



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 100504626-001

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

### Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Derek Scott Planning"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Derek"/>	Building Name:	<input type="text"/>
Last Name: *	<input type="text" value="Scott"/>	Building Number:	<input type="text" value="21"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Address 1 (Street): *	<input type="text" value="Lansdowne Crescent"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="EH12 5EH"/>
Email Address: *	<input type="text" value="REDACTED"/>		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr. &amp; Mrs."/>	Building Name:	<input type="text" value="c/o Derek Scott Planning"/>
First Name: *	<input type="text" value="Alan &amp; Holly"/>	Building Number:	<input type="text" value="21"/>
Last Name: *	<input type="text" value="Baillie"/>	Address 1 (Street): *	<input type="text" value="Lansdowne Crescent"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH12 5EH"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

## Site Address Details

Planning Authority:	<input type="text" value="North Ayrshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="HILLSIDE COTTAGE"/>
Address 2:	<input type="text" value="BELLESDALE AVENUE"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="LARGS"/>
Post Code:	<input type="text" value="KA30 9EF"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="659284"/>	Easting	<input type="text" value="221375"/>
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## 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)

ERECTION OF DWELLING HOUSE AT HILLSIDE COTTAGE, BELLESDALE AVENUE, LARGS KA30 9EF

## 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 refer to attached Review Statement.

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)

Please refer to attached Review Statement

## Application Details

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

21/00812/PP

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

19/08/2021

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

09/11/2021

## 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

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

Please select a further procedure \*

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

There are no physical features in the vicinity of the application site which define the settlement boundary as contained in the North Ayrshire Local Development Plan. Given that the reason for refusal claims, inter-alia, that the dwelling house proposed would undermine the settlement boundary and blur the distinction between town and countryside it is imperative that members of the Local Review Body undertake a site visit and conduct a hearing in association with this request.

Please select a further procedure \*

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

There are no physical features in the vicinity of the application site which define the settlement boundary as contained in the North Ayrshire Local Development Plan. Given that the reason for refusal claims, inter-alia, that the dwelling house proposed would undermine the settlement boundary and blur the distinction between town and countryside it is imperative that members of the Local Review Body undertake a site visit and conduct a hearing in association with this request.

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 Derek Scott

Declaration Date: 09/12/2021



Our Ref – ep692/Reviewlet001/DS

09<sup>th</sup> December 2021

Committee Services  
Chief Executive's Department  
Cunninghame House  
Irvine  
North Ayrshire  
KA12 8EE

Dear Sir/Madam,

**21/00812/PP - ERECTION OF DETACHED DWELLING HOUSE ON SITE TO WEST OF HILLSIDE COTTAGE,  
BELLESDALE AVENUE, LARGS, Ayrshire**

### Introduction

1. We write on behalf of our clients, Mr. Alan and Mrs. Holly Baillie to respectfully request that the Council's Local Review Body undertake a review of the Appointed Officer's (Mr. John Mack) decision to refuse the above mentioned application which had sought detailed planning permission for the erection of a dwelling on a site to the west of Hillside Cottage, Bellesdale Avenue, Largs. **Please be advised that we are also requesting, as part of the Review Process, a Site Visit and Hearing.**

### Site Location and Description

2. The application site, which is broadly rectangular in shape, measures approximately 1059 sq. metres in area and is located at the end of Bellesdale Avenue on the eastern side of Largs. The site forms part of the curtilage of and lies to the west of Hillside Cottage which is a two-storey hipped roofed dwelling house with associated out buildings built in the 1860s as the gamekeeper's cottage for Halkshill and set within attractively manicured gardens. The site lies within approximately 330 metres of bus stops on Eastern Avenue and benefits from good access links to both primary and secondary schools within the town. The NC15 and NC45A Promenade to Greeto Bridge Core Paths exist to the north of the site with a further public walkway providing access to the Gogo Water existing to the south.
3. The southern part of the application site was used since 2006 as a riding arena/menage with the associated stables located to the rear (east) of Hillside Cottage. Planning Permission was granted on 18<sup>th</sup> June 2018 for the erection of a stable block, tack room and storage facilities on the site under Planning Permission Reference Number N/18/00423/PP. The approved stables had a ground floor area of 83.16 sq. m measuring 12.6m in length and 6.6m in width with a covered concrete base to the front. The stables were of timber construction with a mono-pitched roof sloping from a height of 3.2 metres at the south to 2.7m to the north. Although not completed, works involving the removal of the top surface, the laying in 2019 of Terram base and 40 tonnes of hardcore/ 6F2 infill material and over layer of DPM have been undertaken meaning that the consent granted will remain live in perpetuity. The site is not presently used as a riding arena and has not been used for such purposes since 2014.

4. Hillside Cottage and its associated grounds are owned and occupied by our client's parents, Mr. Robert (Robbie) and Mrs. Fiona Stevenson. Holly was born into and brought up at the property and along with her husband, Alan, who is also from Largs, they have spent their entire lives in the town. They have two sons. Alan is an IT Consultant working with the NatWest Banking Group and Holly is a Psychologist/Child Play Therapist working with Kibble.

### **Description of Proposed Development**

5. The application proposals had been the subject of pre-application discussions with your Planning Department over a nine month period. The application submitted and subsequently refused following the submission of amendments to address some minor design issues, had sought detailed planning permission for the erection of a two-storey dwelling house which would have occupied a similar position on the site to the stable block previously approved in June 2018 under the terms of Planning Permission Reference Number N/18/00423/PP referred to previously.
6. Accommodation comprised within the proposed dwelling includes; on the ground floor, a lounge, open plan living/kitchen area, utility/larder and shower room; and on the first floor, 4 no. bedrooms (one ensuite), study and bathroom.
7. Key characteristics of note in relation to the proposed dwelling house included the following:
  - (i) Proposed dwelling to occupy a similar (slightly smaller) footprint as Hillside Cottage;
  - (ii) Access and parking arrangements to be formed off existing access drive serving Hillside Cottage;
  - (iii) Proposed dwelling to be set back on the site (to the north) to ensure that views into and out of Hillside Cottage are retained thus protecting and complimenting its setting;
  - (iv) Whitewash walls, slate roofs, vertically proportioned windows and black woodwork with a black surround to all windows in keeping with Hillside Cottage;
  - (v) Hipped roofs mirroring those on Hillside Cottage;
  - (vi) Same ridge height as Hillside Cottage although the latter will remain the dominant property due to higher ground levels;
  - (vii) West facing elevation of proposed house reflects similar design principals to those found in Hillside Cottage;
  - (viii) Existing timber post and rail fencing to be retained around application site boundary;
  - (ix) New stone wall to western boundary which will tie in with existing stone wall to the south side of Bellesdale Avenue and will act as screen to proposed driveway and parking area;
  - (x) New '*living wall*' to be proposed at base of slope on northern side of dwelling house;
  - (xi) Additional Tree Planting Proposed within sloping land to north to reinforce contained nature of site and defensible boundary;
  - (xii) Beech and hawthorn hedging along line of existing post and wire fence to south;
  - (xiii) Access gates to match others existing in vicinity; and
  - (xiv) Driveway to be finished in stone chippings to match those existing from the point at which arrangements join up with the adopted highway on Bellesdale Avenue.
8. In addition to the above our clients are also proposing to introduce a range of measures to provide for an energy efficient dwelling house and one which exceeds the 10% Carbon Emissions Reduction Figure as set out in the Scottish Building Regulations. Adopting a fabric first approach, enhanced standards of insulation will be incorporated within the walls (timber frame), roofs and windows with energy requirements being met through a combination of an air sourced heat pump and photovoltaics. Surface water drainage arrangements will involve discharge to the surrounding field drainage system following attenuation with foul water discharged to the public sewer.
9. Subject to receiving planning permission for and subsequently erecting the dwelling house for which permission had been sought, it had been intended that Holly's mother, Fiona, would look after and help to bring up the children. In later years it was intended that Holly would, in turn, be able to care for her

parents in their later lives. The extended family approach outlined is considered to be consistent with the Scottish Government's Policy on *'Independent Living'* which seeks, as one of its central aims, to ensure that older citizens can live safely, comfortably and independently in their own home.

## Response to Refusal

10. Prior to responding to the reason for the refusal of the application it is important to note that the Appointed Officer considered the proposed dwelling house to be acceptable in terms of its design, amenity, drainage and access arrangements. He has also confirmed in his Report of Handling on the application that the dwelling house could be satisfactorily accommodated on the site without detriment to the Mainland Special Landscape Area, the Lower Gogo Water Local Nature Conservation Site; and the Clyde Muirshiel Regional Park; all designations within which the application site lies.

11. The application was refused by the Appointed Officer for the following reason:

*'The proposed development is contrary to The Countryside Objective of Strategic Policy 1: Spatial Strategy of the adopted North Ayrshire Local Development Plan as the application site is not a gap site, and development of a dwellinghouse on this site would undermine the settlement boundary of Largs. The development of a dwellinghouse on this site would not be supportable under any of the other criteria under which a new dwellinghouse in the countryside might be supported under The Countryside Objective. As the site is not suitable for the erection of a new dwellinghouse in the countryside the proposal cannot be said to meet the qualities of a successful place and therefore is also contrary to Strategic Policy 2: Placemaking.'*

12. There are essentially three separate elements within the reason for refusal as noted below and which we would wish to respond to separately:

- (a) The application site is not a gap site;
- (b) The dwelling house would undermine the Largs Settlement Boundary; and
- (c) The proposal does not meet the qualities of a *'successful'* place.

**(a) *The application site is not a gap site.***

13. Strategic Policy 1 on the *'Countryside Objective'* provides for *'the sensitive infilling of gap sites consolidating existing developments where it would define/ provide a defensible boundary for further expansion.'* A *'gap site'* is defined in the Council's Housing in the Countryside Policy Guidance Note (approved June 2021) as follows:

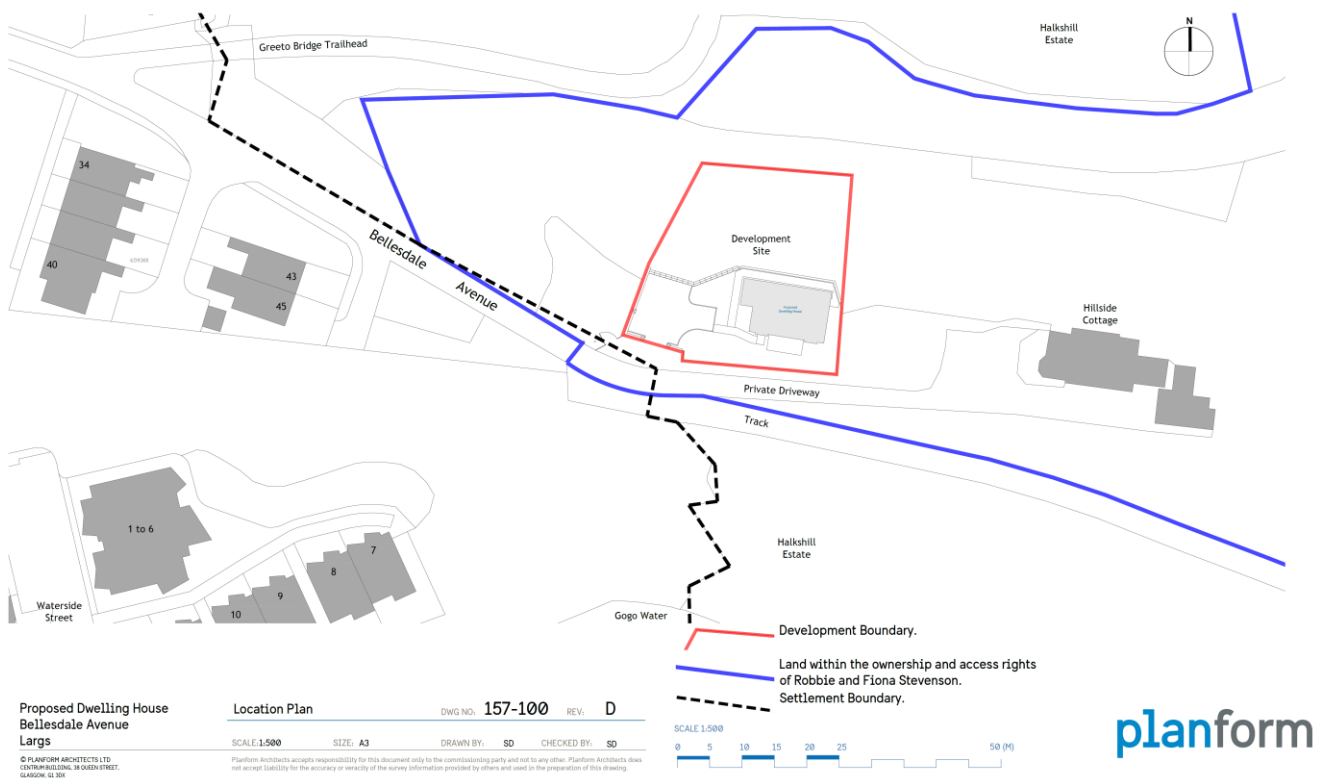
*'a site within an established developed area, for example where a house/building once stood or where two houses or other permanent buildings of equivalent residential size, occupying separate and discrete plots, front a road or access lane. A gap site is not a site between a property and a settlement boundary. This is to protect the settlement boundary.'*

14. The Appointed Officer accepts in his Report of Handling that the site is within an *'established developed area,'* and as such complies with the principal requirement within the definition given. However he thereafter claims that it is not a *'gap site'* because the site has never been the site of a building and is not located between two buildings. With the utmost respect to the views of the Appointed Officer, the reference within the definition to where *'a house/building once stood or where two houses or other permanent buildings of equivalent residential size'* existed is only given as *'an example'* meaning that there can and are other situations where *'gap sites'* exist. The application site and the dwelling house proposed thereon is such an example in that it is located within a *'gap'* between Hillside Cottage to the east, the existing access road serving Hillside Cottage to the south; and rising elevated ground to the north, all of which combine to provide a natural and entirely appropriate setting for the erection of a new dwelling house. A defensible boundary preventing any further development to the west also exists in the form of existing mature trees; overhead power lines and underground Scottish Water infrastructure. This



too is acknowledged by the Appointed Officer who states in his Report that the site ‘does benefit from having clear defensible boundaries.’

15. The definition of a ‘gap site’ is further clarified in the Supplementary Guidance where it is stated that such a site ‘is not a site between a property and a settlement boundary.’ The Appointed Officer claims that the site is located between the Largs settlement boundary and Hillside Cottage and does not therefore qualify as a ‘gap site.’ We have disagreed with and have queried the officer’s interpretation of the definition as evidenced in the exchange of e-mails contained in **Document 2** attached. As further evidenced in the plan below, the application site (as outlined in red) does not encroach on the settlement boundary as there remains a space between the two. Applying the Officer’s interpretation would effectively mean that any site lying between a building and a settlement boundary, irrespective of the distance between the two (even if 50km distant) could not be considered as a ‘gap site.’ With the utmost respect to the Officers concerned, there is no logic whatsoever in that interpretation and it is not supported by the Supplementary Guidance as worded.



**Location Plan submitted with application showing relationship between application site boundary and settlement boundary.**

16. Given the considerations just outlined, the current application site, is clearly compliant with the definition of a ‘gap site’ within the countryside where the principle of residential development should be considered acceptable.

**(b) The dwelling house would undermine the Largs Settlement Boundary**

17. The Appointed Officer has stated in his report that the development of the application site for the dwelling house proposed would undermine the settlement boundary of Largs and would therefore erode the distinction between town and countryside. He has claimed that the settlement boundary for the town runs along the north side of Bellesdale Avenue and then turns south through the turning area at the end of Bellesdale Avenue and continues down to the Gogo Water.
18. We have advised the Planning Officer on a number of occasions that there are no physical features defining the settlement boundary in the vicinity of the application site and have requested a site meeting so that the exact boundary as defined in the plan could be marked on the ground. Those requests have

been turned down as evidenced in the exchanges of e-mails contained in **Document 2**. We are at a loss to understand how the dwelling house proposed could undermine the settlement boundary as defined in the Local Development Plan when the settlement boundary referred to cannot be identified by the Planning Department on the ground.

19. In further support of our position on this matter we would also wish to draw your attention to the Report of Handling on the earlier application relating to the approved stable block on the site (Planning Application Reference Number N/18/00423/PP) within which the Appointed Officer stated the following:

*'It is considered that its domestic scale and siting on an already developed piece of land outweighs the need to protect this part of the special landscape area from this type of development.'*

*'It would only be read in conjunction with the existing adjacent house and it is not considered that there would be any cumulative impacts or other impacts on landscape character and the natural and built environment or unacceptable visual impact on amenity.'*

20. The Appointed Officer in his report on this application claims at one point that *'the potential impact on the appearance of the area of a two-storey house is likely to be significantly greater than that of a single storey timber stable block'* but later claims that the dwelling house proposed would **not have a significant impact** *'on the character of the Special Landscape Area as the site is a riding arena adjacent to the curtilage of an existing house with well-defined boundaries.'*

21. As a consequence of the considerations outlined above we have great difficulty in understanding and do not accept the conclusion arrived at that the dwelling house would undermine the Settlement Boundary, particularly when that settlement boundary cannot, due to the lack of any physical features on the ground, be identified.

**(c) The proposal does not meet the qualities of a 'successful' place.**

22. The Appointed Officer has stated in his Report of Handling that the dwelling house proposed does not meet the qualities of a *'successful place'* and as a consequence the proposal conflicts with the terms of Strategic Policy 2 on *'Placemaking.'* The basis for forming this opinion appears to be rooted in the perception that the application site is not a *'gap site'* and furthermore undermines the settlement boundary and corresponding distinction between town and countryside. We have fully addressed and dismissed both of these concerns under (a) and (b) above.
23. Strategic Policy 2 on *'Placemaking'* sets out the six qualities of a *'successful place.'* Those qualities and our responses to them are outlined below:

**Distinctiveness** - The proposed dwelling house takes its design cue from the adjoining Hillside Cottage with which it bears a strong complimentary relationship within the context of the surrounding land form and natural features existing. The site has a strong identity, the characteristics of which will also be reinforced with careful and sympathetic landscape and boundary treatments. The proximity of and relationship between both dwellings will add to mutual surveillance and the security considerations pertaining to both properties, those in Bellesdale Avenue and members of the public using the adjoining public footpath network.

**Safe and Pleasant** - The dwelling house is proposed within an attractive semi-rural location on the edge of Largs and benefits from a mature self-contained landscape setting. It will benefit from high levels of amenity and notwithstanding its proximity, it will not compromise in any material manner the amenity levels presently enjoyed at Hillside Cottage nor residents of Bellesdale Avenue.

**Resource Efficient** - The application proposals involve the redevelopment of a brownfield gap site on the edge of the settlement envelope. It is in an inherently sustainable location being located in close proximity to a range of services and facilities including public transport and schools. A range of measures will be introduced to provide for an energy efficient dwelling house and one which exceeds the 10%

Carbon Emissions Reduction Figure as set out in the Scottish Building Regulations. Adopting a fabric first approach, enhanced standards of insulation will be incorporated within the walls (timber frame), roofs and windows with energy requirements being met through a combination of an air sourced heat pump and photovoltaics.

**Welcoming** – The proposals provide a recognisable and easily identifiable feature and will fit comfortably and harmoniously into its mature landscape setting. The dwelling will also provide for attractive views to the west towards the Firth of Clyde and Great Cumbrae.

**Adaptable** - The existing dwelling house (Hillside Cottage) and the proposed dwelling house will accommodate the living requirements of an extended family with the occupants of each looking after the other at different stages of life. The proposed dwelling house will also accommodate an office for Alan who has worked from home for many years and as such will operate as a flexible and adaptable live/work unit.

**Easy to move around and beyond** – The site benefits from excellent links to a range of publicly accessible footpaths and also lies within 330 m of bus stops on Eastern Avenue from which a range of destinations are accessible. The site also lies in close proximity to primary and secondary schools which are easily and safely accessible.

24. In light of the considerations outlined above, we refute, in the strongest possible terms, the assertions made that the site does not meet the qualities of a successful place.

#### **Key considerations in support of the application**

25. The Appointed Officer's reasons for the refusal of the application do not, in our opinion, stand up to any form of proper scrutiny. The following key considerations are put forward in support of the proposal
- (i) The principle of erecting the dwelling house proposed is compliant with the terms of Strategic Policy 1 on the Countryside Objective as contained in the North Ayrshire Local Development Plan and the associated Guidance on Housing in the Countryside both of which support the erection of new dwelling houses on clearly defined gap sites containing defensible boundaries.
  - (ii) Although positioned in a rural location marginally outside the Largs Settlement Envelope as defined in the North Ayrshire Local Development Plan, the dwelling house proposed is sustainably located benefitting from its close proximity to facilities and services within Largs including bus based public transport services and educational facilities (primary and secondary school), all of which can be accessed on foot via safe walking routes.
  - (iii) As the dwelling house proposed will be occupied by close family members of the occupants of Hillside Cottage (i.e., daughter and family) they can care for and look after each other as life evolves. Such an extended family approach is considered to be consistent with the Scottish Government's Policy on '*Independent Living*' which seeks, as one of its central aims, to ensure that the older citizens can live safely, comfortably and independently in their own home.
  - (iv) The application site as a consequence of established topographical and landscape considerations represents a natural and '*ready-made*' location for the erection of a new home. The dwelling proposed is entirely sympathetic in its form, massing and detailing with the adjoining dwelling house (Hillside Cottage) and will include ancillary landscaping proposals and boundary treatments to further assist its absorption into the surrounding landscape context.
  - (v) The site is brownfield in nature having previously been developed and benefits from a grant of planning permission for the erection of a stable block (development commenced) which would have a significantly greater impact on the appearance of the area than the complementary dwelling house now proposed.

26. In light of these considerations it is respectfully requested that this review request be upheld and that planning permission is granted for the proposal applied for.
27. We reserve the right to provide additional information in support of this review request in the event of the Appointed Officer providing any additional information in support of the reason for refusal or third parties making additional submissions. Please acknowledge receipt and registration of this objection letter at your earliest convenience.

Yours faithfully



Derek Scott

# List of Accompanying Documents

- Document 1 -** Copy of Planning Application submitted to North Ayrshire Council registered under Planning Application
- 1a – Planning Application Forms
  - 1b – Block Plan/Site Plan (157-201 REV B)
  - 1c – Proposed Elevations (157-502 REV A)
  - 1d – Proposed Floor Plans (157-300 REV A)
  - 1e – Location Plan (157-100 REV D)
  - 1f – Proposed Elevations (157-501 REV A)
  - 1g – Block Plan/Site Plan (157-200 REV B)
  - 1h – Planning Statement
- Document 2 -** Copies of e-mail exchanges with Mr. Iain Davies and Mr. John Mack in connection with Planning Application
- Document 3 -** Appointed Officer’s Report of Handling (undated)
- Document 4 -** Decision Notice dated 09<sup>th</sup> November 2021



Cunninghame House Friars Croft Irvine KA12 8EE Email: [eplanning@north-ayrshire.gov.uk](mailto: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 100456378-001

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.

## Type of Application

What is this application for? Please select one of the following: \*

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

The application proposal is a two storey, 4 bedroom, hipped roof dwelling house within the grounds of Hillside Cottage, Bellesdale Avenue, Largs. The proposed house has been designed with reference to the style and massing of Hillside Cottage.

Is this a temporary permission? \*  Yes  No

If a change of use is to be included in the proposal has it already taken place?  
(Answer 'No' if there is no change of use.) \*  Yes  No

Has the work already been started and/or completed? \*

No  Yes – Started  Yes - Completed

## 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

## Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Planform Architects"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Stuart"/>	Building Name:	<input type="text" value="The Centrum Building"/>
Last Name: *	<input type="text" value="Dallas"/>	Building Number:	<input type="text" value="38"/>
Telephone Number: *	<input type="text" value="[REDACTED]"/>	Address 1 (Street): *	<input type="text" value="Queen Street"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
		Postcode: *	<input type="text" value="G1 3DX"/>
Email Address: *	<input type="text" value="[REDACTED]"/>		

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## 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="Alan"/>	Building Number:	<input type="text" value="[REDACTED]"/>
Last Name: *	<input type="text" value="Baillie"/>	Address 1 (Street): *	<input type="text" value="[REDACTED]"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="[REDACTED]"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="[REDACTED]"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="[REDACTED]"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="[REDACTED]"/>		

## Site Address Details

Planning Authority:

North Ayrshire Council

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

Address 1:

HILLSIDE COTTAGE

Address 2:

BELLESDALE AVENUE

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

LARGS

Post Code:

KA30 9EF

Please identify/describe the location of the site or sites

Northing

659284

Easting

221375

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Pre-Application Discussion Details Cont.

In what format was the feedback given? \*

Meeting  Telephone  Letter  Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) \* (max 500 characters)

Feedback given on the application of the council's design guidance for housing in the countryside and the criteria that would be applied to any proposals.

Title:

Mr

Other title:

Senior Development

First Name:

Ian

Last Name:

Davies

Correspondence Reference Number:

Date (dd/mm/yyyy):

20/01/2021

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.



## Site Area

Please state the site area:

1059.00

Please state the measurement type used:

Hectares (ha)  Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

The development site has most recently been used as a riding arena. Planning permission was granted in 2018 for the erection of a stable block, tack room and storage facility, ref: N/18/00423/PP.

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

Yes  No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*

Yes  No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

2

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

Yes  No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- Yes – connecting to public drainage network  
 No – proposing to make private drainage arrangements  
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? \* (e.g. SUDS arrangements) \*

Yes  No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- Yes  
 No, using a private water supply  
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*  Yes  No  Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*  Yes  No  Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*  Yes  No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*  Yes  No

If Yes or No, please provide further details: \* (Max 500 characters)

3No. 120litre bins have been indicated on the proposed site plan.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*  Yes  No

How many units do you propose in total? \*

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*  Yes  No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) \*  Yes  No  Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*  Yes  No

### Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*  Yes  No

Is any of the land part of an agricultural holding? \*  Yes  No

Are you able to identify and give appropriate notice to ALL the other owners? \*  Yes  No

### Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

### Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

Mr Robbie Stevenson

Address:

[REDACTED]

Date of Service of Notice: \*

16/08/2021

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

Signed: Stuart Dallas

On behalf of: Mr Alan Baillie

Date: 16/08/2021

Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? \*

Yes  No  Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

Yes  No  Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

Yes  No  Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

Yes  No  Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

Yes  No  Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: \* (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Design Statement or Design and Access Statement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Flood Risk Assessment. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Drainage/SUDS layout. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Transport Assessment or Travel Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Contaminated Land Assessment. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
Habitat Survey. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A
A Processing Agreement. *	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A

Other Statements (please specify). (Max 500 characters)

A Planning Statement has been included in the application submission.

## Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Stuart Dallas

Declaration Date: 16/08/2021

## Payment Details



Created: 16/08/2021 17:39

# PLANNING STATEMENT

ERECTION OF DWELLING HOUSE

at

**Hillside Cottage  
Bellesdale Avenue  
Largs  
KA30 9EF**

Prepared by

**Derek Scott Planning  
Planning and Development Consultants**



21 Lansdowne Crescent  
Edinburgh  
EH12 5EH  
[www.derekscottplanning.com](http://www.derekscottplanning.com)  
Tel No: [REDACTED]

On behalf of

**Mr. Alan & Mrs. Holly Baillie**

# Executive Summary

ERECTION OF DWELLING HOUSE AT HILLSIDE COTTAGE, BELLESDALE AVENUE, LARGS  
KA30 9EF

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- The application has been submitted on behalf of our clients, Mr. Alan and Mrs. Holly Baillie and seeks detailed planning permission for the erection of a dwelling house within the grounds of Hillside Cottage, a domestic residence located at the end of Bellesdale Avenue, Largs, North Ayrshire.
- Hillside Cottage and its associated grounds are owned and occupied by our client's parents, Mr. Robert (Robbie) and Mrs. Fiona Stevenson. Holly was born into and brought up at the property and along with her husband, Alan, who is also from Largs, they have spent their entire lives in the town. They have one son with another child due shortly. Alan is an IT Consultant working with the NatWest Banking Group and Holly is a Psychologist.
- Subject to receiving planning permission for and subsequently erecting the dwelling house for which permission is sought, Holly's mother, Fiona, will look after and help to bring up the children. In later years it is intended that Holly will, in turn, be able to care for her parents as they grow older. The extended family approach outlined is considered to be consistent with the Scottish Government's Policy on '*Independent Living*' which seeks, as one of its central aims, to ensure that older citizens can live safely, comfortably and independently in their own home.
- The application site, which is broadly rectangular in shape, measures approximately 1059 sq. metres in area and is located at the end of Bellesdale Avenue on the eastern side of Largs. The site forms part of the curtilage of and lies to the west of Hillside Cottage which is a two-storey hipped roofed dwelling house with associated out buildings built in the 1860s as the gamekeeper's cottage for Halkhill and set within attractively manicured gardens. The site lies within approximately 330 metres of bus stops on Eastern Avenue and benefits from good access links to both primary and secondary schools within the town. The NC15 and NC45A Promenade to Greeto Bridge Core Paths exist to the north of the site with a further public walkway providing access to the Gogo Water existing to the south.
- The southern part of the application site has, since 2006 or thereby, been used as a riding arena/menage. Planning Permission was granted on 18<sup>th</sup> June 2018 for the erection of a stable block, tack room and storage facilities on the site under Planning Permission Reference Number N/18/00423/PP. The approved stables had a ground floor area of 83.16 sq. m measuring 12.6m in length and 6.6m in width with a covered



concrete base to the front and varying in height from 3.2 metres at the south to 2.7m at the north. The northern part of the application site comprises an elevated embankment containing trees and other vegetation.

- The application proposals relate to a two-storey hipped roof dwelling house which will occupy a similar position on the site to the previously approved stable block. Accommodation comprised within the proposed dwelling includes, on the ground floor, a lounge, open plan living/kitchen area, utility/larder and shower room; and on the first floor, 3 no. bedrooms (one en-suite), study and bathroom. The design proposals advanced, which have been discussed and broadly agreed with Mr. Iain Davies, Senior Development Management Officer in North Ayrshire Council, relate to, and take their design cue from Hillside Cottage to the east.
- The dwelling house proposed will be energy efficient and built to standards exceeding those in the Scottish Building Regulations. Adopting a fabric first approach, enhanced standards of insulation will be incorporated within the walls, roofs and windows with energy requirements met through a combination of an air sourced heat pump and photovoltaics.
- Key considerations in support of the proposal include the following:
  - The principle of erecting the dwelling house proposed is compliant with the terms of Strategic Policy 1 on the Countryside Objective as contained in the North Ayrshire Local Development Plan and the associated Guidance on Housing in the Countryside both of which support the erection of new dwelling houses on clearly defined gap sites containing defensible boundaries.
  - Although positioned in a rural location marginally outside the Largs Settlement Envelope as defined in the North Ayrshire Local Development Plan the dwelling house proposed is sustainably located benefitting from its close proximity to facilities and services within Largs including bus based public transport services and educational facilities (primary and secondary school), all of which can be accessed on foot via safe walking routes.
  - As the dwelling house proposed will be occupied by close family members of the occupants of Hillside Cottage (i.e., daughter and family) they can care for and look after each other as life evolves. Such an extended family approach is considered to be consistent with the Scottish Government's Policy on '*Independent Living*' which seeks, as one of its central aims, to ensure that the older citizens can live safely, comfortably and independently in their own home.

- **The application site, as a consequence of established topographical and landscape considerations, represents a natural and ‘ready-made’ location for the erection of a new home. The dwelling proposed is entirely sympathetic in its form, massing and detailing with the adjoining dwelling house (Hillside Cottage) and will include ancillary landscaping proposals and boundary treatments to further assist its absorption into the surrounding landscape context.**
  
- **The site is brownfield in nature having previously been developed and benefits from a grant of planning permission for the erection of a stable block which would have a significantly greater impact on the appearance of the area than the dwelling house now proposed.**
  
- **In short, the proposed development successfully achieves a balance between the potentially competing objectives of development and the sympathetic conservation of the environment, thereby satisfying the goal of sustainability. In light of the considerations and benefits outlined it is respectfully requested that planning permission be granted for the dwelling house as applied for.**

# PLANNING STATEMENT

ERECTION OF DWELLING HOUSE AT HILLSIDE COTTAGE, BELLESDALE AVENUE, LARGS  
KA30 9EF

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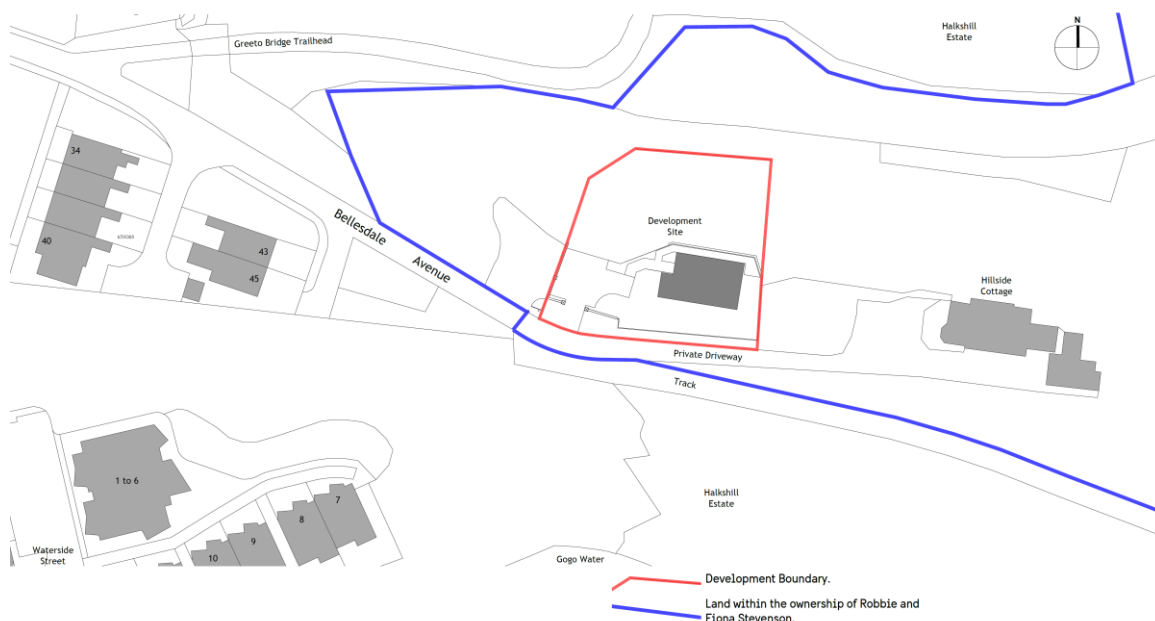
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# PLANNING STATEMENT

## ERECTION OF DWELLING HOUSE AT HILLSIDE COTTAGE, BELLESDALE AVENUE, LARGS KA30 9EF

### 1. INTRODUCTION

- 1.1 This statement has been prepared by Derek Scott Planning, Chartered Town Planning and Development Consultants and is in support of an application, submitted on behalf of our clients, Mr. Alan and Mrs. Holly Baillie (hereinafter referred to as ‘Alan and Holly’) which seeks detailed planning permission for the erection of a dwelling house within the grounds of Hillside Cottage, a domestic residence located at the end of Bellesdale Avenue, Largs, North Ayrshire.
- 1.2 Hillside Cottage and its associated grounds are owned and occupied by our client’s parents, Mr. Robert (Robbie) and Mrs. Fiona Stevenson. Holly was born into and brought up at the property and along with her husband, Alan, who is also from Largs, they have spent their entire lives in the town. They have one son with another child due shortly. Alan is an IT Consultant working with the NatWest Banking Group and Holly is a Psychologist. Subject to receiving planning permission for and subsequently erecting the dwelling house for which permission is sought, Holly’s mother, Fiona, will look after and help to bring up the children. In later years it is intended that Holly will, in turn, be able to care for her parents in their later lives. The extended family approach outlined is considered to be consistent with the Scottish Government’s Policy on ‘Independent Living’ which seeks, as one of its central aims, to ensure that the older citizens can live safely, comfortably and independently in their own home.



*Location Plan*

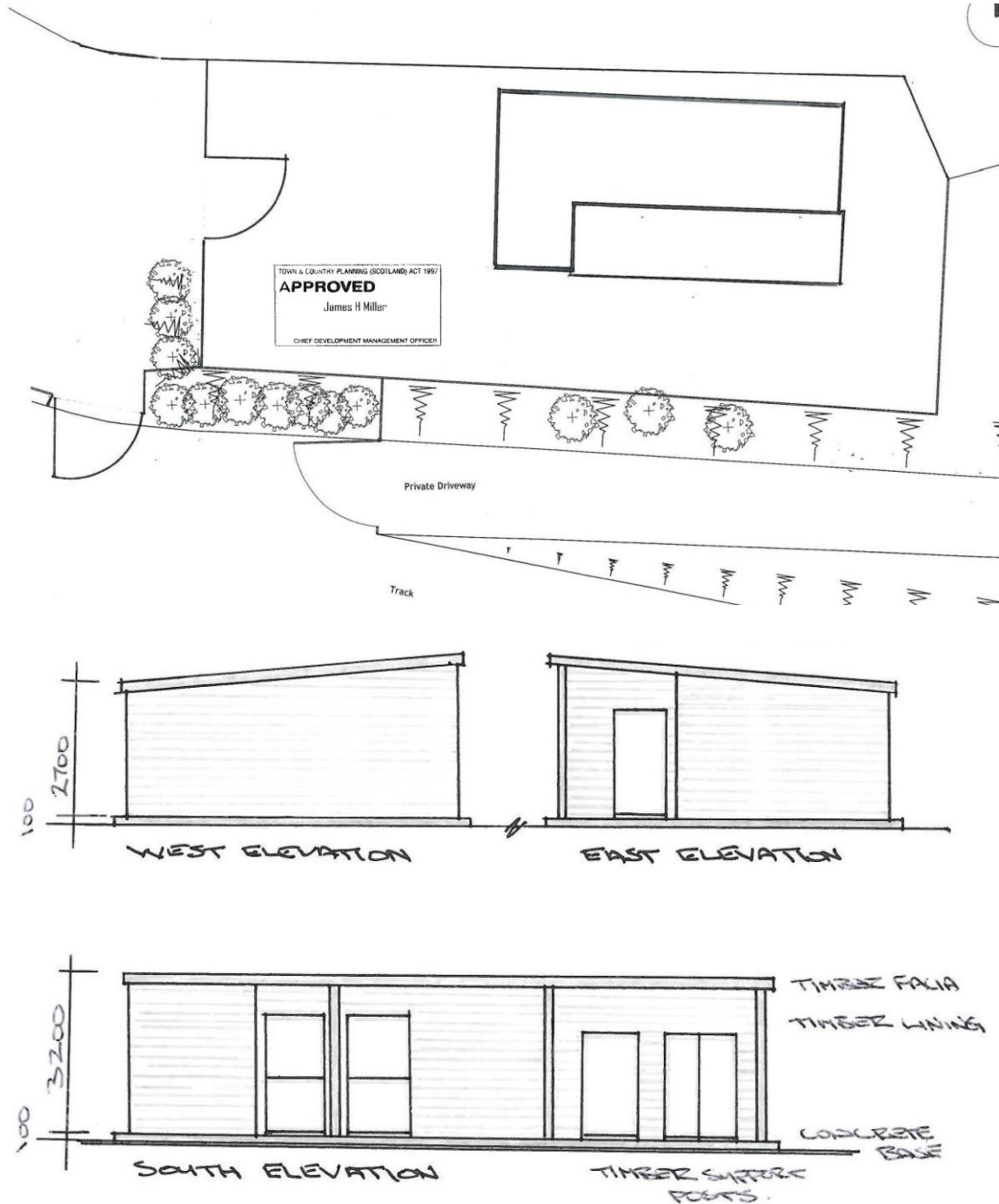
## 2. LOCATION AND DESCRIPTION OF SITE

2.1 The application site, which is broadly rectangular in shape, measures approximately 1059 sq. metres in area and is located at the end of Bellesdale Avenue on the eastern side of Largs. The site forms part of the curtilage of and lies to the west of Hillside Cottage which is a two-storey hipped roofed dwelling house with associated out buildings built in the 1860s as the gamekeeper's cottage for Halkshill and set within attractively manicured gardens. The site lies within approximately 330 metres of bus stops on Eastern Avenue and benefits from good access links to both primary and secondary schools within the town. The NC15 and NC45A Promenade to Greeto Bridge Core Paths exist to the north of the site with a further public walkway providing access to the Gogo Water existing to the south.

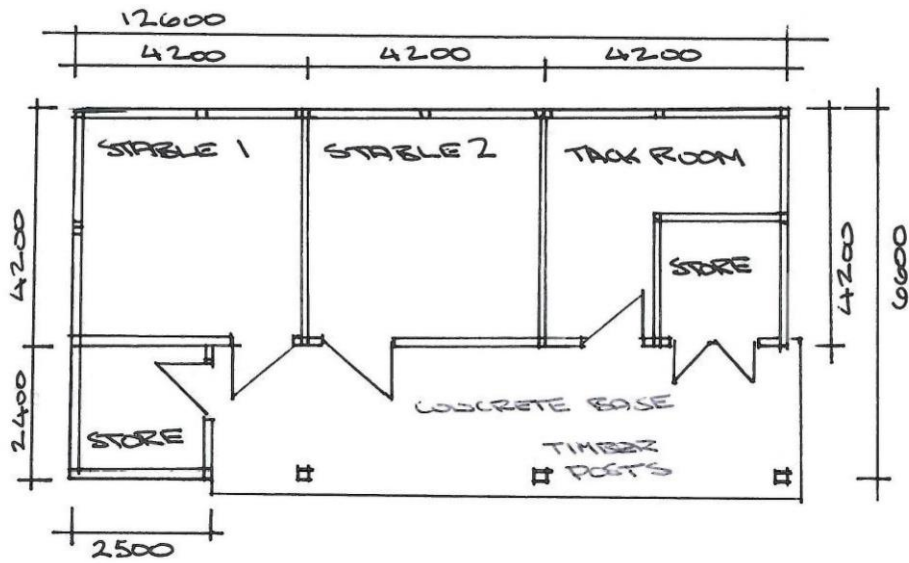


*Site Photographs – Horse Box and DPM identify approx position of Proposed House*

2.2 The southern part of the application site has, since 2006 or thereby, been used as a riding arena/menage with the associated stables located to the rear (east) of the cottage. Planning Permission was granted on 18<sup>th</sup> June 2018 for the erection of a stable block, tack room and storage facilities on the site under Planning Permission Reference Number N/18/00423/PP. The approved stables had a ground floor area of 83.16 sq. m measuring 12.6m in length and 6.6m in width with a covered concrete base to the front. The stables were of timber construction with a mono-pitched roof sloping from a height of 3.2 metres at the south to 2.7m to the north. Although not completed, works involving the removal of the top surface, the laying of Teram base and hardcore/ 6F2 infill material and over layer of DPM have been undertaken meaning that the consent granted will remain live in perpetuity.



*Stable Block (Site Plan & Elevations) granted permission under the terms of Planning Permission Reference Number N/18/00423/PP*



*Stable Block (Site Plan & Elevations) granted permission under the terms of Planning Permission Reference Number N/18/00423/PP*

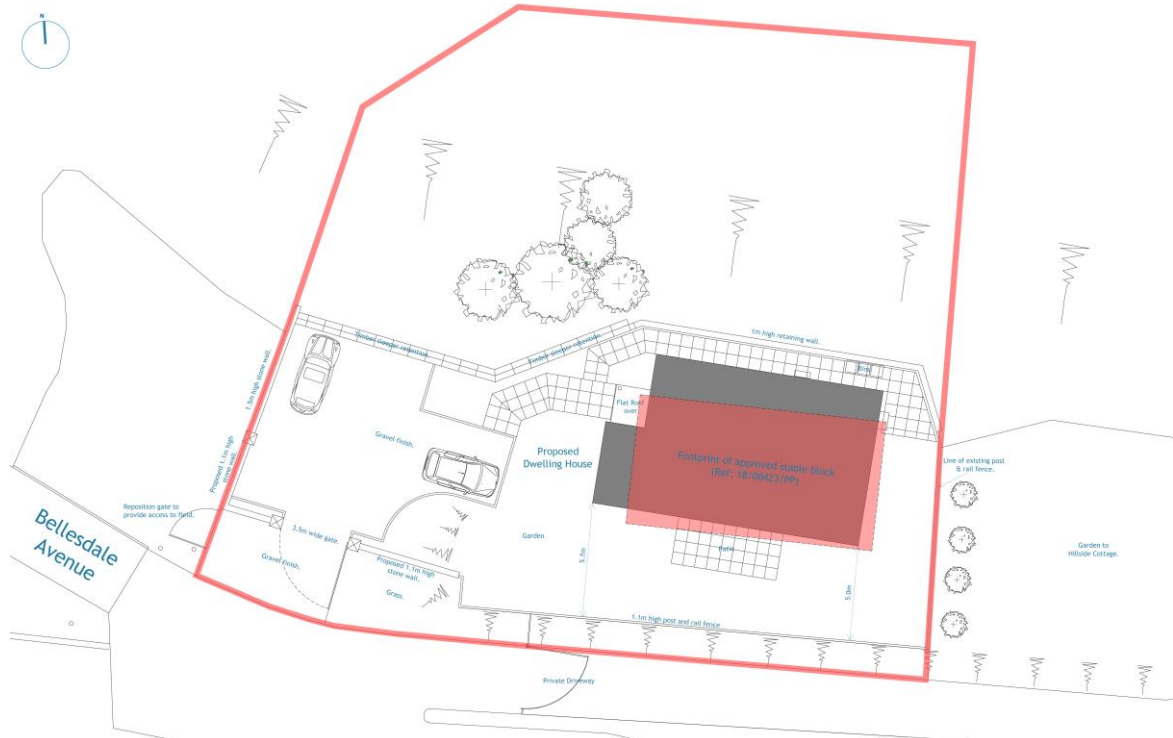
- 2.3 The northern part of the application site comprises an elevated embankment upon which there are a number of trees and other vegetation growing.

### 3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 The application submitted seeks detailed planning permission for the erection of a two storey dwelling house which will occupy a similar position on the site to the stable block previously approved in June 2018 under the terms of Planning Permission Reference Number N/18/00423/PP.



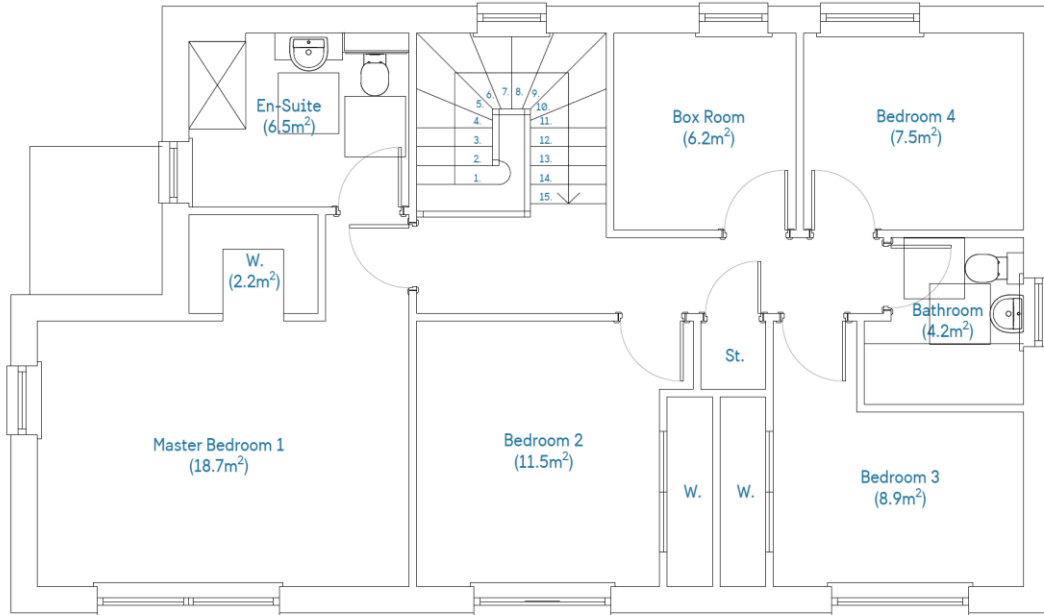
*Proposed Site Plan*



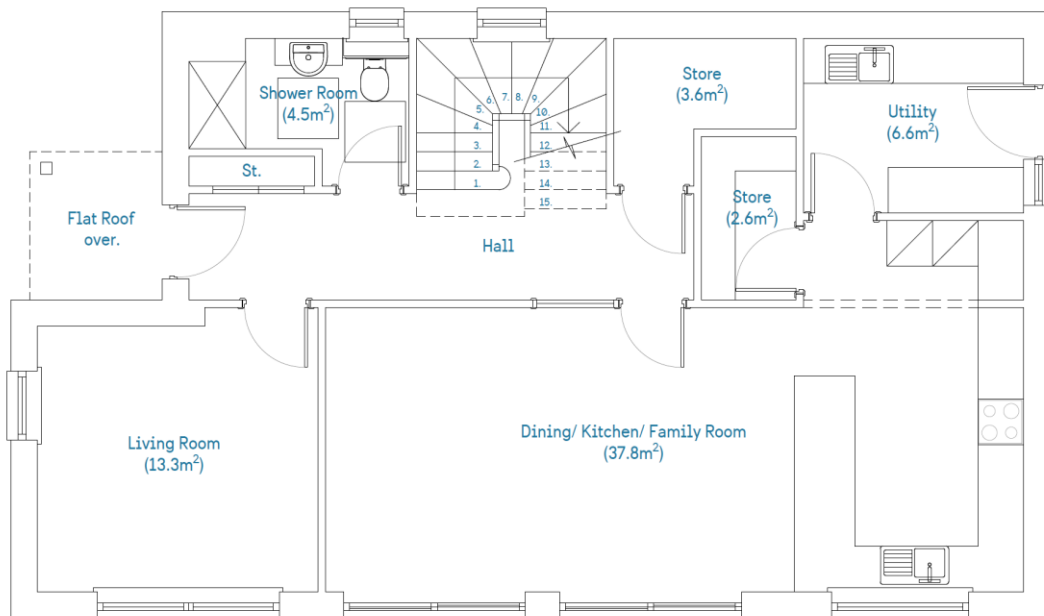
*Footprint of previously approved stable block superimposed on proposed site plan*



- 3.2 Accommodation comprised within the proposed dwelling includes; on the ground floor, a lounge, open plan living/kitchen area, utility/larder and shower room; and on the first floor, 3 no. bedrooms (one en-suite), study and bathroom.



**First Floor Plan**



**Ground Floor Plan**

3.3 The design proposals advanced, which have been discussed and broadly agreed with Mr. Iain Davies, Senior Development Management Officer in North Ayrshire Council, relate to, and take their design cue from Hillside Cottage to the east.



Key characteristics of note include the following:

- (i) Proposed dwelling to occupy a similar (slightly smaller) footprint as Hillside Cottage;
- (ii) Access and parking arrangements to be formed off existing access drive serving Hillside Cottage;
- (iii) Proposed dwelling to be set back on the site (to the north) to ensure that views into and out of Hillside Cottage are retained thus protecting and complimenting its setting;
- (iv) Whitewash walls, slate roofs, vertically proportioned windows and black woodwork with a black surround to all windows;
- (v) Hipped roofs mirroring those on Hillside Cottage;

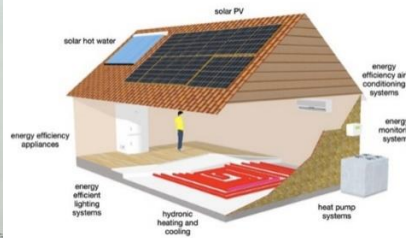


*Contextual South Elevation*

- (vi) Same ridge height as Hillside Cottage although the latter will remain the dominant property due to higher ground levels;

- (vii) West facing elevation of proposed house reflects similar design principals to those found in Hillside Cottage;
- (viii) Existing timber post and rail fencing to be retained around application site boundary;
- (ix) New stone wall to western boundary which will tie in with existing stone wall to the south side of Bellesdale Avenue and will act as screen to proposed driveway and parking area;
- (x) New *'living wall'* to be proposed at base of slope on northern side of dwelling house;
- (xi) Additional Tree Planting Proposed within sloping land to north to reinforce contained nature of site;
- (xii) Beech and hawthorn hedging along line of existing post and wire fence to south;
- (xiii) Access gates to match others existing in vicinity; and
- (xiv) Driveway to be finished in stone chippings to match those existing from the point at which arrangements join up with the adopted highway on Bellesdale Avenue.

3.4 In addition to the above our clients are also proposing to introduce a range of measures to provide for an energy efficient dwelling house and one which exceeds the 10% Carbon Emissions Reduction Figure as set out in the Scottish Building Regulations. Adopting a fabric first approach, enhanced standards of insulation will be incorporated within the walls (timber frame), roofs and windows with energy requirements being met through a combination of an air sourced heat pump and photovoltaics. Surface water drainage arrangements will involve discharge to the surrounding field drainage system following attenuation with foul water discharged to the public sewer.



## 4. PLANNING POLICY

4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) states that:

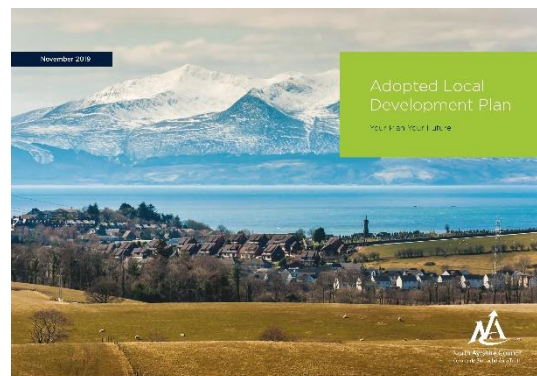
*‘where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the development plan unless material considerations indicate otherwise.’*

4.2 In the context of the above it is worth making reference to the House of Lord’s Judgement on the case of the City of Edinburgh Council v the Secretary of State for Scotland 1998 SLT120. It sets out the following approach to deciding an application under the Planning Acts:

- identify any provisions of the development plan which are relevant to the decision;
- interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
- consider whether or not the proposal accords with the development plan;
- identify and consider relevant material considerations, for and against the proposal; and
- assess whether these considerations warrant a departure from the development plan.

4.3 The relevant development plan for the area comprises the North Ayrshire Local Development Plan which was adopted by North Ayrshire Council in November 2019.

4.4 The application site lies outside the defined boundaries of the Largs Settlement Envelope in an area identified as Countryside within the Local Development Plan. It also lies within the Clyde Muirshiel Regional Park; a Local Landscape Character Area (Indicative Landscape Strategy); Special Landscape Area (Mainland); and Local Nature Conservation Site (Provisional SWT Wildlife Site).



4.5 **Strategic Policy 1** on the ‘*Countryside Objective*’ states the following:

‘Our spatial strategy is based on the principle that we want to direct the right development to the right place. This means we want to direct most development to our towns, villages and developed coastline where we have infrastructure capacity to support new development, where there is access to existing services and where we have opportunities to re-use and redevelop brownfield land.

*‘We recognise that our countryside areas play an important role in providing homes, employment and leisure opportunities for our rural communities. We need to protect our valuable environmental assets in the countryside while promoting sustainable development which can result in positive social and economic outcomes. We want to encourage opportunities for our existing rural communities and businesses to grow, particularly on Arran and Cumbrae, and to support these areas so that they flourish.’*

*We also recognise that, in general, countryside areas are less well suited to unplanned residential and other developments because of their lack of access to services, employment and established communities. We will seek to protect our prime and locally important agricultural land from development except where proposals align with this spatial strategy.*

*In principle, we will support proposals outwith our identified towns and villages for:*

- a. expansions to existing rural businesses and uses such as expansions to the brewery and distillery based enterprises in the area.*
- b. ancillary development for existing rural businesses and uses, including housing for workers engaged in agriculture or forestry.*
- c. developments with a demonstrable specific locational need including developments for renewable energy production i.e. wind turbines, hydroelectric schemes and solar farms.*
- d. tourism and leisure uses, where they would promote economic activity, diversification and sustainable development, particularly where they develop our coastal tourism offer/ infrastructure.*
- e. developments which result in the reuse or rehabilitation of derelict land or buildings (as recognised by the Vacant and Derelict Land Survey) for uses which contribute to the Green and Blue Network such as habitat creation, new forestry, paths and cycle networks.*
- f. sensitive infilling of gap sites consolidating existing developments where it would define/ provide a defensible boundary for further expansion.***
- g. small-scale expansion of settlements on Arran and Cumbrae for community led proposals for housing for people employed on the island, where a delivery plan is included and infrastructure capacity is sufficient or can be addressed by the development and where the proposal meets an identified deficiency in the housing stock and is required at that location. All proposals will be expected to demonstrate the identified housing need cannot be met from the existing housing land supply.*
- h. new housing in the countryside where it is a replacement or converted building or it is a house of exceptional design quality.*
- i. sympathetic additions to existing well-defined nucleated groups of four or more houses (including conversions) in close proximity to one another and visually identifiable as a group with some common feature e.g. shared access. Additions will be limited to 50% of dwellings existing in that group as of January 2005 up to a maximum of four new housing units (rounded down where applicable).’ **(Highlighting added to identify criterion of most relevance to application proposals)***

4.6 Further guidance on the circumstances under which the Council will support the erection of dwelling houses in countryside locations is contained in its ‘*Housing in the Countryside*’ Policy Guidance Note which was adopted in June 2021. The Guidance Note provides the following definitions for a ‘*gap site*’ and a ‘*defensible boundary*.’



## **Housing in the Countryside Policy Guidance Note**

June 2021

- i. **‘Gap site’** - a site within an established developed area, for example where a house/building once stood or where two houses or other permanent buildings of equivalent residential size, occupying separate and discrete plots, front a road or access lane. A gap site is not a site between a property and a settlement boundary. This is to protect the settlement boundary.
- ii. **‘Defensible Boundary’** - existing, well-established topographical, natural, or landscape features which provide a ‘stop’ and well-defined boundary help stop further expansion into sensitive areas or the wider countryside. A development which infills a gap and strengthens a defensible boundary may be acceptable subject to compliance with the Placemaking Policy; proposals that would protrude out with a natural building grouping or landscape feature should be discouraged to avoid encroachment into the countryside.

4.7 The application site is considered to fall within the definition of a ‘gap site.’ Although it is located within the curtilage of Hillside Cottage it comprises an easily and readily identifiable parcel of previously developed land fronting a road/access lane and upon which planning permission exists for the development of an equestrian related stable building. The site, as presently existing, provides no protection whatsoever to the settlement boundary and the erection of the dwelling house applied for on it will not compromise its integrity or appearance in a materially adverse manner. The Appointed Officer, in determining the application for the stable block in 2018 made the following conclusions, which are considered equally applicable to the dwelling house now applied for:

*‘It is considered that its domestic scale and siting on an already developed piece of land outweighs the need to protect this part of the special landscape area from this type of development.’*

*‘It would only be read in conjunction with the existing adjacent house and it is not considered that there would be any cumulative impacts or other impacts on landscape character and the natural and built environment or unacceptable visual impact on amenity.’*



*Easily identifiable ‘gap site’ within naturally defined boundaries*

4.8 The granting of planning permission for the erection of the dwelling house applied for will reinforce the defensible boundaries presently existing and will not create a precedent in support of further development in the immediate area outside the settlement boundary. In this regard

the following key considerations, which will preclude any further development, should be noted:

- (i) The existing cottage provides a defensible boundary preventing any further development to the east;
- (ii) Topographical considerations prevent any further development to the north;
- (iii) An overhead power line and mains water supply pipe (Scottish Water) prevents any further development to the west between the site and the existing settlement boundary; and
- (iv) Topographical considerations, an overhead power line and woodland prevent any development to the south.



*Dwelling House will reinforce existing defensible boundaries*

4.9 In short it is considered that the application proposals relate to a naturally defined ‘gap site’ within a semi-rural location in close proximity to the existing settlement. The development of the site for the sympathetically designed dwelling house proposed within the naturally and self-contained boundaries existing will not compromise the identity nor integrity of this part of Largs. Indeed it has the potential to improve the area’s character and appearance when compared with both the existing situation and/or the situation pertaining to the extant permission for the stable block.

4.10 **Strategic Policy 2** on ‘Placemaking’ states the following:

*‘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.*



***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. 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.*

**Safe and Pleasant** - *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.*

**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.*

**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.*

**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.*

**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.*

4.11 The table below summarises the key characteristics of the proposal against the ‘Placemaking’ Criteria outlined.

<b>PLACEMAKING CRITERIA</b>	<b>RESPONSE</b>
<b>Distinctiveness</b>	The proposed dwelling house takes its design cue from the adjoining Hillside Cottage with which it bears a strong complimentary relationship within the context of the surrounding land form and natural features existing. The site has a strong identity, the characteristics of which will also be reinforced with careful and sympathetic landscape and boundary treatments. The proximity of and relationship between both dwellings will add to mutual surveillance and the security considerations pertaining at both.



PLACEMAKING CRITERIA	RESPONSE
<b>Safe and Pleasant</b>	The dwelling house is proposed within an attractive semi-rural location on the edge of Largs and benefits from a mature self-contained landscape setting. It will benefit from high levels of amenity and notwithstanding its proximity to it will not compromise in any material manner the amenity levels presently enjoyed at Hillside Cottage.
<b>Resource Efficient</b>	The application proposals involve the redevelopment of a brownfield gap site on the edge of the settlement envelope. It is in an inherently sustainable location being located in close proximity to a range of services and facilities including public transport and schools. A range of measures will be introduced to provide for an energy efficient dwelling house and one which exceeds the 10% Carbon Emissions Reduction Figure as set out in the Scottish Building Regulations. Adopting a fabric first approach, enhanced standards of insulation will be incorporated within the walls (timber frame), roofs and windows with energy requirements being met through a combination of an air sourced heat pump and photovoltaics.
<b>Welcoming</b>	The proposals provide a recognisable and easily identifiable focal point and will fit comfortably and harmoniously into its mature landscape setting. The dwelling will also provide for attractive views to the west towards the Firth of Clyde and Great Cumbrae.
<b>Adaptable</b>	The existing dwelling house (Hillside Cottage) and the proposed dwelling house will accommodate the living requirements of an extended family with the occupants of each looking after the other at different stages of life. The proposed dwelling house will also accommodate an office for Alan who has worked from home for many years and as such will operate as a flexible and adaptable live/work unit.
<b>Easy to move around and beyond</b>	The site benefits from excellent links to a range of publicly accessible footpaths and also lies within 330 m of bus stops on Eastern Avenue from which a range of destinations are accessible. The site also lies in close proximity to primary and secondary schools which are easily and safely accessible.

4.12 **Policy 14** on ‘*Green and Blue Infrastructure*’ states the following:

*'All proposals should seek to protect, create, enhance and/or enlarge our natural features and habitats which make up our green and blue infrastructure (including open space), ensuring no unacceptable adverse environmental impacts occur.*

*Green and blue infrastructure should be multi-functional, accessible and integral to its local circumstances. For example, Sustainable Urban Drainage Systems (SuDS) have the potential to play a key role in the delivery of meaningful blue and green infrastructure, providing amenity and improving biodiversity as well as providing a sustainable flood risk solution. We will require details of the proposed arrangements for the long-term management and maintenance of green infrastructure, and associated water features, to form a key part of any proposal.*

*Our Open Space Strategy (2016-2026) highlights the need for an audit which identifies valued and functional green and blue infrastructure or open space capable of being brought into use to meet local needs. We will support the temporary use of unused or underused land as green infrastructure including where it consists of advanced structure planting to create landscape frameworks for future development. Support will be given to proposals which seek to enhance biodiversity from new development where possible, including the restoration of degraded habitats and the avoidance of further fragmentation or isolation of habitats. We will also support proposals that are in accordance with the vision and outcomes of the Central Scotland Green Network as well as those of the Garnock Connections Project.'*

- 4.13 The dwelling house proposed contributes in a positive manner to green and blue infrastructure provision in that it involves the development of a brownfield site; the retention and provision of landscape features which will enhance biodiversity; and the introduction of permeable driveways to assist with surface water attenuation.

- 4.14 **Policy 15** on *'Landscape and Seascape'* states the following:

*'We will support development that protects and/or enhances our landscape/seascape character, avoiding unacceptable adverse impacts on our designated and non-designated landscape areas and features. In particular, we will consider the following:*

**a) National Scenic Areas**

*Development that affects the North Arran National Scenic Area including the need to protect existing sport and recreation interests, will only be supported where:*

*i) the objectives of the designation and the overall integrity of the area will not be compromised; or*

*ii) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.*

**b) Special Landscape Areas**

*We will only support development which affects Special Landscape Areas where it would not have an unacceptable impact on their special character, qualities and setting.*

**c) Wild Land**

*We will only support development within Wild Land areas where any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.*

**d) Local Landscape Features**

*Where appropriate, development should take into consideration its individual and cumulative impacts on landscape features, including:*

- i) patterns of woodlands, fields, hedgerows and trees;*
- ii) lochs, ponds, watercourses, wetlands, the coast and wider seascape;*
- iii) settlement setting, including approaches to settlements;*
- iv) the setting of green network corridors, such as important transport routes and the cycle and footpath network;*
- v) historic, natural and recreational features of interest, skylines and hill features, including important views to, from and within them.*

*For all development with the potential to have an impact on either Landscape Character or Landscape features (including their setting), appropriate mitigation measures should be considered as part of any planning application. Where there is potential for development to result in significant adverse landscape/visual impact, a landscape and visual impact assessment (LVIA) will be required. The Ayrshire Landscape Character Assessment (SNH, 1998) and North Ayrshire Settlement Development Strategy (Entec, 2008) provide further information on designations such as Local Landscape Character Areas and the Potential Limit of Development Expansion areas as shown on the map on page 81 and on our online proposals map. These landscape assessment documents, and any new or updated landscape assessments, will be key considerations in determining whether development proposals would be acceptable within the landscape.'*

- 4.15 As noted in Paragraph 4.7 the Planning Officer's Report on the previously approved stable block noted that it would *'be read in conjunction with the existing adjacent house and it is not considered that there would be any cumulative impacts or other impacts on landscape character and the natural and built environment or unacceptable visual impact on amenity.'* Given the appropriateness and suitability of the design proposals for the dwelling house these comments are considered to be equally applicable to it. Indeed, if anything the dwelling house proposed will have a more positive impact on the local landscape than either leaving the site as is or developing the stable block as approved. For the reasons outlined the proposal is considered to be compliant with the terms of Policy 15.

- 4.16 **Policy 16** on *'Protection of our Designated Sites'* states the following:

*'We will support development which would not have an unacceptable adverse effect on our valuable natural environment as defined by the following legislative and planning designations;*

**a) Nature Conservation Sites of International Importance**

*Where an assessment is unable to conclude that a development will not adversely affect the integrity of a site, development will only be permitted where there are no alternative solutions; there are imperative reasons of overriding public interest; and suitable compensatory*

*measures are provided to ensure that the overall coherence of the Natura Network is protected.*

***b) Nature Conservation Sites of National Importance***

*Development affecting Sites of Special Scientific Interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.*

***c) Nature Conservation Sites of Local Importance***

*Development adversely affecting Local Nature Reserves or Local Nature Conservation Sites will generally not be permitted unless it can be demonstrated the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social, environmental or economic benefits of local importance.*

***d) Marine Protected Areas***

*Development likely to have an adverse effect on the protected features of South Arran MPA will not be supported. Proposals are also required to consult with the Clyde Marine Planning Partnership (CMPP).*

***e) Biodiversity Action Plan Habitats and Species***

*Development adversely affecting priority habitats or species set out in the North Ayrshire Local Biodiversity Action Plan will not be permitted unless it can be demonstrated the impacts are clearly outweighed by social or economic benefits of local importance.*

***f) Protected Species***

*Development likely to have an unacceptable adverse effect on;*

*i) European Protected Species (see Schedules 2 & 4 of the Habitats Regulations 1994 (as amended) for definition); Birds, Animals and Plants listed on Schedules 1, 5 and 8 (respectively) of the Wildlife and Countryside Act 1981 (as amended); or badgers, will only be permitted where the applicant can demonstrate that a species licence is likely to be granted.*

*ii) The Scottish Biodiversity List (SBL) of animals, plants and habitats that Scottish Ministers considered to be of principle importance for biodiversity conservation in Scotland.'*

- 4.17 The application proposes to erect a dwelling house on a site which already benefits from planning permission for the erection of a stable block. We are unaware of any protected species that will be impacted upon as a consequence of the site's development for the dwelling house proposed. As noted previously the redevelopment of the site has the potential to improve its biodiversity credentials rather than detracting from or detrimentally impacting upon them.

4.18 **Policy 17** on the ‘*Clyde Muirshiel Regional Park*’ states the following:

*‘Proposals that affect Clyde Muirshiel Regional Park must have regard to the Park’s statutory purpose of providing recreational access to the countryside.*

*Proposals should also take account of wider objectives as set out in relevant management plans and strategies, namely to:*

- *Provide visitors of all ages and abilities the opportunity for quality recreation. Using its unique assets the Park will facilitate a high quality programme of leisure activities which contribute to the health agenda.*
- *Ensure the Park is an increasingly popular and productive venue for formal and informal education and outdoor learning. More people will participate in learning opportunities and will develop a better appreciation of the area’s natural and cultural heritage.*
- *Ensure the Park is an attractive and ecologically important visitor destination with increased biodiversity value. The Park embraces opportunities for positive environmental change.’*

4.19 The dwelling house proposed does not impact in any way on the provision of recreational access to the countryside within the Regional Park and will not result in an adverse impact on any person using the Regional Park for recreational purposes.

4.20 **Policy 18** on ‘*Forestry, Woodland, Trees and Hedgerows*’ states the following:

*‘Development proposals will only be supported when it would not result in the loss or deterioration of an ancient or long established plantation or semi-natural woodland unless there are overriding public benefits from the development that outweigh the loss of the woodland habitat.*

*Where development includes the removal of woodland, the Scottish Government’s Control of Woodland Policy and the current Ayrshire and Arran Woodland Strategy including relevant compensatory planting requirements will be taken into account.*

*Where the loss of trees, hedgerows or woodlands of merit is unavoidable and compensatory planting is required, replacement trees should be of a similar scale and massing to the loss or if smaller there should be additional tree planting committed to ensure a net gain is achieved. We will also expect developers to engage with Forestry Commission Scotland.*

*We recognise that trees and woodlands are an important yet dynamic part of our landscape. In recognition of this where a tree (or group of trees) is of significant value to public amenity or where they strongly contribute to the character of a Conservation Area we may consider promoting a formal Tree Preservation Order (TPO). We will normally only do this when there is a clear, pressing and immediate threat to a valuable tree (or group of trees) – not as a matter of course and not in conflict with good arboricultural practice and management.*

*In the case of works to trees covered by a tree preservation order we will support management schemes and maintenance works that adhere to good arboricultural practice.*

*Generally, we will support proposals for dedicated timber export facilities as well as timber export developments that are combined with other marine based activities on Arran where there are no unacceptable adverse environmental impacts and align with our Placemaking policy. Proposals should also align with Policy 28: Transport as an Economic Driver.*

*Supplementary Guidance: Trees and Development provides guidance on information required to be submitted as part of planning applications involving tree works as well as matters to consider when designing and constructing development to minimise impacts on trees.'*

4.21 No trees of merit require to be felled to facilitate the development of the dwelling house proposed. Additional tree and hedgerow planting proposed in association with the development of the dwelling house will result in longer term benefits to both the appearance and biodiversity of the area.

4.22 **Policy 27** on '*Sustainable Transport and Active Travel*' states the following:

*'We will support development that:*

- *contributes to an integrated transport network that supports long term sustainability*
- *reduces inequality by improving the accessibility and connectivity of employment opportunities and local amenities*
- *provides safe and convenient sustainable transport options and supports modal shift to sustainable transport and active travel.*
- *reduces the need to travel or appropriately mitigates adverse impacts of significant traffic generation, road safety and air quality, including taking into account the cumulative impact.*
- *takes a design-led, collaborative approach to street design to provide safe and convenient opportunities for integrated sustainable travel in the following order of priority: pedestrians, people on cycles, people using collective transport (buses, trains etc.) and people using private transport.*
- *considers the potential requirements of other infrastructure providers, including designing for the potential development of district heat networks by for example incorporating access points into the transport network to allow for future pipe development or creating channels underneath the road/infrastructure to enable pipe development with minimal disruption to the networks.*
- *enables the integration of transport modes and facilitates movement of freight by rail or water (in preference to road). This would include, for example, the provision of infrastructure necessary to support positive change in transport technologies, such as charging points for electric vehicles and the safeguarding of disused railway lines with the reasonable prospect of being used as rail, tram, bus rapid transit or active travel routes.*
- *considers the impact on, and seeks to reduce risk to level crossings, including those located within Ardrossan, Stevenston and Gables.*

*Proposals are expected to include an indication of how new infrastructure or services are to be delivered and phased, and how and by whom any developer contributions will be made.*

*We will take account of:*

- *the implications of development proposals on traffic, patterns of travel and road safety.*
- *Significant traffic generating uses should be sited at locations that are well served by public transport, subject to parking restraint policies, and supported by measures to promote the availability of high-quality public transport services. Where this is not achievable, we may seek the provision of subsidised services until a sustainable service is achievable.*
- *the potential vehicle speeds and level of infrastructure provided for the expected numbers of trips by all modes.*
- *the relationship between land use and transport and particularly the capacity of the existing transport network, environmental and operational constraints, and proposed or committed transport projects.*
- *committed and proposed projects for the enhancement of North Ayrshire's transport infrastructure, including improved park and ride provision.*
- *specific locational needs of rural communities. We recognise that in rural areas we need to be realistic about the likely viability of public transport services and innovative solutions such as demand-responsive public transport and small scale park and ride facilities at nodes on rural bus corridors will be considered.*
- *The Council's adopted Local Transport Strategy, Core Paths Plan, Town Centre Parking Strategy and parking requirements.*
- *The need to mitigate and adapt to climate change with regard to the Climate Change (Scotland) Act 2009.*
- *The provision of new and improved links to existing and proposed active travel routes which are integrated with the wider strategic network, including the National Walking and Cycling Network, core paths and the Ayrshire Coastal Path.*

*Developments likely to generate significant additional journeys will be required to be accompanied by a Transport Assessment, Air Quality Assessment and a Travel Plan. A Transport Statement will be required for smaller scale developments that will not have a major impact on the transport network, but are still likely to have an impact at a local level on the immediate transport network.'*

4.23 As noted on a number of occasions previously, the application site, although located outside the settlement boundary as defined in the Local Development Plan, lies within close proximity to publicly accessible walking routes, a bus based public transport corridor and primary and secondary school facilities. The site itself can be satisfactorily accessed, provided with adequate car parking facilities and will generate very few, if any, additional traffic movements on the surrounding road network given that the dwelling proposed will be occupied by an extended family.

4.24 **Policy 29** on 'Energy Infrastructure Development' states the following:

*'We will support development proposals for energy infrastructure development, including wind, solar, tidal, cropping and other renewable sources, where they will contribute positively to our*

*transition to a low carbon economy and have no unacceptable adverse environmental impacts, taking into consideration (including cumulatively) the following:*

#### *Environmental*

- *Communities and individual dwellings – including visual impact, residential amenity, noise and shadow flicker;*
- *Water quality;*
- *Landscape – including avoiding unacceptable adverse impacts on our landscape designations;*
- *Effects on the natural heritage – including birds;*
- *Carbon rich soils including peat;*
- *Impacts on the historic environment – including scheduled monuments, listed buildings and their settings.*

#### *Community*

- *Establishing the use of the site for energy infrastructure development;*
- *providing a net economic impact – including socio-economic benefits such as employment, associated business and supply chain opportunities;*
- *Scale of contribution to renewable energy generation targets;*
- *Public access – including impact on long distance walking and cycling routes and scenic routes identified in the National Planning Framework;*
- *Impacts on tourism and recreation;*
- *Specific locational opportunities for energy storage/generation.*

#### *Public Safety*

- *Greenhouse gas emissions;*
- *Aviation and defence interests and seismological recording;*
- *Telecommunications and broadcasting installations – particularly ensuring that transmission links are not compromised; radio telemetry interference and below ground assets;*
- *Road traffic and adjacent trunk roads;*
- *Effects on hydrology, the water environment and flood risk including drinking water quality and quantity (to both the public and private water supplies);*
- *Decommissioning of developments – including ancillary infrastructure, and site restoration and aftercare.*

*Proposals should include redundancy plans which will demonstrate how apparatus will be timeously removed as reasonably soon as the approved scheme ceases operation. There may be a requirement for financial bonds to ensure that decommissioning can be achieved. Taking into consideration the above, proposals for wind turbine developments should accord with the Spatial Framework (as mapped) and consider the current Landscape Capacity Study for Wind Farm Development in North Ayrshire. This study will be used as a point of reference for assessing all wind energy proposals including definitions of what small to large scale entails.*

#### *Buildings: Low and Zero Carbon Generating Technology*



*Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies.*

*A statement will be required to be submitted demonstrating compliance with this requirement. The percentage will increase at the next review of the local development plan. This requirement will not apply to:*

- 1. Alterations and extensions to buildings*
- 2. Change of use or conversion of buildings*
- 3. Ancillary buildings that stand alone and cover an area less than 50 square metres*
- 4. Buildings which will not be heated or cooled, other than by heating provided solely for frost protection.*
- 5. Buildings which have an intended life of less than two years.'*

4.25 As noted in Section 3 previously, our client will introduce a range of measures within the dwelling house proposed which will exceed, by a considerable degree, the minimum requirements referred to within the Scottish Building Regulations. Such measures will include a fabric first approach through the introduction of enhanced levels of insulation which will be further supplemented through the use of renewable energy initiatives including an air sourced heat pump and photovoltaics.

4.26 Based on our assessment of the policies referred to the proposal is considered to be compliant with the terms of the North Ayrshire Local Development Plan.

#### **Other material considerations**

4.27 As noted in Section 4.2 above it is also necessary to consider, in the assessment process, other material considerations for and against the proposal. Considerations in this regard include Scottish Planning Policy and the Council's Rural Design Guidance.

#### ***Scottish Planning Policy***

4.28 The Scottish Planning Policy Document (SPP) was published by the Scottish Government in June 2014 and sets out national planning policies reflecting Scottish Ministers' priorities for the operation of the planning system and for the development and use of land. The SPP aims to promote consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- the preparation of development plans;
- the design of development, from initial concept through to delivery; and
- the determination of planning applications and appeals.



**Scottish Planning Policy**



4.29 Paragraph 81 of Scottish Planning Policy states the following which is of relevance to the application proposals:

*'In accessible or pressured rural areas, where there is a danger of unsustainable growth in long-distance car-based commuting or suburbanisation of the countryside, a more restrictive approach to new housing development is appropriate, and plans and decision-making should generally:*

- *guide most new development to locations within or adjacent to settlements; and*
- *set out the circumstances in which new housing outwith settlements may be appropriate, avoiding use of occupancy restrictions.'*

4.30 Strategic Policy 1 on the 'Countryside Objective' within the North Ayrshire Local Development Plan is compliant with the terms of SPP though its introduction of opportunities for developing houses in rural locations such as the application site.

4.31 The SPP (Paragraph 27) introduces a presumption in favour of development that contributes to sustainable development. The SPP states that *'the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.'* (Paragraph 28)



4.32 The SPP (Paragraph 29) states that policies and decisions should be guided by the following principles:

- *giving due weight to net economic benefit;*
- *responding to economic issues, challenges and opportunities, as outlined in local economic strategies;*
- *supporting good design and the six qualities of successful places;*
- *making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;*
- *supporting delivery of accessible housing, business, retailing and leisure development;*
- *supporting delivery of infrastructure, for example transport, education, energy, digital and water;*
- *supporting climate change mitigation and adaptation including taking account of flood risk;*
- *improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;*
- *having regard to the principles for sustainable land use set out in the Land Use Strategy;*
- *protecting, enhancing and promoting access to cultural heritage, including the historic environment;*

- *protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;*
- *reducing waste, facilitating its management and promoting resource recovery; and*
- *avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.*

4.33 Paragraph 32 of the SPP advises that *‘the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Proposals that accord with up-to-date plans should be considered acceptable in principle and consideration should focus on the detailed matters arising. For proposals that do not accord with up-to-date development plans, the primacy of the plan is maintained and this SPP and the presumption in favour of development that contributes to sustainable development will be material considerations.’*

4.34 Paragraph 33 of the SPP advises that *‘Where relevant policies in a development plan are out-of-date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration. Decision-makers should also take into account any adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the wider policies in this SPP. The same principle should be applied where a development plan is more than five years old.’*

4.35 Paragraph 34 of the SPP states that *‘where a plan is under review, it may be appropriate in some circumstances to consider whether granting planning permission would prejudice the emerging plan. Such circumstances are only likely to apply where the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new developments that are central to the emerging plan. Prematurity will be more relevant as a consideration the closer the plan is to adoption or approval.’*

4.36 Paragraph 35 of the SPP states the following:

*‘To support the efficient and transparent handling of planning applications by planning authorities and consultees, applicants should provide good quality and timely supporting information that describes the economic, environmental and social implications of the proposal. In the spirit of planning reform, this should be proportionate to the scale of the application and planning authorities should avoid asking for additional impact appraisals, unless necessary to enable a decision to be made. Clarity on the information needed and the timetable for determining proposals can be assisted by good communication and project management, for example, use of processing agreements setting out the information required and covering the whole process including planning obligations.’*

4.37 Paragraph 37 of the SPP advises that *‘Planning should take every opportunity to create high quality places by taking a design led approach.’* It further emphasises that *‘Planning should direct the right development to the right place’* (Paragraph 39) and that *‘Planning should support development that is designed to a high-quality which demonstrates the six qualities of successful place’* (Paragraph 40) namely *Distinctive, Safe and Pleasant, Welcoming, Adaptable, Resource Efficient, Easy to Move Around and Beyond.*

4.38 The proposed dwelling house is considered to contribute to sustainable development when assessed against the principles outlined in Paragraph 29 of the SPP for the reasons stated below:

PRINCIPLES	REASONS FOR COMPLIANCE
<ul style="list-style-type: none"> <li>• <i>giving due weight to net economic benefit.</i></li> <li>• <i>responding to economic issues, challenges and opportunities, as outlined in local economic strategies;</i></li> </ul>	<p>The proposed development will generate socio-economic benefits by providing residential choice, providing employment opportunities through construction activities and generally boosting economic investment.</p>
<ul style="list-style-type: none"> <li>• <i>supporting good design and the six qualities of successful places.</i></li> </ul>	<p>The design proposals for the dwelling house are of a high quality and support the six qualities of successful places. The proposals are distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around.</p>
<ul style="list-style-type: none"> <li>• <i>making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;</i></li> </ul>	<p>The proposal involves the redevelopment of a brownfield site for the erection of a new dwelling house to facilitate occupation by an extended family member in an inherently sustainable location.</p>
<ul style="list-style-type: none"> <li>• <i>supporting delivery of accessible housing, business, retailing and leisure development;</i></li> </ul>	<p>The proposal will facilitate the development of a new home to be occupied by an extended family member with mutual caring aspirations at different stages of life.</p>
<ul style="list-style-type: none"> <li>• <i>supporting delivery of infrastructure, for example transport, education, energy, digital and water.</i></li> </ul>	<p>It is intended that the proposed dwelling house will maximise the use of innovative design technology to ensure that it is inherently sustainable and energy efficient.</p>
<ul style="list-style-type: none"> <li>• <i>supporting climate change mitigation and adaptation including taking account of flood risk.</i></li> </ul>	<p>The proposed development will introduce a range of measures which will support climate change mitigation. This will be achieved through enhanced levels of insulation and efficient heating systems/low carbon energy sources. The site is not at risk of flooding.</p>
<ul style="list-style-type: none"> <li>• <i>improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation.</i></li> </ul>	<p>The site benefits from substantial areas of private amenity space within its curtilage and also from easy access to the surrounding countryside.</p>

PRINCIPLES	REASONS FOR COMPLIANCE
<ul style="list-style-type: none"> <li>• <i>having regard to the principles for sustainable land use set out in the Land Use Strategy.</i></li> </ul>	<p>The application proposals have been developed in due cognisance of the principles of sustainable land use noting in particular the fact that the site is brownfield in nature and benefits from its close proximity to the existing settlement.</p>
<ul style="list-style-type: none"> <li>• <i>protecting, enhancing and promoting access to cultural heritage, including the historic environment.</i></li> </ul>	<p>The proposal will not result in an adverse effect on the area's cultural heritage.</p>
<ul style="list-style-type: none"> <li>• <i>reducing waste, facilitating its management and promoting resource recovery.</i></li> </ul>	<p>Recycling and refuse facilities will be incorporated within the proposal. Collection of waste will be undertaken in line with local authority procedures. Every effort will be made to ensure that waste is minimised on site and recycled in accordance with sound principles of sustainability where possible.</p>
<ul style="list-style-type: none"> <li>• <i>avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.</i></li> </ul>	<p>The site will be developed at an appropriate density befitting of the locality and the landscape context within which it is proposed. The amenity of existing development bordering the site will be protected and satisfactory levels of amenity will be provided within the proposed dwelling.</p>

4.39 Paragraph 28 of SPP, as noted previously, states that *‘the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.* In view of the considerations outlined within this statement, the application proposal clearly represents a sustainable form of development; a consideration to which significant weight should be given to in the determination of this planning application.

#### **Design Guidance – Development in the Countryside**

4.37 The Council’s Design Guidance on *‘Development in the Countryside’* (North Ayrshire Rural Design Guidance) was approved by the Council in January 2009 and is directed to new smaller developments of between one and four new homes proposed in the countryside. The guidance aims to ensure that new development does not detrimentally affect its setting and is appropriate in terms of design, scale, siting and character. The guidance sets out various issues to consider in the siting of



single houses, small groups of houses and edge of settlement development.

### ***Siting***

#### ***Single Houses***

4.38 Important issues to address in the siting of single houses and our responses to them are addressed below:

- ***Integration with the landscape*** - *Retaining the distinctive quality of the countryside is important, and no new properties should be located where they visually dominate their setting and assume a prominence which is generally associated with more important and imposing building types (such as castles, churches, stately homes). Even where houses are set in a secluded location their access-ways, boundary treatments and entrances can have a significant impact on the landscape; these elements therefore need to be considered as sensitively and carefully as properties themselves.*

***Response*** – The application site has previously received permission for a substantial stable block building and therefore has been adjudged appropriate for development purposes. The dwelling house proposed in the application and the associated boundary treatments have been sensitively designed and will contribute to rather than detract from the character or appearance of the area.

- ***Siting for shelter*** - *Just as traditional buildings avoided exposed locations, contemporary properties should be sited to make the most of shelter and solar gain. The orientation and siting of other older domestic properties in the same locality will often provide clues as to the best way to site a newer house. Many good contemporary Scottish houses have sustainable designs which include larger windows to the south and west which maximise daylight and passive solar heating. They have smaller windows to the north and east to minimise exposure to wind and rain. Because of the prevailing wind direction in North Ayrshire - from the south west - special care needs to be taken to balance the need for shelter with the benefits of designing for solar gain.*

***Response*** – The dwelling, as proposed takes its design cue from the existing property at Hillside Cottage and is orientated in the same manner. The site, due to surrounding ground profiles and tree cover is in a sheltered position. Extensive use of glazing on the south facing elevation in particular ensures that opportunities for daylight provision and solar heating are maximized.

- ***Trees and Planting*** - *Historically in rural North Ayrshire, development has not usually intruded onto the more open cultivated agricultural landscape and instead has often been located in areas which have been defined and contained by topography and shelter planting. The integrated relationship between planting and built form is an important contributor to North Ayrshire's rural character and new properties should consider existing trees and planting in order to be appropriate for their landscape setting. Where possible existing appropriate planting should be retained and if required, reinforced.*

**Response** – As noted above the application site is strongly contained within the landscape by surrounding topography and trees resulting in a harmonious relationship with its context. Additional tree and hedge planting proposed in association with the dwelling will reinforce that relationship even further.

- *Avoiding suburban siting - Homes which follow “conventional” planning guidance which aims to protect amenity in larger developments, and bears on front garden sizes, driveways, garages, back gardens and screen fencing are generally not appropriate in rural North Ayrshire where successful older properties do not follow this development pattern.*

**Response** – The site or the dwelling house proposed does not in any shape, manner or form following conventional planning guidance in relation to modern suburban developments.

- *Poorly sited single houses - Locating homes to make the most of views, rather than for shelter, can result in unacceptably prominent development. Homes which feature radically different orientation and siting to other older domestic properties in the same locality similarly tend to look out of place. Accessways and entrances can dominate the landscape and suburban boundary treatments and planting can negatively impact on rural character.*

**Response** - The proposed dwelling house is not poorly sited. It is set within a mature and topographically appropriate setting taking its cue in terms of orientation and overall design concept from the adjoining Hillside Cottage. The proposed access arrangements and boundary treatments are influenced and dictated by the site’s semi-rural location and are considered entirely appropriate in that regard.

#### **Small Groups (1-4 houses)**

4.39 According to the Design Guidance successful well integrated new development should:

- *Be based on successful, local rural settlement patterns which generally do not incorporate urban or suburban elements such as street lighting columns, pavements and pavements. Designers should base proposals on an understanding of how successful local patterns of development have evolved, and how they can be adapted for new development.*

**Response** – As noted previously the dwelling house proposed takes its design cue from Hillside Cottage to the east respecting both it and other characteristics associated with the context within which it is located.

- *Use planting and landscape features to visually integrate new development - It is often helpful if new development is located at the same contour levels as adjacent existing property. A sensitive approach to planting and a building’s setting can make an otherwise undistinguished design appropriate and attractive.*

**Response** – This particular site benefits from an established natural setting which will be further enhanced with additional tree and hedge planting.

- *Retain the same scale and density as adjacent groups of smaller buildings - A new development should not overwhelm its existing neighbours or introduce an unsympathetic and inappropriate development type. The retention of successful locally distinctive settlement patterns is a fundamental principle which should underpin the design of all new, smaller developments.*

**Response** – The dwelling house proposed is of a similar density and character to the adjacent property (Hillside Cottage) to which it is also entirely respectful to and in keeping with in terms of scale, design, proportions and material choice.

#### **Edge of Settlement Development**

4.40 As far as ‘*edge-of-settlement*’ development is concerned the Guidance states that Designers should avoid:

- *Adding a “standard” housing layout to an existing settlement - Cul-de-sacs are generally inappropriate.*

**Response** – The proposal involves the erection of a single dwelling house which could not in any way be described as a ‘*standard layout.*’

- *Introducing dispersed development which does not share any of the characteristics of its neighbours - e.g. orientation, set back to the road, massing, scale and boundary treatments.*

**Response** – The proposal takes its design cue from Hillside Cottage adjacent and is fully respectful to that property in terms of the criteria and credentials identified.

- *Standardised “could be anywhere” design which will generally detract from an existing locally distinctive and characterful grouping, or predominantly characterfully designed buildings.*

**Response** – The dwelling is entirely respectful to the character and appearance of Hillside Cottage adjacent.

4.41 In light of the considerations outlined the dwelling house proposed is considered to be entirely compliant with all of the relevant siting criteria identified in the Design Guidance.

#### **Planting and Boundaries**

4.42 The Guidance states that ‘*new development should reinforce and integrate with the distinctive pattern of planting and open space which contributes to North Ayrshire’s distinctive local character.*

- *Well-designed gardens, planting and boundaries should minimise the impact of development on the landscape and integrate it with its setting.*



- *Prominent and inappropriate boundary treatments, gateways and planting can have a greater impact on their setting than the property with which they are associated.*
- *Blocks of planting can be used to integrate new development with North Ayrshire's pattern of open spaces*
- *'Introverted' development should be avoided on edge sites as this offers boundary fences as the main 'feature' to the public view. Where possible layouts should vary the orientation of houses so that the presentation of garden spaces is not monolithic and constant.*
- *New landscape features such as hedgerows and tree planting can provide opportunities for future screening, as an alternative to fencing*
- *Provide naturalistic planting associated with the sympathetic retention of existing landscapes*
- *Provide rural rather than suburban boundary treatments – in North Ayrshire these are most likely to be successful if they are simple fences, hedges or drystone walls'*

**Response** – The application site, as noted on numerous occasions within this statement benefits from a mature naturally landscaped context made all the more appropriate for accommodating the development proposed by the surrounding topography. In addition to that existing, the application proposes further tree planting within the site; beech/hawthorn hedging, a stone wall and gate to define the boundaries; and a living wall to the north of the dwelling house. The measures outlined will further assist with the integration of the dwelling within its landscaped setting.

#### **Access and Parking**

4.43 The Design Guidance requires car parking facilities to be well integrated into their setting and offers the following advice in this regard:

##### **Single houses**

- *Entrances should be informal and rural in nature; many entrances to driveways in rural areas are very low-key with only gates & signage to locate them.*
- *Where bins are to be stored at entrances – including recycling bins - they should be, as far as possible screened from view.*
- *In more rural locations where there are stand-alone properties parking should not be prominently located between roads and buildings but should be screened from view.*

##### **Smaller groups**

- *Wherever possible, footpaths should be separated from the road by landscaping.*
- *Access and parking should be carefully designed so that it contributes to the overall positive character of the development.*

**Response** – The car parking facilities proposed in association with the dwelling house are located on the western side of the site accessible via a traditionally designed gate and screened from view by a new stone wall. The parking area itself will be finished in stone chippings in keeping with the character of the existing access drive to Hillside Cottage.

#### **Character – Massing, Proportion and Scale**

- 4.44 The design guidance offers the following advice for individual properties and smaller groups in connection with considerations relating to Massing, Proportion and Scale:

***Individual Properties** - Many of North Ayrshire's older rural buildings are based upon a long, narrow plan - itself the result of the construction methods and materials available at the time. This gives them a massing and proportions which are very different from many newer houses which are based upon a deeper "suburban" plan layout.*

*North Ayrshire's older rural buildings often have a simple and robust character with strong simple shapes and simple construction details, such as those at gutters and verges.*

*Flat external walls have a horizontal emphasis with small vertically proportioned windows and openings generally symmetrically placed in facades. These are often offset by a larger area of wall.*

*Even though some houses can be quite substantial, many older buildings are small in scale with minimal underbuilding and eaves directly above window heads.*

***Smaller Groups** - Many older, characterful groups of houses share the same massing, scale and proportions. They are not, however, uniform - individuality is often introduced through; -*

- *a small variation in roof pitches of adjoining terraced properties.*
- *use of the same simple eaves, verge and window details throughout.*
- *alternate orientation between individual properties within a group*
- *a variation in scale and massing within groups; most existing groupings include single, one and a half and two storey properties.'*

**Response** - The dwelling house, as noted previously, takes its design cue from the adjacent Hillside Cottage and although exhibiting a more modern interpretation of design features from that property it is visually and appropriately related to it in terms of scale, proportions, massing etc. whilst maintaining a degree of individuality. It is, as a consequence, considered to be entirely suitable and in keeping with the character of the area.

#### **Materials and Construction**

- 4.45 The Guidance Document provides the following advice in respect of Materials and Construction:

***Materials** - The recurring materials in the local palette are rubble stone and occasionally ashlar stone, with painted and/or dressed window surrounds. Limewashed or whitewashed stone, render or harling is also common. The predominant roofing material is slate, with skew gables but there is also a significant number of properties with hipped roofs. Some newer, twentieth century properties feature a wider range of materials and details including the use of brick and clay tile roofs.*

***Construction** - Many of North Ayrshire's rural buildings have a distinctive character which distinguishes them from their more urban counterparts.*

*Although the use of specific “North Ayrshire” materials can go some way towards integrating new developments into the countryside, the way in which these materials relate to each other also needs to be considered.*

*Many rural buildings have simple and robust construction details which are a good basis for contemporary designs.’*

**Response** – The dwelling house proposed on this site responds positively to the immediate surrounding characteristics employing similar materials and construction details to those found and existing in Hillside Cottage.

#### **Design Guidance – Single Houses in Rural Areas**

- 4.46 In addition to the Council’s Design Guidance on ‘*Development in the Countryside*,’ the Council have also adopted Design Guidance on ‘*Single Houses in Rural Areas*.’ The latter guidance is more general and less specific in nature than the former dealing with the processes involved in advancing with a proposal for the erection of a new house in the countryside and providing a range of examples of previously erected dwelling houses in such locations. Given its generality and in light of our detailed responses to the ‘*Development in the Countryside*’ Document we have no further comments to add at this juncture.



- 4.47 Having considered the application proposals against the terms of the development plan and all other material considerations we are firmly and unequivocally of the view that the application proposals are compliant with the former and that there are no material considerations existing which would support anything other than the granting of planning permission for the application proposals as applied for.

## 5. SUMMARY AND CONCLUSIONS

5.1 The application proposals and the key considerations associated with them are summarised below:

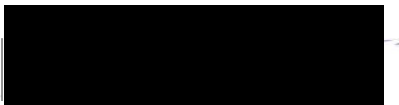
- The application has been submitted on behalf of our clients, Mr. Alan and Mrs. Holly Baillie and seeks detailed planning permission for the erection of a dwelling house within the grounds of Hillside Cottage, a domestic residence located at the end of Bellesdale Avenue, Largs, North Ayrshire.
- Hillside Cottage and its associated grounds are owned and occupied by our client's parents, Mr. Robert (Robbie) and Mrs. Fiona Stevenson. Holly was born into and brought up at the property and along with her husband, Alan, who is also from Largs, they have spent their entire lives in the town. They have one son with another child due shortly. Alan is an IT Consultant working with the NatWest Banking Group and Holly is a Psychologist.
- Subject to receiving planning permission for and subsequently erecting the dwelling house for which permission is sought, Holly's mother, Fiona, will look after and help to bring up the children. In later years it is intended that Holly will, in turn, be able to care for her parents as they grow older. The extended family approach outlined is considered to be consistent with the Scottish Government's Policy on '*Independent Living*' which seeks, as one of its central aims, to ensure that older citizens can live safely, comfortably and independently in their own home.
- The application site, which is broadly rectangular in shape, measures approximately 1059 sq. metres in area and is located at the end of Bellesdale Avenue on the eastern side of Largs. The site forms part of the curtilage of and lies to the west of Hillside Cottage which is a two-storey hipped roofed dwelling house with associated out buildings built in the 1860s as the gamekeeper's cottage for Halkshill and set within attractively manicured gardens. The site lies within approximately 330 metres of bus stops on Eastern Avenue and benefits from good access links to both primary and secondary schools within the town. The NC15 and NC45A Promenade to Greeto Bridge Core Paths exist to the north of the site with a further public walkway providing access to the Gogo Water existing to the south.
- The southern part of the application site has, since 2006 or thereby, been used as a riding arena/menage. Planning Permission was granted on 18<sup>th</sup> June 2018 for the erection of a stable block, tack room and storage facilities on the site under Planning Permission Reference Number N/18/00423/PP. The approved stables had a ground floor area of 83.16 sq. m measuring 12.6m in length and 6.6m in width with a covered concrete base to the front and varying in height from 3.2 metres at the south to 2.7m at the north. The northern part of the application site comprises an elevated embankment containing trees and other vegetation.

- The application proposals relate to a two-storey hipped roof dwelling house which will occupy a similar position on the site to the previously approved stable block. Accommodation comprised within the proposed dwelling includes on the ground floor, a lounge, open plan living/kitchen area, utility/larder and shower room; and on the first floor, 3 no. bedrooms (one en-suite), study and bathroom. The design proposals advanced, which have been discussed and broadly agreed with Mr. Iain Davies, Senior Development Management Officer in North Ayrshire Council, relate to, and take their design cue from Hillside Cottage to the east.
- The dwelling house proposed will be energy efficient and built to standards exceeding those in the Scottish Building Regulations. Adopting a fabric first approach, enhanced standards of insulation will be incorporated within the walls, roofs and windows with energy requirements met through a combination of an air sourced heat pump and photovoltaics.
- Key considerations in support of the proposal include the following:
  - The principle of erecting the dwelling house proposed is compliant with the terms of Strategic Policy 1 on the Countryside Objective as contained in the North Ayrshire Local Development Plan and the associated Guidance on Housing in the Countryside both of which support the erection of new dwelling houses on clearly defined gap sites containing defensible boundaries.
  - Although positioned in a rural location marginally outside the Largs Settlement Envelope as defined in the North Ayrshire Local Development Plan, the dwelling house proposed is sustainably located benefitting from its close proximity to facilities and services within Largs including bus based public transport services and educational facilities (primary and secondary school), all of which can be accessed on foot via safe walking routes.
  - As the dwelling house proposed will be occupied by close family members of the occupants of Hillside Cottage (i.e., daughter and family) they can care for and look after each other as life evolves. Such an extended family approach is considered to be consistent with the Scottish Government's Policy on '*Independent Living*' which seeks, as one of its central aims, to ensure that the older citizens can live safely, comfortably and independently in their own home.
  - The application site as a consequence of established topographical and landscape considerations represents a natural and '*ready-made*' location for the erection of a new home. The dwelling proposed is entirely sympathetic in its form, massing and detailing with the adjoining dwelling house (Hillside Cottage) and will include ancillary landscaping proposals and boundary treatments to further assist its absorption into the surrounding landscape context.

- The site is brownfield in nature having previously been developed and benefits from a grant of planning permission for the erection of a stable block which would have a significantly greater impact on the appearance of the area than the dwelling house now proposed.
- In short, the proposed development successfully achieves a balance between the potentially competing objectives of development and the sympathetic conservation of the environment, thereby satisfying the goal of sustainability.

5.2 In light of the considerations outlined within this statement it is respectfully requested that planning permission be granted for the dwelling house applied for. We reserve the right to provide additional information in support of this application in advance of its determination should it be so required.

Signed

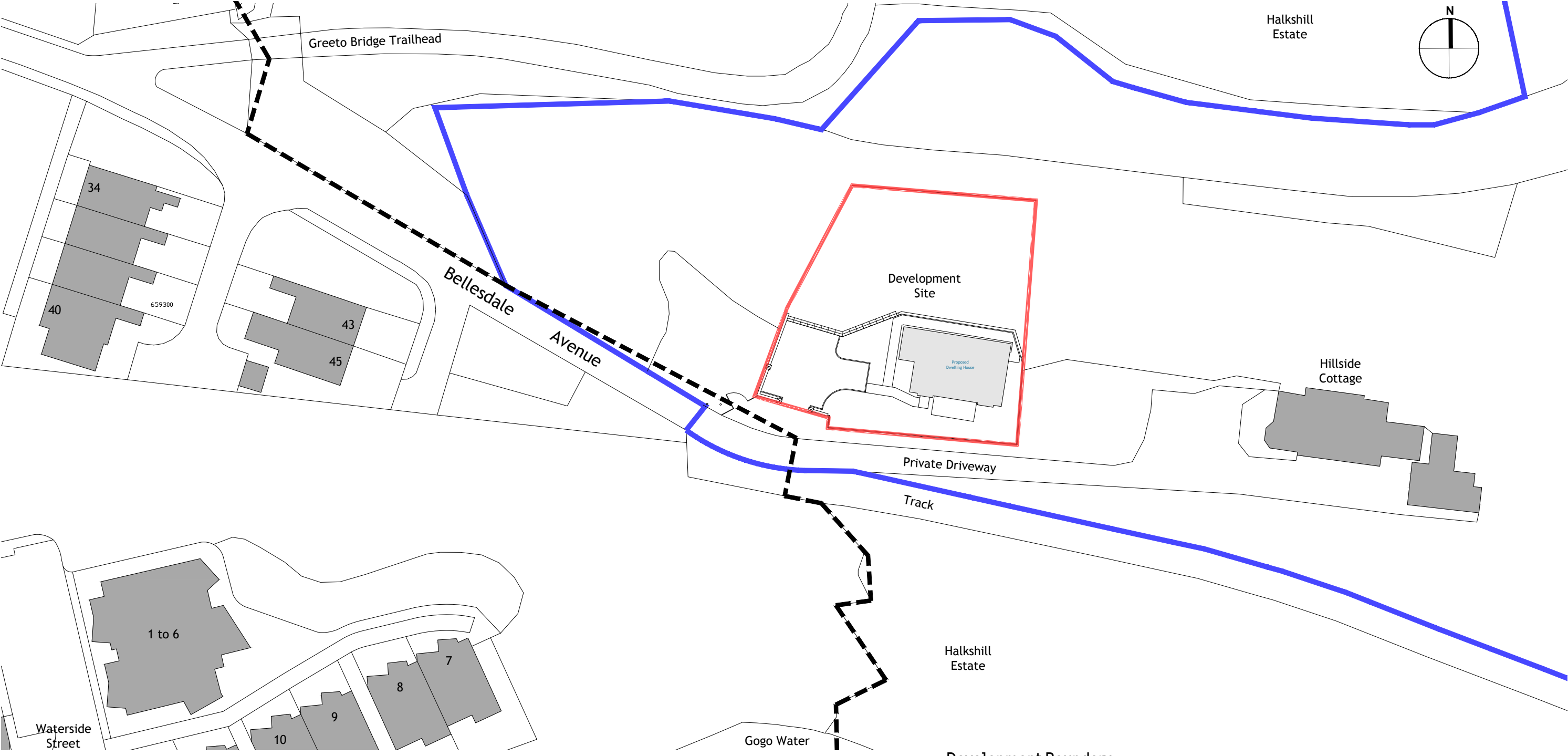
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Derek Scott

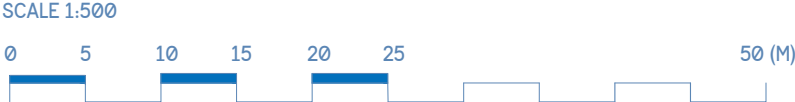
Date 12<sup>th</sup> August 2021

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-  Development Boundary.
-  Land within the ownership and access rights of Robbie and Fiona Stevenson.
-  Settlement Boundary.



Proposed Dwelling House  
 Bellesdale Avenue  
 Largs

Location Plan  
 DWG NO: 157-100 REV: D  
 SCALE: 1:500 SIZE: A3  
 DRAWN BY: SD CHECKED BY: SD

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