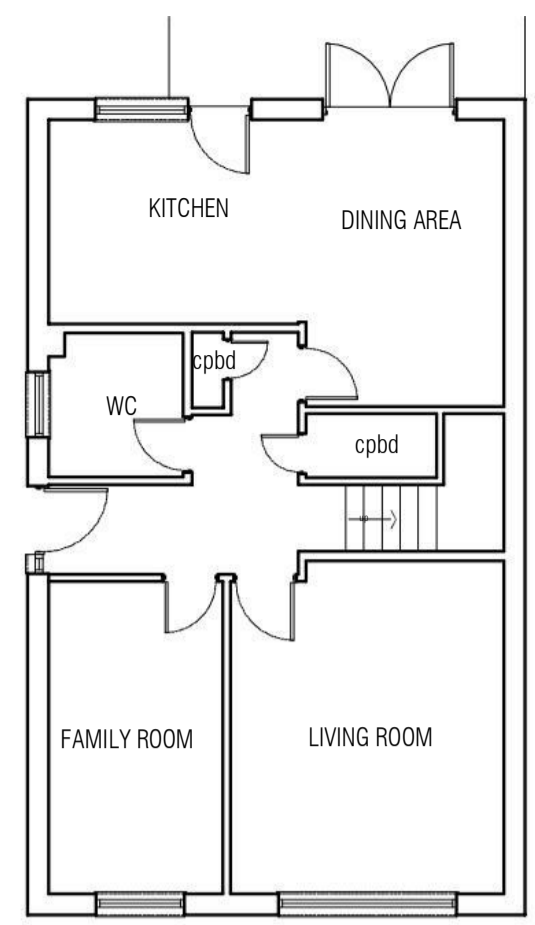
Signed



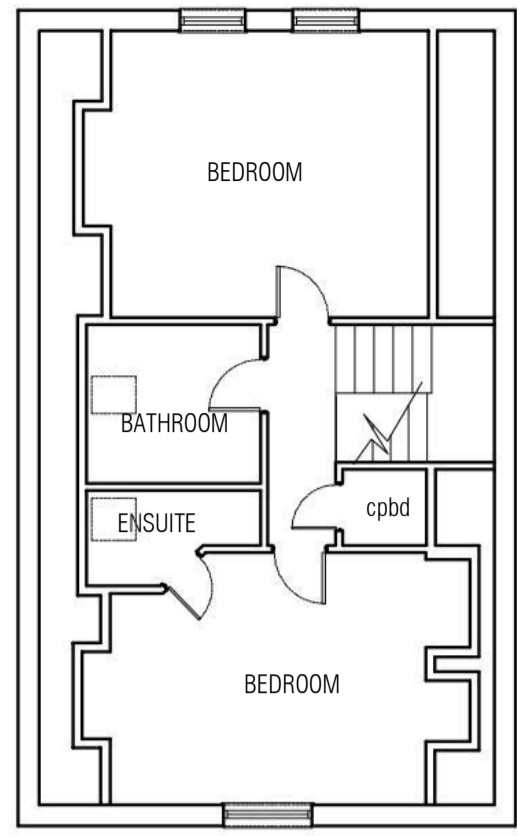
Date

19/08/2021

For further details of our online privacy policy please go to:-  
<https://www.north-ayrshire.gov.uk/planning-and-building-standards/online-planning-application-privacy-policy.aspx>



EXISTING GROUND FLOOR PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100

ELECTRICAL LEGEND			
	LIGHT SWITCH		PENDANT LIGHT
	TWIN 13A POWER POINT		MAINS OPERATED SMOKE ALARM
	EXTRACT FAN		FUSEBOX
	PULL CHORD LIGHT SWITCH		PHONE POINT
	DOWNLIGHTER		WALL LIGHT
	TV POINT		HEAT DETECTOR
	CARBON MONOXIDE MONITOR		

Electrical layout indicative only, final position of fixtures and fittings to clients specification.

Existing walls, doors stairs etc shown dotted to be carefully demolished by hand in accordance with BS 6187: 2011 and HASAW Act 1974. All materials to be removed from site to a licensed tip. All foundations to be grubbed up where applicable. The contractor to ensure the structural integrity and stability of the building at all times during downmakings and to provide adequate temporary supports. Make good all finishes on completion of works. Beams over slapping to be as per structural engineer's details and be sheathed with 2 layers of 12.5mm plasterboard, laid crossbonded with all joints taped and filled. Minimum height to the underside of the beams to be 2100mm. New precast concrete cill on a dpc and a dpc double glazed window unit to match specification of windows. Openings in existing external walls to family room and utility room to be formed with 100 x 145mm deep prestressed concrete lintels, type C by Roblesse to both leads, with 150mm minimum end bearing. Existing underlaid reconfigured as shown to accommodate existing gas and electric meters.

Floor level to be continuous from existing building into proposed extension and consist of 22mm moisture resistant T&G chipboard flooring on 150 x 50mm C16 joists at 400mm centres with 150mm thick Kingspan Thermalor TF70 insulation laid between on 25 x 38mm battens. Where span of joists is greater than 2.5m full depth dwangs to be fitted at mid span of joists. Joists to be supported on a 100 x 25mm sw walplate on a dpc onto dwarf wall. Joists to be supported at existing house wall on galvanised mild steel joist hangers on a 150 x 50mm sw bearer fixed to wall at 500mm centres with M12 anchors.

External wall construction to be 19mm render on 100mm common brick / block, 50mm vented cavity and a timber framed inner leaf to be full bubble breather building paper on 9.5mm sheathing grade plywood on 100 x 50mm sw studs at 600mm centres with 70mm Kingspan K12 rigid insulation board between studs and lined lined with 52.5mm Kingspan K18 insulated plasterboard with integral vapour barrier, all joints to be taped and filled. New walls tied to existing with stainless steel wall starter kits and a vertical dpc raggle. External walls enclosed by extension to be strapped and lined with 12.5mm plasterboard with all joints taped and filled.

Internal partitions to be formed with 75 x 50mm sw studs at 600mm centres with a minimum 25mm thick mineral wool insulation (minimum density of 10kg/m³) laid between studs and lined both sides with 12.5mm plasterboard (minimum mass per unit area 10kg/m²), all joints taped and filled. Internal partitions to provide a minimum airborne sound insulation level of 45RW. Interior quality timber doors to be installed with the requisite ergonomogy and to have a minimum clear opening width of 775mm. Wall between external store and utility room to be formed with 100 x 50mm sw studs at 600mm centres sheathed on store side with 2 layers of 12.5mm plasterboard, laid crossbonded with all joints taped and filled, with 70mm Kingspan K12 rigid insulation board between studs and lined on utility room side with 72.5mm Kingspan K18 insulated plasterboard with integral vapour barrier, all joints to be taped and filled.

Kitchen to have a sink with the necessary piped supply of hot and cold water, with the cold water supply being taken direct from the rising main. Final kitchen layout to be to client's specifications. A minimum of one cubic metre of storage to be provided within kitchen area. A mechanical extract fan to be installed in kitchen capable of an extraction rate of 60 litres per second and one air change per hour and ducted to a suitable terminal at external air. Kitchen layout to include an unobstructed manoeuvring space of 1.5m x 1.5m square or an ellipse of 1.4m x 1.8m in front of oven. Kitchen to have 6 x 13amp socket outlets, at least three of which should be located above worktop level in addition to any socket outlets provided for floor standing white goods or built in appliances. A heat alarm to be installed within the kitchen in accordance with BS 5446: Part 2: 2003 and ceiling mounted between 25 mm and 150mm below the ceiling.

Toilet to be fitted with the appropriate sanitaryware, and to have the necessary piped supply of hot and cold water. An activity space of 800 x 1100mm to WC, 700 x 800mm to wash hand basin (wall hung) and 800 x 800mm to shower, clear of door swings to be provided within toilet. 38mmØ uPVC waste pipe outlets with 75mm deep seal traps to all appliances and 100mmØ uPVC waste pipe from wc connected to existing drain via 100mmØ waste pipe. Waste pipe to be laid with a minimum fall of 1 in 40. WC and who to be fitted with water efficient fittings and average flush volume not more than 4.5 litres for WC and wash hand basin to have flow rate not more than 6 litres per minute. Sanitary pipework to comply with BS EN 12056-2:2000.

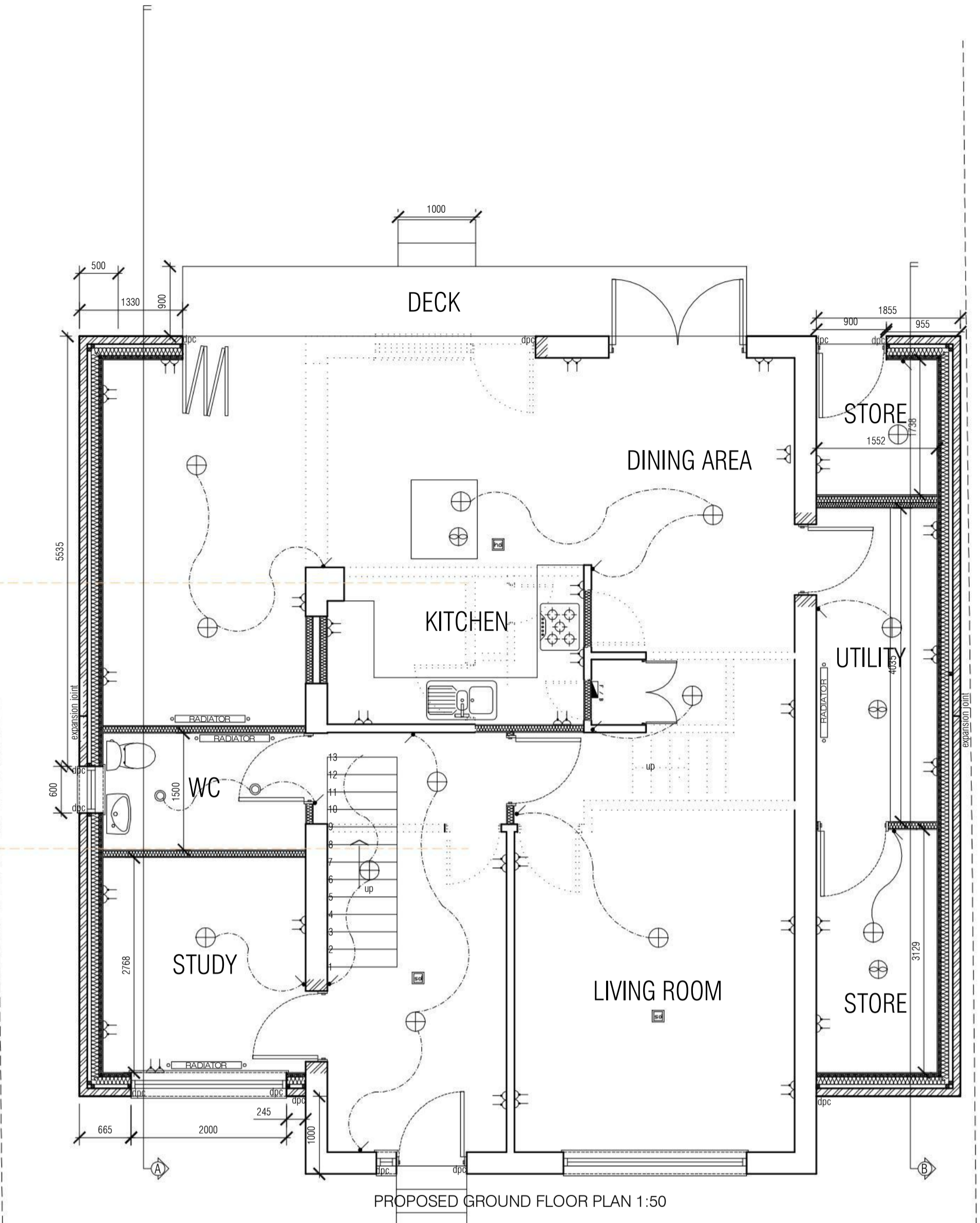
Install new uPVC window units / doors with a U-value of 1.4W/m²K. A trickle vent to be fitted to the head, capable of providing 12000mm³ ventilation. Any glass less than 800mm above FFL to be toughened in accordance with BS 6262. New doors and window units to meet the recommendations for physical security as set out in Section 2 of Secured by Design (ACPO, 2009), or to be in accordance with BS PAS 24: 2007 for doorsets and BS 7950: 1997 for windows. uPVC units to be designed and constructed in accordance with BS 7412: 2007. All external doors to be fitted with laminated glass or a similarly robust glazing material.

New stair to be formed in timber 900mm wide and consist of 13 No risers of 199mm with 225mm going. Minimum headheight at all points in the stairs and landings to be 2000mm measured vertically above the pitchline. No opening on the stairs or balustrades to allow the passage of a sphere of 100mm diameter. Handrail to open side of stair to be 68 x 34mm timber handrail with 25 x 25mm timber balusters at 100mm centres. Handrail to be 840mm above the pitchline of the stair and 900mm above first floor level.

Outlets and controls of electrical fixtures and fittings should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction. Light switches should be positioned between 900 and 1100mm above floor level. Standard switched or unswitched sockets should be positioned at least 400mm above floor level and 150mm above the projecting surface such as a worktop obstruction. Where sockets are concealed, separate switching to be installed in an accessible position to allow appliances to be isolated. When central heating boiler is relocated a carbon monoxide monitor to be installed with 1-3m of the boiler. The detector should comply BS EN 50291-1:2010 and be powered in accordance with this standard and sited in accordance with BS EN 50292:2002. A mains operated smoke alarm with battery back-up to be installed in accordance with BS 5446: Part 1: 2000. Smoke alarm to be no more than 7 metres from living room and kitchen doors and no more than 3 metres from bedroom doors. All smoke alarms to be interconnected. Ceiling mounted alarm to be more than 300mm from walls and light fittings. When central heating boiler is relocated a carbon monoxide monitor to be installed with 1-3m of the boiler. The detector should comply BS EN 50291-1:2010 and be powered in accordance with this standard and sited in accordance with BS EN 50292:2002.

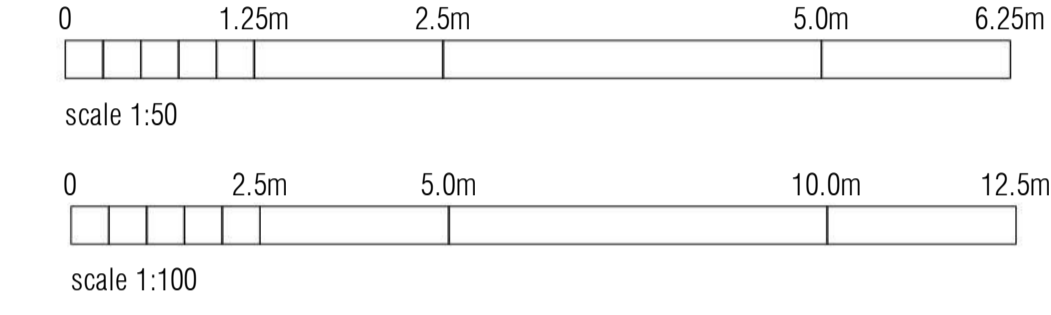
The fire detection and fire alarm system that should alert occupants to the outbreak of fire, a Grade D system should be installed in all dwellings, comprising of:

- at least 1 smoke alarm installed in the principal habitable room
- at least 1 smoke alarm in every circulation space on each storey such as hallways and landings
- at least 1 smoke alarm in every access room serving an inner room
- at least 1 heat alarm installed in every kitchen. The principal habitable room is the most frequented.



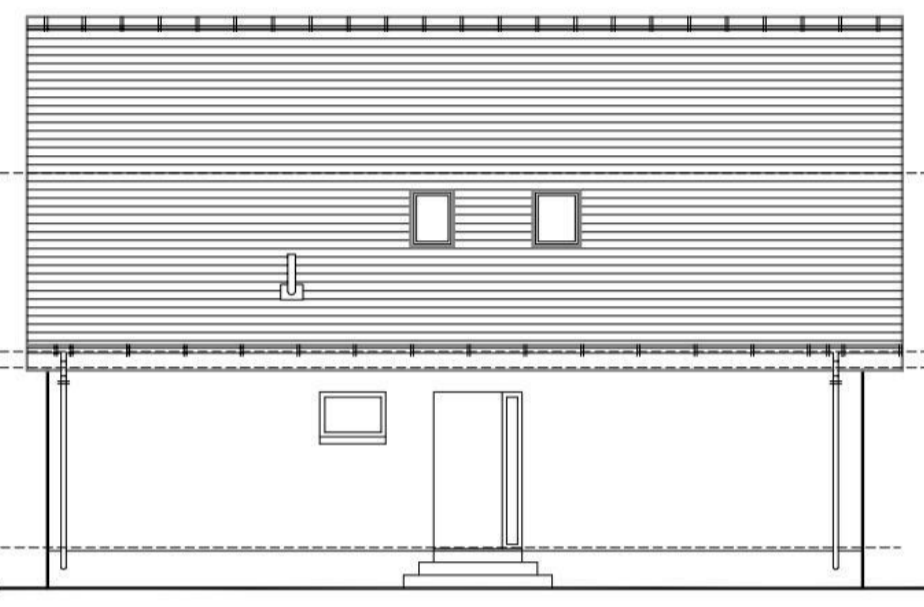
PROPOSED GROUND FLOOR PLAN 1:50

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THOSE PREPARED BY THE STRUCTURAL ENGINEER WITH THEIR DRAWINGS TAKING PRECEDENCE IN ALL STRUCTURAL MATTERS.

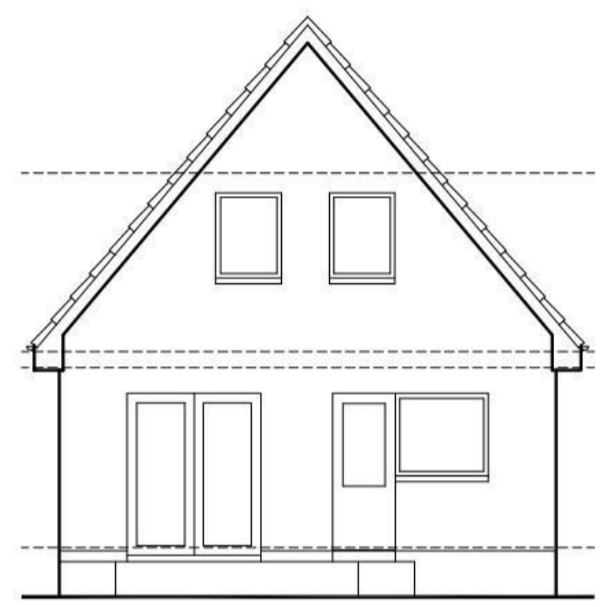


ELECTRICAL LEGEND			
	LIGHT SWITCH		PENDANT LIGHT
	TWIN 13A POWER POINT		MAINS OPERATED SMOKE ALARM
	EXTRACT FAN		FUSEBOX
	PULL CHORD LIGHT SWITCH		PHONE POINT
	DOWNLIGHTER		WALL LIGHT
	TV POINT		HEAT DETECTOR
	CARBON MONOXIDE MONITOR		

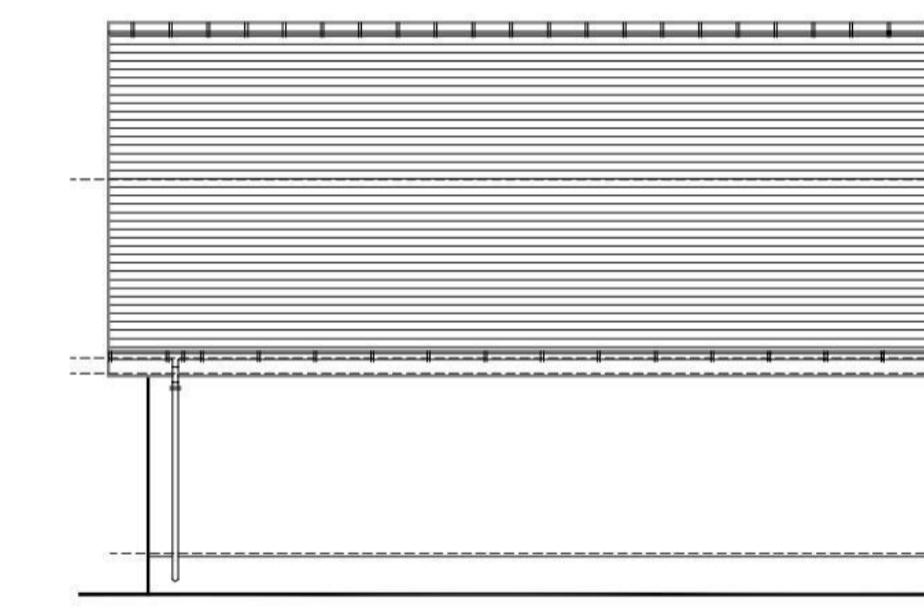
Electrical layout indicative only, final position of fixtures and fittings to clients specification.



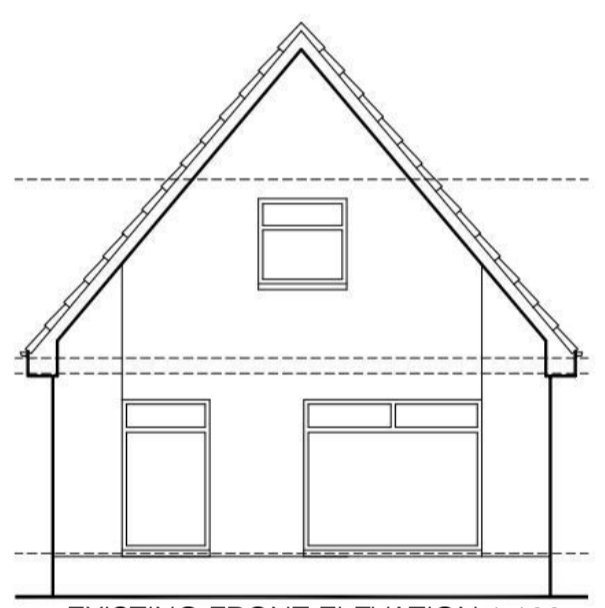
EXISTING SIDE ELEVATION 1:100



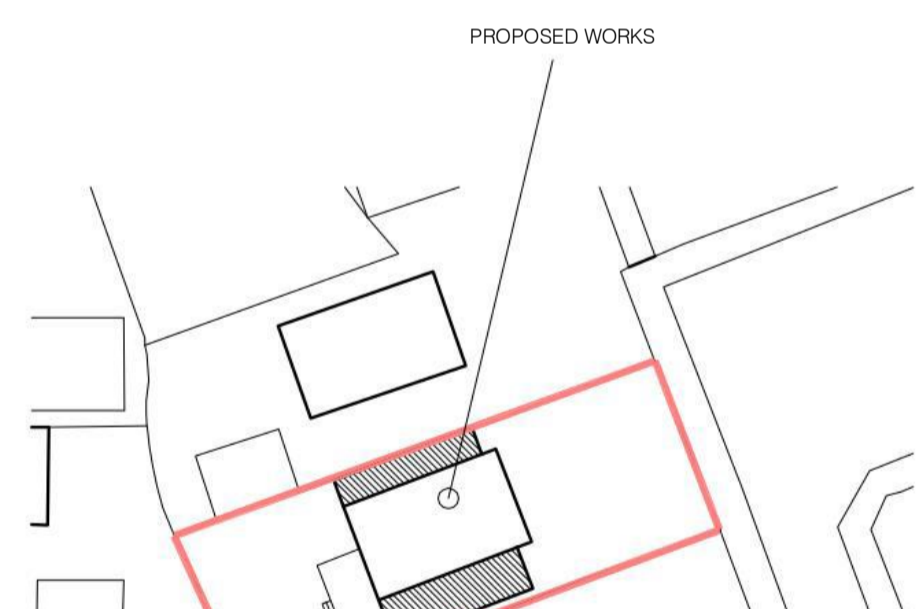
EXISTING REAR ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100

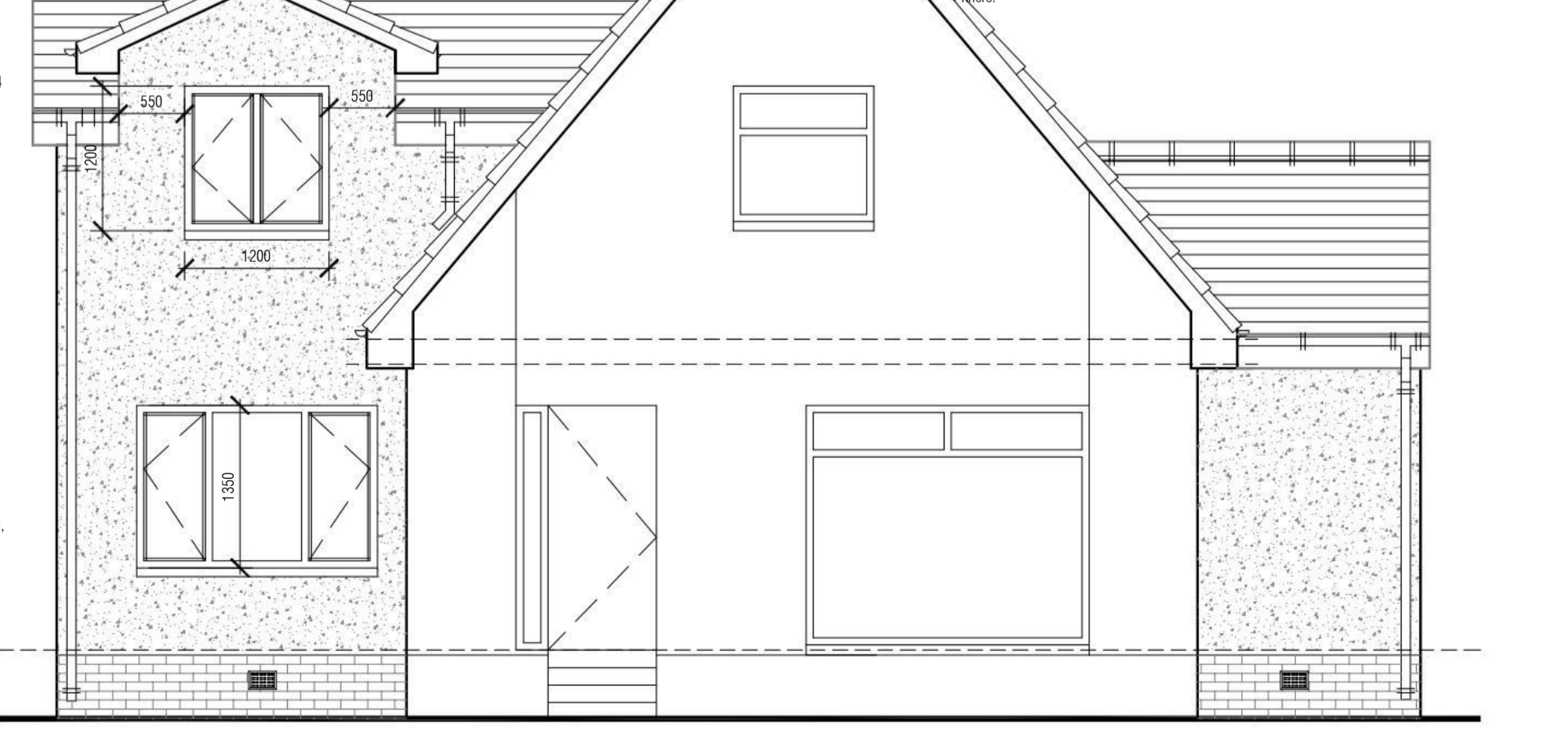


EXISTING FRONT ELEVATION 1:100

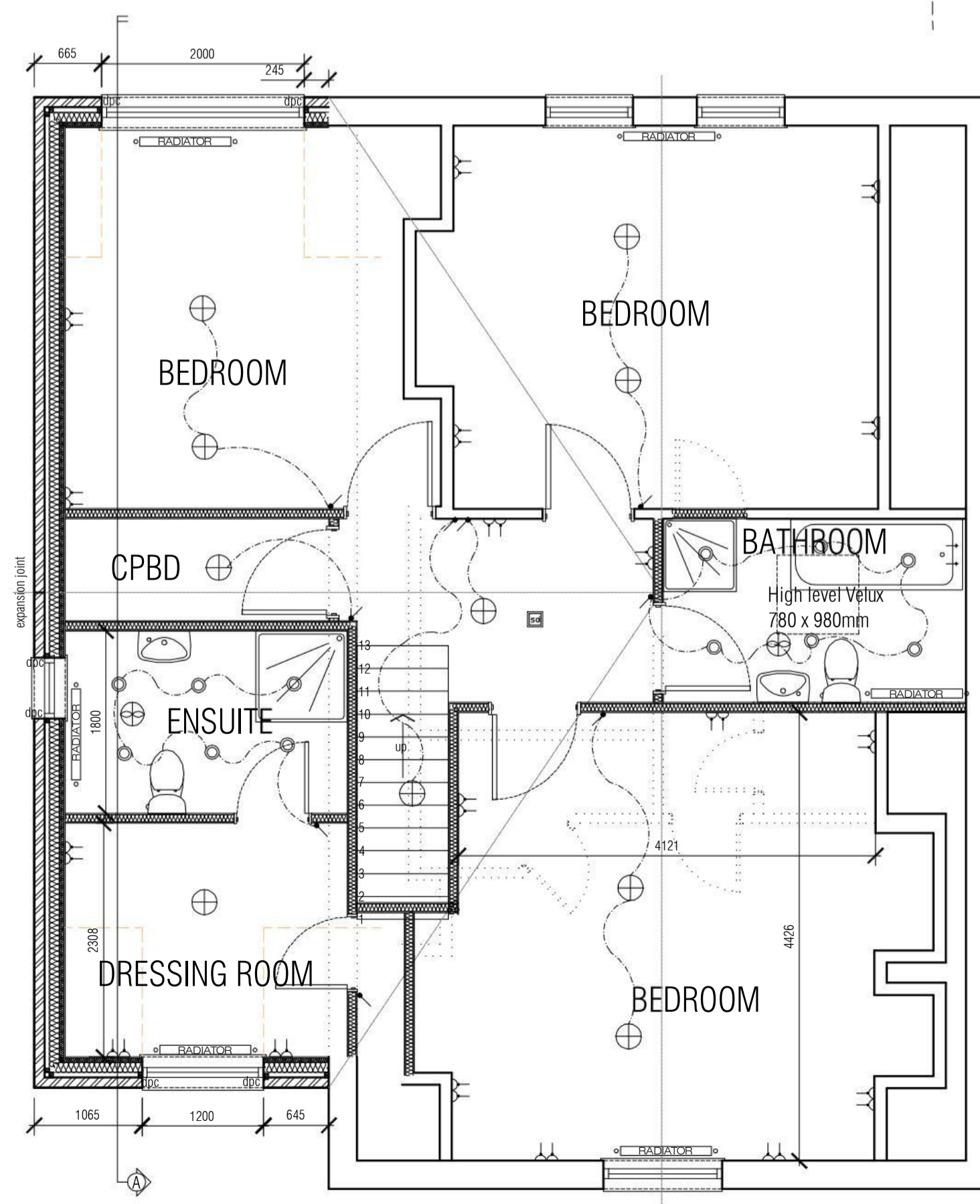


ALL DIMENSIONS IN MILLIMETRES.  
ALL MATERIALS AND WORKMANSHIP TO BE THE BEST OF THEIR RELEVANT KIND AND COMPLY WITH ALL BRITISH STANDARDS AND CODES OF PRACTICE.  
ALL ELECTRICAL WORK TO COMPLY WITH S.S. 787: 2008 AND TO BE CARRIED OUT BY A SELECT OR INICEIC APPROVED ELECTRICIAN.  
ALL WORK TO COMPLY WITH THE BUILDING STANDARDS (SCOTLAND) REGULATIONS 2004 AS AMENDED.  
ALL DRAINAGE TO BE TO THE SATISFACTION OF THE BUILDING CONTROL DEPARTMENT.  
BUILDING CONTROL TO BE NOTIFIED 24 HOURS BEFORE WORK COMMENCES AND WITHIN 2 WEEKS OF COMPLETION OF THE WORKS.  
DO NOT SCALE FROM DRAWINGS, IF IN DOUBT ASK.  
ALL DIMENSIONS, LEVELS AND PITCHES TO BE CHECKED ON SITE PRIOR TO THE ORDERING OF ANY MATERIALS, FABRICATION OF ANY UNITS AND COMMENCEMENT OF ANY WORKS.  
CONTRACTOR IS DEEMED TO HAVE VISITED THE SITE TO ASCERTAIN THE FULL EXTENT OF THE WORKS.  
ALL DRAWINGS AND DESIGNS REMAIN THE PROPERTY OF AYRSHIRE ARCHITECTURE AND MAY NOT BE STORED OR REPRODUCED IN ANY FORM WITHOUT THE PRIOR WRITTEN CONSENT OF AYRSHIRE ARCHITECTURE.  
ANY DISCREPANCIES AND MISSING INFORMATION MUST BE IMMEDIATELY NOTIFIED WRITING TO AYRSHIRE ARCHITECTURE.  
ALL DRAWINGS MUST BE READ IN ACCORDANCE WITH ALL THE OTHER DRAWINGS PREPARED FOR THIS PROJECT.

Existing roof to be stripped back as required to accommodate new roof.  
Where new roof meets existing, a code 4 lead valley gutter to be formed.  
Dried vented concrete ridge tiles, colour and type to match existing.  
Roof finish to be concrete tiles colour and type to match existing, roof pitch main extension to be 17.5°. All external fascia, soffit and verge boards to be uPVC.  
Marley deepflow uPVC rainwater gutters and 75mmØ uPVC rainwater downpipe.  
External walls to be render with facing brick to match existing. Smooth cement render to door and window ingoings.  
Solum vented with 215 x 150mm F.A.I.s at maximum 2m centres, continuous through cavity with fireclay liners.



PROPOSED FRONT ELEVATION 1:50



PROPOSED FIRST FLOOR PLAN 1:50

Existing walls, doors stairs etc shown dotted to be carefully demolished by hand in accordance with BS 6187: 2011 and HASAW Act 1974. All materials to be removed from site to a licensed tip. All foundations to be grubbed up where applicable. The contractor to ensure the structural integrity and stability of the building at all times during downmakings and to provide adequate temporary supports. Make good all finishes on completion of works. Beams over slapping to be as per structural engineer's details and be sheathed with 2 layers of 12.5mm plasterboard, laid crossbonded with all joints taped and filled. Minimum height to the underside of the beams to be 2100mm. Existing French doors in dining room to be carefully removed and opening to be partially built up to receive window with external wall to match main specification. New precast concrete cill on a dpc and a dpc double glazed window unit to match specification of windows. Openings in existing external walls to family room and utility room to be formed with 100 x 145mm deep prestressed concrete lintels, type C by Roblesse to both leads, with 150mm minimum end bearing. Existing underlaid reconfigured as shown to accommodate existing gas and electric meters.

External wall construction to be 19mm render on 100mm common brick / block, 50mm vented cavity and a timber framed inner leaf to be full bubble breather building paper on 9.5mm sheathing grade plywood on 100 x 50mm sw studs at 600mm centres with 70mm Kingspan K12 rigid insulation board between studs and lined lined with 52.5mm Kingspan K18 insulated plasterboard with integral vapour barrier, all joints to be taped and filled. New walls tied to existing with stainless steel wall starter kits and a vertical dpc raggle. External walls enclosed by extension to be strapped and lined with 12.5mm plasterboard with all joints taped and filled.  
Internal partitions to be formed with 75 x 50mm sw studs at 600mm centres with a minimum 25mm thick mineral wool insulation (minimum density of 10kg/m³) laid between studs and lined both sides with 12.5mm plasterboard (minimum mass per unit area 10kg/m²), all joints taped and filled. Internal partitions to provide a minimum airborne sound insulation level of 45RW. Interior quality timber doors to be installed with the requisite ergonomogy and to have a minimum clear opening width of 775mm.

Trusses to be doubled up either side of Velux opening and 175 x 50mm sw bridle between doubled up rafters. Velux installed with proprietary Velux trussliners. Lightwell formed from Velux down to ceiling level with 100 x 50mm sw framing at 600mm centres with 150mm glass-wool insulation between studs, held in place with Netlon mesh and an internal finish of 62.5mm Kingspan K18 insulated plasterboard with integral vapour barrier, all joints to be taped and filled.  
Install new uPVC window units / doors with a U-value of 1.4W/m²K. A trickle vent to be fitted to the head, capable of providing 12000mm³ ventilation. Any glass less than 800mm above FFL to be toughened in accordance with BS 6262. New doors and window units to meet the recommendations for physical security as set out in Section 2 of Secured by Design (ACPO, 2009), or to be in accordance with BS PAS 24: 2007 for doorsets and BS 7950: 1997 for windows. uPVC units to be designed and constructed in accordance with BS 7412: 2007. All external doors to be fitted with laminated glass or a similarly robust glazing material. A suitably designed and located emergency escape window to be provided in every upper storey apartment, at a height of not more than 4.5m. Escape windows to have an unobstructed openable area of at least 0.33m² and at least 450mm high and 450mm wide. The bottom of the openable area must not be more than 1.1m above floor level. Upper storey windows also to be capable of being safely cleaned from the inside in accordance with Clause 8 of BS 8213: Part 1: 2004.  
Shower room and bathroom to be fitted with the appropriate sanitaryware, and to have the necessary piped supply of hot and cold water. A mechanical extract fan to be installed in each room capable of an extraction rate of 15 litres per second and one air change per hour and ducted to a suitable terminal at external air. 38mmØ uPVC waste pipe outlets with 75mm deep seal traps to all appliances and 100mmØ uPVC waste pipe from wc discharged into existing drain via 100mmØ waste pipe. Waste pipe to be laid with a minimum fall of 1 in 40. Shower to be fitted with a TRV capable of restricting the water temperature at point of discharge to 48°C. Walls around shower to be lined with ceramic wall tiles. WC and who to be fitted with water efficient fittings and average flush volume not more than 4.5 litres for WC and wash hand basin to have flow rate not more than 6 litres per minute. Sanitary pipework to comply with BS EN 12056-2:2000.

New stair to be formed in timber 900mm wide and consist of 13 No risers of 199mm with 225mm going. Minimum headheight at all points in the stairs and landings to be 2000mm measured vertically above the pitchline. No opening on the stairs or balustrades to allow the passage of a sphere of 100mm diameter. Handrail to open side of stair to be 68 x 34mm timber handrail with 25 x 25mm timber balusters at 100mm centres. Handrail to be 840mm above the pitchline of the stair and 900mm above first floor level.  
Where coombe ceilings are to be formed, 82.5mm thick Kingspan K18 insulated plasterboard with integral vapour barrier, all joints taped and filled, fixed to underside of rafters and 100mm thick Kingspan TFO insulation Board laid between to give a U value of 0.13 W/m²K. A 50mm minimum air gap to be maintained between underside of sarking and top of insulation board.

Outlets and controls of electrical fixtures and fittings should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction. Light switches should be positioned between 900 and 1100mm above floor level. Standard switched or unswitched sockets should be positioned at least 400mm above floor level and 150mm above the projecting surface such as a worktop obstruction. Where sockets are concealed, separate switching to be installed in an accessible position to allow appliances to be isolated. When central heating boiler is relocated a carbon monoxide monitor to be installed with 1-3m of the boiler. The detector should comply BS EN 50291-1:2010 and be powered in accordance with this standard and sited in accordance with BS EN 50292:2002. A mains operated smoke alarm with battery back-up to be installed in accordance with BS 5446: Part 1: 2000. Smoke alarm to be no more than 7 metres from living room and kitchen doors and no more than 3 metres from bedroom doors. All smoke alarms to be interconnected. Ceiling mounted alarm to be more than 300mm from walls and light fittings.

The fire detection and fire alarm system that should alert occupants to the outbreak of fire, a Grade D system should be installed in all dwellings, comprising of:

- at least 1 smoke alarm installed in the principal habitable room
- at least 1 smoke alarm in every circulation space on each storey such as hallways and landings
- at least 1 smoke alarm in every access room serving an inner room
- at least 1 heat alarm installed in every kitchen. The principal habitable room is the most frequented.

PROPOSED EXTENSION  
AT  
8 GRAY CRESCENT, IRVINE  
FOR  
MR & MRS PATERSON  
MAY 2019  
SCALE as shown  
DRG No. PATERSON 1911 - 01ab

**AYRSHIRE ARCHITECTURE.**  
**Chartered Architectural Technologist.**  
**2 Turnberry Wynd, IRVINE.**

07917 272381  
ayrshirearchitecture@gmail.com  
a May 2020 Elevations revised  
b March 2021 Client revisions

Existing roof to be stripped back as required to accommodate new roof.

Where new roof meets existing and dormer roof meets new roof, a code 4 lead valley gutter to be formed

Dry vented concrete ridge tiles, colour and type to match existing

Roof finish to be concrete tiles colour and type to match existing, roof pitch main extension to be 17.5°  
Dormer roofs to be 25°  
All external fascia, soffit and verge boards to be uPVC  
Dormer rafters to be clad with code 5 lead

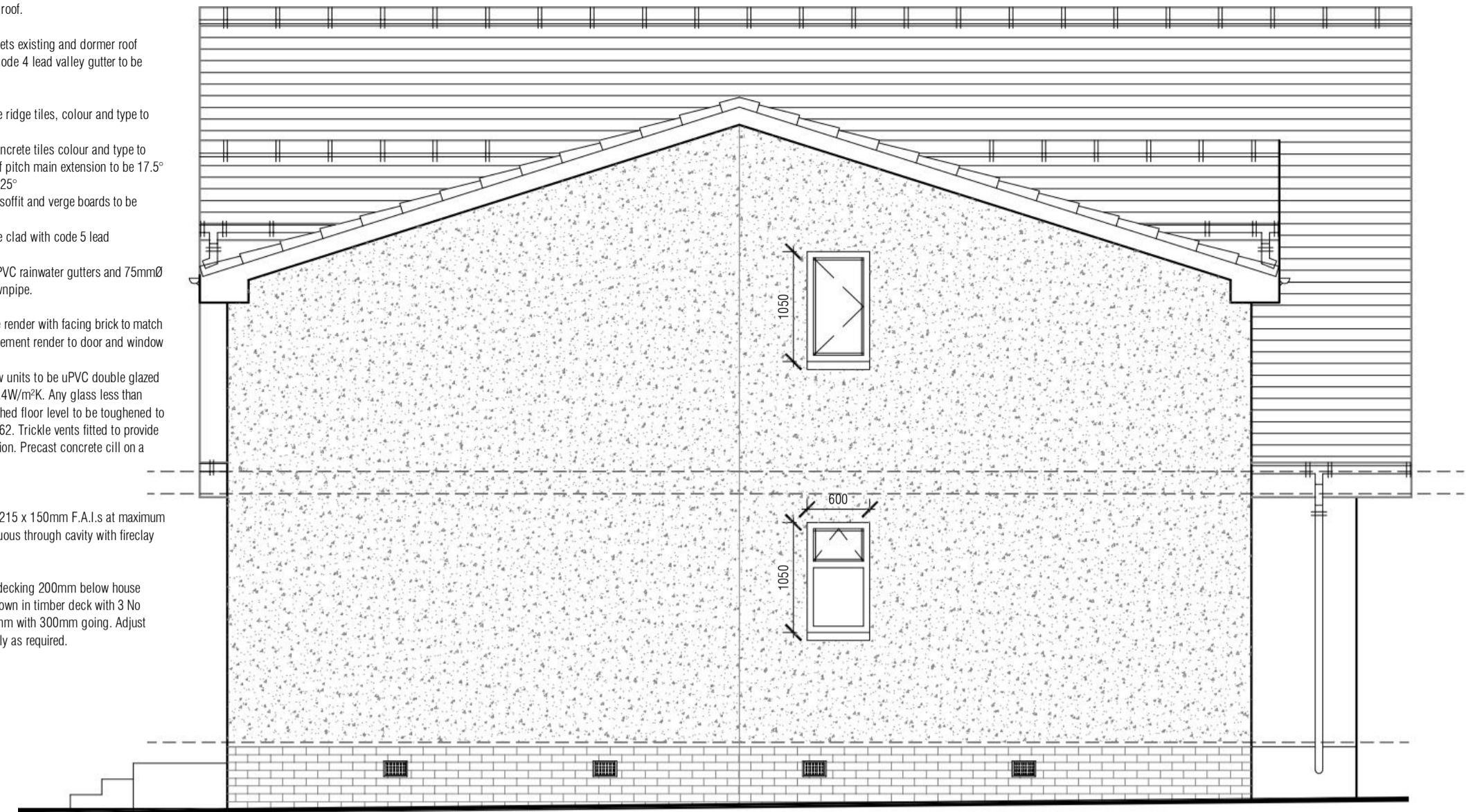
Marley deepflow uPVC rainwater gutters and 75mmØ uPVC rainwater downpipe.

External walls to be render with facing brick to match existing. Smooth cement render to door and window ingoings.

New door & window units to be uPVC double glazed with a U-value of 1.4W/m²K. Any glass less than 800mm above finished floor level to be toughened to comply with BS 6262. Trickle vents fitted to provide 12000mm² ventilation. Precast concrete sill on a DPC.

Solum vented with 215 x 150mm F.A.I.s at maximum 2m centres, continuous through cavity with fireclay liners.

Proprietary timber decking 200mm below house floor level. Steps down in timber deck with 3 No equal rises of 150mm with 300mm going. Adjust ground levels locally as required.



PROPOSED SIDE ELEVATION 1:50

Existing roof to be stripped back as required to accommodate new roof.

Where new roof meets existing, a code 4 lead valley gutter to be formed

Dry vented concrete ridge tiles, colour and type to match existing

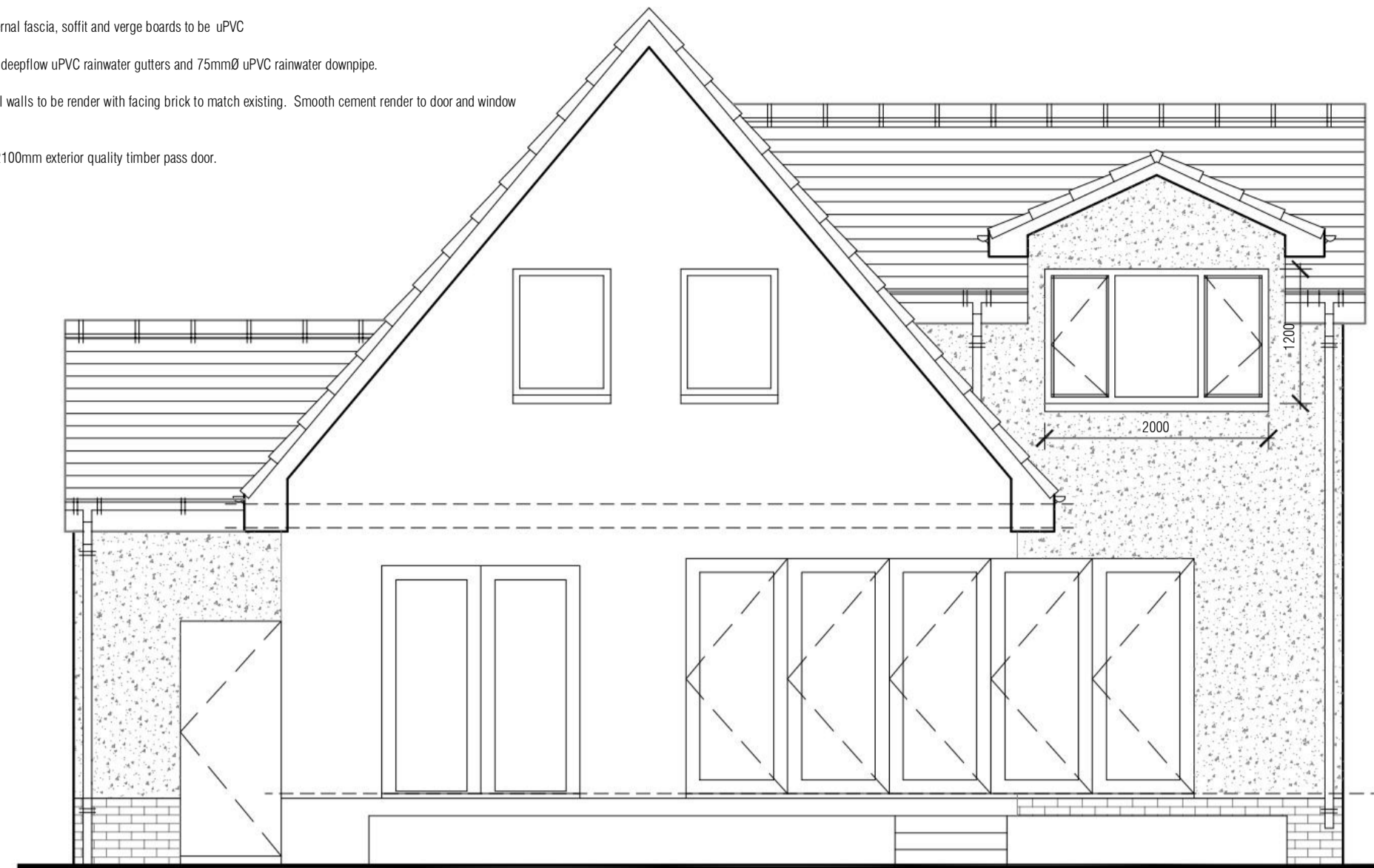
Roof finish to be concrete tiles colour and type to match existing, roof pitch of utility room extension to be 17.5°

All external fascia, soffit and verge boards to be uPVC

Marley deepflow uPVC rainwater gutters and 75mmØ uPVC rainwater downpipe.

External walls to be render with facing brick to match existing. Smooth cement render to door and window ingoings.

900 x 2100mm exterior quality timber pass door.



PROPOSED REAR ELEVATION 1:50

Existing roof to be stripped back as required to accommodate new roof.

Where new roof meets existing and dormer roof meets new roof, a code 4 lead valley gutter to be formed

Dry vented concrete ridge tiles, colour and type to match existing

Roof finish to be concrete tiles colour and type to match existing, roof pitch main extension to be 17.5°  
Dormer roofs to be 25°  
All external fascia, soffit and verge boards to be uPVC  
Dormer rafters to be clad with code 5 lead

Marley deepflow uPVC rainwater gutters and 75mmØ uPVC rainwater downpipe.

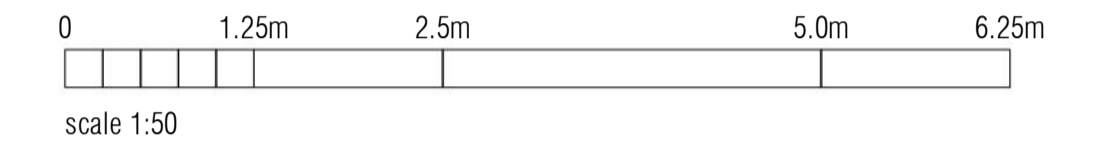
External walls to be render with facing brick to match existing. Smooth cement render to door and window ingoings.

New door & window units to be uPVC double glazed with a U-value of 1.4W/m²K. Any glass less than 800mm above finished floor level to be toughened to comply with BS 6262. Trickle vents fitted to provide 12000mm² ventilation. Precast concrete sill on a DPC.

Existing window removed and door and side screen installed.

Solum vented with 215 x 150mm F.A.I.s at maximum 2m centres, continuous through cavity with fireclay liners.

Proprietary timber decking 200mm below house floor level. Steps down in timber deck with 3 No equal rises of 150mm with 300mm going. Adjust ground levels locally as required.



Existing roof to be stripped back as required to accommodate new roof.

Where new roof meets existing, a code 4 lead valley gutter to be formed

Dry vented concrete ridge tiles, colour and type to match existing

Roof finish to be concrete tiles colour and type to match existing, roof pitch of utility room extension to be 17.5°  
All external fascia, soffit and verge boards to be uPVC  
Velux rooflight GGL model 780 x 980mm.

Marley deepflow uPVC rainwater gutters and 75mmØ uPVC rainwater downpipe.

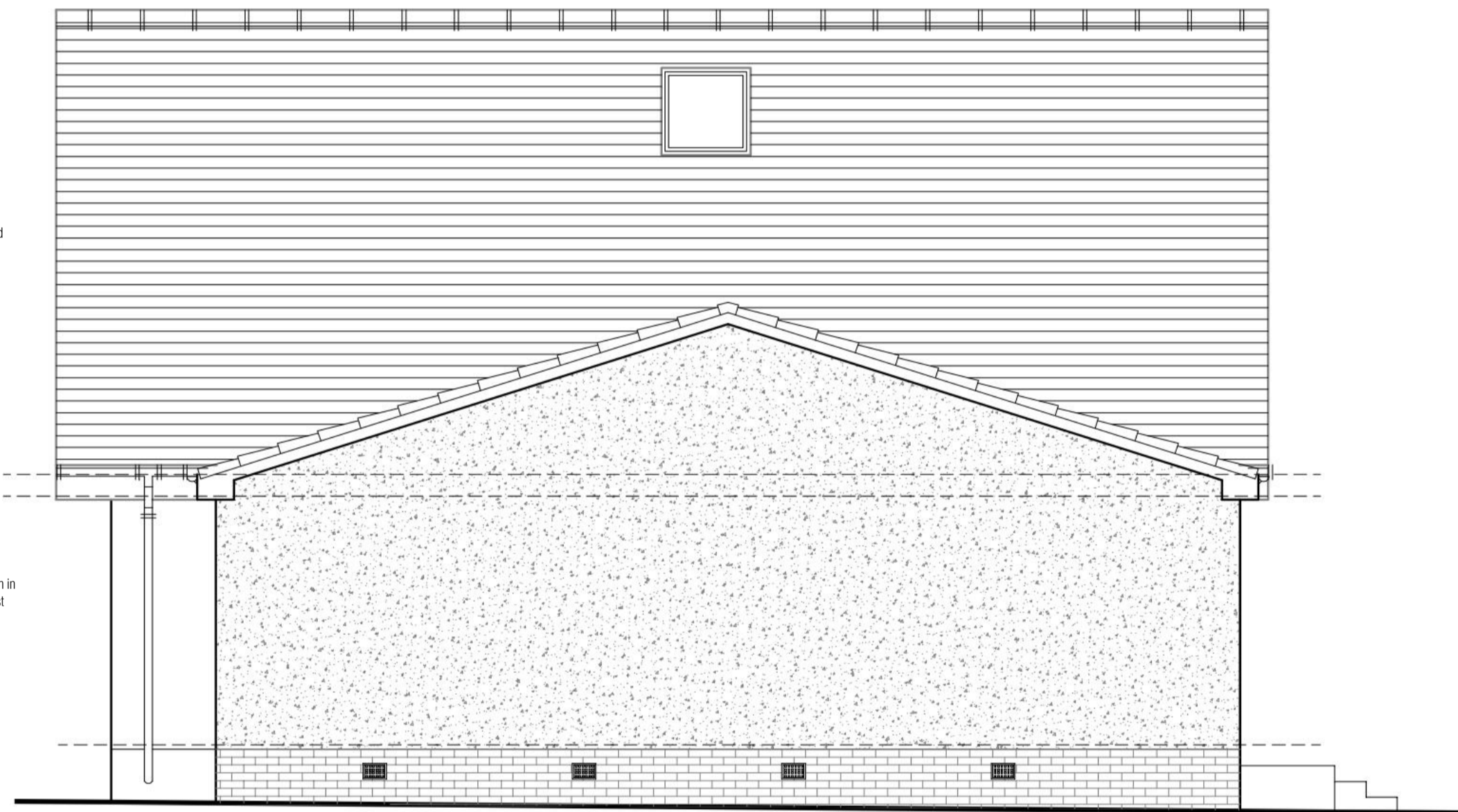
External walls to be render with facing brick to match existing. Smooth cement render to door and window ingoings.

New door & window units to be uPVC double glazed with a U-value of 1.4W/m²K. Any glass less than 800mm above finished floor level to be toughened to comply with BS 6262. Trickle vents fitted to provide 12000mm² ventilation. Precast concrete sill on a DPC.

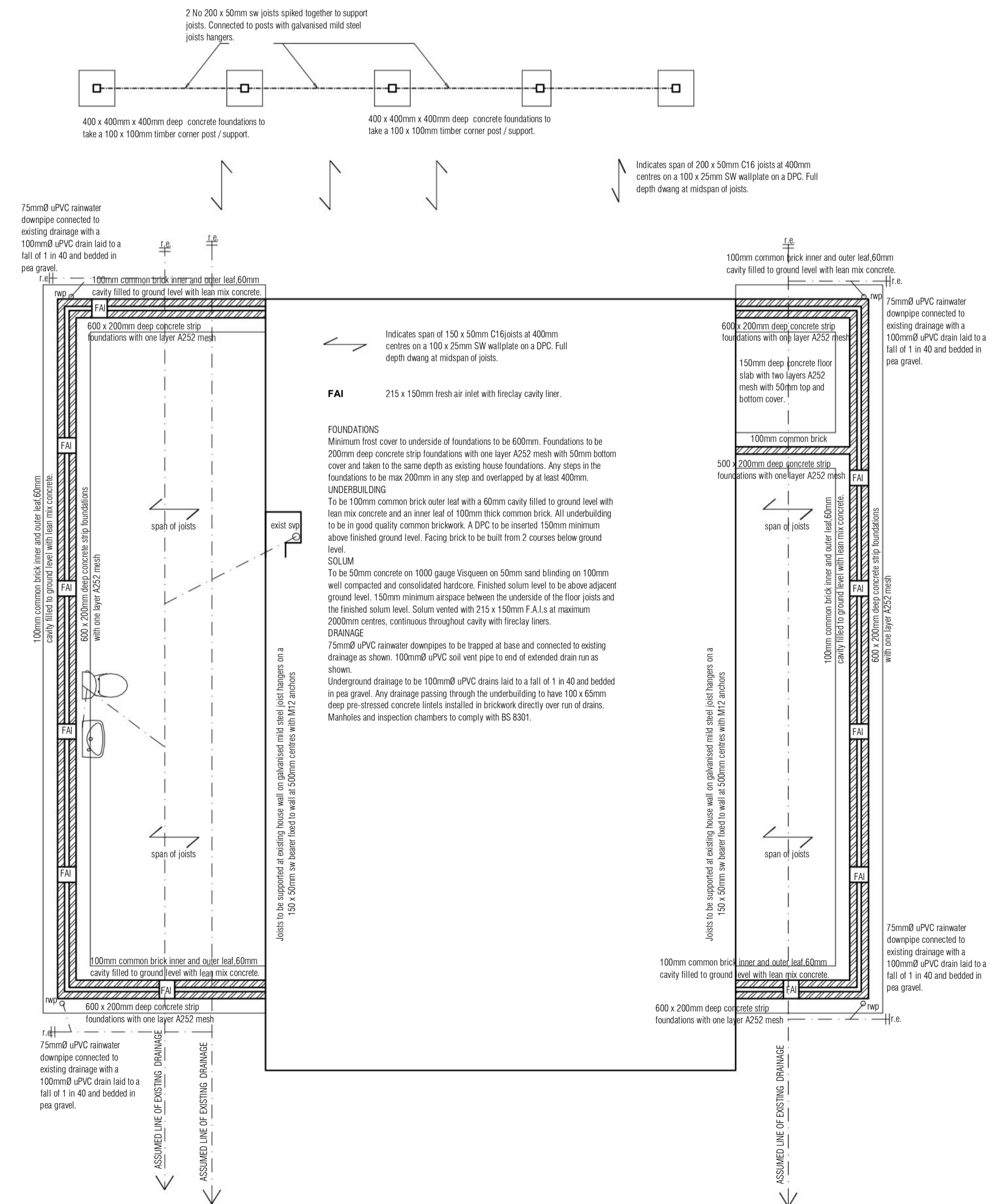
Existing window removed and door and side screen installed.

Proprietary timber decking 200mm below house floor level. Steps down in timber deck with 3 No equal rises of 150mm with 300mm going. Adjust ground levels locally as required.

Solum vented with 215 x 150mm F.A.I.s at maximum 2m centres, continuous through cavity with fireclay liners.



PROPOSED SIDE ELEVATION 1:50



FOUNDATION, DRAINAGE AND UNDERBUILDING PLAN 1:50

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THOSE PREPARED BY THE STRUCTURAL ENGINEER WITH THEIR DRAWINGS TAKING PRECEDENCE IN ALL STRUCTURAL MATTERS.

PROPOSED EXTENSION  
AT  
8 GRAY CRESCENT, IRVINE  
FOR  
MR & MRS PATERSON  
MAY 2019  
SCALE as shown  
DRG No. PATERSON 1911 - 02ab

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a May 2020 Elevations revised  
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**Supporting statement for Planning Application**

**for**

**Proposed one and three quarter storey extension side extension and single storey  
side extension**

**at**

**8 Gray Crescent,  
Irvine  
for**

**Mr & Mrs Paterson**



**Supporting statement for Planning Application**

**Proposed one and three quarter storey extension and single storey side extension  
8 Gray Crescent, Irvine  
March 2021**

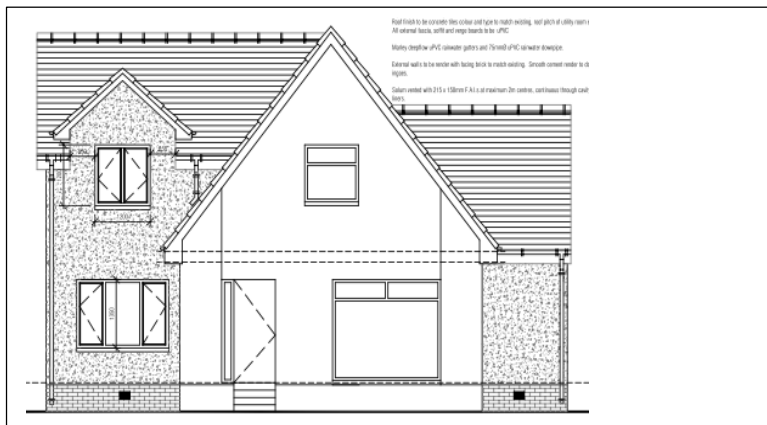
## INDEX

### 1 Introduction

- 1.1** I was instructed by Mr & Mrs Paterson to prepare drawings and submit the necessary applications for a proposed one and three quarter storey side extension along with a single storey extension to the opposite side of the dwelling house.
- 1.2** The property is a detached one and a half storey dwelling house with a pitched tiled roof with facing brick and render finishes to the walls.
- 1.3 Previous applications**

#### **N/19/00765/PP**

The application was for the erection of a two storey side extension and single storey side extension to detached dwelling house, including the formation of decking to the rear. The application was registered on 8<sup>th</sup> October 2019 and refused on 28<sup>th</sup> January 2020. The proposed front elevation for this application is shown below



The reasons for refusal were that it was considered that the proposal would have an adverse impact on the character and residential amenity of the area. The proposal does not therefore meet the relevant criteria of a successful place as identified in Strategic Policy 2 (Placemaking).

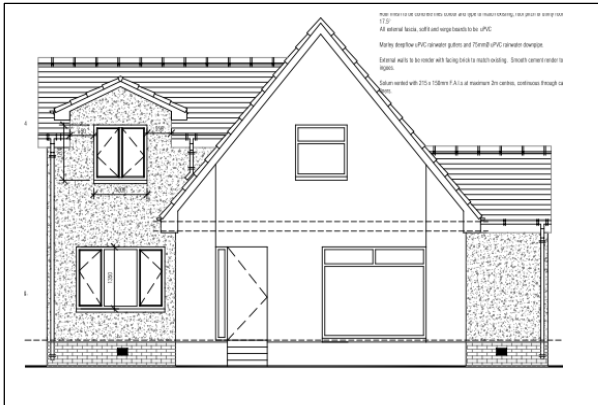
#### **N/20/00786/PP**

The application was for the erection of a two storey side extension and single storey side extension to detached dwelling house, including the formation of decking to the rear (revised design). The application was registered on 10<sup>th</sup> September 2020 and

**Supporting statement for Planning Application**

**Proposed one and three quarter storey extension and single storey side extension**  
**8 Gray Crescent, Irvine**  
**March 2021**

refused on 23<sup>Rd</sup> October 2020. The proposed front elevation for this application is shown below



The reason for refusal was that it is considered that the proposal does not meet the relevant qualities of a successful place as identified in Strategic Policy 2 (Placemaking).

## 2 Current application

- 2.1 This was new proposal mirrors application N/20/00786/PP in terms of shape and design of the extension, however the rear decking area has been removed.
- 2.2 This application has been submitted because we were outwith the allocated time to lodge an appeal with the Local Review Board over the refusal of N/20/00786/PP.
- 2.3 Reasons in support of design the Strategic policy 2, Placemaking requires projects to have six qualities to create a successful place. Out of those six qualities the two main ones to be considered for this application would be Distinctive and Adaptable.

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

**Adaptable** – The proposal considers the 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 multifunction greenspace.

Supporting statement for Planning Application

Proposed one and three quarter storey extension and single storey side extension  
8 Gray Crescent, Irvine  
March 2021

I would say that our proposal does draw upon the positive characteristics of the street, building forms and materials. The design mirrors the gable fronted nature of the main house by incorporating this feature in to the two side extensions. The materials chosen to finish the roof and the walls match the existing building. In order to retain the main house. Following on from the first application the roofs were revised to allow the main house to remain the dominant feature. Both extensions were also set back from the front building line of the house for the same reason. If you view the street adjacent to the site there are flat roofed extensions near the property which have less respect for the streetscene and local amenity due to their construction and use of materials. Not having any regard or respect of the original house designs for the area.

The proposed layout was suggested by the clients for the following reasons.

Due to the current situation with the Covid19 pandemic it has been necessary for both Mr & Mrs Paterson to work from home. To do this satisfactorily at the moment the small room at the front of the house has been utilised. The clients have a number of grandchildren, two of them regularly stay with them as their mother is a single parent. They are of different genders and are now at an age where they require separate bedrooms. The current layout of the house does not allow any scope to facilitate this, hence the applications which have been submitted.

These allow for the use of the house to be adaptable for their current needs and for those of future owners.

### **3 Summary**

- 3.1** We have designed and adapted the scheme to comply with the requirements of the current local plan and in particular Strategic Policy 2 and taken into consideration the clients needs now and in the future and as such would like the application to be approved.

**Supporting statement for Planning Application**

**Proposed one and three quarter storey extension and single storey side extension  
8 Gray Crescent, Irvine  
March 2021**



Examples of gable end style extensions on to side elevations of bungalows in Gray Crescent Irvine, within a few hundred metres of 8 Gray Crescent



Example of North and South side elevations of similar house in Carson Drive Irvine, within a few hundred metres of 8 Gray Crescent



## REPORT OF HANDLING



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath

<b>Reference No:</b>	21/00293/PP
<b>Proposal:</b>	Erection of 2 storey extension to south side elevation and single storey extension to north side elevation of detached dwelling house
<b>Location:</b>	8 Gray Crescent, Irvine, Ayrshire, KA12 8HS
<b>LDP Allocation:</b>	General Urban Area
<b>LDP Policies:</b>	SP1 - Towns and Villages Objective / Strategic Policy 2 /
<b>Consultations:</b>	None Undertaken
<b>Neighbour Notification:</b>	Neighbour Notification carried out on 30.03.2021 Neighbour Notification expired on 20.04.2021
<b>Advert:</b>	Not Advertised
<b>Previous Applications:</b>	20/00786/PP for Erection of two storey side extension and single storey side extension to detached dwelling house, including the formation of decking to rear (revised design) Application Refused on 23.10.2020 19/00765/PP for Erection of two storey side extension and single storey side extension to detached dwelling house, including the formation of decking to rear Application Refused on 28.01.2020

### 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.

## 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.

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## Description

Planning permission is sought for the erection of a 2-storey extension to the south side elevation and a single storey extension to the north side elevation of a detached dwelling house. This application follows 2 no. previous proposals which were refused in 2020 (refs. 19/00765/PP and 20/00786/PP). The application represents no change to the previous application (ref. 20/00786/PP) in terms of the proposed house extensions, however, the previously proposed decking to the rear of the house has been reduced in size. A supporting statement has also been submitted alongside the application.

The two-storey extension would be sited over part of an existing driveway to the south side of the dwellinghouse and would measure approx. 9.787m x 2.908m on plan, with a footprint of approx. 28.461sqm. The extension would have a side facing

21/00293/PP

gabled roof, measuring approx. 6.748m to the highest point. There would be a wallhead dormer window to both the front and rear elevations. Other proposed openings would include windows to both the front and side of the extension. Bi-fold doors would open onto the reduced proposed timber decking to the rear.

The single storey extension would be sited to the north side of the dwellinghouse on a narrow strip of land located between the existing side elevation and site boundary. It would measure approx. 9.771m x 1.855m on plan, with a footprint of approx. 18.125sqm. The extension would have a side facing gabled roof, measuring approx. 4.818m to the highest point. There would be a timber door to the rear elevation.

Materials would consist of concrete roof tiles, light coloured render and facing brick to the external walls, smooth cement render to door and window ingoes, and UPVC windows and doors. Associated works would include external alterations to the existing dwellinghouse.

The application site is located at 8 Gray Crescent, Irvine. The existing site consists of a 1.5 storey detached dwellinghouse with garden ground to the front and rear of the property. There is a detached single storey garage to the rear of the site. The houses on Gray Crescent comprise of a mix of single storey bungalows and 1.5 storey dwellinghouses, which are characterised by a distinctive steeply pitched front facing gable. There are several examples of single storey extensions to the rear and side of neighbouring properties. Planning permission was refused in 2020 (ref. 19/00795/PP) for a similar proposal for a 2 storey and single storey side extension. Planning permission was subsequently refused later in 2020 (ref. 20/00786/PP) for a revised proposal representing a reduction in the height of both proposed side extensions. This application is a resubmission with no further changes proposed, with the exception of the reduction of the decking to the rear of the house, and the submission of a supporting statement.

The application site is located within the General Urban Area within the settlement boundary of Irvine as identified in the Adopted Local Development Plan (LDP). Therefore, the Towns and Villages Objective of Strategic Policy 1 (Spatial Strategy) applies. All applications for planning permission require to be considered in accordance with Strategic Policy 2 (Placemaking).

## **Consultations and Representations**

Neighbour notification was carried out for this application in accordance with statutory procedures. One comment objecting to the proposal was received in response to the application. The points raised are summarised below:

1. The area is characterised by the variety of bungalows and maisonettes which are offset from one another (therefore not directly looking into properties opposite) and have ample space between the detached buildings. The proposed side extensions (particularly the 2-storey one) will totally obscure existing views of distant trees and skyline.

Response: noted. However, the loss or obscuration of a view is not a material planning consideration. The design merits and amenity impacts of the proposal are considered in the analysis section below.

2. The latest application mentions that "flat roofed extensions near the property have less respect for streetscene and local amenity" but these properties have only 21/00293/PP

erected single extensions of 1-storey, which do not impede views and reduce the space to the same extent as the proposal at 8 Gray Crescent. The proposed side extensions would impair the streetscene and amenity as it would be very evident that there was less space between households on either side and outlook from the rear together with the overall view from Gray Crescent would be of a much wider construction than any neighbouring dwellings.

Response: noted. The design merits and amenity impacts of the proposal are considered in the Analysis section below.

No consultations required to be undertaken.

## **Analysis**

The erection of an extension to a domestic dwelling does not raise any land use policy implications and would be acceptable in principle in terms of the Towns and Villages Objective of Strategic Policy 1 (Spatial Strategy). The application therefore falls to be considered in accordance with Strategic Policy 2 (Placemaking) which identifies certain qualities of a successful place which all applications for planning permission are expected to meet.

The supporting statement submitted alongside the application makes the following points:

- o The design mirrors the gable fronted nature of the main house by incorporating this feature into the two side extensions;
- o The external material finishes match the existing building;
- o The previous reduction in height to both proposed extensions and their set back position from the front building line would allow the main house to remain the dominant feature;
- o There are flat roofed extensions within the immediate vicinity which have less respect for the streetscene and local amenity in terms of their construction, materials, and the original house designs for the neighbourhood.

The supporting statement also refers to the 'adaptable' quality of a successful place as identified in Strategic Policy 2 (Placemaking) in terms of the following:

- o Due to the COVID-19 pandemic the applicants have required to utilise the front room of the house to work from home;
- o The applicants have regular guests that require separate bedrooms and the current layout of the house does not allow any scope to facilitate this;
- o The proposal would enable the house to be adaptable for the existing needs of the applicants and for those of future occupants.

It is considered that the 'distinctive' and 'safe and pleasant' qualities of a successful place as identified in the Placemaking policy are most relevant in this case. However, in light of the above points made in the supporting statement, the 'adaptable' quality will also be considered. It is not considered that the remaining qualities 'resource efficient', 'welcoming', and 'easy to move around and beyond' are particularly relevant to this proposal.

Firstly, in terms of the amenity of existing and future users, the proposed windows and doors would face primarily onto the applicant's own garden ground. Given the existing openings to the dwellinghouse, it is considered that the proposal would

continue to maintain an acceptable level of privacy to neighbouring properties. Similarly, given the orientation of the proposed extensions, there would not be any significant issues in terms of sunlight/daylight. The proposal would result in the loss of part of the existing driveway to the side of the property whilst increasing the number of internal bedrooms to 3. However, is it considered that there would be sufficient space remaining to the front of the property to accommodate 2 vehicles.

Secondly, in terms of siting, design, and external appearance, located to the sides of the dwellinghouse, the extensions would be widely visible from public viewpoints on Gray Crescent. The proposed external material finishes to both extensions would match those of the existing dwellinghouse. However, it is not considered that the proposal draws upon other positive characteristics, such as the building form and scale, of either the parent property or the surrounding housing estate.

It is considered that the large side facing gables to the proposed extensions, particularly that of the 2-storey extension would be out of keeping with the distinctive steeply pitched front facing gable of both the main dwellinghouse and many of the neighbouring properties in the surrounding area. The proposal would undermine the positive sense of identity and character of the surrounding area to which this feature is a common characteristic. Whilst the front facing gable feature of the proposed wallhead dormer is acknowledged, it is not considered that this would offset the above impact.

The supporting statement refers to presence of existing flat roofed single storey extensions to neighbouring properties, which are less complementary to the design and amenity of this residential area. It is recognised that generally flat roofed extensions within public view are not preferable. However, the application requires to be considered on its merits and, as noted above, it is not considered that the proposed extensions, particularly the 2-storey extension, would be complementary to the distinctive design of the main dwellinghouse and similar dwellings within the surrounding area.

There are several examples of single storey bungalows and single storey extensions to the rear and side of neighbouring properties in this housing estate. During and prior to the previous applications for planning permission at the site, the applicant/agent were asked to consider a single storey extension to the side and/or rear of the dwellinghouse as an alternative. It is considered that the more modest form and scale of a single storey extension would be better suited to maintaining the character and sense of identity of both the application site and the surrounding area in terms of the distinctive steeply sloping front facing gables to the 1.5 storey properties and single storey bungalows.

A reduction in the height of both side extensions was proposed as part of the previous application. However, it was not considered that this revision would offset the adverse impact of the proposal and the application was subsequently refused. The applicant/agent have made no further changes as part of this application, with the exception of the reduction of the decking to the rear, which would not be visible from public view and would not represent an extension to the house.

Thirdly, the points made in the supporting statement with regards to the proposal enabling the dwellinghouse to be 'adaptable' to the needs of both the applicants and future occupants are accepted and acknowledged. However, it should also be noted that given the available space to the side and within the rear garden of the dwellinghouse, there are a variety of options available for the future extension of the

dwellinghouse to meet a different households needs and requirements. For example, through the erection of single storey extensions to the side and/or rear of the property, as noted above. Given the commentary above with regards to the inappropriate design of the proposed extensions, it is not considered that the 'adaptability' of the proposal would offset the adverse impacts of the proposals on the amenity of the area.

Overall, it is not considered that the proposal meets the relevant qualities of a successful place as identified in Strategic Policy 2 (Placemaking).

Based on the above observations, the proposal does not comply with the relevant policies of the LDP and there are no other material considerations to indicate otherwise. Therefore, planning permission should be refused.

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**Decision**

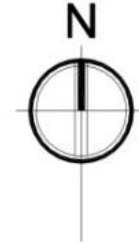
Refused

Case Officer - Mr Joe Thompson



## Appendix 1 - Drawings relating to decision

<b>Drawing Title</b>	<b>Drawing Reference (if applicable)</b>	<b>Drawing Version (if applicable)</b>
Proposed Elevations	1911 - 02ab	
Location Plan	1911 - loc a	
Existing and Proposed Elevations	911 - 01ab	



TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997  
**REFUSED**  
 James H Miller  
 CHIEF DEVELOPMENT MANAGEMENT OFFICER

PROPOSED EXTENSION  
 AT  
 8 GRAY CRESCENT, IRVINE  
 FOR  
 MR & MRS PATERSON  
 MAY 2019  
 SCALE as shown  
 DRG No. PATERSON 1911 - loc a

**AYRSHIRE ARCHITECTURE.**  
**Chartered Architectural**  
**Technologist.**  
**2 Turnberry Wynd,**  
**IRVINE.**

07917 272381  
 ayrshirearchitecture@gmail.com



**North Ayrshire Council**  
Comhairle Siorrachd Àir a Tuath

Caitriona McAuley : Head Of Service (Economic Development & Regeneration)

No N/21/00293/PP

(Original Application No. N/100185582-003)

REFUSAL OF PLANNING PERMISSION

Type of Application: Local Application

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 Allen Paterson  
c/o Ayrshire Architecture  
2 Turnberry Wynd  
Irvine  
KA11 4DP

With reference to your application received on 29 March 2021 for planning permission under the above mentioned Acts and Orders for :-

Erection of 2 storey extension to south side elevation and single storey extension to north side elevation of detached dwelling house

at 8 Gray Crescent  
Irvine  
Ayrshire  
KA12 8HS

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

1. That the proposed two storey and single storey extensions would be contrary to the aims of Strategic Policy 2 (Placemaking) of the adopted North Ayrshire Local Development Plan (LDP) in that their siting, design, and proportions would be out of character with the original design and scale of the existing dwellinghouse and neighbouring properties within the street, all to the detriment of the character and amenity of the area.

Dated this : 21 May 2021



.....  
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

**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.

# Hearing Submission from Planning Department

## Local Review Body – Hearing Statement for 8 Gray Crescent, Irvine

Planning permission was refused (ref. 21/00293/PP) on 21<sup>st</sup> May 2021 for Erection of 2 storey extension to south side elevation and single storey extension to north side elevation of detached dwelling house at 8 Gray Crescent in Irvine.

Planning permission was refused on the basis that the proposed two storey and single storey extensions would be contrary to the aims of Strategic Policy 2 (Placemaking) of the adopted North Ayrshire Local Development Plan (LDP) in that their siting, design, and proportions would be out of character with the original design and scale of the existing dwellinghouse and neighbouring properties within the street, all to the detriment of the character and amenity of the area.

Primarily, it is considered that the large side facing gables to the proposed extension, particularly that of the 2-storey extension, would be out of keeping with the distinctive steeply pitched front facing gable of both the main dwellinghouse and many of the neighbouring properties in the surrounding area. The proposal would undermine the positive sense of identity and character of the surrounding area to which this feature is a common characteristic.

This refusal was preceded by 2 previous refusals at the site in 2020. Firstly, planning permission was refused in 2020 (ref. 19/00795/PP) for a similar proposal for a 2-storey extension and single storey extension to either side of the dwellinghouse. Planning permission was subsequently refused later in 2020 (ref. 20/00786/PP) for a revised proposal representing a reduction in the height of both proposed side extensions. The most recent application was a resubmission with no further changes proposed, with the exception of the reduction of an area of decking to the rear of the house, and the submission of a supporting statement.

Since the processing of the first refusal, the applicant/agent have been advised that it is not considered that the proposed extensions, the 2-storey extension in particular, are appropriate for this location and that alternatively an appropriately designed single storey extension to the side and/or rear of the dwellinghouse would be more appropriate. It is considered that the more modest form and scale of a single storey extension would be better suited to maintaining the character and sense of identity of both the application site and the surrounding area in terms of the distinctive steeply sloping front facing gables to the 1.5 storey properties and single storey bungalows. There are several examples of single storey extensions to the rear and side of neighbouring properties.

The applicant has also been advised that permitted development rights under Class 1A of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended, allow for any enlargement of a dwellinghouse by way of single storey ground floor extension, including any alteration to the roof required for the purpose of the enlargement. These permitted developments rights would allow the applicant to extend their dwellinghouse without the requirement to apply for planning permission, subject to certain limitations.

In the grounds of appeal, the applicant has submitted evidence of existing examples of side facing gable extensions to neighbouring properties. However, it should be noted that these examples are all of a significantly smaller scale and form than the proposed 2 storey extension to 8 Gray Crescent. They primarily relate to single storey bungalows and are notably set back from both the public road and the front elevations of the corresponding dwellinghouses. The other example provided is of a house similar to that of 8 Gray Crescent which has been extended to both sides by a single storey extension and porch. However, it should be noted that in the example provided, the design of the extensions has drawn upon the distinctive steeply sloping front facing gable of the main dwellinghouse by adopting a mono-pitched roof design continuing that of the main dwellinghouse.

# Hearing Submission from Objector

**From:** [Fiona Murchie](#)  
**To:** [Angela Little \( Committee Services Officer / Committee & Member Serv \)](#)  
**Subject:** Re: Planning Appn: 21/00293/PP - 8 Gray Cres, Irvine  
**Date:** 22 October 2021 13:31:04

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Dear Ms Little,

Planning Application 21/00293/PP - 8 Gray Crescent, Irvine

I refer to your letters of 26 August 2021 (requesting further representations by 9 September) and 8 October 2021 (requesting confirmation of intention to participate in the Hearing at the Special Meeting of the Local Review Body on 1 December 2021). I received this correspondence as I am an interested party in the above application.

I was unable to make any representation to the first letter as, on 4 September 2021, my husband was admitted to Crosshouse Hospital and discharged on 7 September 2021, pending further tests. [REDACTED]

As my husband has follow-up appointments [REDACTED]

[REDACTED] i will be unable to participate in the Hearing on 1 December 2021. Due to these extenuating circumstances, I would be grateful if you would permit me to make some comments on this application to be considered by the Hearing.

I note in your letter of 8 October 2021 that the Hearing is to allow the applicant to explain ".... why the application would not be overdevelopment of the site."

The variety of bungalows and maisonettes which were offset from one another (therefore not directly looking into properties opposite) and which had ample space between the detached buildings, was a key factor for buying our house. The proposed side extensions (particularly the 2-storey one) will totally obscure our existing view of distant trees and skyline to the rear of our house (both upstairs and downstairs). Even a 1-storey extension to the south side elevation would virtually obscure any skyline. Since retiring 5 years ago, and more recently during Covid-19 lockdowns, a clear outlook from the rear of our house has been greatly beneficial to our well-being.

The latest application mentioned that "flat roofed extensions near the property have less respect for the streetscene and local amenity" but these properties have only erected single extensions of 1-storey, which do not impede views and reduce the space to the same extent as the proposed development at 8 Gray Crescent. In my view, the proposed side extensions would impair the integrity of the streetscene and amenity as it would be very evident that there was less space between households on either side and the outlook from the rear, together with the overall view from Gray Crescent, would be of a much wider construction than any neighbouring dwellings.

The erection of both extensions to either side of the existing detached house surely must raise increased fire safety implications as there would hardly be a sufficient gap between

the neighbouring properties on either side of 8 Gray Crescent to prevent risk of fire spreading between buildings. Should there not be at least 2 metres between detached properties? The proposed extensions may closely border this boundary.

I also note that the Hearing is to allow the applicant to explain "... why a rear extension to the property would not be suitable."

I am not sure if you are aware of the following "home improvements" that the applicant has carried out in the last year:

1. In October/November 2020, Mr Paterson constructed "an out-house" length-ways along the dividing fence between his and my next door neighbour. This was built so close to the fence that Mr Paterson had to unevenly saw a portion of the fencing (which can clearly be seen from our property), to allow him to affix guttering to the building. Does this not contravene Building Regulations of providing at least a 2 metre gap? Also the height of the construction is higher than the flat roofed garage on the property.
2. In early Spring 2021, Mr Paterson spent many weeks knocking down the aforementioned flat roofed garage at the bottom of the driveway to the rear of his property.
3. For about 4 weeks in cApril 2021, Mr Paterson employed a firm of landscape garden developers to landscape his garden to the rear of the property.

Please note that in Planning Application Number 20/00786/PP, the proposal included "the formation of decking to rear (revised design)". This application was refused around October/November 2020. Also, by April 2021, any reference to "the formation of decking to rear" had been removed from Planning Application Number 21/00293/PP (application was also refused). I wonder if the above actions were taken by Mr Paterson in order to make it more difficult to extend to the rear of the house and thus put forward a more convincing case for the extensions to the south side and north side elevations of his property.

I would be grateful if these comments could be conveyed to the Hearing, in my absence, for the medical reasons outlined at the beginning of this email.

Yours sincerely,

Fiona Murchie

On Thu, Oct 21, 2021 at 2:47 PM Angela Little ( Committee Services Officer / Committee & Member Serv ) <[alittle@north-ayrshire.gov.uk](mailto:alittle@north-ayrshire.gov.uk)> wrote:

Dear Ms Murchie

Certainly, if you want to forward another email, I can use that as your submission

Angela

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Allen Paterson

8 Gray Crescent

Irvine

KA12 8HS

22<sup>nd</sup> November 2021

**Planning Application: 21/00293/PP - 8 Gray Crescent, Irvine, Ayrshire, KA12 8HS**

Hearing Statement

I would like to thank you for the opportunity to outline my circumstances regarding home working, why I don't believe I am overdeveloping the site and the reason why a rear extension would not be suitable.

I have included in a separate document with supporting information for each of the three points that were raised at the review meeting on 29<sup>th</sup> September.

I have carefully considered all options open to me and I feel that the design I have submitted has taken into consideration the surrounding buildings and landscapes and I have kept the original outline of the house to maintain the style of the estate. There are many extensions of all shapes and sizes in Gray Crescent and the adjoining Carson Drive that I don't believe have taken that into consideration.

I have also considered the aims of strategic policy 2 (Placemaking) of the North Ayrshire Local Development Plan (LDP) and feel that my development would enhance the local area, modernising an estate that was built in the mid to late 1970's. The socialisation and living accommodation requirements of people have moved on significantly from that time.

The plans were discussed with all of my immediate neighbours and they were all very supportive of the plans I submitted. I am sure if they considered the plans to be an over development they would have taken the opportunity to say so either directly to me or through the planning department.

With the supporting information I have provided I would appreciate your positive support to grant me approval to proceed with my plans.

Yours Sincerely

*Allen Paterson*



**Planning Application: 21/00293/PP - 8 Gray Crescent, Irvine, Ayrshire, KA12 8HS**

Hearing Statement supporting documentation (separate pdf file)

Page 1 – Working from home circumstances

Page 2 – Not overdeveloping the site

Page 3 – Why not rear extension

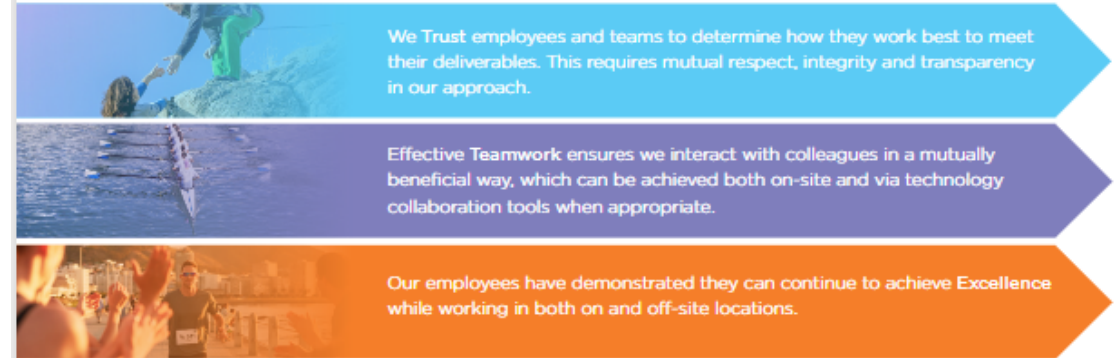
## Point 1 – Working from home

1. Due to the Covid 19 pandemic it has been necessary for both my wife and I to work from home using multimedia and virtual technology
2. The company I work for (Ardagh Glass Packaging) have responded to the pandemic by producing a hybrid working policy (extract on the right) where Managers in my position are required to work from home dependent upon Covid 19 regulations, now and in the future. In addition, my position within the company demands that I am frequently called in 'out with' normal working hours therefore the location and proximity of my home is very important to my work location.
3. My wife also works from home approximately 90% of the time.
4. I have been able to take advantage of the new policy and the reality has been a reduction in the hours I spend at work. I can log in from home at the start of my working day and attend the necessary production and management meetings virtually before going on site when required, so reducing the contact time with colleagues and the general workforce and improving my work-life balance
5. Within the proposal for the extension the previously planned downstairs study would now become an office for my wife and I to work from.

## 3. Hybrid Working at Ardagh

'Hybrid Working' at Ardagh means offering employees in eligible roles (see section 5) the choice to combine working some time on-site and some time off-site in a way that works for them, their team and the business. Formal flexible working (including fixed changes to working patterns, working hours or work location) is not covered under the Hybrid Working arrangements.

Our core values are at the heart of our approach:



## 4. Hybrid Working Principles

1. **Your role is suitable for Hybrid Working if some or all of your work activities can be performed effectively off-site.**

This means considering what type of work needs to be done on-site, as well as considering whether you have a suitable, safe and effective workspace when off-site. To help decide if Hybrid Working is right for you, see section 5.

2. **Managers should keep an open mind and be creative about which roles can be included.**

Trust is one of our core values and this is a trust-based guidance; it is designed not to be overly formal or create obstacles for those who need to work flexibly now.

See section 6 for some guidance for managers.

3. **The appropriate split of time between on and off-site working should be agreed with your manager, considering which activities can be done remotely, and which require face-to-face collaboration or resources only available on-site.**

4. **It is expected that traditional, office-based roles could successfully work, under a Hybrid Working arrangement, up to 60% of their week off-site and 40% of their week on-site.**

This is a guide. You may prefer to work some or all of your time on-site, or you and your manager may agree that your role does not need you to be on-site as often, e.g., if your team and stakeholders are located elsewhere.

## Point 2 – Overdeveloping the site

1. We did consider moving to a larger house but this would likely put us in an uncertain economic situation.
2. We have a large family and frequently look after our grandchildren – this involves them staying over.
3. We would like to increase the living space downstairs with a working from home study allowing the kitchen and dining area to be extended. The small one storey extension will be used as a utility area, where in the future we intend to install a heat pump instead of a gas boiler as there will be a requirement to phase out gas boilers in the near future.
4. The upstairs would be regarded as the sleeping area and therefore separate from the downstairs living area. There are currently only two bedrooms and as stated in my review application we have Grandchildren of both genders at an age where they require separate bedrooms. The preferred option is to have an extra bedroom on the same level as the other bedrooms, hence the reason for a two-storey extension.
5. Consideration was given to ensure the proposed extension looked contemporary in line with most of the current new builds and the design of the original house was still prominent (as shown in fig 1) in many ways enhancing the area.
6. Consideration was also given to the height and in fact was reduced in height from the first plans drawn up. We have already reduced the height of the roof and if possible will reduce the height of the two storey extension further to the minimum required without compromising the height of the upstairs rooms.
7. Both side extensions are set back from the front of the original house, again to accentuate the original house
8. The house is close to 50 years old and is not energy efficient, therefore an extension will give us the opportunity to increase the living space as previously described and at the same time make improvements to the energy efficiency of the house.
9. The North elevation one storey extension utilises ground at the side of the house that is unused
10. There would still be ample car parking on the drive at the front of the house for two cars therefore there would be no impact regarding street parking
11. Even with the proposed extension the distance between the neighbouring houses is still significant. Please see fig 3. The top row is the current position and the bottom row is with the extension
12. The main extension will not be seen when approaching the house from either side. No. 7 Gray Crescent is sited nearer the road (as shown in fig 2) and obscures the view of No. 8 when approaching from the South side
13. There are a number of houses in and around Gray Crescent that have large extensions with the footprint increased by up to 80%



(Fig 1)



(Fig 2)



No.7



No.8

Existing layout



No.9



No.7



No.8

Proposed layout



No.9

(Fig 3)

# Point 3 – Why not extend to the rear?

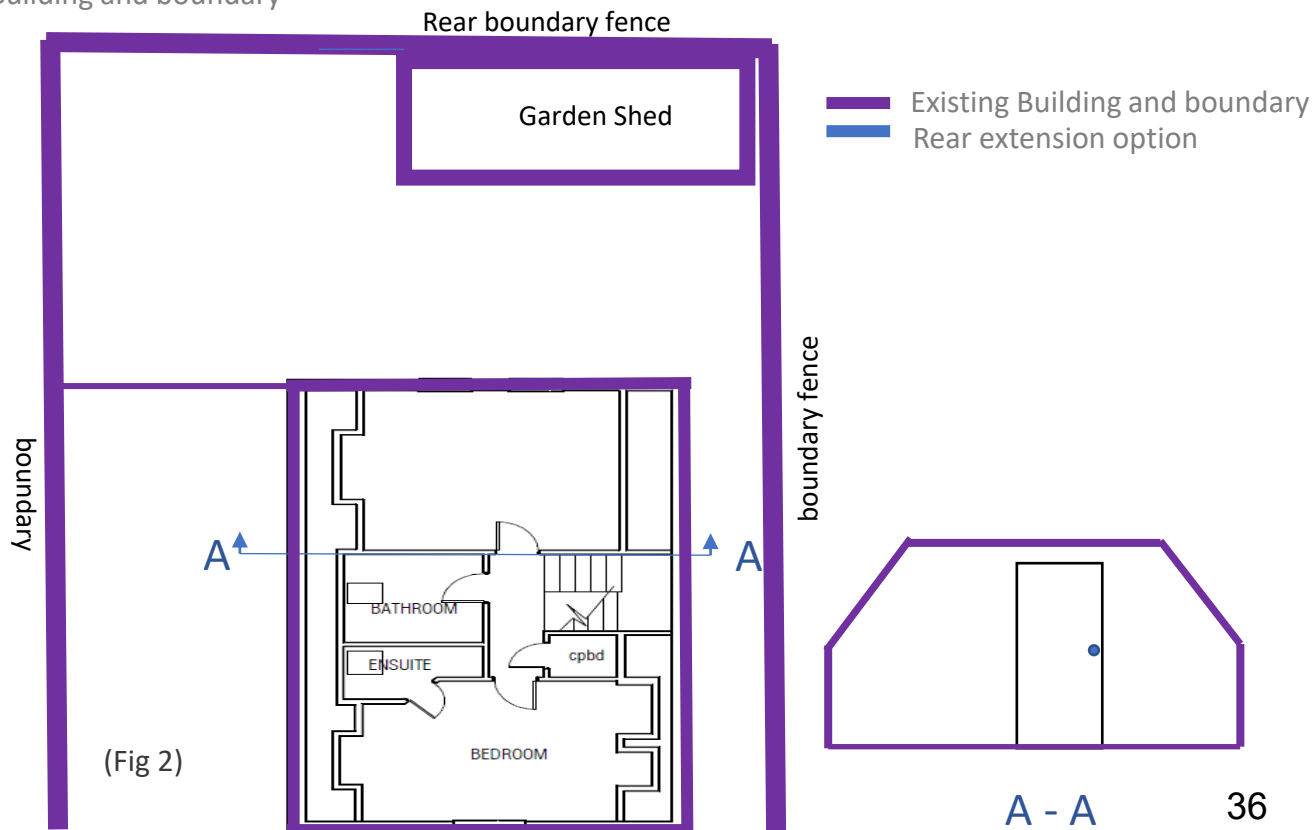


(Fig 1)

If rear extension option:

1. There would be no access to upstairs extension other than through existing bedroom (access required shown as shaded area fig3)
2. Shape of upstairs rooms shown as cross section A-A from outside of internal wall of existing rear bedroom not conducive to layout change
3. Currently rear garden area is smaller than most of the surrounding properties (fig 1)
4. Rear garden area would be significantly reduced with a rear extension (fig 2 and fig 3 for comparison)

Existing Building and boundary



With rear extension option

