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# NORTH AYRSHIRE COUNCIL

23 August 2023

## Local Review Body

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**Title:** Notice of Review: 23/00249/PP: 33 High Road, Saltcoats  
KA21 5RY

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

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

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### 1. Executive Summary

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

### 2. Background

2.1 A Notice of Review was submitted in respect of Planning Application 23/00249/PP for the erection of a single storey side extension to dwellinghouse to provide garage at 33 High Road, Saltcoats KA21 5RY.

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

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

Appendix 1 - Notice of Review documentation;

Appendix 2 - Report of Handling;

Appendix 3 - Location Plan; and

Appendix 4 - Planning Decision Notice.

### 3. Proposals

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

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

##### **Financial**

4.1 None arising from the recommendation of this report.

##### **Human Resources**

4.2 None arising from the recommendation of this report.

##### **Legal**

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

##### **Equality/Socio-economic**

4.4 None arising from the recommendation of this report.

##### **Environmental and Sustainability**

4.5 None arising from the recommendation of this report.

##### **Key Priorities**

4.6 None arising from the recommendation of this report.

##### **Community Benefits**

4.7 None arising from the recommendation of this report.

#### **5. Consultation**

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

Craig Hatton  
Chief Executive

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

#### **Background Papers**

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North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath

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 100623582-002

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:

Ref. Number:  You must enter a Building Name or Number, or both: \*

First Name: \*  Building Name:

Last Name: \*  Building Number:

Telephone Number: \*  Address 1 (Street): \*

Extension Number:  Address 2:

Mobile Number:  Town/City: \*

Fax Number:  Country: \*

Postcode: \*

Email Address: \*

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="Miss"/>	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="Sharleen"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="McKinney"/>	Address 1 (Street): *	<input type="text"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## 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="33 HIGH ROAD"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="SALTCOATS"/>
Post Code:	<input type="text" value="KA21 5RY"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="642560"/>	Easting	<input type="text" value="224327"/>
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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 a single storey side extension to dwellinghouse to provide garage

## 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.

see 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)

Review statement

## Application Details

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

23/00249/PP

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

30/03/2023

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

26/06/2023

## Review Procedure

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

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

Yes  No

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

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

Yes  No

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

Yes  No

## Checklist – Application for Notice of Review

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

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

Yes  No

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

Yes  No

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

Yes  No  N/A

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

Yes  No

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

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

Yes  No

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

## **Declare – Notice of Review**

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

Declaration Name:                   Ayrshire Architecture

Declaration Date:                 10/08/2023

**Application for Notice of Review to Local Review Body**

**for**

**Proposed erection of a single storey side  
extension to dwellinghouse to form garage**

**at**

**33 High Road,  
Saltcoats**

**for**

**Miss McKinney**

**Application Ref No: 23/000249/PP**



**Application for Notice of Review to Local Review Body**

**Proposed single storey side extension to dwellinghouse to form garage at  
33 High Road, Saltcoats  
August 2023**



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**Application for Notice of Review to Local Review Body**

**Proposed single storey side extension to dwellinghouse to form garage at  
33 High Road, Saltcoats  
August 2023**

## **1 Introduction**

**1.1** Miss McKinney instructed Ayrshire Architecture to prepare drawings and submit the necessary applications for the proposed single storey side extension to dwellinghouse to form garage at 33 High Road, Saltcoats.

## **1.2 The Site**

The property is a semi detached bungalow with a pitched roof with concrete tiles and the external wall finish is wet dash render with stone base course, quoins and window details.

## **1.3 Application**

An application was submitted on 30<sup>th</sup> March 2023 and was validated on 5<sup>th</sup> April 2023. The application reference number is 23/00249/PP and was allocated to an Assistant Planning Officer.

On 5<sup>th</sup> May 2023, Planning contacted Ayrshire Architecture advising that they would be unlikely to be able to support the gable end roof design of the extension as proposed. Ayrshire Architecture was advised that as a result of the house being semi detached, and properties within the area all featuring hipped roofs, it was considered that amending the roof to a hip would be more likely acceptable.

Following investigation, and consultation with the clients, Ayrshire Architecture replied to Planning advising that having visited the area there were other properties having gabled extensions onto existing hipped roof houses. Given the unique location of the property on the corner of Murray Avenue and High Road, this type of extension would work. This would be due to the gap to another house, which would offset the lack of symmetry on the other side of the semi detached dwellinghouse, and as such, Ayrshire Architecture asked if the application could be determined as it was submitted.

The application was refused under delegated powers on 26<sup>th</sup> June 2023.

**Application for Notice of Review to Local Review Body**

**Proposed single storey side extension to dwellinghouse to form garage at  
33 High Road, Saltcoats  
August 2023**

## **2 Reasons for Refusal and responses**

### **2.1 Reason**

The proposed roof design, scale and mass would have a detrimental impact on the visual appearance of the property and would not be in keeping with the characteristics of the neighbouring properties and therefore, the proposal would have a detrimental impact on the amenity of the area. The proposal does not accord with the qualities of successful places and would detract from the character and appearance of the area. The proposal is therefore contrary to Strategic Policy 2, 'Place-making' of the adopted North Ayrshire Development Plan and Policy 14, 'Design and Place' of National Planning Framework 4.

#### **Response**

The house borders Murray Avenue, Saltcoats and as such there is a large gap and road to the right hand side of the house before the next dwellinghouse (as seen in section 3.1 - Photograph 1). This separation helps minimise the impact of the gable roofed extension. Also the house is the end of the row of similar houses and the extension is less intrusive due to this.

There are other examples of gable roofed houses and extensions within the local area (as seen in section 3.1 . photographs 2, 3 and 4). One example of a single house is located at 83 High Road, and sits next to hipped roofed houses (photographs 3 and 4).

As noted in the handling report, there were no objections from the neighbours who had been notified.

**Application for Notice of Review to Local Review Body**

**Proposed single storey side extension to dwellinghouse to form garage at  
33 High Road, Saltcoats  
August 2023**

### **3 Photographs**

- 3.1 Photographs show examples of other gabled roofed extension nearby, an existing gabled roof house and the separation of the house from adjacent houses due to its location adjacent to Murray Avenue.

Photograph 1 - Junction of Murray Avenue and High Road, Saltcoats showing separation between adjacent houses



Photograph 2 - High Road, Saltcoats showing gabled roof extensions



**Application for Notice of Review to Local Review Body**

**Proposed single storey side extension to dwellinghouse to form garage at  
33 High Road, Saltcoats  
August 2023**

Photograph 3 - High Road, Saltcoats showing gabled roof adjacent to hipped roof



Photograph 4 - High Road, Saltcoats showing gabled roof adjacent to hipped roof



**Application for Notice of Review to Local Review Body**

**Proposed single storey side extension to dwellinghouse to form garage at  
33 High Road, Saltcoats  
August 2023**

## **4 Summary**

- 4.1** The examples mentioned above, together with the photographic examples showing an approved similar situation at 83 High Road (photograph 3) where a gabled roof sits adjacent to a hipped roof with no separating road or gap between, show that the proposed gabled roofed extension would not be out of keeping or detrimental to the visual amenity of the area and therefore would comply with the requirements of the current North Ayrshire Local Development Plan.

As a result of all the information detailed in this report, it is considered that the application should be granted consent and the refusal decision overturned by the Local Review Body.

**Application for Notice of Review to Local Review Body**

**Proposed single storey side extension to dwellinghouse to form garage at  
33 High Road, Saltcoats  
August 2023**

# REPORT OF HANDLING



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath

<b>Reference No:</b>	23/00249/PP
<b>Proposal:</b>	Erection of single storey side extension to dwellinghouse to provide garage
<b>Location:</b>	33 High Road, Saltcoats, Ayrshire, KA21 5RY
<b>LDP Allocation:</b>	General Urban Area
<b>LDP Policies:</b>	SP1 - Towns and Villages Objective / Strategic Policy 2 /
<b>Consultations:</b>	None Undertaken
<b>Neighbour Notification:</b>	Neighbour Notification carried out on 05.04.2023 Neighbour Notification expired on 26.04.2023
<b>Advert:</b>	Not Advertised
<b>Previous Applications:</b>	None

## Appeal History Of Site:

## Relevant Development Plan Policies

SP1 - Towns and Villages Objective  
Towns and Villages Objective

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

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

- a) Support the social and economic functions of our town centres by adopting a town centre first principle that directs major new development and investment to town centre locations as a priority including supporting town centre living.

- b) Provide the right new homes in the right places by working alongside the Local Housing Strategy to deliver choice and variety in the housing stock, protecting land for housing development to ensure we address housing need and demand within North Ayrshire and by supporting innovative approaches to improving the volume and speed of housing delivery.
- c) Generate new employment opportunities by identifying a flexible range of business, commercial and industrial areas to meet market demands including those that would support key sector development at Hunterston and i3, Irvine.
- d) Recognise the value of our built and natural environment by embedding placemaking into our decision-making.
  
- e) Prioritise the re-use of brownfield land over greenfield land by supporting a range of strategic developments that will deliver:
  - o regeneration of vacant and derelict land through its sustainable and productive re-use, particularly at Ardrossan North Shore, harbour and marina areas, Montgomerie Park (Irvine) and Lochshore (Kilbirnie).
  - o regeneration and conservation benefits, including securing the productive re-use of Stoneyholm Mill (Kilbirnie) and supporting the Millport Conservation Area Regeneration Scheme.
- f) Support the delivery of regional partnerships such as the Ayrshire Growth Deal in unlocking the economic potential of the Ayrshire region.

## Strategic Policy 2

### Placemaking

Our Placemaking policy will ensure we are meeting LOIP priorities to make North Ayrshire safer and healthier by ensuring that all development contributes to making quality places.

The policy also safeguards, and where possible enhances environmental quality through the avoidance of unacceptable adverse environmental or amenity impacts. We expect that all applications for planning permission meet the six qualities of successful places, contained in this policy. This is in addition to establishing the principle of development in accordance with Strategic Policy 1: Spatial Strategy. These detailed criteria are generally not repeated in the detailed policies section of the LDP. They will apply, as appropriate, to all developments.

### Six qualities of a successful place

#### Distinctive

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

#### Welcoming

The proposal considers the future users of the site and helps people to find their way around, for example, by accentuating existing landmarks to create or improve views (including sea views), locating a distinctive work of art in a notable place or making the most of gateway features to and from the development. It should also ensure that appropriate signage and lighting is used to improve safety and illuminate attractive buildings.

#### Safe and Pleasant

The proposal creates attractive places by providing a sense of security, including by encouraging activity, considering crime rates, providing a clear distinction between private and public space, creating active frontages and considering the benefits of natural surveillance for streets, paths and open spaces.



The proposal creates a pleasant, positive sense of place by promoting visual quality, encouraging social and economic interaction and activity, and by considering the place before vehicle movement.

The proposal respects the amenity of existing and future users in terms of noise, privacy, sunlight/daylight, smells, vibrations, glare, traffic generation, and parking. The proposal sufficiently investigates and responds to any issues of ground instability.

#### Adaptable

The proposal considers future users of the site and ensures that the design is adaptable to their needs. This includes consideration of future changes of use that may involve a mix of densities, tenures, and typologies to ensure that future diverse but compatible uses can be integrated including the provision of versatile multi-functional greenspace.

#### Resource Efficient

The proposal maximises the efficient use of resources. This can be achieved by re-using or sharing existing resources and by minimising their future depletion. This includes consideration of technological and natural means such as flood drainage systems, heat networks, solar gain, renewable energy and waste recycling as well as use of green and blue networks.

#### Easy to Move Around and Beyond

The proposal considers the connectedness of the site for people before the movement of motor vehicles, by prioritising sustainable and active travel choices, such as walking, cycling and public transport and ensuring layouts reflect likely desire lines, through routes and future expansions.

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## Description

Planning permission is sought for the erection of an extension to side of dwellinghouse to form garage.

33 High Road is a semi-detached dwellinghouse situated in the settlement of Saltcoats. The application site occupies a corner plot between High Road and Murray Avenue. The external finish of the main dwellinghouse consists of a grey tiled hipped roof, light brown rough casting to the front elevation and white rendering to the rear. To the front there are garden grounds and off-street parking and to the rear are more private garden grounds. There is an existing shed positioned to the side of the main dwellinghouse. The surrounding area is largely residential.

The proposed extension would be positioned to the east side elevation of the existing dwelling. The extension would attach to the existing house with part of the existing roof being stripped back to accommodate the extension. The erection of the extension would result in the roof design of the dwelling changing from hipped to a gable. The extension would reach a height of some 6.5m and would match the roof pitch of the main dwellinghouse. On plan the extension would measure some 6m by 10m. The extension would be finished in render and facing brick to match the existing. The proposed roof would be finished in concrete roof tiles to match the existing. A roller shutter door measuring some 4.3m would be installed to the front

elevation and on the side elevation a door and upper window would be installed. The rear elevation of the extension would be blank.

In the adopted North Ayrshire Local Development Plan (LDP) the site lies within a General Urban Area allocation (Saltcoats) and therefore the Towns and Villages Objective of Strategic Policy 1: Spatial Strategy applies to this proposal. In addition, all development proposals require to be assessed in terms of Strategic Policy 2: Placemaking. All development proposals also require to be assessed against the adopted National Planning Framework 4 (NPF4).

The agent/applicant was advised that the current design was unlikely to be supported given the proposed gable end roof design but confirmed they wanted to continue with the determination of the proposal as originally submitted. The agent advised that they believe the proposal would be acceptable given that other properties have gabled extensions onto existing hipped roof houses and given the corner position of the house.

### **Consultations and Representations**

Neighbour notification was conducted for this application in accordance with statutory procedures. No representations were received in relation to the application.

No consultations required to be undertaken.

### **Analysis**

The erection of an extension to an existing dwellinghouse within a General Urban Area allocation is considered acceptable in principle in terms of the Town and Villages Objective of Strategic Policy 1, and the detail of the application therefore only requires to be assessed in terms of Strategic Policy 2: Placemaking and Policy 14 of NPF4.

Strategic Policy 2 states that all applications for planning permission should meet the qualities of successful places. Policy 14 of NPF4 reiterates the qualities of a successful place.

The proposed extension would be situated to the side of the existing dwellinghouse and due to its corner plot location at the junction of High Road and Murray Avenue, the development would be readily visible from public viewpoints within the area. It is considered that the proposed external finishes would be appropriate and would reflect the existing finishes of the main dwellinghouse. However, the scale of the extension would be substantial. The ridge would be the same height as the main house and the overall ridge length would increase from some 6m to some 17.9m. The front roof plane would increase in area from some 26.2sqm to some 57.2sqm. It is considered that the extension would be overbearing on the existing dwellinghouse and would cause a visual imbalance to the semi-detached block. It is therefore, not considered that the scale and mass of the proposed extension would be acceptable.

The proposed roof design would essentially change the semi-detached property into a gable roofed property. Considering that the application property is part of a semi-detached block featuring a hipped roof, the change to a gabled roof would cause a significant visual impact on the semi-detached block and would result in an unbalanced appearance. Residential properties along High Road predominantly

feature hipped roofs. Although there are a small number of gable roofed properties along High Road, these are detached properties. It is not considered the erection of a gable roofed extension would be in-keeping with the appearance of the surrounding area as it would break up the visual consistency of the hipped roof characteristics of the neighbouring properties. It is therefore, considered that the proposal would detract from the appearance of the area and would have a negative visual impact on the amenity of the surrounding area.

In terms of privacy, the development is not considered to result in any loss of privacy or overlooking to any surrounding properties. The proposed openings would be installed on the side elevation facing onto Murray Avenue. The distance to the nearest property from this elevation is some 20m which is considered a far enough distance from the development for no significant loss of privacy to occur from the proposed development.

As the proposal does not meet all the qualities of successful places it does not accord with Strategic Policy 2: Placemaking of the LDP or Policy 14 of NPF4. The proposed roof design would not be in-keeping with the characteristics of the neighbouring properties and therefore, the proposal would have a detrimental impact on the amenity of the area. It is therefore considered that the proposal should not be supported, and it is recommended that planning permission be refused.

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## **Decision**

Refused

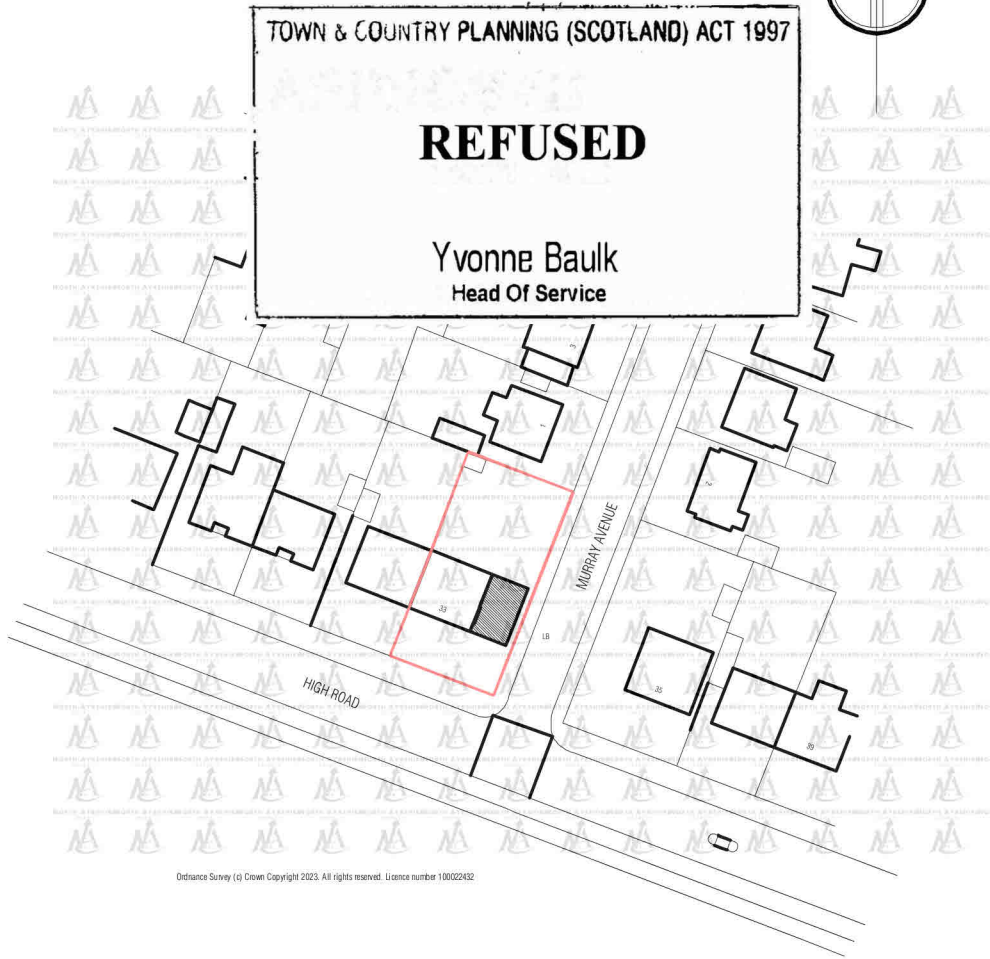
Case Officer - Charlotte Conway

## Appendix 1 - Drawings relating to decision

<b>Drawing Title</b>	<b>Drawing Reference (if applicable)</b>	<b>Drawing Version (if applicable)</b>
Existing and Proposed Elevations	01	
Sections	02	
Location Plan	Loc	



scale 1:1250



Ordnance Survey (c) Crown Copyright 2023. All rights reserved. Licence number 100022432

LOCATION PLAN 1:1250

## AYRSHIRE ARCHITECTURE

Chartered Architectural Technologist

2 Turnberry Wynd, IRVINE KA11 4DP  
 tel 07917 272381  
 email ayrshirearchitecture@gmail.com



**PROJECT DETAILS:**

Proposed garage extension  
 at  
 33 High Road, Saltcoats  
 for  
 Mr Gillon & Miss McKinney

**PROJECT REFERENCE:**

McKinney & Gillon 2213

DATE:	SCALE:	PAPER SIZE:	DRAWN BY:	DRG No:
Mar 2023	as shown	A4	AMcC	Loc

**REVISIONS:**



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

vonne aul Head f Service Housing Public Protection

No N/23/00249/PP

(Original Application No. N/100623582-001)

REFUSAL OF PLANNING PERMISSION

Type of Application: Local Application

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

To : Miss Sharleen McKinney  
c/o Ayrshire Architecture  
2 Turnberry Wynd  
Irvine  
Ayrshire  
KA11 4DP

With reference to your application received on 5 April 2023 for planning permission under the above mentioned Acts and Orders for :-

Erection of single storey side extension to dwellinghouse to provide garage

at 33 High Road  
Saltcoats  
Ayrshire  
KA21 5RY

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

1. The proposed roof design, scale and mass would have a detrimental impact on the visual appearance of the property and would not be in-keeping with the characteristics of the neighbouring properties and therefore, the proposal would have a detrimental impact on the amenity of the area. The proposal does not accord with the qualities of successful places and would detract from the character and appearance of the area. The proposal is therefore contrary to Strategic Policy 2: 'Placemaking' of the adopted North Ayrshire Local Development Plan and Policy 14: 'Design, Quality and Place' of National Planning Framework 4.

Dated this : 26 June 2023



.....  
for the North Ayrshire Council

(See accompanying notes)



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

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

vonne aul Head of Service Housing Public Protection

## **FORM 2**

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